



S P E C I F I C P L A N

DOMINGUEZ HILLS
VILLAGE
CARSON, CALIFORNIA
A MASTERPLANNED COMMUNITY

PREPARED FOR
THE ESTATE OF ALBERT LEVINSON

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DOMINGUEZ HILLS VILLAGE

DRAFT OF PROPOSED REVISIONS

SPECIFIC PLAN NO. 4-93

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The proposed Dominguez Hills Village Specific Plan provides the City of Carson, community groups, public service districts, and future developers a comprehensive set of plans, conditions and programs for guiding the systematic, quality development of Dominguez Hills Village.

Dominguez Hills Village is located at the northwest corner (Parcel 1) (DHV-Residential, formerly referred to as Parcel 1) and northeast corner (Parcel 2) (DHV-Commercial/Industrial, formerly referred to as Parcel 2) of the intersection of Victoria Street and Central Avenue in the City of Carson. The Project site is 99.4 100.23 acres, of which 72 72.74 acres are on Parcel 1 DHV-Residential, and 27.4 27.49 acres are to the east of Central Avenue on Parcel 2 DHV-Commercial/Industrial, located to the east of Central Avenue.

~~The Dominguez Hills Village Specific Plan assures development of the proposed Land Use Plan as a coordinated project involving the orderly phasing of residential, child care, neighborhood retail, industrial and open space uses. At full buildout, a maximum of 893 homes will be constructed on Parcel 1. The overall gross density is 12.4 dwelling units per acre.~~

The Dominguez Hills Village Specific Plan assures development of the proposed Land Use Plan as a coordinated project involving the orderly phasing of residential child care, neighborhood retail, industrial and open space uses. At buildout, under the original approved Specific Plan, a maximum of 893 homes is permitted to be constructed on the northwest corner of Central and Victoria, with an overall gross density of 12.2 dwelling units per acre. The total density for DHV Residential has been reduced to a maximum of 650 homes with an overall density of 8.9 dwelling units per acre. (Refer to the Phasing Table and Table 1, *Project Summary: Dominguez Hills Village*, on the following pages.)

The Specific Plan also designates a 1.6-acre child care center. The Specific Plan provides for the residents' security and a visual harmony and order through a site plan, carefully designed to physically and visually integrate and buffer the future residences, child care campus, and commercial component with quality Development Standards. The Development Standards that will assure that Dominguez Hills Village will be developed to high standards of quality, and will create an appropriate milieu for a community of this scale within this community.

PHASING TABLE

Phase 1: Winter 1998 - 1999

Land Use	Lot #	Area	Density	Units
Phase 1 Residential (Revised):				
Housing Type C <i>Townhouse + Carriage</i>	Lot 1	1.97 ac	17.26 du/ac	34
Housing Type C	Lot 2	3.13 ac	16.29 du/ac	51
Housing Type C	Lot 3	2.91 ac	15.12 du/ac	44
Housing Type B <i>Cottages</i>	Lot 4	2.18 ac	8.26 du/ac	18
Housing Type B	Lot 5	3.01 ac	9.30 du/ac	28
Housing Type B	Lot 6	2.89 ac	8.30 du/ac	24
Housing Type A-1 <i>Villas</i>	Lot 14	2.68 ac	8.21 du/ac	22
Housing Type A-1	Lot 15	3.05 ac	8.20 du/ac	25
Parks	Lots 21, 22, 24, 25	1.73 ac	-	-
Roads	-	4.08 ac	-	-
Easements/Retention Basin	Lot 27	1.45 ac	-	-
Phase 1 Subtotal		29.08 ac	8.46 du/ac	246

Oil Production/Remediation Stage C precedes:

Phase 2: Spring/Summer 1999

Land Use	Lot #	Area	Density	Units
Housing Type B	Lot 7	6.31	9.35 du/ac	59
Housing Type A-1	Lot 16	2.45	9.80 du/ac	24
Roads	-	0.9	-	-
Phase 2 Subtotal		9.66	-	83

Oil Production/Remediation Stage D precedes:

Phase 3: Spring 2000

Land Use	Lot #	Area	Density	Units
Housing Type B	Lot 8	6.06	8.91 du/ac	54
Housing Type A-1	Lot 17	3.30	9.39 du/ac	31
Roads	-	0.57	-	-
Phase 3 Subtotal		9.93	-	85

Oil Production/Remediation Stage E precedes:

Phase 4: Winter 2000 - 2001

Land Use	Lot #	Area	Density	Units
Child Care Center	Lot 11	1.6	-	-
Housing Type B	Lot 9	5.02	8.96 du/ac	45
Tank Farm (Stage E)	Lot 32	2.55	-	-
Roads	-	1.2	-	-
Park	Lot 20	0.58	-	-
Phase 4 Subtotal		10.95	-	45

Corresponds to Oil Production/Remediation - Stage F

Phase 5: Spring 2001

Land Use	Lot #	Area	Density	Units
Housing Type C	Lot 10	2.71	15.87 du/ac	43
Phase 5 Subtotal		2.71	-	43

* Prior to occupancy of Phase 5, the minimum 50,000-s.f. retail center will be developed.

Phase 6: Fall 2001

Land Use	Lot #	Area	Density	Units
Housing Type C	Lot 12	2.86	17.13 du/ac	49
Housing Type A-1	Lot 18	3.02	9.27 du/ac	28
Roads	-	0.77	-	-
Park	Lot 23	0.49	-	-
Retail	Lot 33	4.71	-	-
Easement	Lot 35	0.86	-	-
Phase 6 Subtotal		12.71	-	77

Phase 7: Summer 2000

Land Use	Lot #	Area	Density	Units
Housing Type A-1	Lot 19	3.10	8.39 du/ac	26
Housing Type C	Lot 13	2.33	19.31 du/ac	45
Park	Lot 26	0.39	-	-
Phase 7 Subtotal		5.82	-	71

Phase 8: Spring 1999

Land Use	Lot #	Area	Density	Units
Industrial	Lot 34	19.37	-	-
Phase 8 Subtotal		19.37	-	-

Total DHV-Residential & DHV-Commercial/Industrial	100.23		650
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TABLE 1: PROJECT SUMMARY: DOMINGUEZ HILLS VILLAGEParcel 1 (West of Central)

<u>Land Use</u>	<u>(Revised) Lot Numbers</u>	<u>Area</u>	<u>Units</u>	<u>Density</u>
<u>Residential:</u>				
<u>Housing Type A1: Single Family Detached</u>	<u>6, 8</u>	<u>9 ac</u>	<u>72</u>	<u>8 du/ac</u>
<u>Housing Type A2: Single Family Detached</u>	<u>5, 7, 9, 11</u>	<u>16.6 ac</u>	<u>200</u>	<u>12 du/ac</u>
<u>Housing Type B: Duplexes</u>	<u>1, 4</u>	<u>4.1 ac</u>	<u>65</u>	<u>16 du/ac</u>
<u>Housing Type C: Courtyard Townhouses</u>	<u>2, 3, 13, 14, 17, 18, 19, 21</u>	<u>23.2 ac</u>	<u>418</u>	<u>18 du/ac</u>
<u>Housing Type D: Townhouses and Flats with Tuck Under Parking</u>	<u>16, 20</u>	<u>6 ac</u>	<u>138</u>	<u>23 du/ac</u>
<u>Residential Subtotal</u>		<u>58.9 ac</u>	<u>893</u>	<u>15.2</u>
<u>Open Space</u>		<u>3.3 ac</u>	<u>=</u>	<u>=</u>
<u>Child Care Center</u>	<u>12</u>	<u>1.6 ac</u>	<u>=</u>	<u>=</u>
<u>Roads</u>		<u>6.1 ac</u>	<u>=</u>	<u>=</u>
<u>Easements/Retention Basin</u>	<u>8, 9, 11, 12</u>	<u>2.1 ac</u>	<u>=</u>	<u>=</u>
<u>PARCEL 1 (WEST OF CENTRAL)</u>		<u>72.0 ac</u>	<u>893</u>	<u>12.4 du/ac</u>

TABLE 1: PROJECT SUMMARY: DOMINGUEZ HILLS VILLAGE**DHV-Residential (West of Central)**

Land Use	Revised Lot Numbers	Area	Units	Density
Phase 1 Residential (Revised):				
Housing Type C: Townhouses & Carriage Homes	1, 2, 3	8.01 ac	129	16.10 du/ac
Housing Type B: Single Family Detached	4, 5, 6	8.08 ac	70	8.66 du/ac
Housing Type A-1: Single Family Detached	14, 15	5.73 ac	47	8.20 du/ac
Phase 1 Residential Subtotal		21.82 ac	246	11.27 du/ac
Phases 2 through 7 Residential:				
Housing Type A-1: Single Family Detached	16, 17, 18, 19	11.87 ac	109	9.18 du/ac
Housing Type B: Single Family Detached	7, 8, 9	17.39 ac	158	9.09 du/ac
Housing Type C: Courtyard Townhouses	10, 12, 13	7.90 ac	137	17.34 du/ac
Phases 2 through 7 Residential Subtotal		37.16 ac	404	10.87 du/ac
DHV-Residential Total		58.98 ac	650	11.02 du/ac
Open Space	20, 21, 22, 23, 24, 25 & 26	3.19 ac	-	-
Child Care Center	11	1.6 ac	-	-
Roads	31	7.52 ac	-	-
Easements/Retention Basin	27, 28, 29, 30	1.45 ac	-	-
TOTAL DHV-Residential (WEST OF CENTRAL)		72.74 ac	650	8.9 du/ac

DHV-Commercial/Industrial (East of Central)

Land Use	Lot Numbers	Area	Leasable Footage	Density
Neighborhood Serving Retail	23A, 23B 33	5 ac 4.71 ac (217,800 s.f.) 4.71 net ac (5.57 gross ac)	50,000 s.f.	0.23 FAR
Tank Farm: Oil Production, Distribution and Storage Facility	22 32	2 2.55 ac 87,120 (111,078 s.f.)	1,500 s.f. of General Office Use N/A (No Leasable Office Use)	N/A
Industrial Development, Manufacturing and Distribution	24A, 24B, 24C 34	20.4 (888,624 s.f.) 19.37 gross ac (843,881 s.f.) 18.75 net	355,000 441,000 s.f. *	0.4 0.54 FAR
Drainage and Ingress/Egress Easement	35	0.86 ac 37,462 s.f.		
DHV-Commercial/Industrial (EAST OF CENTRAL)		27.4 27.49 ac (1,193,544 1,197,464 s.f.)	406,500 491,000 s.f.	

* The 441,000 s.f. is the anticipated leasable square footage for Light Industrial land use, based on the projected actual residential build-out of 612 units. Acknowledging that the Specific Plan permits up to 650 dwelling units and that the actual industrial traffic generation may vary, the Applicant has committed that the industrial land use, in combination with updated Dominguez Hills Village residential and commercial traffic projections, will not exceed the total traffic volumes projected in the Dominguez Hills Village Specific Plan EIR.

In keeping with the goals and objectives of the Specific Plan, the Project's residential element provides a wide range of housing opportunities on approximately twenty 20 lots with assigned densities. These housing types include for sale, single family detached homes, ranging from a in density of from eight (8) homes per acre to twelve (12) homes per acre; duplex homes at sixteen (16) homes per acre; courtyard type townhomes at approximately eighteen (18) units per acre; and two-story townhomes and flats with tuck-in parking at twenty-three (23) units per acre. The broad selection of housing types will allow future home buyers to purchase entry level homes, to move up to duplexes and single family style homes, move laterally, or even move down to smaller homes, while remaining in the same community.

The 72.0 72.74-acre residential and open space component of the Specific Plan incorporates 3.3 3.19 acres of open park space, most of which is directly adjacent to the main roads. Additionally, of the 6.4 7.52 acres of common primary roads proposed within the residential component, approximately forty 40 percent (40%) of the area is devoted to parkway, sidewalk and the landscaped edges.

The Project will remediate adverse environmental conditions existing on the site as a result of the oil and chemical production which has occurred on the site since the 1920s.

Located on the east side of Central Avenue on Parcel 2, the Specific Plan proposes a 50,000-square foot (s.f.) neighborhood serving retail center and 350,000 441,000 square feet of industrial lease space is proposed on DHV-Commercial/Industrial as an integral part of the Specific Plan. This The retail center as envisaged will primarily serve community residents. Potential uses anticipated in the neighborhood shopping retail center include, but are not limited to, a market, flower shops, retail shopping, a bank, and other service-oriented establishments. Parcel 2 DHV-Commercial/Industrial will also house the tank farm, which is an oil production, storage and distribution facility currently located on Parcel 4 DHV-Residential.

The site is currently used as an oil production facility. The Specific Plan is being processed concurrently with a Conditional Use Permit for the continued oil production and the tank farm on Parcel 2. A Conditional Use Permit has been filed and approved to allow for continued oil production on site. Of the existing oil producing wells on Parcel 4 DHV-Residential, only two one production well and one injection well will continue to be operated. These This two wells will be converted to a submersible pump, and will be operated in a park-like setting. The shopping retail center, day care center, retail and industrial components, and tank farm will contribute to the region's jobs/housing balance by providing employment for local and regional residents.

Site circulation and any Project-related traffic mitigation are defined by the Dominguez Hills Village Specific Plan and Environmental Impact Report (EIR). Landscaped street scenes will provide continuity and a pedestrian scale at the perimeter streets and easements, and on continue into the Project's main streets and roadways. Street scenes will incorporate parks with community structures and sidewalks, which may consist of parallel or meandering sidewalks and greenbelts in a park-like setting. Entry monumentation and accent landscape treatments will provide a sense of arrival as one approaches the Dominguez Hills Village community from the north, east and west. Table I, *Land Use Project Summary*, summarizes the potential and maximum limit of the land use proposed by the Dominguez Hills Village Specific Plan.

The *Design Guidelines* for the future residences and structures, landscaping and treatment of the open space within the Village will offer Dominguez Hills Village will provide future residents a variety of housing types and active and passive recreational opportunities. The *Design Guidelines* included herein will incorporate as exhibits the Projects' common open area parks, streetscape, monumentation, and design parameters of the housing types within proposed by the Project.

The uses on Parcel 2 DHV-Commercial/Industrial will conform to City requirements, and will be subject to approval during the City's Site Plan Review Process.

The proposed Dominguez Hills Village will be offer many things: attractive homes, residential facilities, child care center, neighborhood retail center, public infrastructure, and local employment opportunities. The Dominguez Hills Village Specific Plan balances and combines these diverse ingredients into a coherent, unified agenda for achieving the mutual goals of the City of Carson, the community, and Dominguez Hills Village.

2. Project Goals and Objectives.

In order to insure the environmental compatibility, aesthetic satisfaction and functional integrity of the Dominguez Hills Village Specific Plan, specific planning goals and objectives were identified. The design philosophy of the Dominguez Hills Village Specific Plan is based on the following goals and objectives:

- Work with the community and the City in modifying the Land Use Element of the General Plan, while maintaining the intent and integrity of the balance of policies and elements of the Carson General Plan.
- Improve the environment in a previously disturbed oil production area by phasing the soils remediation and the construction of the dwelling units in such a way as to minimize the impact on the community and traffic circulation on adjacent truck routes, as identified in the Circulation Element of the General Plan.
- Respond to the community's need for a child care center and a neighborhood retail center, and provide housing opportunities to serve all segments of the community. Within the Specific Plan, provide the residents with community-oriented active and passive recreation space.
- Conserve Southern California's precious water resources by:
 - Using reclaimed water when made available to the site for common area irrigation.
 - Working with water agencies to determine the feasibility of additional water saving measures and reclaimed water uses.
- Enhance the Jobs/Housing Balance by providing new permanent child care, commercial, and industrial jobs within and accessible to the local community. This addresses policies of the City of Carson and Southern California Association of Governments (SCAG) Regional Housing Needs Assessment Plan.
- Provide Project-related infrastructure facilities.
- Provide a safe, efficient Project road system to mitigate Project-related traffic impacts.
- Address the diverse needs of Carson by creating an aesthetically pleasing, coherently planned community complementing its environment with a range of housing types, commercial opportunities, and Child-Care facilities.

The intent of the Specific Plan is to guide future development activities. Specific goals for the Dominguez Hills Village include the following:

- Implement a comprehensive program for the physical and economic development of the property.
- Ensure that the type and intensity of land uses are compatible with the surrounding area's existing residential neighborhoods and California State University at Dominguez Hills, and ensure that the development does not in any way detract from existing and proposed adjacent industrial uses.

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

- Establish a quality and character of development which will invite merchant builders to build a community which will enhance the image of the City of Carson in general, and the immediate area in particular.
- Provide a circulation system that meets transportation requirements and minimizes potential adverse impacts on the surrounding area.
- Ensure that infrastructure plans for water, wastewater, and drainage are adequately designed for the project.
- Ensure that the sequential phasing of the project development is accomplished in a logical, orderly manner, and in concert with the oil remediation and the extension of site infrastructure and recreational improvements for the site.

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

II. INTRODUCTION

1. Document Purpose of Document

This document has been prepared for the purpose of establishing guidelines for a 100.23-acre mixed use land development plan, focused primarily on residential uses, combined with supporting open space, a child care center, a neighborhood retail center, a tank farm, and an industrial land use with an efficient circulation system. ~~on a total of one hundred acres.~~

An accompanying Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (CEQA), as amended (*Public Resources Code Section 15000, et seq.*). The EIR evaluates potential environmental impacts resulting from the implementation of this Specific Plan.

~~Concurrent with the filing of this Specific Plan, the Project applicant is also applying for a General Plan Amendment and a Change of Zone: Application for a Conditional Use Permit (C.U.P.) also has been submitted to the City for the continued operation on the site of an oil storage facility within a Tank Farm on Parcel 2 DHV-Commercial/Industrial, as well as for A.C.U.P. application has been prepared and filed with the City for the continued oil production at the site. to be processed concurrently with the approval of these Specific Plan Amendments.~~

2. Authority and Scope

The Dominguez Hills Village Specific Plan has been prepared pursuant to the provisions of the California Government Code Section 65450, Government Code Section 65450 which grants local planning agencies the authority to prepare a Specific Plan ~~of~~ for the development ~~for~~ of any area covered by a General Plan for the purpose of establishing systematic methods of implementation ~~of~~ pursuant to the intent of the agency's General Plan.

The City of Carson General Plan was prepared by the Community Development Department, Planning Division, and initially approved on December 6, 1971. Since that time, a number of modifications/updates to the General Plan have been implemented, with revisions were made in 1982, update of the Housing Element was updated in 1989, and the addition of the Air Quality Element of the General Plan was added in 1993. The purpose of the Dominguez Hills Village Specific Plan and *Design Guidelines* is to ensure that projects conform to the intent of the City of Carson's Carson General Plan. The Carson General Plan includes nine (9) mandated elements, which have been grouped into the following units:

Unit 1 Land Use, Open Space, Public Services and Facilities and Recreation Element

Unit 2 Circulation Element and Bicycle Facilities Section

Unit 3 Safety, Seismic Safety, and Noise Elements

Unit 4 Historic Preservation, Fine Arts, Conservation, Parkway and Raised Median Elements

Unit 5 Housing Element and Air Quality Element

The Specific Plan document was prepared in accordance with the goals and policies set forth in the General Plan. The City's General Plan has established objectives which mandate that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, and quality of planning. The Dominguez Hills Village Specific Plan contains provisions to maintain aesthetic quality and cultural identity. The Carson City Council has agreed to the use of the Specific Plan be used as a vehicle to achieve the entitlement, to guide the approval of the development approval of the individual lots and components within Dominguez Hills Village.

~~The one hundred acre Project site is located within the northern portion of Carson's boundary (see Figure II-1).~~

a. Discretionary Actions and Approvals as Currently Proposed by This Specific Plan No. 4-93.

The Specific Plan will be used by the public agencies in connection with their subsequent corresponding decisions:

- 1) Carson Planning Commission.
 - a) Recommendation to the City Council as to EIR certification.
 - b) Recommendation to the City Council regarding adoption of the Specific Plan by Resolution.
 - c) Recommendation to the City Council regarding approval of the General Plan Amendment and Change of Zone to Specific Plan (S.P.) No. 4-93.
 - d) Approval of the ~~C.U.P.~~ Conditional Use Permit for the continued oil production on the site, and for the relocation of the Oil and Natural Gas Storage Facility currently existing on the site.
 - e) Site design approval for individual Planning Area lots: open space, residential, child care, commercial, industrial and oil production.
 - f) Vesting tract maps.
- 2) City Council.
 - a) EIR certification.
 - b) Adoption by ordinance of Specific Plan and *Design Guidelines*.
 - c) Approval of the General Plan Amendment and Change of Zone to Specific Plan (S.P.) No. 4-93.
 - d) Non-Conforming Use Ordinance for the continued oil production in residential zones.
 - e) Tract Map approval.

3. Project Setting.

a. Regional and Specific Location.

The City of Carson is located to the east of the Harbor Freeway (Interstate 110), north of Wilmington in the City of Los Angeles, south of Los Angeles and the City of Compton, and bordered to the east by west of the City of Long Beach, as depicted in *Figure II-1, Regional Map*. Surrounding communities include Torrance, Wilmington, Gardena, Compton and Long Beach. Specifically, the Dominguez Hills Village site is located on the north side of Victoria Street on two parcels to the west and east of Central Avenue:

Parcel 1, to the west, is approximately seventy two (72) acres, and Parcel 2, to the east, is approximately twenty eight (28) acres. DHV-Residential, located to the west of Central Avenue, is 72.74 acres, and DHV-Commercial/Industrial, located to the east of Central Avenue, is 27.49 acres. Primary access to the City of Carson is provided by Interstate 405 (the San Diego Freeway), Interstate 405, Interstate 110 (the Harbor Freeway), and State Route #91 (the Gardena/Artesia Freeway) (State Route 91). Primary access to the site is provided by the existing State Route #91 exist off-ramp at Central Avenue, one-half mile to the north of the project site, and the 190th Street (which turns into Victoria Street) off-ramp off of the Interstate #110 located to the west of the site. Central Avenue will ultimately provide access from the south, which will occur with the future buildout of the Dominguez Technology Center located to the south of Parcel 2 DHV-Commercial/Industrial.

b. Existing Community Setting.

1) Existing Land Use.

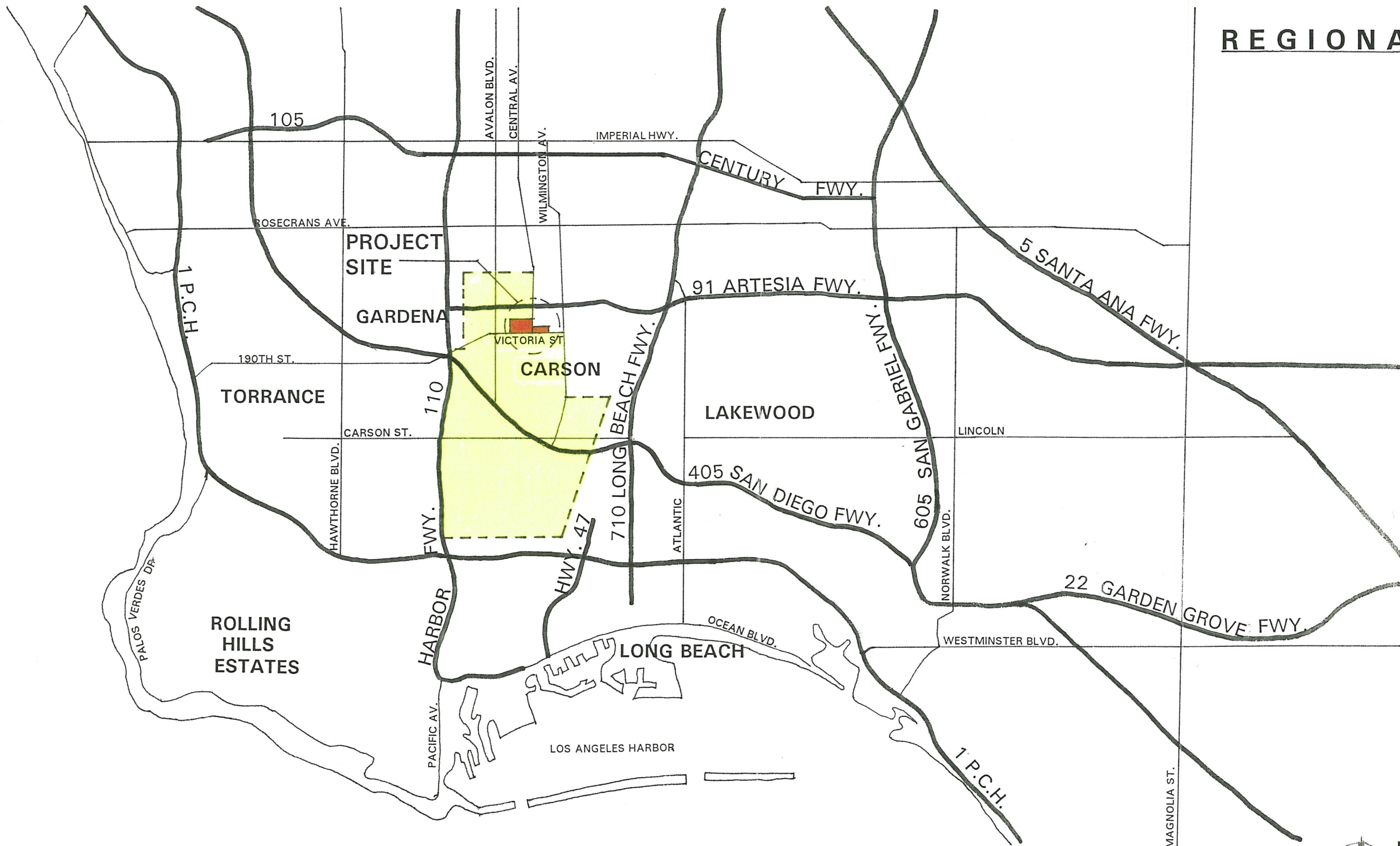
Dominguez Hills Village is located in the northerly area of Carson, with the westerly Parcel 1 DHV-Residential being of the Specific Plan area is surrounded by existing single family and duplex neighborhoods to the north and west, and by the campus of the California State University at Dominguez Hills across Victoria Street to the south, across Victoria Street. Parcel 2 DHV-Commercial/Industrial, located to the east of Central Avenue, is surrounded by industrial uses to the north and east, and by vacant land designated for the development of the Dominguez Technology Center to the south, for which (a Specific Plan and EIR for the Dominguez Technology Center were certified by the City Council in 1991).

The dominant elements located within proximity of the project are site include: the California State University at Dominguez Hills Campus, with its open lawns and eucalyptus groves; to the east of the University is a currently vacant parcel which will be completed with the extension of Central Avenue located to the east of the University, and the Dominguez Technology Center, on which more than 4,700,000 s.f. square feet of commercial office and light industrial uses will be built.

2) Existing Zoning.

Parcel 1 DHV-Residential to the west of Central is currently zoned Residential - single family lots, and Parcel 2 DHV-Commercial/Industrial to the east of Central is zoned for heavy industrial uses.

REGIONAL MAP



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

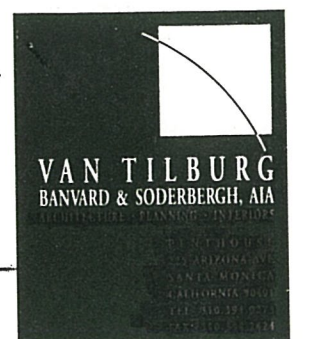


Figure II-1

91 ARTESIA FREEWAY

CENTRAL AVENUE

DHV-RESIDENTIAL
(PARCEL 1)

DOMINGUEZ HILLS VILLAGE
MASTER PLANNED COMMUNITY
OF 893 HOMES

DHV-COMMERCIAL/INDUSTRIAL
(PARCEL 2)

VICTORIA STREET

CSU DOMINGUEZ HILLS CAMPUS

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON



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Figure II-2

III. GENERAL PLAN ANALYSIS

1. General Development Provisions

Dominguez Hills Village is primarily a residential community with a child care component, and limited neighborhood retail uses, and industrial uses.

The Land Use Plan for the Dominguez Hills Village Specific Plan (see *Figure V-1*) has been developed through a process of conducting a detailed study of the down-scaling of the oil production (the currently existing on site site use); and the bioremediation of the site to suitable and acceptable levels for its intended use; analyzing various land uses in the area; and arriving at the primarily residential project proposed herein.

During inception, the Land Use Plan was developed by analyzing through an analysis of existing available housing in the community, and through as well as an analysis of the perceived need of specific housing types, market absorption, and the phased development of the site infrastructure and recreation facilities.

Special attention was devoted during the Land Use Plan development to ensure compatibility with the adjacent residential neighborhoods and the California State University at Dominguez Hills. The Specific Plan also responds to the Carson 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 Hills Village include the following:

- 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's existing residential neighborhoods and California State University at Dominguez Hills, and that the development does not in any way detract from existing and proposed adjacent industrial uses.
- To establish a quality and character of development which will invite merchant builders to build a community which will enhance the image of the City of Carson in general, and the immediate area in particular.
- 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 oil remediation and the extension of site infrastructure and recreational improvements for the site.

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

2. City of Carson's General Plan.

The City of Carson adopted a General Plan in the early 1970s; with the current General Plan being ~~was~~ revised in 1982, the Housing Element ~~was~~ updated in 1989, and the Air Quality Element ~~was~~ adopted April 20, 1993.

State law requires that nine distinct General Plan elements be adopted covering the subjects of land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways and safety.

The ~~City of Carson~~ General Plan of the City of Carson contains the nine mandated elements and some additional discretionary elements, all of which have been combined into six units grouped with elements having similar functions. These six units ~~are~~ include:

- **UNIT 1: On uses of land...**, which combines the Land Use, Open Space, Public Services and Facilities, and Recreation Elements.
- **UNIT 2: On the movement of people and goods...**, which combines the Circulation and Bicycle Facilities Elements.
- **UNIT 3: On protecting the health and safety of our citizens...**, which combines the Safety, Seismic Safety and Noise Elements.
- **UNIT 4: On providing a suitable living environment...**, which combines the Historical Preservation, Fine Arts, Conservation, Scenic Highways, Parkways and Raised Medians Elements.
- **UNIT 5: On providing decent housing and neighborhoods...**, which sets forth the Housing Element.
- **On providing for the reduction of locally generated emissions and support for air quality standard attainment goals of the regional Air Quality Management Plan (AQMP).**

The City is committed to affirmative action and equal opportunity in housing, employment, investment, service, protection and due process.

a) Land Use Element.

Goal: The maintenance and improvement of the quality of life in the City of Carson, and the protection of public health, safety and welfare.

Consistency: The Dominguez Hills Village Specific Plan will provide a high quality living environment for future residents. Residents' recreational facilities and open space, along with a residents and neighborhood serving child care center and retail facility, are planned to improve the quality of life in the City of Carson. The protection of public health, safety and welfare is an important consideration in the design of the Site Plan. An efficient circulation system is provided, and has been reviewed by the Los Angeles County Fire Department to allow for quick response times in emergency situations. In addition, the project includes design guidelines and development standards which provide public safety site planning criteria.

Goal: The overall policy of the Land Use Element is to balance the interests of both public and private sectors, and address the objectives of economic development and environmental protection.

Consistency: Dominguez Hills Village not only meets, but surpasses this Land Use Element goal. The site is currently an oil producing parcel of land, and has been over the past six or seven decades. While its operators have produced the oil in a responsible manner, consistent with prevailing industry standards, the use has resulted in an environment not suited for its intended use. The current development includes a multi-phased soil bioremediation, and the residential development plan will provide economic benefit and housing for the City of Carson.

Goal: To separate nonconforming uses... and prevent deterioration of residential areas.

Consistency: The General Plan allocates a residential uses to a large majority of the acreage of the project area. The Dominguez Hills Village Specific Plan proposes to integrate residential uses with existing oil production activities on the site. The oil production, while not being fully eliminated, will be reduced; and the above-ground pump jacks will be replaced with state of the art submersible pumps located in park-like settings designed to assure compatibility with the residential development.

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

Consistency: As a part of the Dominguez Hills Village Specific Plan, a number of parks and open space areas with active and passive uses are being allocated to for residents' use with a combination of active and passive uses, combined with residents' meeting facilities in connection with the Child Care Facility and the first phase parks on Lots 15A, 15B, and 15D 21, 22, 24 & 25.

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

Consistency: The published General Plan was written in the early 1970s and revised in 1982, under different social and economic circumstances. On a smaller scale, the Dominguez Hills Village Specific Plan is an attempt to on a smaller scale, update some of the criteria contained in the General Plan to respond to current and foreseeable social and economic factors. Specifically, this occurs by the Specific Plan providing provides for a variety of different housing types targeted - not at a single market - but at a variety of potential buyers, ranging from entry level and first time home buyers, to a move-up family market opportunities. The Residential - Single Family designation contemplates single family homes on minimum 5,000-square foot lots, which translates to roughly six to six-and-a-half units per acre including roads, sidewalks, and common open space. This variety is not possible in the context of current land values, and the Residential - Single Family designation, which contemplates single family homes on minimum 5,000 square foot lots, which translates

to roughly six to six and a half units per acre after including roads, sidewalks, and common open space. Additionally, as the Phasing Plan will indicate, Dominguez Hills Village contemplates orderly development, with enough time between phasing phases so as to provide for market absorption of the built residences.

Residential Land Use Goals: Areas designated as residential are the existing and proposed living areas of the City of Carson. To protect and enhance these areas, the following goals and objectives have been established by the General Plan:

- Goal #1: *Residential areas should be organized into distinct districts and located in harmonious relationship with other adjacent or nearby land use activities.*
- Goal #2: *Housing should be provided for a variety of income groups.*
- Goal #3: *Residential areas should be served with schools, adequate parking, recreational parks and shopping areas in close proximity.*
- Goal #4: *Residential areas should be protected from noise, odor, smoke and excessive traffic.*
- Goal #5: *Realistic density standards should be established to ensure adequate space, light and safety.*
- Goal #6: *Residential conflicts should be minimized by securing the abatement of nonconforming land uses.*

Consistency: The objective of this Dominguez Hills Village Specific Plan is not to describe a finished development as it will ultimately be built and completed five or six years from now. Rather, the purpose is as follows: To describe the projected phasing; the densities; open space; the and infrastructure in terms of utilities, easements, roads, and public sidewalks; and as well as to establish *Design Guidelines*. The Specific Plan designates densities - and suitable building types - to achieve density ceilings, rather than dictate housing type. As the project is built out, there might be more of a demand for one housing type over another.

The densities may vary by ten 10 percent in the number of homes per acre, with a maximum density of twenty-three 23 dwelling units per acre.

The Specific Plan calls for a maximum of 893 housing unit on Parcel 1. Of the dwelling units, a minimum of 272 units will be in a detached, single family housing configuration.

The original approved Specific Plan allowed for a maximum of 893 dwelling units on DHV-Residential. Of the 893 dwelling units, a minimum of 272 dwelling units were proposed in a detached, single family housing configuration. The current Specific Plan proposes a maximum of 650 dwelling units, with a minimum of 350 detached single family units.

The densities proposed housing types abutting the existing single family neighborhoods to the north and west of the project are to be single family homes, with a prescribed height limit so as to integrate Dominguez Hills Village with the surrounding residential neighborhoods. The balance of the lots within the interior of the project are envisaged as having available density transfers from one lot to another, in order to enable the build out of the project within the density ceiling for the project described. Phase 1 has been planned with low density single family patio homes along the northern property line, adjacent to the existing single family neighborhoods. Traditional single family homes are the focus of the first phase residential neighborhood, located inside Oakhill Circle. Higher density townhomes and condominiums of Phase 1 are located along Victoria Street. The home types with the prescribed densities are all based on successful contemporary housing projects built in the Southern California area, as further defined in the Specific Plan and *Design Guidelines*.

The Dominguez Hills Village Specific Plan and its community masterplan has as its fundamental tenet the goal of answering the demand for quality, secure and reasonable housing, which is conveniently located for near employment opportunities and amenities for families and residents of all ages.

Commercial Land Use Goals: Commercial areas in the General Plan are designated to accommodate the retail trade, office, finance and entertainment functions of the community. Among the specific goals and objectives are:

- *Most commercial areas should be served with arterial highway access; and all commercial business should have an adequate supply of parking.*
- *Commercial activities should be screened or buffered from adjacent residential uses.*
- *Commercial activities should be encouraged to have a broader commercial base to develop a self-sufficient economy.*
- *Minimize commercial land use conflicts by securing the abatement of nonconforming land uses.*

Consistency: The proposed retail center is located to the east of Central Avenue and north of Victoria Street, on the eastern parcel of Dominguez Hills Village. The size of the retail component and the specific location within Parcel 2 have yet to be determined. The current use on this parcel is oil production. While this use will continue on the site, it will be reduced in scope, and the production wells will be submerged and hidden from view, with the Fire Department mandated mandates a 100-foot separation from the commercial use, and industrial uses, or an equivalent, to be demonstrated to the City of Carson and Los Angeles County Fire Department. The retail site will be well-suited to its commercial use in that it meets land use goals, as well as a variety of transportation, circulation, noise and air quality elements goals of the

~~Specific Plan General Plan.~~ The retail center will be located at the intersection of two streets, both of which have the "major highway" designation and the "trade route" designation. The center will be located less than a half mile from the State Route 91 on- and off-ramps, ~~to the and State Route 91 (Gardena/Artesia) Freeway.~~ The retail center will be buffered from any potential future surrounding uses by a decorative masonry wall, ~~and The retail center will also be buffered from Victoria Street and Central Avenue by City mandated landscaping.~~

b. Housing Element.

Statewide Goals: Assist in the development of adequate housing to meet the needs of low and moderate income households.

- *Identify adequate housing sites which will be made available to...all income levels.*

City of Carson Goals:

- *The City shall seek to provide adequate supply of all types of housing for all economic segments of the community.*
- *The City shall assure the improvement and maintenance of the existing housing stock, while preserving affordability.*
- *The City shall maintain and enhance neighborhood quality.*
- *The City shall ensure equal access and housing opportunity for all of its citizens.*
- *The City shall strive to reduce energy use in order to conserve resources and maintain housing affordability.*

Consistency: ~~The proposed Dominguez Hills Village Specific Plan is primarily a residential project which that answers the Statewide Housing Goals and all of the City of Carson Housing Element Goals. The Specific Plan in that it provides housing for a variety of economic segments of the community; it improves the City's housing stock; and it improves the neighborhood quality through controlled quality development. Dominguez Hills Village is designed to provide a variety of housing types for equal opportunity for all of its citizens.~~

The building construction will be mandated by State Code to meet the new, stricter, Title 24 Energy Conservation Guidelines.

In addition, the Developer, as a part of the infrastructure distribution, will incorporate a reclaimed water distribution system for the site.

As the site infrastructure is built out, and if there exists a need for a recharging station for electric vehicles ~~exists~~, such a station will be

designed and incorporated in the latter phases of the build-out of the project.

c. Open Space Element.

Goal: Preservation of open space for the managed production of resources, including...areas containing major mineral deposits.

Consistency: This element of the General Plan overlaps with other elements such as Recreation, Conservation and Air Quality. The Dominguez Hills Village Specific Plan is addressing this item specifically, as well as the overlap, by preserving the oil production of the site, by improving the high capacity wells, and improving their efficiency, while and installing new submerged wells which in all residential areas. This will enable the land directly adjacent to the wells to be landscaped, land which can then be used as active and passive open space for the recreation of the residents. The site is currently blighted, unsightly, noisy and as odorous as oil production facilities are wont to be due to the existence of oil production on site. In the development of the project, the soil will be remediated, the noise element generators will be eliminated, and the project will be landscaped and hardscaped as befits a multi-family community of this scale and quality.

d. Public Service and Facilities Element.

Goal: The Public Service and Facilities Element is that which covers police and fire departments, schools; the Los Angeles Unified School District and the Compton Unified School District presently provide nineteen elementary, junior and senior high schools. The Dominguez Hills Village site is currently serviced by the Compton School District.

Consistency: The Developer of Dominguez Hills Village, while providing a security conscious, walled, guard-gated community, will mitigate Project-related impacts as identified by the Los Angeles County Sheriff Department, as required (the Sheriff Department is contracted to serve the City of Carson).

The Developer will also mitigate Project-related impacts on the Los Angeles County Fire Department, which is contracted to serve the City of Carson.

In 1993, an advisory referendum was placed on the ballot whereby the citizens of Carson advised the City Council to move forward in the creation of the Carson Unified School District. The Developer of Dominguez Hills Village is strongly supportive of this effort, and will do what is in his power to assist the City and City Council in the creation of the Carson Unified School District.

The California State University at Dominguez Hills is one of the major land users in the City of Carson. The 346-acre campus, which has an enrollment of approximately 10,000 students, faculty and staff, is located directly south of across Victoria from Parcel 4 DHV-Residential of the proposed Dominguez Hills Village, across Victoria Street.

e. Recreation Element.*Goals:*

- *Encourage citizen participation in parks and recreation activities and develop new recreational facilities and programs which respond to the specific needs and desires of local residents.*
- *Determine the needs of current and future populations for outdoor activities, and provide adequate active and passive parks and recreational facilities for the community.*
- *Program facilities and activities for all age groups.*
- *Encourage maximum utilization of the existing parks and recreational facilities and easy accessibility from residential areas to parks and recreational facilities.*

Consistency: The Dominguez Hills Village Master pPlan has been designed to encourage interaction and participation in recreational activities provided as a part of the Master pPlan. Refer to *Figure V-18: Illustrative Recreation and Open Space Key Plan*, contained herein. The opportunity exists to create a series of parks, open areas, as well as partially enclosed and indoor spaces for various types of recreational uses.

The parks provide for active recreation in the form of a basketball court, tennis courts, jogging trails and exercise structures, as well as non-structured opportunities for active use in the large open areas. A number of the parks have been designed to accommodate passive activities as well.

As a part of the Phase 1 implementation of the Dominguez Hills Village Specific Plan, the Specific Plan also proposes to construct an approximately 24,000-square foot s-f. building with a large residents' multi-use room and a kitchen with sinks, refrigerator, and a microwave oven. for food preparation.

The Dominguez Hills Village Specific Plan also conforms to the stated goals in "maximizing the utilization of existing parks" in that the proposed community borders on the existing 11.7-acre currently under-utilized Stevenson Park, and which is currently under-utilized. The residents will also be in a position to utilize the facilities at the approximate 350-acre California State Dominguez Hills Campus.

f. Circulation Element.*Goals:*

- *Reduce congestion on City streets.*
- *Minimize non-local traffic within residential neighborhoods.*

- *Correct localized traffic operational problems.*
- *Promote the widening of highways, opening of streets, construction of railroad grade separations, and coordination of local circulation with regional facilities.*
- *Ensure adequate street improvements such as curbs, gutters, sidewalks, pavement and street lights.*
- *Ensure adequate ingress and egress to all land use developments to protect the safety of vehicular and pedestrian circulation patterns.*

Consistency: The proposed Dominguez Hills Village is located within a half mile of the Central Avenue on- and off-ramps to the State Route 91 Freeway (the Artesia, or Gardena Freeway), thereby minimizing the burden on City streets and existing intersections from project-generated residents of the project leaving for and arriving from traveling to and from remote destinations. Dominguez Hills Village seeks to reduce the local trips generated by incorporating a neighborhood retail center, with Target tenants to include a market, drugstore, retail uses, and restaurants. The neighborhood retail center will provide shopping and employment opportunities for the residents of the proposed community.

In the phased development, in preparation of the Specific Plan, a number of intersections have been studied, and the impacts to these intersections have been identified in the Environmental Impact Report EIR. Throughout development of the Dominguez Hills Village, as it is being built out, will mitigate the the developer will be responsible for the mitigation of anticipated impacts to improve the level of service of the these intersections.

The Master pPlan of the Dominguez Hills Village has been reviewed by the City of Carson traffic consultant, the Fire Department, as well as the builder's traffic engineer for ease of ingress and egress.

The internal roadways of the Dominguez Hills Village will conform to City of Carson standards, even though they are private streets. The existing streets which dead-end into terminate at Parcel 4 DHV-Residential will be improved, and cul-de-sac bulbs will be constructed on Wellfleet Avenue and Amantha Avenue.

g. Bicycle Facilities Section of the Circulation Element.

Goal: The Bicycle Master pPlan has designated the portion of Central Avenue north of Victoria Street as a Class I bicycle route.

This is defined as a graded surfaced pathway on a completely separated right-of-way, designated for the exclusive use of bicycles.

Consistency: As a part of the Phase I initial traffic mitigation and installation of a signal on Central Avenue as part of Phase-I, the project

will incorporate a separated right-of-way exclusively for bicycle use, which will be located on the west side of Central Avenue. Northbound bicycle traffic will cross the street to the East side of Central Avenue at the signalized entrances to the residential Parcel-4 DHV-Residential and Commercial component of Parcel-2 DHV-Commercial/Industrial, and continue as far as the north to the property line.

h. Parkway Element.

Goal: The City of Carson is committed to the maximum utilization of the parkway strips as a means of beautifying the overall view from the streets and highways. The Parkway Element defines several parkway and sidewalk designs depending on use and density.

Consistency: The *Landscape Design Guidelines* contained as a part of the Dominguez Hills Village Specific Plan has incorporated a great deal of thought and care in the design of the sidewalks; although, the design differs in some respects from those defined in the General Plan. The General Plan calls for a green parkway adjacent to the curb, a paved sidewalk, and 6" of planting to the property lines. See Section VI.2, *Landscape Design Guidelines*, for sidewalk design. There are, for the most part, 15' setbacks with along the Dominguez Hills Village property line, allowing which will permit lush landscaping to be planted at the project perimeter, allowing and subsequently screening the project site from the adjacent streets. The sidewalks surrounding the project perimeter of the project, as well as the primary internal streets to be built out by the Developer, set similarly high standards for the improvement of the streets within the individual lots.

i. Safety Element.

Fire Safety Goals:

- *Provide for the protection of life and property from both natural and manmade hazards within the community.*
- *Provide for the protection of public order through effective fire protection and rescue programs.*
- *Maintain property fire prevention, pre-fire planning and inspections of all commercial, public and industrial occupancies within the City.*

Consistency: The Dominguez Hills Village is currently an oil and gas producing site. With implementation of the proposed Specific Plan, the majority of the wells will be capped, and the few remaining wells will be upgraded from "pump jack" above-grade pumping assemblies to below-grade submersible wells in residential areas. The project has been reviewed with by the Los Angeles County Fire Department for required separation from oil wells. The project has been reviewed for efficient Fire Department access to the site, and adequate street widths have been reviewed to conform to County Fire Department standards. In addition,

the main entry to the project (Birchknoll Drive) is located one quarter mile to the east of Fire Station #116.

Crime Protection and Prevention Goals:

- *Preventative patrols.*
- *Crime prevention through environmental design.*
- *Effective liaison and coordination of public and private efforts to enhance community safety.*

Consistency: The underlying premise behind the development of Dominguez Hills Village is that the personal safety and security of the residents and their property is THE paramount objective.

To this end, the project provides controlled access and a security service for the homeowners. This security service will provide safety and security functions, and will interact with the police.

The project shall provide funding for additional Sheriff services. The funding mechanism shall be subject to the review and approval of the City Council.

Seismic Safety Goals:

- *To protect life and property against earthquakes through continued efforts to identify hazard areas, apply all new building safety technology, and to create an effective emergency and evacuation plan.*

Consistency: Dominguez Hills Village will be built pursuant to the latest applicable seismic codes.

3. **Relevant Planning Criteria.**

The following criteria have been analyzed and used to provide an understanding of the community, land use, and circulation in the surrounding area:

a. **Planning Criteria.**

The planning criteria used for the development of the Master Plan and the Dominguez Hills Village Specific Plan were include:

- The elements of the City of Carson General Plan Elements.
- The City of Carson Zoning Ordinance.
- Meetings with representatives of the following agencies: City Planning Division; Department of Engineering Services; City Parks and Recreation Department; City Traffic Consultant; Los Angeles County Fire Department

- Water, Subdivision and Access; Los Angeles County Fire Department - Petroleum and Chemical Unit.

b. Traffic Impacts.

The traffic impacts anticipated to be generated by the project were analyzed using City-generated traffic counts, cumulative impacts resulting from the phased build out of Dominguez Hills Village and the proposed Dominguez Hills Technology Center to the south, and additional counts prepared by the project Traffic Engineer. The project proposes to mitigate traffic impacts at the intersection of Victoria Street and Central Avenue, as well as signalize in addition two entry points with left turn lanes on Victoria Street Cedarbluff Way and Birchknoll Drive (both with left turn lanes), and one entry point to the west and to the east with left turn lanes as well as Aspen Hill Road and the entry point into DHV-Commercial/Industrial off Central Avenue (both with left turn lanes for both north and south bound traffic) will be signalized off Central Avenue. For further information, reference refer to the Circulation Plan and the Environmental Impact Report EIR.

c. Community Outreach/Planning.

The Developer has established an on-site office staffed by a full time Community Relations Organizer to provide expansive information relevant to the development and its components, and to provide the Development Team with community input to enable them to react and modify, if necessary, aspects of the development. The Team has hosted a number of community information meetings, and has hosted a bus tour for interested community members of security projects of a like nature in the Los Angeles and Orange County area. Concurrent with the publication of this Specific Plan and the Environmental Impact Report for Dominguez Hills Village, the Development Team proposes to establish citizen participation by:

- 1) Meeting with Homeowners' Groups, California State University at Dominguez Hills' officials, and other interested parties;
- 2) Meeting with community groups to recognize the unique conditions, needs and values of the local community in the planning and development of the Child Care Facility;
- 3) Meeting with community groups to recognize the unique conditions, needs and values of the local community in the planning and development of the local commercial center.

During the Specific Plan Approval Process, the developer established an on-site Community Relations program, staffed by a full-time Community Relations Organizer, who provided information relevant to the development and its components, as well as provided the Development Team with community input. The Development Team has hosted a number of community information meetings, and has hosted bus tours for interested community members of similar security projects in the Los Angeles and Orange County area. Concurrent with

the publication of this Specific Plan and the EIR for the Dominguez Hills Village, the Development Team established citizen participation by:

- 1) Meeting with Homeowner's Groups, officials of the California State University at Dominguez Hills, and other interested parties;
- 2) Meeting with community groups to recognize the unique conditions, needs, and values of the local community in the planning and development of the child care facility;
- 3) Meeting with community groups to recognize the unique conditions, needs, and values of the local community in the planning and development of the local commercial center;
- 4) Continuing Community outreach efforts which include:
 - i) Part-time staffing of trailer to respond to the community's questions and concerns;
 - ii) Quarterly newsletters with updated status reports mailed to the surrounding community;
 - iii) Active participation of the developer in the surrounding area Homeowners' meeting.

4. Opportunities and Constraints.

The following discussion of physical site characteristics is provided as a summary of the environmental analysis expanded in the project EIR.

a. Site Conditions.

The subject site consists of two (2) parcels: Parcel 1 DHV-Residential (heretofore known as the Callendar East tract, 72± 72.74 acres), and Parcel 2 DHV-Commercial/Industrial (heretofore known as the Hellman tract, 28± 27.49 acres). Parcel 1 DHV-Residential is semi-rectangular in shape (approximately 2,240± ft. feet by 1,425± ft. feet), bounded by existing residential areas on the north and west, Central Avenue on the east, and Victoria Street on the south;

Parcel 2 DHV-Commercial/Industrial is rectangular in shape (approximately 1,800± ft. feet by 685± ft. feet), bounded by existing light industry on the north and east, by Victoria Street on the south, and Central Avenue on the west.

The project site is presently being utilized by Brea Cañon Oil Company. Deepwater Chemical Company has vacated Parcel 1 DHV-Residential, and is currently in the final stages of soil remediation. The existing on-site improvements for the three two parcels consist of the following:

- Parcel 1 DHV-Residential: Deepwater Chemical Plant, nursery (trees), shipping/production tank facilities, twenty-one (21) active oil production wells, and fifty-one (51) idle wells, numerous surface and subsurface pipelines, and partially paved AC/gravel roads.

- Parcel 2 DHV-Commercial/Industrial: Office building, garage and maintenance buildings, compressor gas plant, nine (9) active wells, thirteen (13) idle wells, numerous surface and subsurface pipelines, and partially paved AC/gravel roads.

Both parcels are bounded by chain link fences and/or concrete block walls.

Parts Portions of oil fields, active since about 1923, occupy the parcels. As such, the sites are replete with improvements common to all oil fields, including well heads (both active and inactive), tank batteries, and innumerable lengths of operating and abandoned pipelines. Most pipelines transmit either recovered hydrocarbons or hot, pressurized injection water within the limits of the oil field. However, according to representatives of the current oil field operator, Brea Cañon Oil Company, major regional collection and transmission lines transect the site, according to representatives of the current oil field operator, Brea Cañon Oil Company.

b. Topography.

The project site is relatively flat, and is located at the peak of a gently sloping hill, with the southeastern-most corner of Parcel 2 DHV-Commercial/Industrial being the high point at an elevation of $\pm 175'-0"$. The site has a relatively uniform cross slope from the high point of the parcel to the low point of $\pm 148'-0"$ at the northwest corner of Parcel 2 DHV-Commercial/Industrial at the low point of $\pm 148'-0"$ - a difference of $27'-0"$ over the diagonal which measuring measures approximately $1,920'-0"$, with a The resultant cross slope of is 1.4%.

Parcel 4 DHV-Residential also has a relatively uniform cross slope diagonally across the site, from a high point of approximately $155'-0"$ at the southeast corner at approximately $155'-0"$ to approximately $87'-0"$ at the northwest corner at approximately $87'-0"$ - a difference of $68'-0"$ over a distance of $\pm 2,900'-0"$, a The cross slope of is approximately 2.3%.

c. Geology.

A report entitled "Geotechnical Feasibility and Limited Site Seismicity Study" has been prepared by Pacific Soils Engineering, Inc. (PSE). The report is dated May 28, 1993. The following is a summary of the findings set forth in that study.

The native soils on site consist of deposits ranging from clayey silts to silty clays and lean clays with lenses of sandy silts, clayey silts and sandy clays overlying silty sands and sands. These native soils are generally soft or loose in the upper one to three feet, and were found to range from dry to moist.

Fill materials were encountered at several locations across the site, ranging in depth from 0.5 feet to 12 feet 6" to 12'-0". These fill materials are similar to the solid materials described in the paragraph above.

Surface soils are in the upper limits of the medium range of expansiveness. The subject parcels are immediately underlain by marine and non-marine sands, silts,

and clays of the Lakewood formation. Hard rock and ground water were not encountered in test borings and test trenches.

PSE has also completed an Alquist-Priolo (A-P) Special Studies Zone Investigation of an A-P Zone that encroaches onto the north part of Parcel-4 ~~DHV-Residential~~. That report concluded that the Avalon-Compton Fault and an associated regional shear zone are seismologically active and may exist at a depth on or near the site, ~~but that However~~ no holocene ground rupture ~~resultant resulting~~ from the two features were found to exist in the area, ~~covered in that study~~. Therefore, although an A-P Zone exists on the site, current A-P criteria requires no setbacks.

d. Utilities.

Southern California Water Company will ~~serve~~ provide water service to Parcel 4 ~~DHV-Residential~~, and Dominguez Hills Water will ~~sservice~~ Parcel-2 ~~DHV-Commercial/Industrial~~ with water. Southern California Edison, General Telephone Company, and the Gas Company will provide service to and ~~serve~~ electrical, telephone, and gas service to the Dominguez Hills Village, with electricity, telephone and gas service, respectively.

e. Biology/Cultural Resources/Archeology.

The site has been an oil producing site for the past seven decades; ~~As a result,~~ the entire site has been disturbed. The only significant vegetation on site is the boxed trees and plants stored on the site by a nursery which is in the process of liquidating its stock and vacating. Of the existing ~~stock of~~ vegetation, the ~~Developer~~ is purchasing such ~~trees~~ the boxed trees as are able to be used in the buildout of the early phases of the Dominguez Hills Village.

~~Aside from the nursery, Parcels 1 and 2 contain a shipping/production tank facility, twenty one (21) active wells, and fifty one (51) idle wells, an extensive network of surface pipelines, limited warehousing, culturally insignificant administrative facilities, tank batteries, pipelines for local production, as well as the major regional collection and transmission lines transacting the site.~~

There is little evidence of wildlife activity on the site, as the site's lack of plant life does not enable it to offer the support required to sustain a viable ~~wildlife~~ habitat for wildlife.

There is no record or evidence of archeological sites on Parcel-4 ~~DHV-Residential~~ or Parcel-2 ~~DHV-Commercial/Industrial~~. In the event that the soil remediation, road construction, or buildout of the property uncover evidence of the existence of prehistoric sites on the land, the Community Development Department will be notified and mitigation measures will be implemented.

IV. OIL PRODUCTION

1. On-Site Soil Remediation.

a. Soil Investigations.

Based upon the results of soil and environmental investigations conducted by Environmental Science and Engineering, Inc. (1991), RMT, Inc. (1992), Pacific Soils (1993), CET Environmental Services and Engineering, Inc. (1993), the Estate of Albert Levinson (1992, 1993), Kennedy Jenks (1994), Geomatrix (1994), and ongoing investigations being carried out or contracted by the Estate of Albert Levinson, limited areas of hydrocarbon-contaminated soils exist on the site. The extent of the areas of contamination have been defined and have been presented in a final Remedial Action Plan (RAP) for the facility, that was submitted to the Los Angeles California Regional Water Quality Control Board (RWQCB), Los Angeles Region, in the 1994.

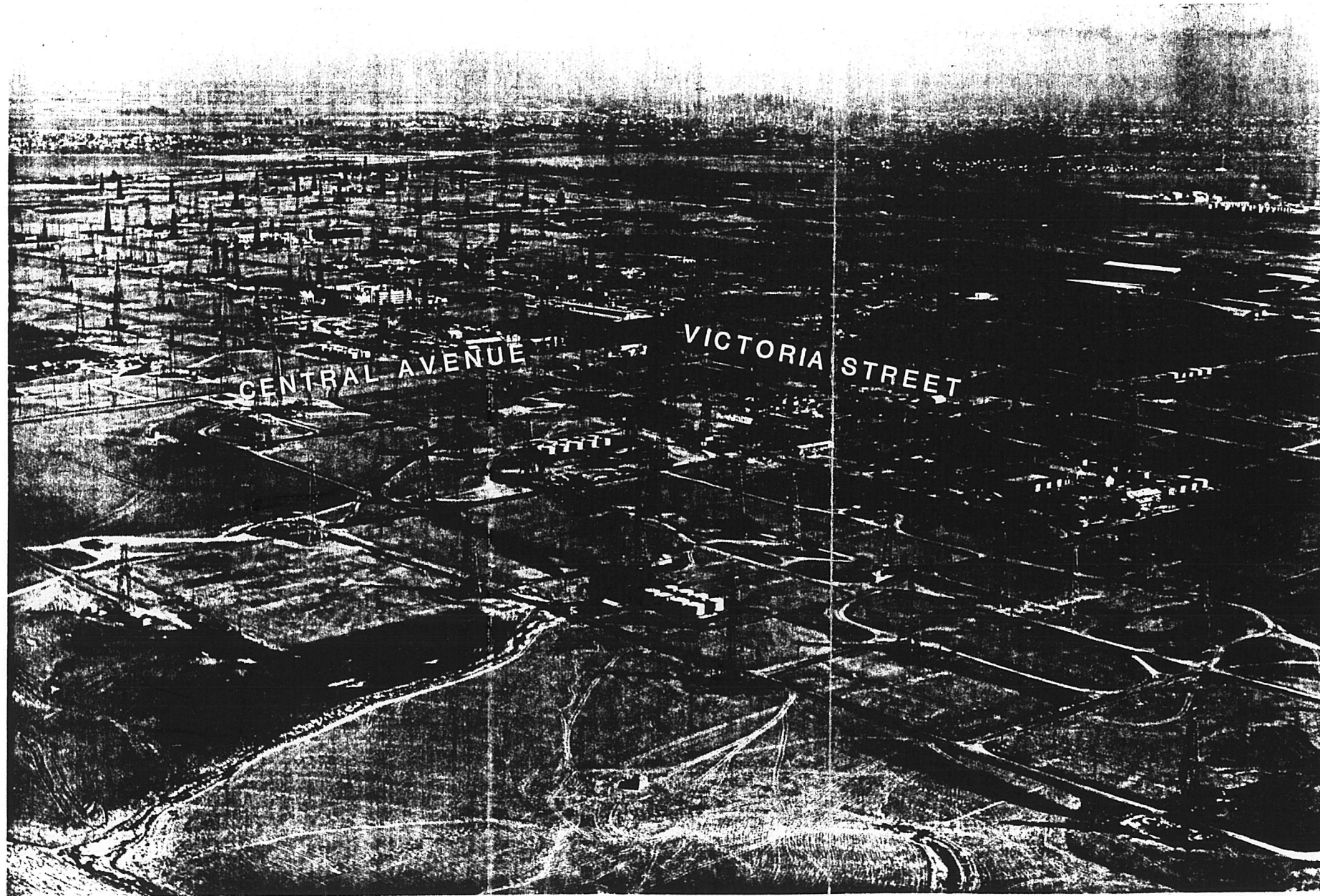
A permit for the Land Treatment and Discharge Requirements was issued by the California Regional Water Quality Control Board RWQCB, Los Angeles Section Region, on September 26, 1994, and revised and updated on May 12, 1997. A copy of this permit has been provided to the City of Carson, and may be reviewed at their offices.

Based upon the results of these investigations, there do not appear to be hazardous materials in the soil of the oil production portion of the site, only hydrocarbon-based materials. The hydrocarbon contamination found on-site is primarily crude oil-based with limited amounts of diesel, gasoline and lube oil contamination, and this contamination is a result of the historic use of this area as an oil exploration and production facility.

Non-hazardous, hydrocarbon-contaminated soils found within Parcel 1 and Parcel 2 on site, which are demonstrated to be contaminated with crude oil or diesel, will be excavated and bioremediated in a solid phase treatment system to reduce the total petroleum hydrocarbon (TPH) concentrations to less than 1,000 parts per million (ppm) using Environmental Protection Agency (EPA) Method 8015M. This proposed clean-up level for crude and diesel-contaminated soils is compatible with the clean-up goal used in the Southern California area for similar projects, and has been specifically approved by the Los Angeles Regional Water Quality Control Board California RWQCB, Los Angeles Region, in their remediation permit dated September 26, 1994, revised and updated on May 12, 1997.

Union Oil Company (UNOCAL Unocal) has completed the remediation of gasoline contaminated soils on Parcel 2 DHV-Commercial/Industrial, under the supervision of the Los Angeles County Department of Public Works. The clean-up goal of this Project is 100 ppm Total Petroleum Hydrocarbons as TPH as gasoline.

HISTORIC OIL
PRODUCTION PHOTO (1938)



PARCEL 1 & 2 DHV-RESIDENTIAL & DHV-COMMERCIAL/INDUSTRIAL

DOMINGUEZ HILLS VILLAGE

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

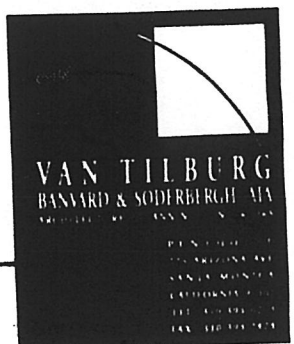
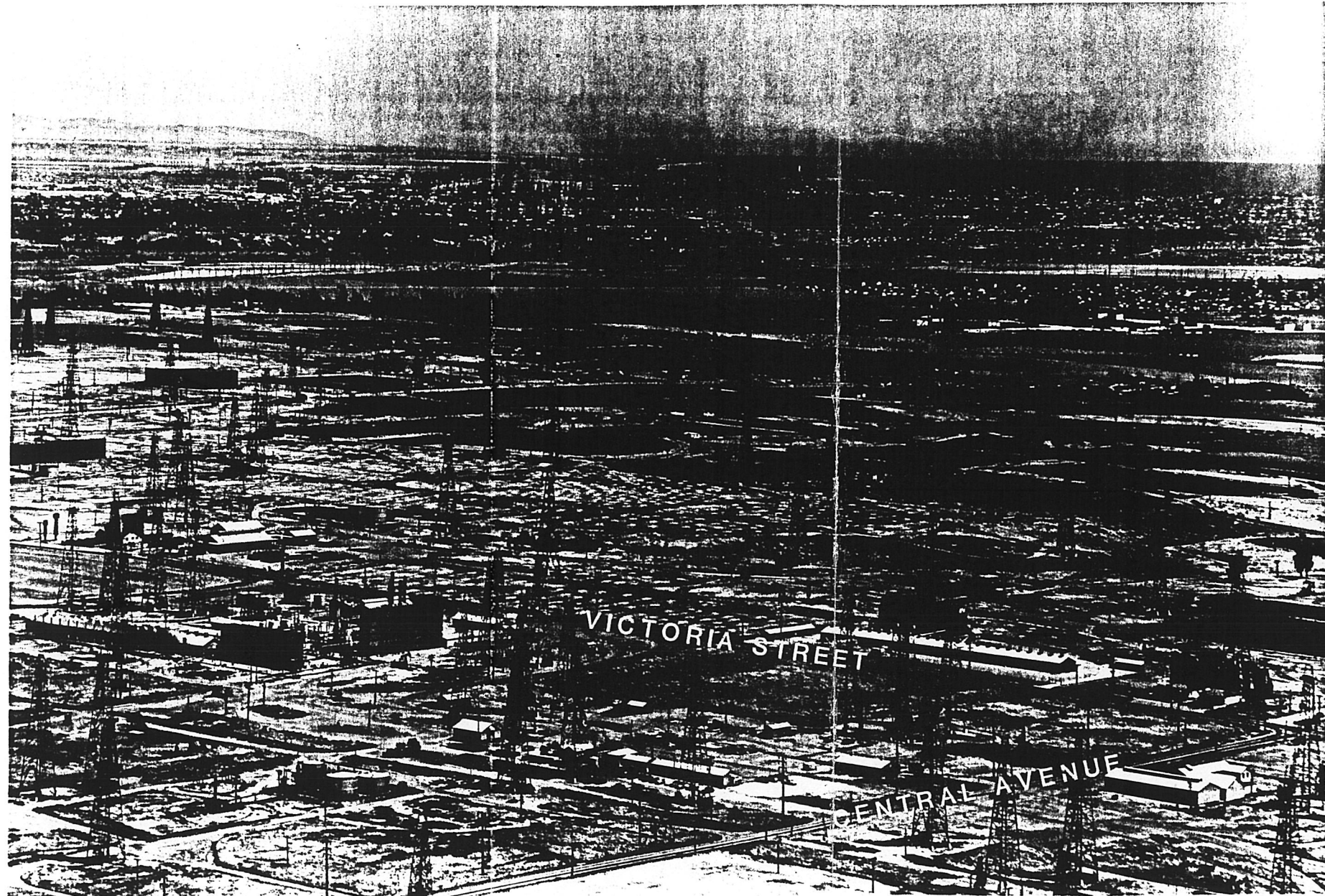


Figure IV-1

HISTORIC OIL
PRODUCTION PHOTO (1953)



PARCEL 2 DHV-COMMERCIAL/INDUSTRIAL

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

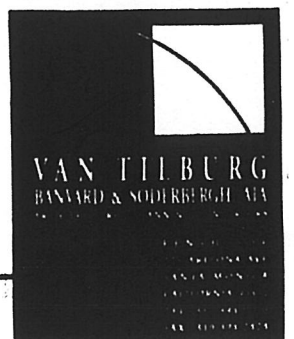


Figure IV-2

Unocal and The Estate of Albert Levinson are working together to complete the remediation of Diesel-contaminated soils on Parcel-2 DHV-Commercial/Industrial, under the supervision of Los Angeles County Department of Public Works. The clean up goal of this project is 1,000 ppm Total Petroleum Hydrocarbons TPH.

b. Former Deepwater Iodides Facility.

Deepwater Iodides was a former tenant on less than one acre of Parcel-4 DHV-Residential. All structures and chemical wastes associated with Deepwater Iodides operations were removed from the property by Deepwater in late 1993 and early 1994. The Estate of Albert Levinson is in the process of investigation investigating and remediating any contaminated soils resulting from Deepwater's operations-at the on site. This clean-up is being carried out under the supervision of the Los Angeles County Fire Department, with oversight from the Los Angeles Regional Water Quality Control Board California RWQCB, Los Angeles Region, and the Department of Health Services.

All hazardous wastes and hazardous soils will be removed from the site as a part of this the Deepwater Iodide facility closure.

2. Description of Producing Wells.

Parcel-4 DHV-Residential and Parcel-2 DHV-Commercial/Industrial together contain a total of ninety-two (92) wells, of which approximately about thirty (30) of which are currently active. Active wells are classified as either producing wells or injection wells. There are twenty-eight (28) producing wells, and two (2) injection wells on these properties.

Twenty-seven (27) of the twenty-eight (28) producing wells have above-ground pumps. These pumps consist of the familiar "horse head" shaped cranes, which nod up and down to lift fluid up from the oil-bearing rock formations from 3,500' to 9,000' feet below the surface. The pumps are driven by motors. The motors that are powered either by natural gas or electricity. One (1) producing well has a different type of pump called a submersible pump. This is a low profile pump, with most of its parts located inside the oil well below the ground. The only part of the well that shows above ground is a pipe coming above the surface, traveling horizontally several feet and then returning under ground.

This Development Plan includes eliminating all but two (2) producing wells on Parcel-1. One of the retained wells already has a submersible pump, and the other will be retrofitted with an electronically-driven submersible pump.

This Development Plan proposes to eliminate all but the one producing well on DHV-Residential with a submersible pump. This pump will be further modified to comply with the guidelines of the Oil Well Ordinance.

In addition, the Developer will, under a separate C.U.P., be exchanging aboveground pumps for submersible pumps in surrounding residential neighborhoods, under a separate Conditional Use Permit. These submersible pumps will be powered by electricity.

In the oil production process, produced fluid (composed 9/10^{ths} of salt water and 1/10th of oil) is drawn up to the surface from the rock formations below ground. The salt water and the oil were both deposited in the rocks together millions of years ago. The oil/salt water mixture is transferred by underground pipeline to the tank farm currently located on Parcel-4 DHV-Residential. At the tank farm, the salt water and oil are separated. The oil is

shipped by underground pipeline to a nearby pipeline under Victoria Street, which carries crude oil to a local refinery. The salt water is pumped to injection wells, where it is injected under pressure into approved rock formation locations more than 3,800'-0" feet below the surface. Rock formations approved for injection are known to already have salt water in them. Salt water injection is controlled by the State of California, Department of Conservation, Division of Oil and Gas (DOG). Salt water injection is monitored closely so as to protect the ground water and drinking water supplies. The deepest fresh water wells in the area are 2,600'-0" feet. Salt water disposal occurs at depths greater than 3,800'-0" feet; more than 1,200'-0" feet of rock separates the fresh water and salt water zones.

3. Description of Injection Wells.

~~There are two (2) active injection wells which re-inject salt water as outlined above. Both of these injection wells are located on Parcel 1, one of which will be retained for future injection use.~~

~~The two active injection wells located on DHV-Residential have both been abandoned, one or more injection wells will be retained on DHV-Commercial/Industrial.~~

~~All other wells on Parcel 1 DHV-Residential, other than the two one producing wells and one injection well, will be plugged and abandoned in accordance with the rules of the DOG.~~

~~Please see Figure IV-3: Parcel 1 DHV-Residential Oil Well Locations and Figure IV-4: Parcel 2 DHV-Commercial/Industrial Oil Well Locations, for locations of existing wells on Parcels 1 and 2.~~

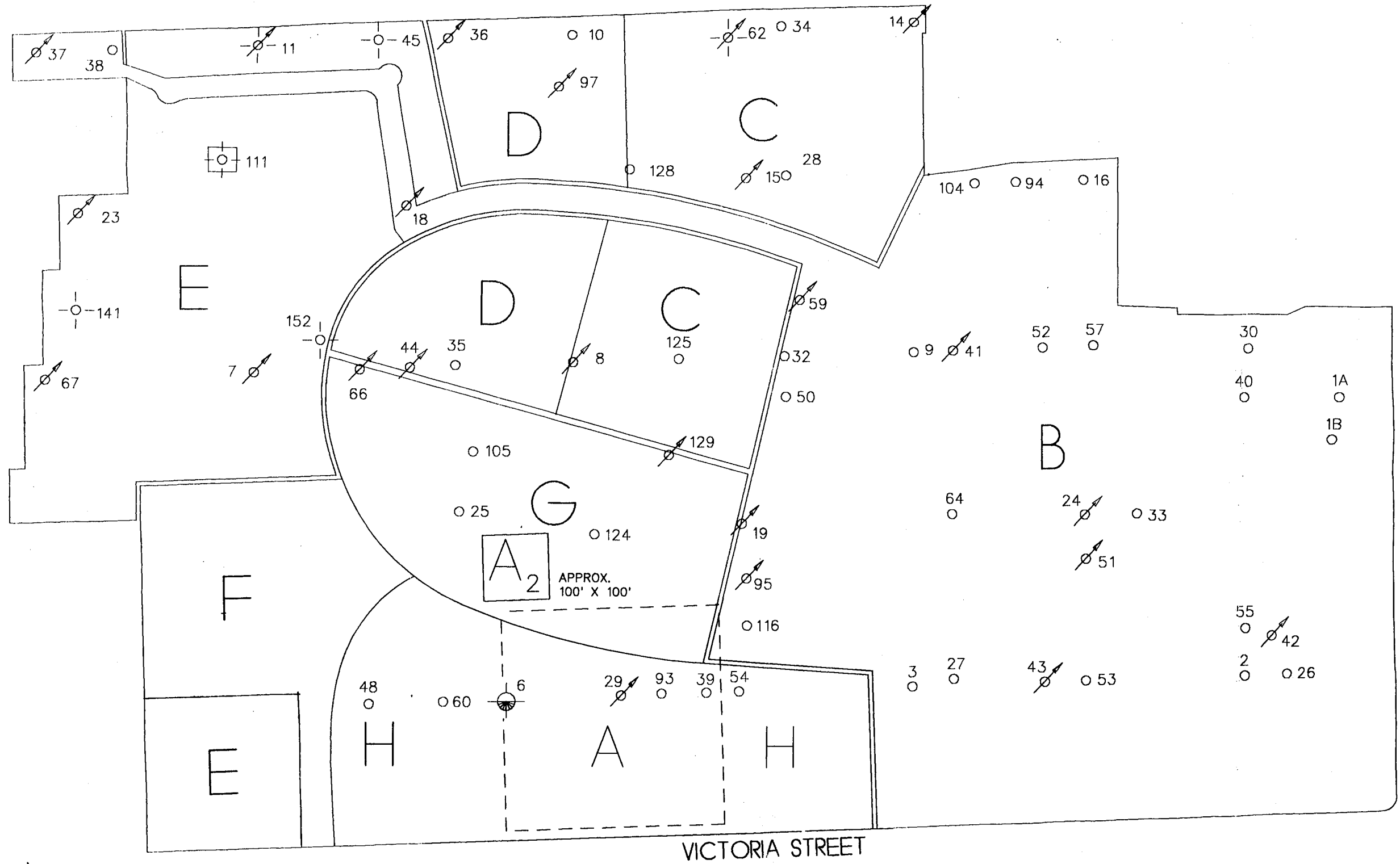
4. Future Operations.

Future operations for producing wells and injection wells will include daily inspections to ensure safe and quiet operation. The salt water/oil mixture will be transferred by underground pipeline to the relocated tank farm for separation. The immediate area of the well will be enclosed by a safety fence. This fence, as well as plantings, will conceal the wells. Wells are completely self-contained, and virtually no vapors or moisture escape into the air. Appropriate building setbacks from well locations will be observed. There is a 100'-0" setback required from the well head to residential, and industrial, and commercial/retail uses, and a 300'-0" setback to the Child Care use, or an equivalent, to be demonstrated to the City of Carson and the Los Angeles County Fire Department. Approximately every second year, a truck-mounted service rig will be moved in to maintain the submersible pumps.

The rig will operate only during daylight hours, and will be on location for an average of three days every other year.

The oil operation will continue to be subject to oversight by the DOG, the Los Angeles County Fire Department, the South Coast Air Quality Management District (SCAQMD), Los Angeles County, the City of Carson, and other public agencies.

PARCEL 1 DHV-RESIDENTIAL : OIL WELL LOCATIONS



LEGEND

- 35 ○ PRODUCER OIL WELL
- 37 ○ INJECTOR OIL WELL (Idle or Active)
- 6 ○ ABANDONED PRODUCER (Idle or Active)
- 61 ○ ABANDONED INJECTOR
- 45 ○ INCOMPLETE ABANDONED

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

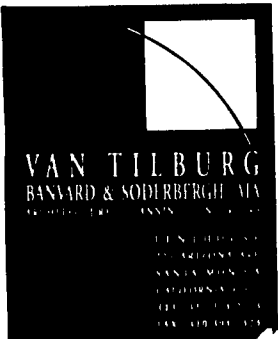
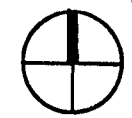
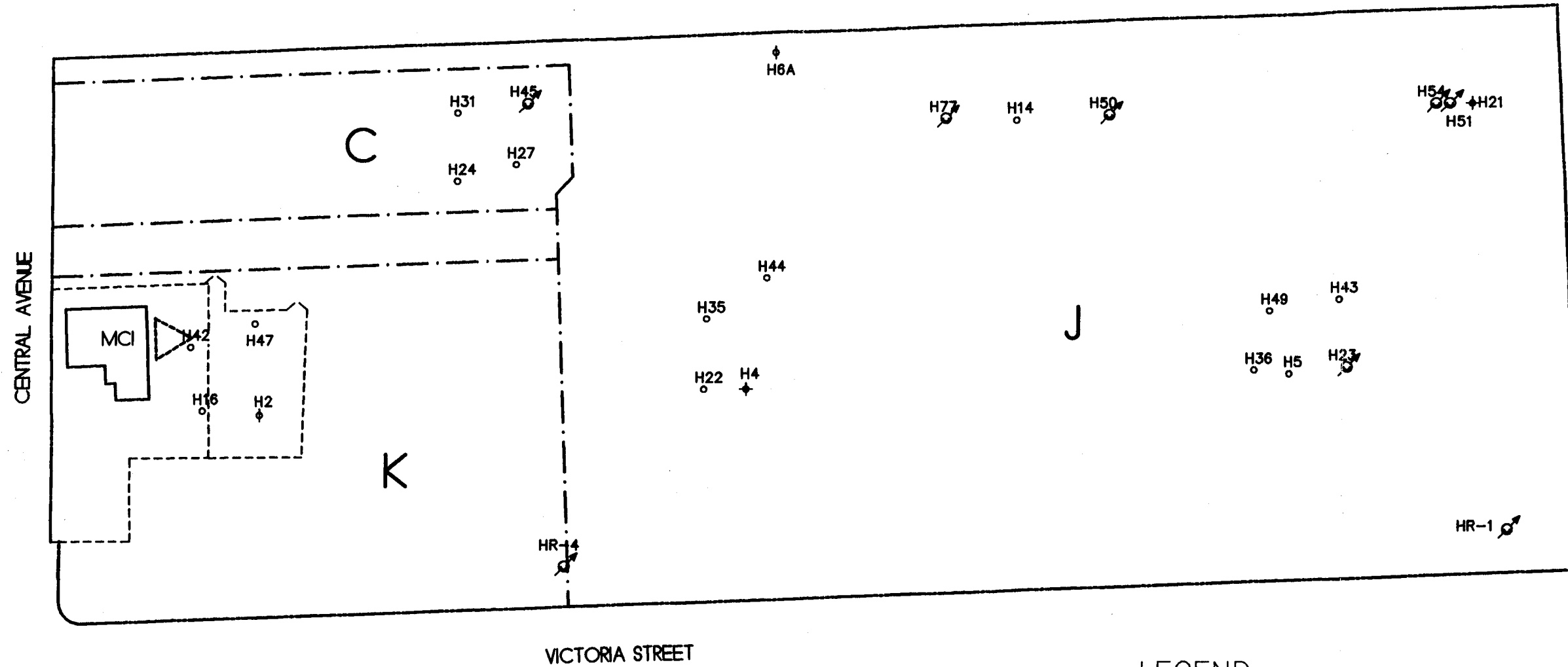


Figure IV-3

PARCEL 2 DHV-COMMERCIAL/INDUSTRIAL: OIL WELL LOCATIONS



LEGEND

- H35 ○ PRODUCER OIL WELL
- H37 ↗ INJECTOR OIL WELL (Idle or Active)
- H6 ○- ABANDONED PRODUCER (Idle or Active)
- H61 ↗- ABANDONED INJECTOR
- H45 ○- INCOMPLETE ABANDONED

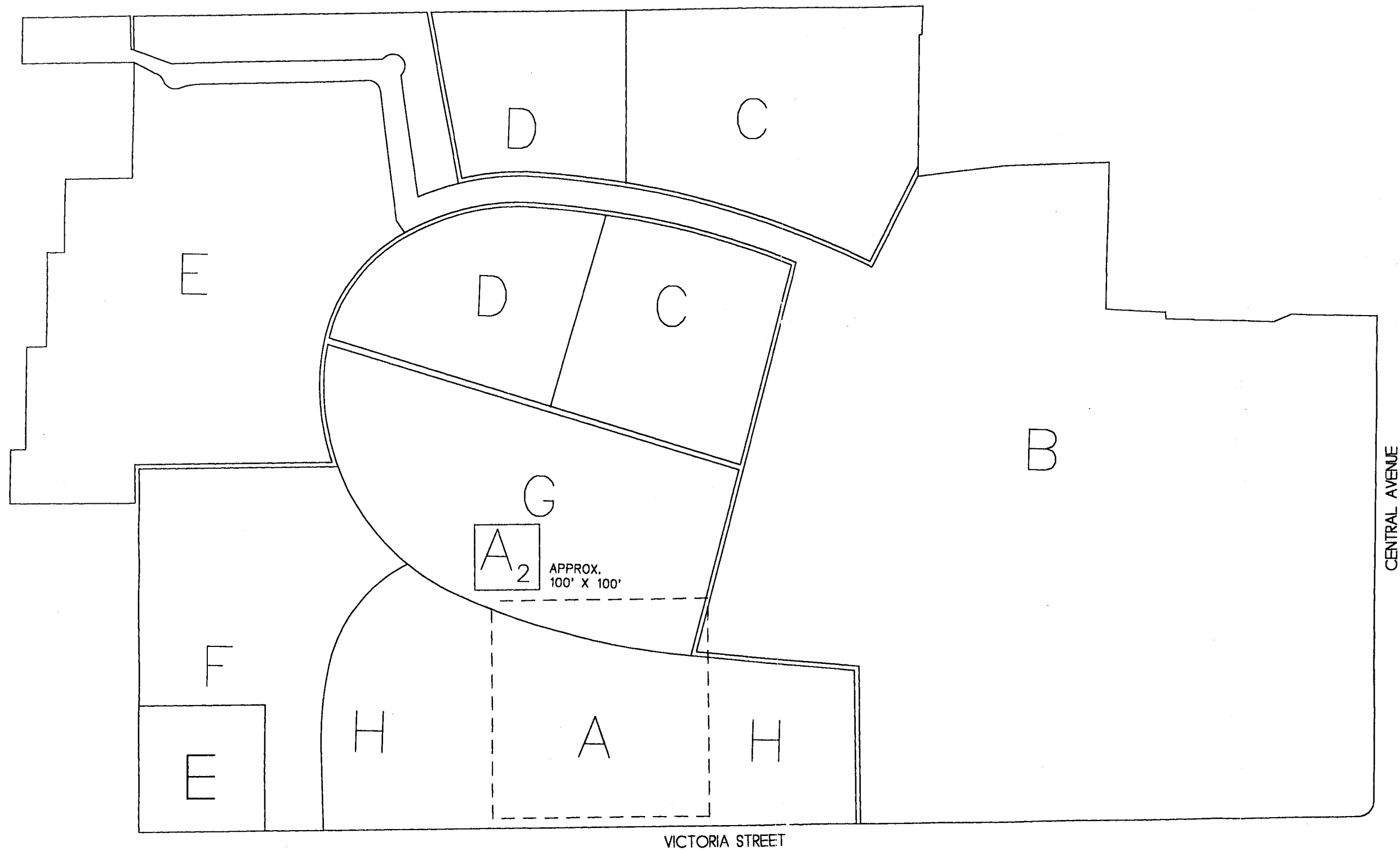
DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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Figure IV-4

PARCEL 1 DHV-RESIDENTIAL : ENVIRONMENTAL/CONSTRUCTION STAGES



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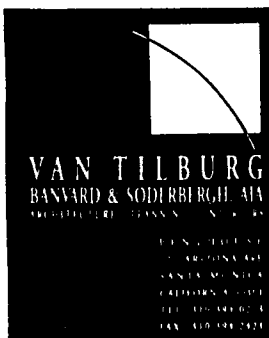
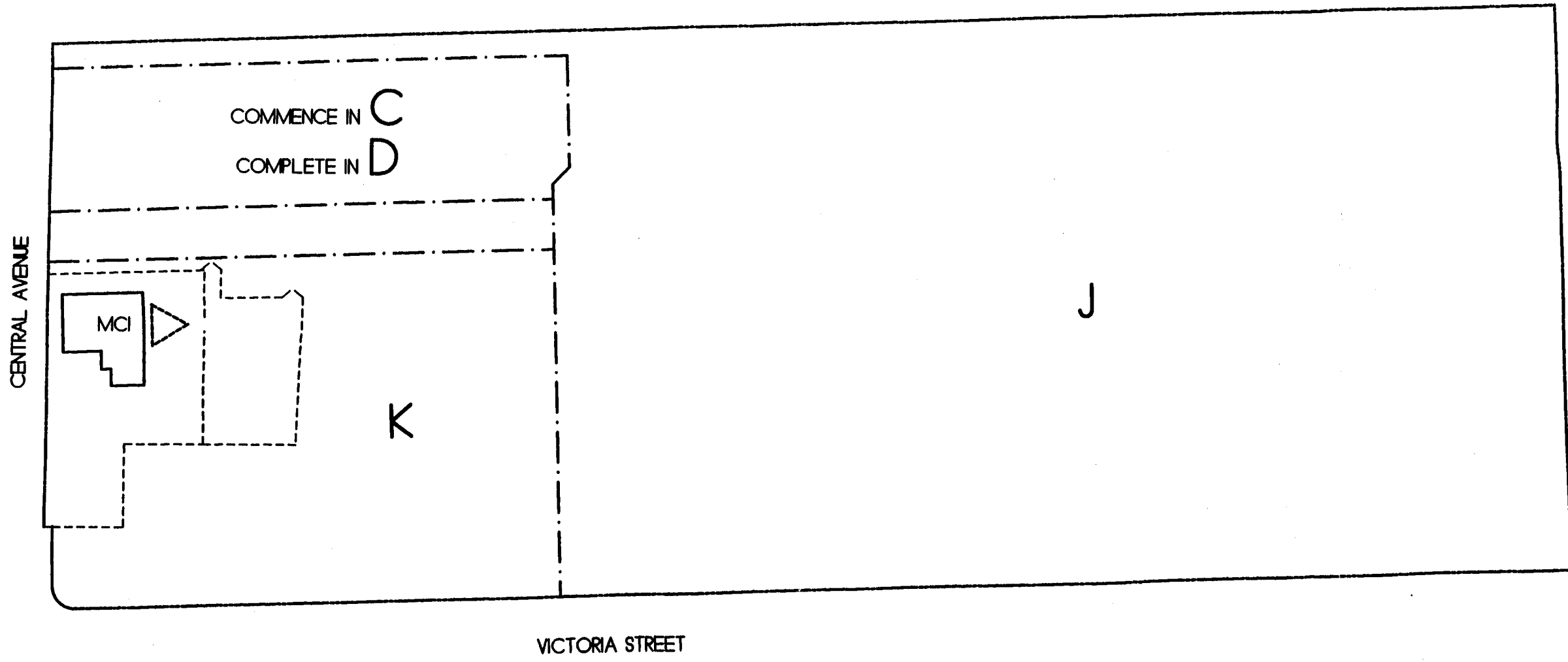


Figure IV-5

PARCEL 2 DHV-COMMERCIAL/INDUSTRIAL: ENVIRONMENTAL/CONSTRUCTION STAGES



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

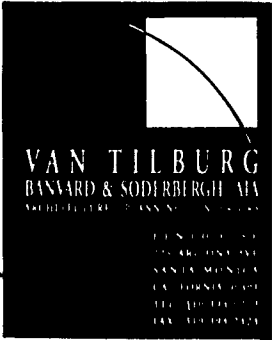
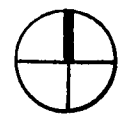


Figure IV-6

The following Table shows the phasing and designations of wells to be plugged or retained:

STAGE	TOTAL WELLS TO PLUG, RETROFIT OR REPLUG	WELL # TO PLUG	WELLS TO RETROFIT/ AND/OR KEEP	WELLS TO REPLUG
A	4	3 (#29, #60, #93)	0	1 (#6)
B	32 54	30 49 (#1A, #1B, #2, #3, #7, #8, #9, #10, #14, #15, #16, #18, #19, #23, #24, #25, #26, #27, #28, #30, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #50, #51, #52, #53, #54, #55, #57, #59, #64, #66, #67, #94, #95, #97, #104, #105, #116, #124, #125, #128, #129)	#42	
C	7 1	6 (#8, #14, #15, #28, #34, #125) 0	0	1 (#62)
D	6 0	6 (#10, #35, #36, #44, #97, #128) 0	0	0
E/F	8 5	3 (#7, #23, #67) 0	0	5 (#11, #45, #111, #141, #152)
G/H	8 1	7 (#25, #39, #54, #66, #105, #124, #129) 0	1 (#48)	0
I/J J/K	27 33	16 15 (#HR1, #H5, #H4, #H23, #H36, #H43, #H49, #H50, #H51, #H54, #H77, #HR4, #HR5, #H35, #H44, #H22)	8 (subject to reduction) 9 (#H2, #H14, #H16, #H24, #H27, #H31, #H42, #H45, #H47)	3 (#H21, #H4, #H6A)
Totals	92 96	72	10	10

A permit for the relocation of the tank farm on DHV-Residential (Stage E) to a site on the north side of DHV-Commercial/Industrial, behind the proposed retail center, was submitted to the SCAQMD and to the City of Carson Winter of 1997. The tank farm will be downsized at that time, since most of the producing wells will have been plugged. Depending on the time required for permitting and Conditional Use Permit approval, the tank farm will be relocated by Spring 1999. If unanticipated problems arise, the tank farm removal from DHV-Residential may not be completed until July 1999. The child care center construction will commence only after the removal of the tank farm from DHV-Residential. However, in no event will the child care center be constructed after Phase 4.

Most of Parcel-1 DHV-Residential is presently crossed by a network of underground and aboveground pipelines. Rerouting of oil and gas pipelines will begin during Stage A, and continue through Stage H/J/K as the producing wells are plugged. The most significant rerouting will occur during Stages B and F/G. *Figure IV-7: Oil Pipeline Easements* is a map showing the location of rerouted oil and gas pipelines.

Stages listed above include all residential segments of this Project. In addition, Lot 27 33 of the Tentative Tract mMap is currently proposed as a retail center. This area now has eight nine wells (#H2, #H16, #25 #H24, #H27, #H31, #H41, #H42, #H45 and #H47). No decision has yet been made as to the most appropriate use for these wells. The final configuration of the oil production will be determined during lease negotiations with the anchor tenant in the Neighborhood Commercial Center.

a. Phasing of Tank Farm Relocation.

The tank farm on Parcel-1 DHV-Residential property will be relocated during Stage C E to a site on the north side of Parcel-2 DHV-Commercial/Industrial. The tank farm will be downsized at that time, since most of the producing wells will have been plugged. Total tank capacity will be cut from 11,500 barrels to 6,000 barrels. The tank farm will be enclosed by berms, masonry walls, and plantings.

b. Phasing of Rerouting of Oil and Gas Pipelines.

Both Parcel-1 DHV-Residential and Parcel-2 DHV-Commercial/Industrial are presently crossed by underground and aboveground pipelines. Rerouting of oil and gas pipelines will begin during Phase 1, and will continue through Phase 8/9 as the producing wells are plugged. The most significant rerouting will occur during Phases 1 and 6/7.

The mMap labeled Oil Pipeline Easements (*Figure IV-7*) shows the location of rerouted oil and gas pipelines.

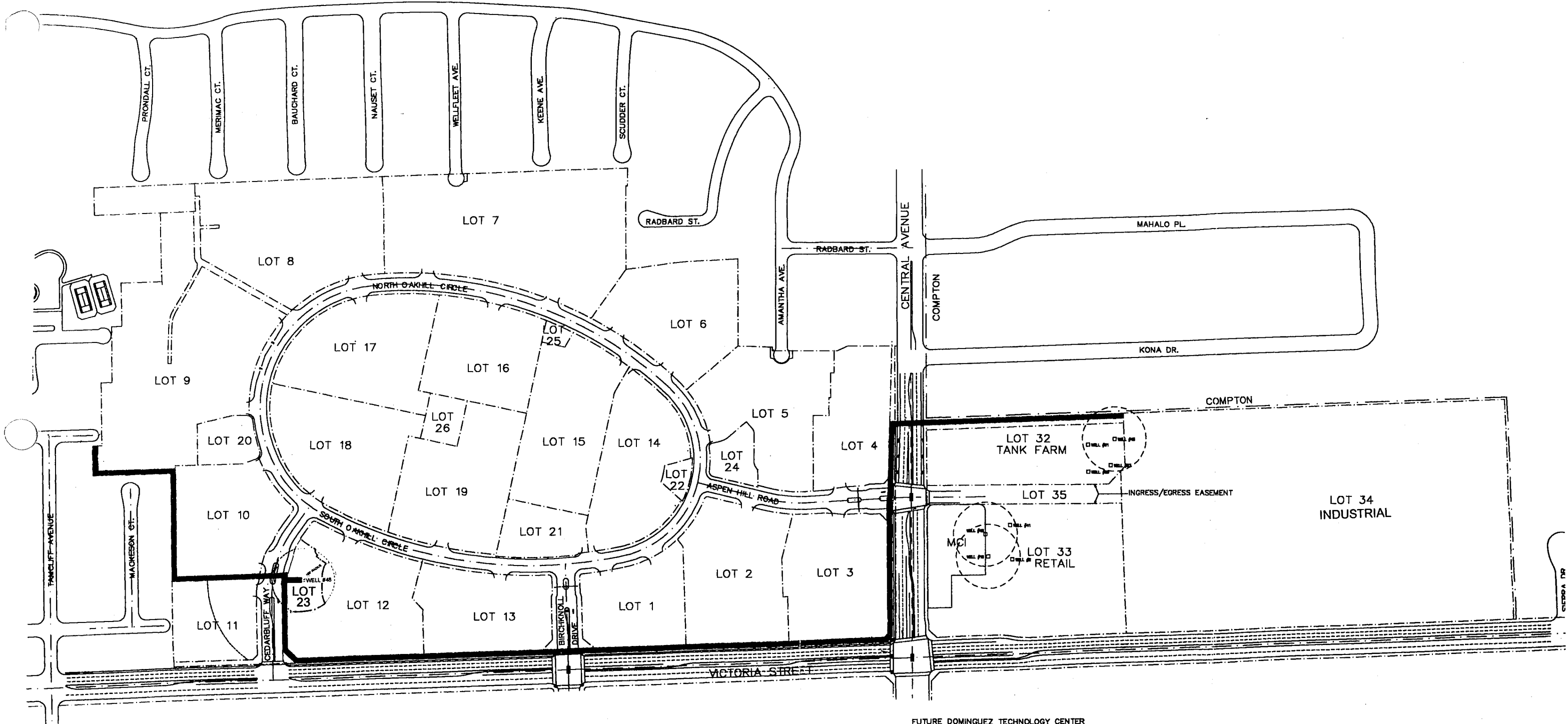
6. Environmental Activities.

A description of past environmental investigations and their findings is found in the On-Site Soil Remediation element of this Report (Section IV.1).

a. Environmental Clean-up.

The first of the environmental clean-up will consist of excavating any soils significantly contaminated with hydrocarbons (primarily crude oil) that are found within the area of Stage A. Hydrocarbon impacted soils excavated from within the area of Stage A will be stockpiled until they can be placed in the treatment area. While these soils are removed, construction of the soil treatment areas will be carried out. A more detailed discussion of the soil treatment area construction and the treatment process in itself is found in the bioremediation section of this document.

OIL PIPELINE EASEMENTS



CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

The block contains two logos. On the left is the Brea Cañon Oil Company logo, featuring a stylized 'B' and the text 'Brea Cañon OIL COMPANY'. On the right is the Van Tilburg Barvard & Soderberg, AIA logo, which includes a circular emblem with a cross and the text 'VAN TILBURG BARVARD & SODERBERG, AIA' and 'REGISTERED PROFESSIONAL ARCHITECTS'. Below the logos is a north arrow symbol.

Figure IV-7

Subsequent to the construction of the treatment cells, the remaining phases of environmental clean-up will immediately follow well and pipeline abandonment or retrofit, and precede the corresponding phases of development of the property. During the well and pipeline abandonment and preliminary grading activities, any soils suspected of containing hydrocarbons will be sampled and analyzed as to their hydrocarbon content. All hydrocarbon impacted soils with total extractable hydrocarbon contents greater than 1,000 ppm will be removed and placed in the biotreatment area prior to any final grading or construction within each phase.

Soils treated from each phase will be chemically profiled before and after treatment. The exact chemical analyses performed on the soils has been specified by the ~~Los Angeles Regional Water Quality Control Board California RWQCB, Los Angeles Region~~; in the treatment permit issued for the facility. Prior to removing the treated soils, with final hydrocarbon concentrations less than 1,000 ppm, approval will be requested and received from the ~~Los Angeles Regional Water Quality Control Board California RWQCB, Los Angeles Region~~. It is expected that excavation and biotreatment for each phase will not take longer than nine months, with the later phases taking less time.

Limited on-site treatment is being conducted on produced petroleum solids (collected in the bottom of treatment tanks associated with oil/water separation). This activity will be conducted in a separate treatment area on ~~Parcel 4 DHV Residential (Area A2 on Figure IV-3)~~. The area was constructed using a synthetic liner; the construction and estimated dimensions are shown in *Figure IV-3*. The area used for the treatment of petroleum solids will be enclosed in a secured fence. According to the RWQCB Permit, the mitigation criteria for the petroleum solids will be the same as that for the impacted soils (at 1,000 mg/kg using EPA Method 8015).

A permit for the Land Treatment and Discharge Requirements was issued by the ~~California Regional Water Quality Control Board RWQCB, Los Angeles Section Region~~, on September 26, 1994 and revised on May 14, 1997. A copy of this permit has been provided to the City of Carson, and may be reviewed at their offices.

b. What is Bioremediation? (Land Farming/Land Treatment).

The term "bioremediation", or biological treatment, is used to refer to the breakdown of organic material, such as crude oil, by microscopic organisms (microorganisms). In this process, the microorganisms already found in the environment use the organic material as a food source for growth, breaking the complex organic molecules into inorganic and relatively inert organic molecules. The final products of complete biodegradation (decomposition) of petroleum hydrocarbons are carbon dioxide and water. With bioremediation, the hydrocarbons in the soil are converted to an environmentally safe form.

Microorganisms involved in bioremediation include bacteria and fungi naturally found in soils. Most of the organisms which break down hydrocarbons in their metabolic activities are aerobic (require oxygen) and require adequate moisture and nutrients. Therefore, enhanced bioremediation of hydrocarbons in soils involves turning the treated soils (tilling) to ensure optimum oxygen content, and the controlled addition of water and nutrients.

Bioremediation feasibility tests have been carried out on soils contaminated with crude oil from Parcel-1 DHV Residential and Parcel-2 DHV Commercial/Industrial. The results of these studies have shown that above-ground biotreatment of soils containing hydrocarbons is effective.

c. How will On-Site Bioremediation Work at the Site?

The specific type of bioremediation to be used at this the Dominguez Hills Village Specific Plan site is referred to as land treatment. In this process, soils contaminated with hydrocarbons in excess of the clean-up criteria (proposed to be 1,000 ppm) will be excavated and placed in above-ground treatment areas. The treatment areas will be designed with stormwater retention berms and will have compacted soil liners to prevent migration of moisture to the underlying soils. A separate, smaller area for the treatment of produced solids will be lined with an inert plastic liner.

In the land treatment process, the hydrocarbon impacted soils will be tilled and watered at regular intervals to ensure optimal moisture and oxygen content for rapid elimination of hydrocarbons from the soil. In addition, the levels of nitrogen and phosphorus - nutrients vital to biodegradation - will be monitored throughout the treatment process. Nutrients will be added to the watering cycle when analytical results suggest nutrient deficiencies.

d. Which Regulatory Agencies Will Be Involved in the Bioremediation Effort?

The California Los Angeles Regional Water Quality Control Board (LARWQCB), Los Angeles Region, will be the primary agency overseeing the bioremediation efforts at Parcels 1 and 2. A Remedial Action Plan (RAP) has already been submitted to this agency. A permit was issued to the Estate of Albert Levinson/Brea Cañon Oil by the LA California RWQCB, Los Angeles Region, on September 26, 1994, allowing for the land treatment of hydrocarbon contaminated soils and produced solids on September 26, 1994. An updated and revised permit was issued on May 14, 1997, allowing for additional volumes of soil to be treated and revising some testing protocols. A copy of the finalized RAP and the permit issued by LA California RWQCB, Los Angeles Region, is available for public review at the City of Carson, as well as at the on-site construction office. In addition, the biotreatment and excavation of hydrocarbon soils at the facility may fall under the jurisdiction of the South Coast Air Quality Management District SCAQMD, and their SCAQMD Rule 1166, which regulates the clean-up of soils which emit more than 50 ppm VOCs. For this reason, the Environmental Contractor selected for the bioremediation and excavation oversight will be required to obtain a SCAQMD Rule 1166 Permit.

7. Deepwater Iodides Facility.

a. History of Deepwater Iodides.

Deepwater Iodides, Inc., a manufacturer of iodine containing compounds, was a tenant of Unocal and then the Levinson Estate of Albert Levinson, occupying less than one acre of Parcel-1 DHV Residential from 1931 to 1993. Initially, Deepwater Iodides was involved in the extraction of iodine from the salty water brought to the surface during oil production activities. Later, Deepwater Iodides diversified into the production of iodine inorganic compounds. In 1975, Deepwater Iodides began producing organic compounds in addition to its previous manufacturing activities.

b. History of Environmental Investigations at the Deepwater Iodides Facility.

Past environmental investigations have been carried out by both Deepwater Iodides and Brea Cañon Oil Company, Inc./Levinson Estate of Albert Levinson. Prior to purchasing Parcels 1 and 2, Brea Cañon Oil Company retained RMT, Inc. (Environmental Consultants) to complete an environmental site investigation with a focus on the Deepwater Iodides Site. As a part of this investigation, RMT, Inc., drilled eight soil borings on the Deepwater Iodides Site to a depth of 41.4 feet, and one to a depth of 135-0" feet, where groundwater was sampled. The results of this investigation indicated only limited amounts of soil contamination at the Deepwater Iodides site in the samples analyzed. Petroleum hydrocarbons were found in one sample and a chlorinated solvent was found in two samples at a low concentration. In January and February, 1993, Environ ENVIRON conducted a site investigation in which 18 soil borings were advanced to depths ranging from 10-0" to 15-0" feet throughout the Deepwater Iodides site. Analytical results of this site investigation indicated only a limited amount of hydrocarbon in the soil at the site, and slightly elevated levels of metals in the near surface. No significant problems were found based upon testing methods used, which looked for commonly used organic compounds, metals, acids and hydrocarbons. However, near-surface samples were not collected during either the RMT, Inc. or the Environ ENVIRON investigations.

c. Site Closure and Remediation Activities.

As instructed by the Los Angeles County Fire Department, a Facility Closure Plan (Plan) was prepared and implemented for the Deepwater Iodides facility to satisfy the requirements under Section 80.110 of the 1991 Uniform Fire Code. The Facility Closure Plan provides a description of the planned closure activities, with emphasis on the disposition of hazardous materials currently stored, used, or manufactured at the facility. All chemical manufacturing at Deepwater Iodides was terminated by December, 1993. Unused raw materials, chemical intermediates, and finished products were to be removed from the facility and transported to Weber Distribution, Inc., in Sante Fe Springs, California, a hazardous materials storage facility.

On January 27, 1993, a pre-demolition asbestos survey was conducted by a Certified Asbestos Consultant and a Certified Asbestos Surveillance Technician using U.S. EPA Asbestos Hazard Emergency Response Act (AHERA) protocol as general sampling guidelines. A total of 27 bulk samples was collected, 25 of which were submitted for analysis. Analytical results showed that asbestos containing building material (ACBM) are present in flooring, wall, roofing, and other miscellaneous materials in every building throughout the Deepwater Iodides site. All ACBM were abated and removed from the facility prior to demolition of the structure (which will occur from January 1994 until all structures are removed).

In January and February of 1993, a preliminary sampling and analysis program to assess the nature and extent of potential contamination in subsurface soil and selected building structural components was conducted on the Deepwater Iodides site. Seventeen (17) soil borings were drilled in areas of the facility that were considered to be of potential environmental concern. These borings were drilled to depths of approximately 10-0" to 35-0" feet. Analytical results showed that with the exception of the relatively high concentration of crude oil found in the soil sample collected two feet 2-0" below ground surface at one of the borings, there were no significant TPH, VOC, Semi-VOC, pH, or metal contamination in the soil samples analyzed. In addition, analytical results showed relatively elevated concentrations

of copper in chip samples taken from wooden walls in a structure. No evidence of significant lead concentration was detected in the chip samples taken from the painted interior walls and ceiling panels of another structure located on the Deepwater Iodides facility.

During demolition of facilities and appurtenances from January to April 1994, ENVIRON collected and analyzed debris samples to facilitate disposal determination. In addition, ENVIRON collected seventeen 17 soil samples during demolition activities at various locations at the site. The results of analysis indicate that concentrations of constituents of potential concern may exceed clean-up levels. In February 1995, the Estate of Albert Levinson (EOAL) took over the remaining clean-up activities at the site. Geraghty and Miller has been retained by EOAL prepare work plans for submission to the Los Angeles County Fire Department Site Investigation Unit. In addition, Geraghty and Miller is preparing a work plan to more fully assess the potential environmental impacts from the Deepwater Iodides operations. Any materials or soils found to pose a threat to human health or the environment will be remediated and/or disposed of off-site. Geraghty and Miller has been retained by the Estate of Albert Levinson to conduct the site investigation and cleanup activities under the oversight of the California RWQCB, Los Angeles Region, Site Clean-Up Unit. Any materials or soils found to pose a significant threat to human health or the environment will be remediated and/or disposed of off-site.

d. Status of Remediation

During the course of the demolition activities, near surface samples of soil and waste were taken in areas in which soil discoloration or odors were noted. The results of these samples indicated the presence of alkyl iodides, organic halides, metals and hydrocarbons in the near surface soils of the former Deepwater Iodides site. Currently, Geraghty & Miller is working on a Draft Work Plan for Soil Sampling, Analysis and Remediation for submittal to the LACFD. This document will address further sampling procedures, clean-up methods, and specific remediation goals. The Estate of Albert Levinson, will remove any soil determined to be hazardous under Federal and State regulation and which pose a significant health risk from the site for proper off-site disposal. Further, any unregulated but potentially toxic compounds will be removed to a level acceptable to LACFD and/or LARWQCB and the Levinson Estate. The specific clean-up concentration goals for each detected compound have yet to be determined, but will be subject to approval by the LACFD and/or CADHS. A workplan for further site investigation, prepared by Geraghty and Miller in December 1995 was approved by the California RWQCB, Los Angeles Region, in the Spring of 1996. This document addresses further investigative and sampling procedures. The results of this additional assessment will be used to put together specific remediation goals and clean-up methods. The Estate of Albert Levinson will treat or remove any soil determined to be hazardous under Federal or State Regulations and/or poses a significant threat to human health or the environment. Further, any unregulated but potentially harmful compounds will be removed to a level acceptable to the California RWQCB, Los Angeles Region, and the Estate of Albert Levinson. Specific clean-up concentration goals for each detected compound will be determined after further site investigation is completed, and these goals will be subject to approval by the California RWQCB, Los Angeles Region, and/or CADHS.

It is expected that a final version of the Work Plan for Soil Sampling, Analysis and Remediation will be completed for the Deepwater site by February, 1996. As soon

~~as this document is approved by the LACFD and/or LARWQCB, it will be made available for public review at the City of Carson and at the on-site construction trailer.~~

~~Documents generated during the site investigation and remediation will be made available for public review at the City of Carson and at the on-site construction trailer.~~

e. Projected Completion Date.

~~It is expected estimated that remediation of the Deepwater Chemical Facility site will be completed by the Fall of 1995 Spring of 1999. An approval of the clean-up and final closure of the site, or a portion thereof, can be expected from the Los Angeles County Fire Department or CADHS by the Spring of 1997 1998. Final closure of the site can be expected from California RWQCB, Los Angeles Region, by the Winter of 1999.~~

8. Oil Production Easements.

Any easements currently existing on the site are in the process of being removed.

There are pipelines originating at the westerly property line at Meadbrook Street, which currently transport oil, water, and gas from off-site wells to the oil and gas storage facility on ~~Parcel-4 DHV-Residential~~. The relocation of the existing oil and water separation facility will be a part of the soil remediation and build-out; it will be relocated to Lot 28 32, at the north property line of the commercial lot on ~~Parcel-2 DHV-Commercial/Industrial~~, see Figure IV-9 on Page IV-20.

A 15'-0" easement runs from ~~Parcel-4 DHV-Residential~~ to the water, oil and gas separation facility on ~~Parcel-2 DHV-Commercial/Industrial~~ (roughly along the north property line); ~~There are also pipeline access easements to the oil producing wells #48 and #1B, and to injector wells #42. The routing of these pipelines will require underground easements to be recorded on the property.~~

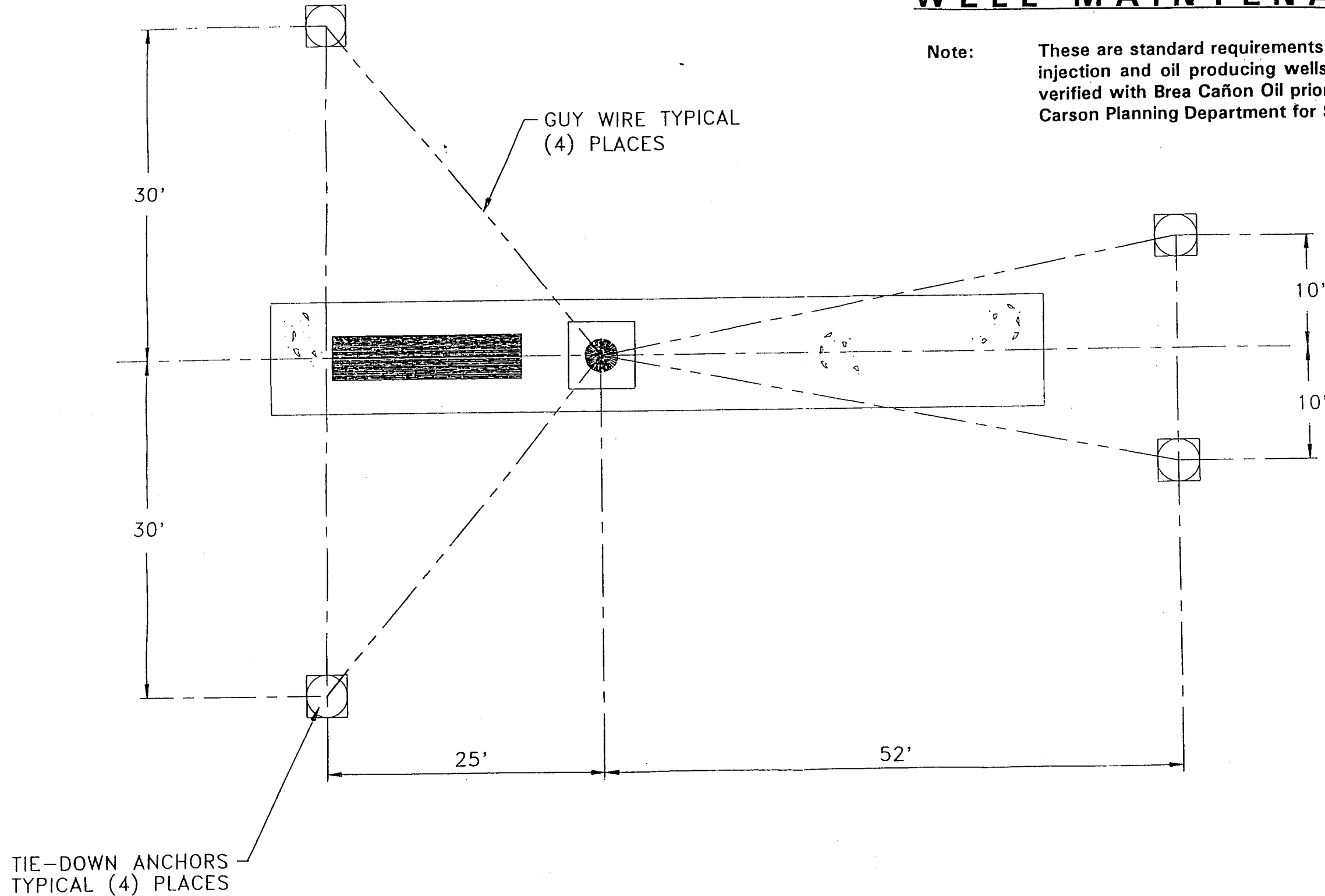
~~The servicing requirements of active wells is shown on Figure IV-8, Page IV-19, as approved by Brea Cañon Oil Company.~~

At the time of preparing this document, the final configuration of oil production on the commercial lot (Lot 27 33) and the future tank farm (Lot 28 32) of ~~Parcel-2 DHV-Commercial/Industrial~~ had been tentatively identified; ~~and easements will have to be established for the pipeline routing and access from the tank farm to these wells.~~

In addition to the oil related easements, there are storm drains, water and retention basin easements. See ~~Figures V-12 V-13 through V-15.~~

AREA REQUIREMENTS FOR OIL WELL MAINTENANCE OPERATIONS

Note: These are standard requirements for access and maintenance of injection and oil producing wells. Specific requirements to be verified with Brea Cañon Oil prior to submitting site plans to the Carson Planning Department for Site Plan Review.



RIG GUY LINE LAYOUT

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

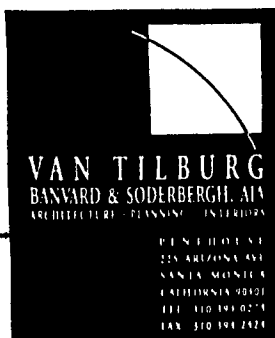
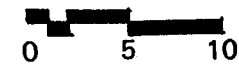
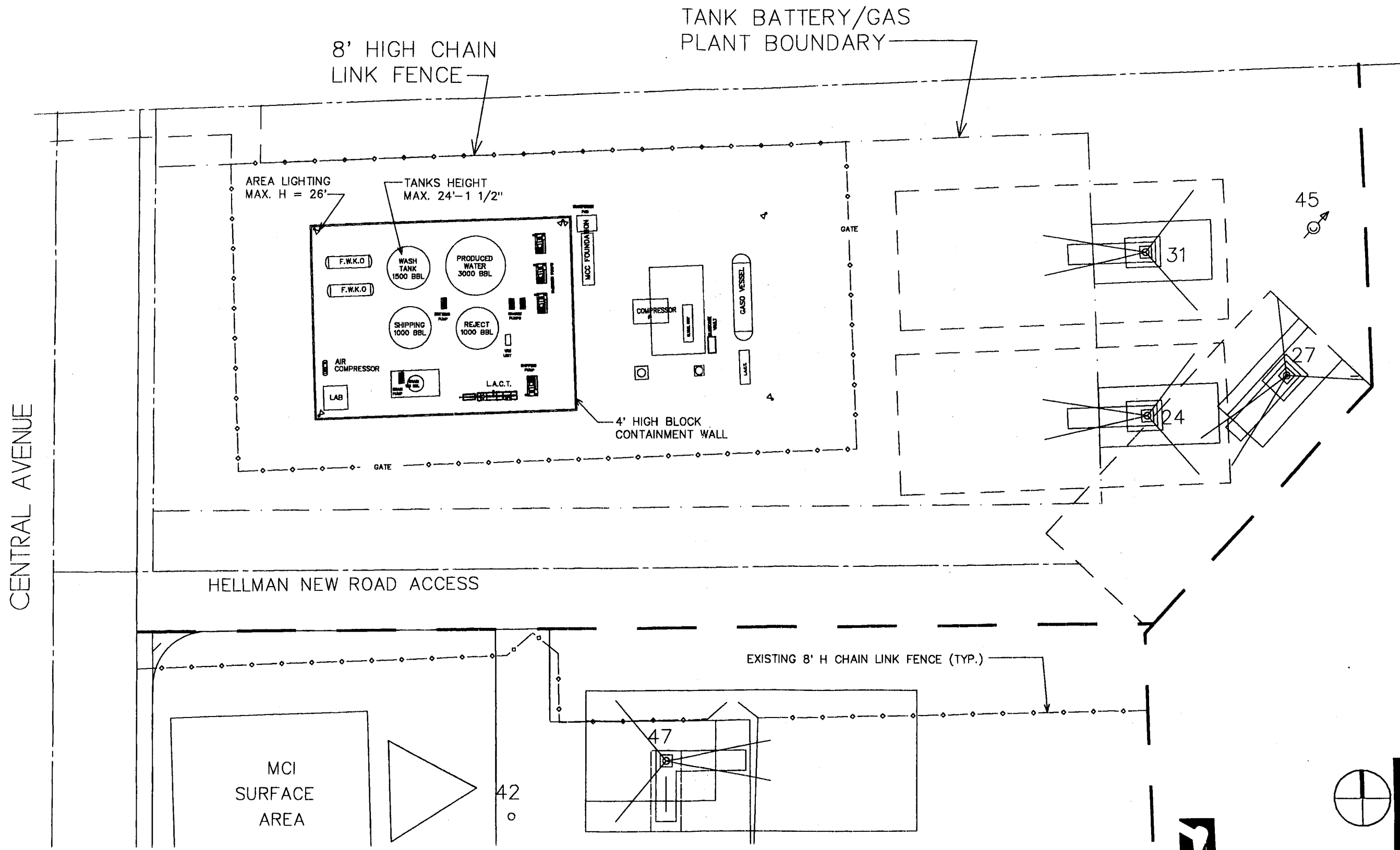


Figure IV-8

TANK FARM/GAS PLANT RELOCATION PROPOSAL



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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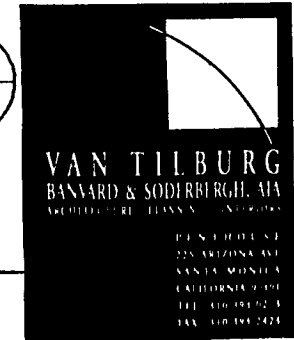
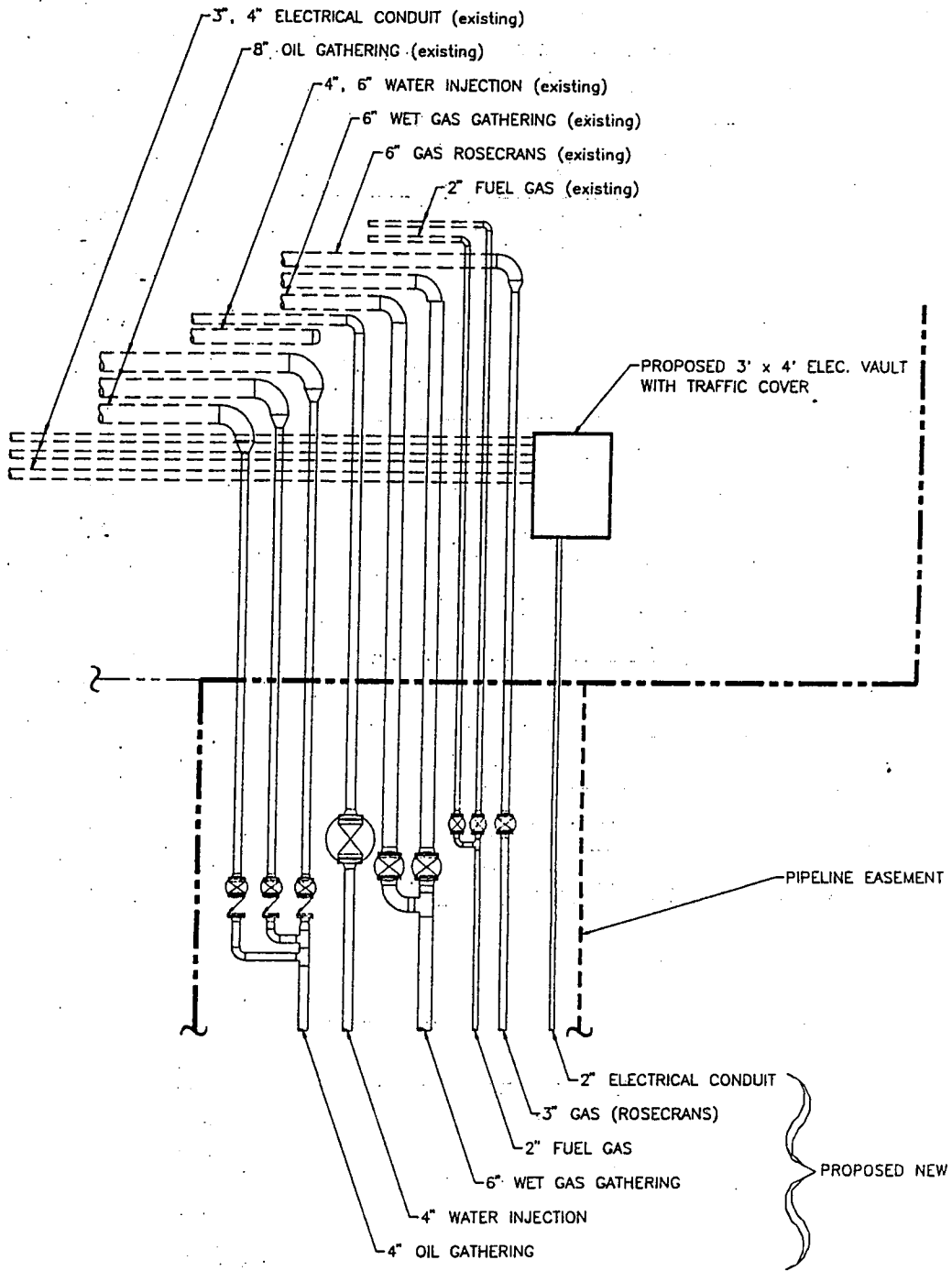
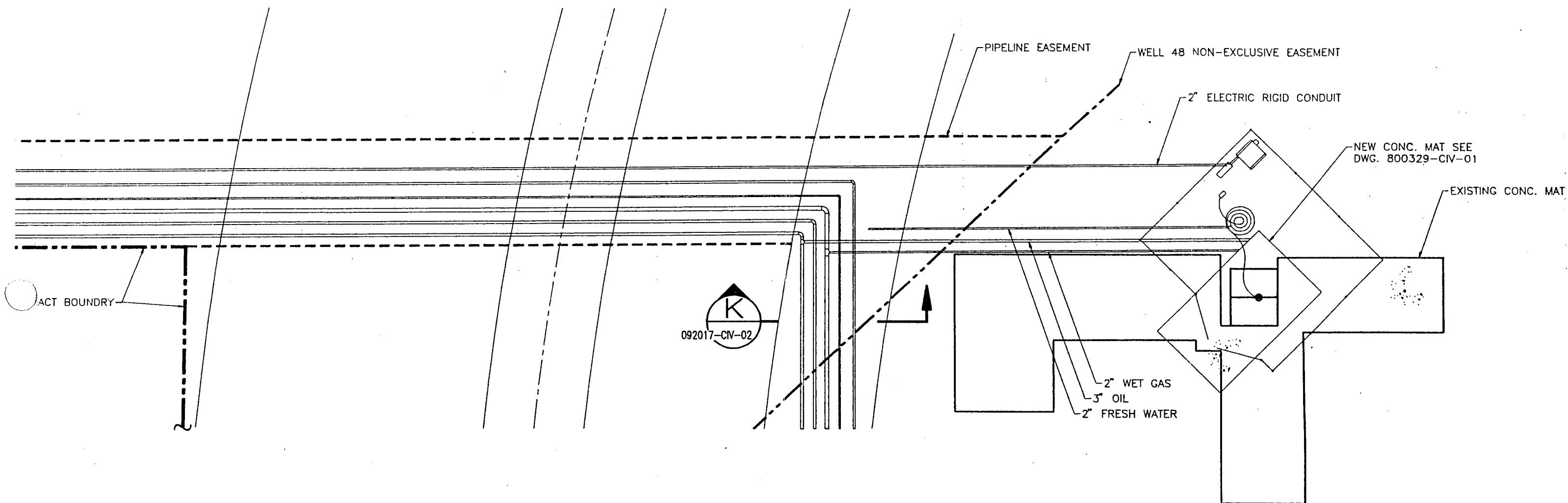


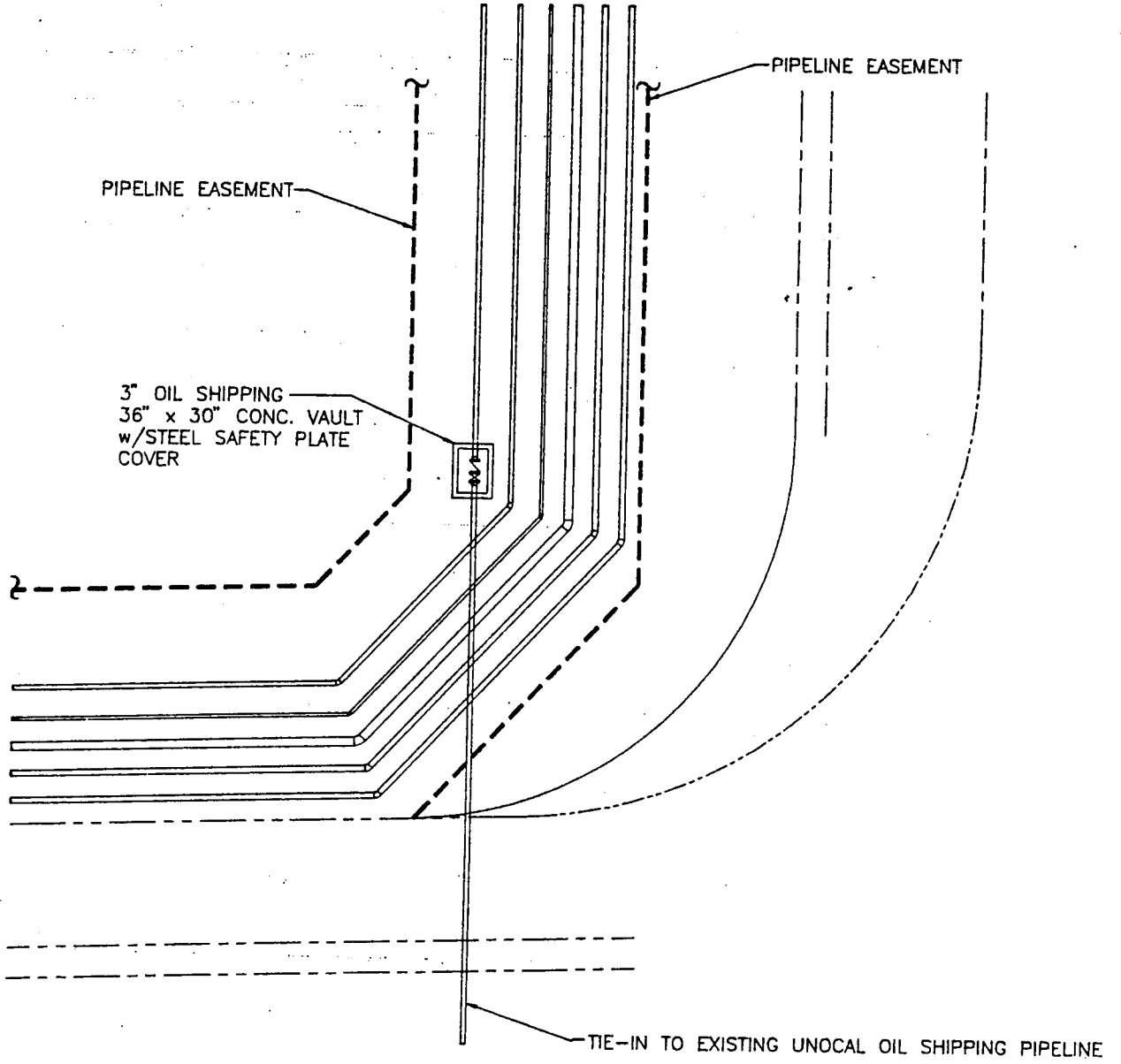
Figure IV-9



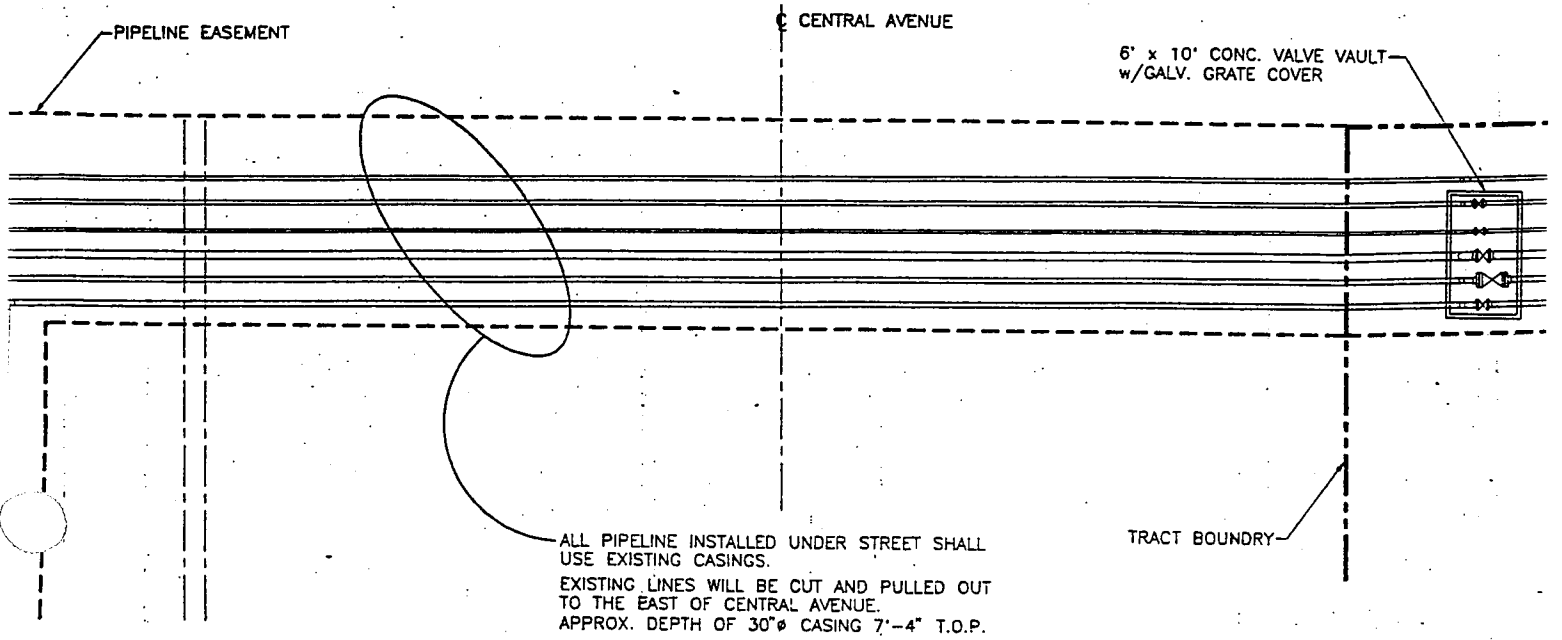
OIL EASEMENT 'A'



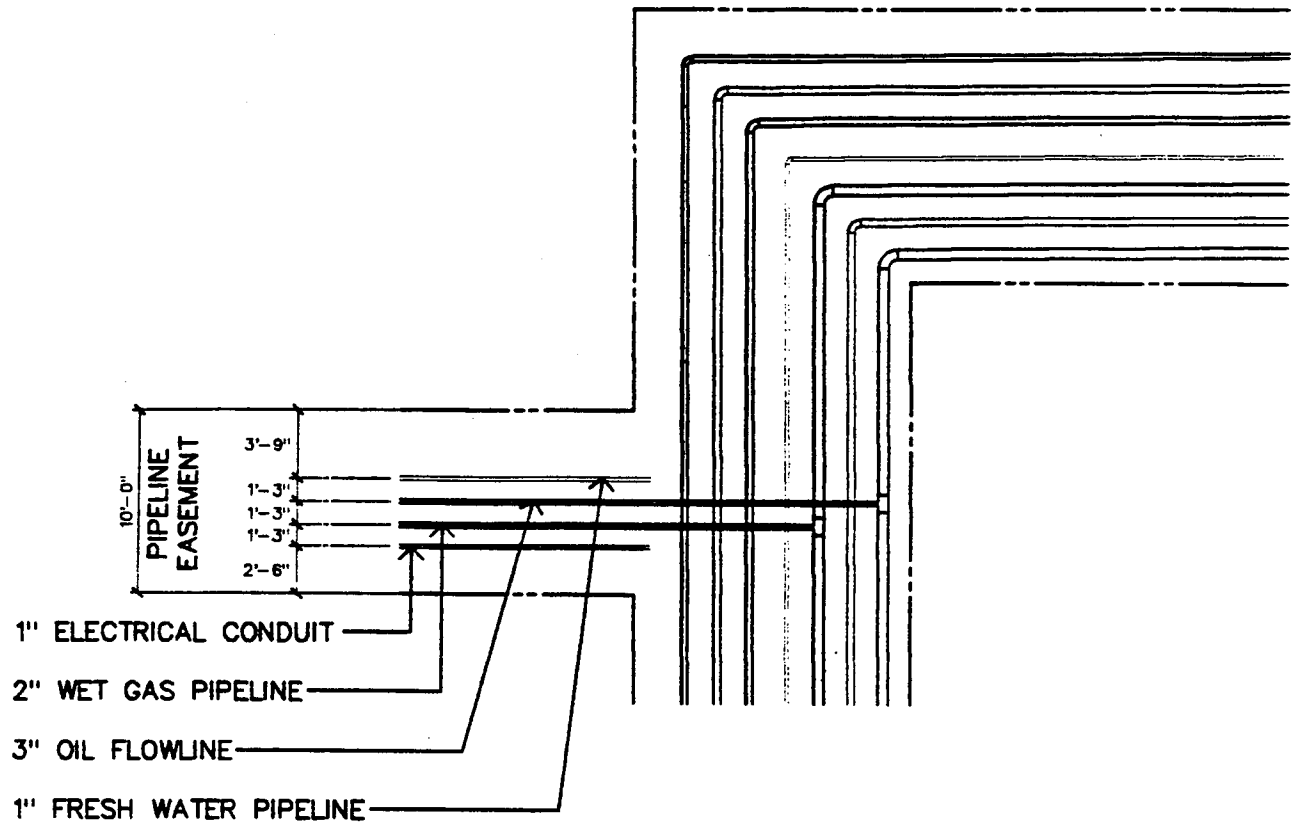
OIL EASEMENT 'B'



OIL EASEMENT 'C'



OIL EASEMENT 'D'



OIL EASEMENT 'E'

V. SPECIFIC PLAN

1. Development Plans and Standards.

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, City Comprehensive General Plan goals and objectives, development phasing and local community goals have, and will continue to be, fully examined and considered.

a. Specific Land Use Plan.

1) Project Description:

Upon completion, Dominguez Hills Village will comprise a high quality mix of residential, recreational, child care, retail, industrial and oil production land uses. The residential housing types will meet a broad market need in the City of Carson and surrounding neighborhoods. The Specific Plan has made provisions for for-sale detached single family residences, duplexes, townhouses, and flats. Densities average from ~~eight to twelve~~ 8.0 to 12.0 dwelling units per acre (du/ae) for the Detached Single Family Housing Type, to ~~twenty-three~~ 23.0 dwelling units per acre for townhouses and flats (over attached garages). (Refer to Figure V-1, Land Use Plan, and Figure V-2, Illustrative Site Plan, on the following pages.)

The target market for the residential component ranges from reasonable, market rate housing opportunities, to family homes, to "move-up" opportunities within this secured urban neighborhood.

~~At buildout, a maximum of 893 residences will be constructed on 58.9 acres (not including open space) of this approximately 72-acre Parcel 1 site. Residential density will net an overall density of 15.2 dwelling units per acre for Parcel 1.~~

~~At buildout, under the original approved Specific Plan, a maximum of 893 residences was permitted to be constructed on 58.98 acres (not including open space, child care center, roads, or easements/retention basin) of this 72.74-acre DHV-Residential site. Under the original approval, the overall gross density was 15.2 dwelling units per acre. The current Specific Plan proposes a total of 650 dwelling units with an overall density of 8.9 dwelling units per acre for the DHV Residential site.~~

The landscaped roadways, open space, child care, and residential amenities are of the highest quality design to ensure visual beauty, active and passive recreational opportunities, and, along with the retail center, the tank farm, and the industrial uses on ~~Parcel 2 DHV-Commercial/Industrial~~, will improve the jobs/housing balance for residents of the area.

LAND USE PLAN

Housing Type A-1



Housing Type B



Housing Type C



Open Space



Child Care Center



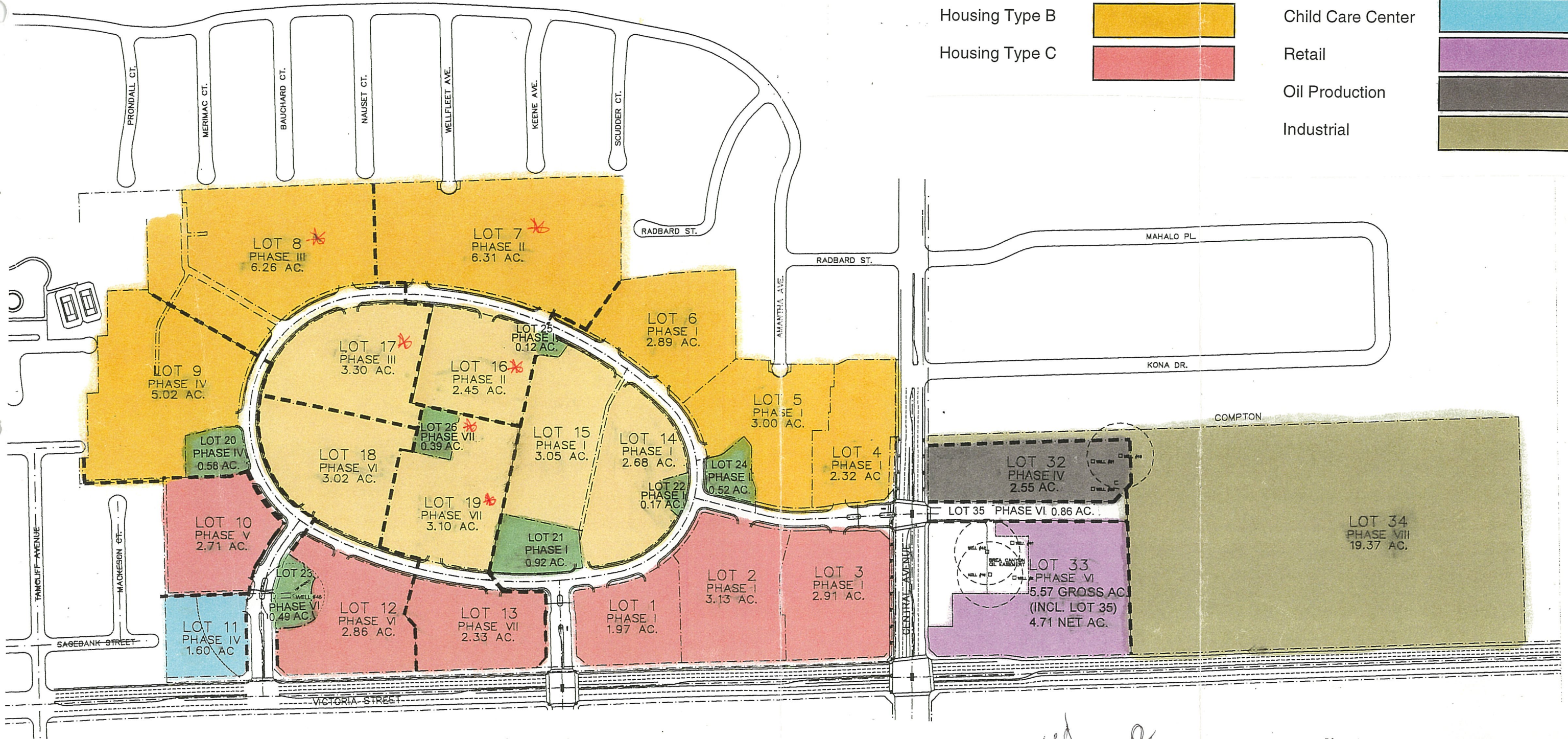
Retail



Oil Production



Industrial



proposed MU-R

DOMINGUEZ HILLS VILLAGE

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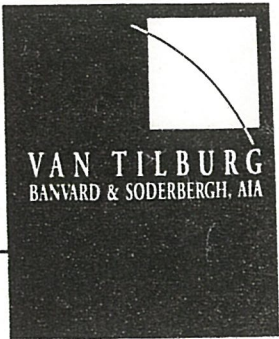
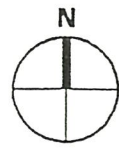


Figure V-1



DOMINGUEZ HILLS VILLAGE

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

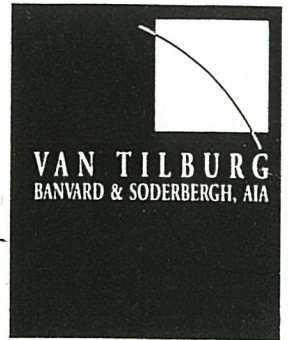
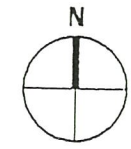


Figure V-2

Nonresidential land uses support the Specific Plan's proposed residential and community facilities/open space elements. A 5.4 4.71-net acre neighborhood retail center, a 2.3 2.55-acre tank farm, and a 19.7 19.37-acre industrial development are proposed on the 27.4 27.49 acre Parcel-2 DHV-Commercial/Industrial as an integral part of Dominguez Hills Village. In keeping with the Project's goals and objectives, the retail component will provide a convenient and accessible service/retail center for the residents and surrounding community, and will provide new jobs through the construction and staffing of this commercial component.

On Parcel-4 DHV-Residential, approximately 6.4 7.52 acres of primary internal roadways will be constructed by the Developer to access the individual lots to be built out by merchant builders. Project roadways, to be built to City standards, will be developed and landscaped in a manner that establishes a hierarchical network and visual continuity. The roadways will be maintained as private roads.

With the exception of the maximum 23 dwelling units per acre Housing Type D, There is a 10% variance permitted from the stated densities, provided that the Parcel-4 DHV-Residential Project total does not exceed 893 650 homes.

A detailed Project description is provided below, with a separate discussion for Phase 1 residential development.

a) Residential:

Phase 1 Residential

There are three housing types for Phase 1. The Specific Plan was formulated based on the goal of answering a demand in the area for quality, secure and reasonable housing, which is conveniently located near employment opportunities and provides amenities for families and residents of all ages.

The lots bordering the existing single family and duplex developments to the north of Phase 1 - lots 4, 5, and 6 will be built as single family patio homes (Housing Type "B"). The lots total 8.08 acres, with a unit count of 70 homes. The total proposed density for these lots is 8.66 dwelling units per acre.

Lots 14 and 15 will be developed with conventional single family dwelling units at a density of 8.20 dwelling units per acre (Housing Type "A-1"). The lots total 5.73 acres, with a unit count of 47 homes.

Townhouses and carriage homes are designated for lots 1, 2, and 3, at approximately 16.10 dwelling units per acre (Housing Type "C"). The lots total 8.01 acres, with a unit count of 129 homes.

Phases 2 through 7 Residential

There are ~~four~~ ~~three~~ contemplated housing types. The Specific Plan was formulated based on the goal of answering a demand in the area for quality, secure and reasonable housing, which is conveniently located for ~~near~~ employment opportunities and provides amenities for families and residents of all ages.

It is the intent for the ~~P~~roject to be built out with lot, housing type, and phasing as shown herein. The ~~D~~eveloper seeks the right to maintain a degree of flexibility in the allocation of densities between lots, while maintaining the maximum allowable unit count, which is ~~893~~ ~~650~~ units for ~~Parcel 1 DHV-Residential~~.

~~Parcel 1 DHV-Residential~~ has been planned with the lower density single family, detached houses being located along the north and west property line adjacent to the existing residential neighborhoods, serving as a transitional buffer between the existing neighborhood. Higher density portions of Dominguez Hills Village would be located ~~at the center of the~~ along the south property line adjacent to a main arterial street which borders the ~~P~~roject site.

The lots bordering the single family and duplex developments to the north and west of ~~Parcel 1 DHV-Residential~~ - lots ~~5, 6, 7, 8, and 9, and 10~~ will be built as single family residences. The lots total ~~25.6~~ ~~17.39~~ acres, with a total unit count of ~~272~~ ~~158~~ homes. The lots range in density from ~~8.91~~ to ~~429.35~~ dwelling units per acre (~~du/ae~~).

Lots ~~6 and 8~~ will be developed with single family dwelling units at a density of ~~8.91~~ dwelling units per acre. On lots ~~5, 7, and 9 and 10~~, the single family densities will be ~~429.35~~ and ~~8.96~~ dwelling units per acre ~~respectively~~.

As the phasing diagram indicates (~~see Figure V-17~~), the first phase of the Project incorporates Housing Types A, B, C and D.

~~Likewise, on~~ On lots ~~2, 3, 10, 12 and 13, 14, 17, 18, 19 and 21~~, the current designation is Housing Type C: Courtyard ~~T~~ownhouses at approximately ~~48~~ ~~17.34~~ dwelling units per acre, and Housing Type D: Flats and townhomes at a maximum of ~~twenty three~~ dwelling units per acre. The total unit count on these interior lots is ~~556~~ ~~137~~ homes.

~~Should the absorption of C be significantly greater than D, the Developer wishes to reserve the right to convert the housing types indicated as D to C type residences, and vice versa, provided that the unit count on the ten lots (numbers 2, 3, 13, 14, 16, 17, 18, 19 and 21) in the interior of Parcel 1 and facing Victoria Street does not exceed 556 homes.~~

Phase 1 Housing Types

- Lots 14 and 15, Housing Type A-1, 8.20 du/ac.

Conventional Single Family Detached Homes ranging from 1,900 to 2,500 square feet, will consist of 47 homes on 5.73 acres. These houses will appeal to families with children and members of the community accustomed to larger houses who wish to relocate, and maintain privacy and yard benefits.

- Lots 4, 5, and 6, Housing Type B, 8.66 du/ac.

Single Family Patio Homes ranging from 1,400 to 2,000 square feet, will consist of 70 homes on 8.08 acres. These houses will appeal to families with children and members of the community desiring smaller single family homes, while maintaining privacy and yard benefits. This housing type is designed with rear garages that are accessed via a common roadway, which creates a streetscene from the front of the home with building facades comprised of architectural detailing without a dominant garage door. This design allows for vehicle-free walking areas with sideyards usable as backyards.

- Lots 1, 2, and 3, Housing Type C, 16.10 du/ac.

Townhouses and Carriage Homes, 129 homes on 8.01 acres, will range in size from 1,000 to 1,400 square feet. These predominantly townhome units, and some carriage homes with attached garages, offer a smaller, reasonably priced alternative to young working single and couple home buyers. This housing type is a two-story configuration with attached garages in a secured community, providing a neighborhood feel with the integrated open space, common area, and lot specific amenities provided to the residents such as BBQ areas, picnic benches, and a children's play area.

Phases 2 through 7 Housing Types

- Lots 6 and 8, 16, 17, 18, and 19, Housing Type A-1, 89.18 du/ac.

Single Family Detached Homes, ranging from 1,400 to 2,050 to 2,500 s.f. square feet, will consist of approximately 72 109 homes on approximately 9 11.87 acres. These houses will appeal to families with children and members of the community accustomed to larger houses who wish to relocate, and maintain the privacy and yard benefits.

- Lots 5, 7, 8 and 9 and 14; Housing Type A-2 B; 12,909 du/ac:

Single Family Detached Homes, ranging from 1,300 s.f. to 1,900 s.f. 1,200 to 2,400 square feet, will consist of 200 158 homes on approximately 46.6 17.39 acres, located on Parcel 4 DHV Residential. These houses will appeal to families with children, and move-up buyers seeking single family home ownership with its attendant yard and privacy benefits.

- Lots 1 and 4; Housing Type B; 16 du/ac:

Duplexes, 65 units on a total of 4.1 acres, ranging in size from 1,200 s.f. to 1,600 s.f.. These attached homes will offer many of the benefits of single family homes, while providing a low maintenance housing alternative for working couples who are first time home buyers. This housing type will also appeal to older couples who have grown children, and have decided to move from single family homes to homes with less maintenance in a secure community environment with available amenities.

- Lots 2, 3, 10, 12 and 13, 14, 17, 18 19 and 21; Housing Type C; 48, 17,34 du/ac:

Courtyard Townhouses, 418 137 units on 23.2 7.9 acres, ranging will range in size from 1,100 s.f. to 1,500 1,050 to 1,800 s.f square feet. These attached, predominantly townhome units, and some flats with attached garages, offer a smaller, reasonably priced alternative to young working single and couple home buyers. This housing type gives the benefit of a low-density, two-story configuration with attached garages in a secured community, providing a neighborhood feel with the meandering open space, and with the common area, and the lot-specific amenities provided for the residents.

- Lots 16 and 20; Housing Type D; 23. du/ac:

Townhomes and Flats with Tuck Under Parking, 138 units on 6 acres, ranging in size from 1,050 s.f. to 1,300 s.f.. This housing type provides basically the same benefits as Housing Type C, though being slightly smaller residences at slightly higher densities. The goal with this type of residence is to provide the opportunity of home ownership to a greater number of people, while still providing the quality, security, and amenities of Dominguez Hills Village.

- b) Open Space, Commercial Facilities, Community Facilities, Commercial, Oil Production, and Industrial:

The Community Facilities/Open Space element of the Dominguez Hills Village Specific Plan features community-oriented uses as the focal point of the Specific Plan.

- *Parks and Open Spaces:* See Figure VI-1: Common Area Landscaping and Park Reference Plan. Located at the entrance to Parcel 4 DHV Residential at the main entry drive Birchknoll Drive off Victoria Street, opposite the intersection with the loop drive South Oakhill Circle, the park on Lot 45A 21 is dedicated to community, and neighborhood and family gatherings, as well as active and passive activities. In this park, the Developer will, prior to the occupancy of Phase 1, construct an approximately 40' x 40' 4,000-square foot commons building for the residents, incorporating bathrooms, a multi-purpose room, and limited kitchen facilities.

The open space areas resulting from the separation between of residential uses and the oil producing well on Parcel 4 DHV Residential will also provide opportunities for such active recreational uses as basketball and lawn activities. This site will require that the layout of the parks, and as well as the requirements of the submersed pumps as stipulated in the Continuing Non-Conforming Use (oil production) Ordinance, are approved as part of the Site Design Review Process by the Planning Commission.

As a part of Phase 4, two full-size tennis courts and open space will be provided on Lot 40 20, a 0.6 0.58-acre park.

The loop road North and South Oakhill Circle in Parcel 4 DHV Residential provides the opportunity for an exercise and running track, with pocket parks containing fitness clusters. The parks on lots 45A, 24A 20, 21, and 40 26 will be linked across lots 20 18 and 24 19 by a public path of landscaped 12' minimum right-of-way for the use of all Dominguez Hills Village residents and guests. See the *Landscape Design Guidelines* for the specific park designs.

- The *Child Care Facility* will consist of a 150 student capacity child care facility, with ample outdoor play areas in excess of those required by the Code.
- The *Retail Site*, comprising a minimum of 50,000 s.f. square feet on approximately 5 4.71 net acres or more, as required, is in response to a need identified by the Community and City officials for a neighborhood-serving retail center in this area. The retail center is anticipated to contain a small market, neighborhood retail, and, should there be a need on behalf of the community, restaurant pads, which may or may not offer drive-through fast food. The Development Team is currently conducting community meetings to ascertain the retailers to target in marketing the site.

- *Oil Production:* The oil production on the site will be significantly reduced, and a majority of the existing oil producing wells will be capped in accordance with regulations of authorities having jurisdiction over oil production and capping of oil wells. On ~~Parcel-4 DHV-Residential~~, oil production will be reduced to ~~two~~ one oil-producing wells connected to pipelines transporting the oil to the tank farm on ~~Parcel-2 DHV-Commercial/Industrial~~, and ~~one injection well~~. Submersed pumps, with fencing in ~~park settings~~, as stipulated in the Continuing Non-Conforming Use (oil production) Ordinance in ~~park settings~~, will replace the existing above-ground pump jack. The oil production will continue on ~~Parcel-2 DHV-Commercial/Industrial~~. When retail and tenants have been identified, and the location of the retail center is confirmed, oil production may be further curtailed to accommodate the location of the retail center and potential tenant requirements. The "tank farm" is an oil and gas storage facility, currently located on ~~Parcel-4 DHV-Residential~~, which will be relocated to ~~Parcel-2 DHV-Commercial/Industrial~~ along the north property line which borders ~~an~~ existing industrial uses. See Section III.
- *Industrial:* A significant portion of ~~Parcel-2 DHV-Commercial/Industrial~~ is dedicated to industrial use, which industrial use is the current land use contemplated by the General Plan, and which physically surrounds ~~Parcel-2 DHV-Commercial/Industrial~~ to the north and east.

2) Land Use Development Standards.

To ensure the orderly and sensitive development of the residential, recreational and nonresidential uses proposed for Dominguez Hills Village, special techniques, criteria and/or mitigations have been created for each Planning Area. These area-specific standards, discussed in detail in Section V.2, *Planning Area Standards*, will assist in accommodating the proposed development and provide adequate transitions between neighboring uses.

In addition to these specific techniques, ~~P~~project-wide development standards also have been prepared which complement the unique conditions within each Planning Area. These general standards are as follows:

- a) The total Specific Plan for ~~Parcel-4 DHV-Residential~~ shall be developed with a maximum of ~~893~~ 650 dwelling units, as illustrated on the *Land Use Plan (Figure V-1)* and Executive Summary *Table I*. General permitted uses will include residential, parks, child care, open space, recreation uses, oil production, and circulation as delineated on the Land Use Plan and in the individual Planning Areas (Section V.2.).

On ~~Parcel-2 DHV-Commercial/Industrial~~, the current contemplated uses shall include an approximately ~~2~~ 2.55 acres parcel allocated to the tank farm and gas plant; and a minimum 50,000-square foot s.f.

retail center on approximately 5 4.71 net acres. The balance of the site shall conform to uses allowed in the General Plan, or uses demonstrated to be compatible with the neighborhood and identified as alternates in the Environmental Impact Report EIR. Such alternate uses are subject to the City's General Plan Amendments and Site Plan review processes.

- b) Uses and development standards will be as defined in the following sections: Development Plans and Standards and *Design Guidelines*, future detailed Plot Plans, and potential conditional use permits as appropriate for the use being contemplated.
- c) Standards relating to landscaping, parking, setbacks, and other related design elements will conform to the City of Carson, Dominguez Hills Village Specific Plan Zone Ordinance. When appropriate and necessary to meet the goals of this Specific Plan, the standards will supersede the Zoning Code Ordinance requirements.
- d) The development of the property shall be in accordance with the mandatory requirements of all City of Carson ordinances, (unless amended herein), and State laws, and shall conform substantially with Specific Plan No. 4-93 as filed in the City of Carson Planning Department, including the City Council adopted ordinance and conditions of approval, (unless otherwise amended).
- e) Except as noted or defined within this Specific Plan, portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- f) Common areas identified in the Specific Plan shall be owned and maintained by a permanent Master Maintenance Organization, which shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those landscaped areas adjacent to Parcel 4 DHV Residential on Victoria Street and Central Avenue).

Common area maintenance of these lots will be the responsibility of the Commercial Retail and Industrial Developer these lots.

- g) ~~With the exception of the 8 unit per acre Housing Type A-1 (lots 6 and 8), and the 23 unit per acre Housing Type D (lots 16 and 20,~~ the proposed number of dwelling units contained in an implementing residential application may exceed the maximum expressed in said Planning Area by not more than ten 10 percent (10%), provided that an equal or greater number were unused in a previously approved application, or shall be remain unused by in a future application, within another Planning Area. It shall be determined through the appropriate development application up to the maximum density identified based upon, but not limited to, the following: a) adequate availability of services; b) adequate access and circulation;

- c) sensitivity to landforms and; d) Housing types and/or conservation or other opportunities.
- h) The floor area range indicated for the various dwelling unit types proposed for the project are a range based on contemporary built dwelling units at comparable densities in the Southern California area. The dwelling unit sizes will respond to market factors prevailing at the time of the residential application. The floor areas for a Planning Area may be increased by ten 10 percent (10%) from the floor area of the dwelling units multiplied by the number of dwelling units in a Planning Area.
- i) Prior to issuance of a Building Permit for construction of any use contemplated by this approval, the applicant shall first obtain approval from the City of Carson Planning Commission for Design Review. The review shall include, but not be limited to, verification that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
- j) An environmental assessment shall be conducted for each tract, change of zone, conditional use, Specific Plan Amendment, Planning Commission Design Review, or any other discretionary Permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for this Specific Plan Number 4-93.
- k) No further Conditional Use Permits shall be required for the residential uses specifically contemplated herein.
- l) Phasing of project buildout may vary from that indicated in the Phasing Plan with Planning Commission approval and Design Review, without submitting a Zoning Ordinance Variance Application.
- m) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property herein.
- n) Flag lots shall not be permitted except as approved by the Planning Commission.
- o) Development applications which incorporate common areas shall be accompanied by Design Plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian, and bicycle). Such plans shall be in substantial conformance with the provisions of this Specific Plan.
- p) Passive solar techniques will be employed whenever possible within the Project. Passive systems involve proper orientation of buildings, planting trees to take advantage of the sun, ensuring that roof overhangs are adequate where possible, ensuring that walls are properly insulated, and installing simple heat storage systems.

- q) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit construction or other development activity in such open space.
- r) Prior to the issuance of Building Permits, improvement plans including Irrigation Plans for developed common open space areas, including Irrigation Plans, shall be submitted for Planning Department approval for the stage of development in question. Landscape and Irrigation Plans shall be certified by a Landscape Architect.
- s) For the security and safety of future residents, the applicant and/or Developer shall incorporate the following design concepts within each individual residential tract:
 - i. Circulation for pedestrians, private and emergency vehicles, security patrols, and police response vehicles;
 - ii. Lighting of streets, walkways, and bikeways along Central Avenue;
 - iii. Visibility of doors and windows from the street and/or motorcourt, and between buildings; and
 - iv. Fencing conforming to height limits and conceptual designs.
- t) As further set forth in the Circulation Element and *Design Guidelines*, it is anticipated that maintenance associations, as initially developed will be established as follows:

The master maintenance organization shall be charged with the unqualified right to assess the individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The organization shall be responsible for private roads, as shown herein, parking, open space areas, signing, landscaping, irrigation, common areas, on-site sewers, storm drains, retention basins, and other responsibilities as necessary.
- u) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.
- v) Prior to the recordation of any final map or issuance of any Building Permit within Specific Plan No. 4-93, the first applicant or their successor-in-interest for a subdivision or Building Permit within a Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed Project is located.
- w) If any condition of approval or conditions combined herein is violated or if any law, statute or ordinance is violated, the permits shall lapse

provided the developer has been given written notice to cease such violation and has failed to do so for a period of 30 days.

b. Circulation Plan.

1) Circulation Plan Description.

As a result of a thorough traffic analysis conducted by Robert Bein, William Frost & Associates, and reviewed by Rock E. Miller Associates (see EIR Technical Appendices), a Project roadway concept has been developed, as illustrated in the *Land Use Plan (Figure V-1)*, and the *Illustrative Site Plan (Figure V-2)*. The roadway system is presented in further detail in *Figures V-3 through V-11*.

Regional access to the site will be primarily from the ~~Artesia Freeway State~~ (Route 91) to the north. On and off ramps are provided on this freeway at Central Avenue, approximately one half mile from the site. Additional access to the site will be from Interstate 405, about 4.5 miles south of the site. Approach routes from the south include Wilmington Street and Avalon Boulevard.

Victoria Street is classified as a major highway, with a 100-foot right-of-way. This type of roadway can provide for two through lanes, or for three through lanes in each direction, depending upon the roadway striping treatment.

Victoria Street, to the east of Central Avenue, is an improved half street in the westbound direction, with two lanes of travel, and permitted street parking. Eastbound traffic on Victoria Street, east of Central Avenue, is not improved to major highway standards, having only a single lane of travel with no permitted street parking.

Please refer to the EIR for a detailed discussion of Dominguez Hills Village traffic-related impacts and mitigation on surrounding streets and intersections.

2) Circulation Development Standards.

- a) The improvements needed to ~~maintain City service level standards~~ at locations significantly and directly impacted by the Project to ~~maintain City service level standards~~ will be required to be in place prior to occupancy of the relevant development phase.

The Project will be responsible for in-lieu fees for the construction of a landscaped half median north of the center line of Victoria Street, along the entire Project frontage. As an alternate, the Developer has proposed to construct an equivalent quantity of complete raised median in phases along the ~~Parcel 4 DHV Residential~~ frontage, west of Central Avenue.

This median would be constructed from Central Avenue to the ~~proposed major site Birchknoll Drive~~ entrance 600 feet 600' 0" to the west within the first phase of development. It would be constructed from the ~~major site Birchknoll Drive~~ entrance, west to the secondary

Cedarbluff Way entrance near the child care center, in conjunction with development of the commercial retail site on Parcel-2 DHV-Commercial/Industrial. It would be constructed from the child care center entrance east to Tamcliff, in conjunction with development of the remainder of Parcel-2. The median will be completed from the Cedarbluff Way entry to the west to Tamcliffe Avenue, in conjunction with the development of the remainder of DHV-Commercial/Industrial. The design of the median will be subject to the City's review and approval.

The complete median along Victoria Street, west of Central Avenue, is proposed in lieu of payment of fees for half of a future median east of Central Avenue.

As the buildout of Parcel-2 DHV-Commercial/Industrial occurs, the balance of the Victoria Street frontage along Parcel-1 DHV-Residential will be built in lieu of building a half median along the entire Parcel-1 DHV-Residential and Parcel-2 DHV-Commercial/Industrial frontage.

- b) Along the Central Avenue and Victoria Street corridors, full access locations with median breaks shall be allowed only where approved by the City of Carson Engineering Department.
- c) The Developer shall fully fund and construct all traffic signals required at site entrances on Central Avenue or on Victoria Street, including site entrances that are located opposite existing or proposed access points for CSUDH California State University at Dominguez Hills or other properties. Traffic signals will be constructed during the appropriate development phase, as determined by City staff, based upon accepted CALTRANS California Department of Transportation (Caltrans) traffic signal warrant analysis procedures.
- d) Traffic signing/stripping shall be implemented in conjunction with detailed Construction Plans for the Project.
- e) Sight distance at each intersection shall be reviewed with respect to standard CALTRANS Caltrans/City of Carson sight distance standards at the time of preparation of final grading, Landscape Plans and Improvement Plans.
- f) Ultimate intersection lane requirements shall be provided as conceptually illustrated herein, outlined in the Project Traffic Report, and as approved by the City Engineering Department during the tract map approval phase.
- g) The Project collector roadway systems shall be implemented per pursuant to the the Dominguez Hills Village Road Sections (Figure V-7), and as outlined in the Project Traffic Report.

- h) The subdivision shall comply with the on-site street improvement recommendations/mitigations outlined in the Pproject traffic analysis, including internal design.
- i) On-site roads are defined as:
 - Collector: Collector Roads are the main loop road North and South Oakhill Circle in Parcel-1 DHV-Residential, the main circulation road in Parcel-2 DHV-Commercial/Industrial, and Cedarbluff Way, Birchknoll Drive, Aspen Hill Road, and the entry roads to DHV-Commercial/Industrial. See Figure V-7.
 - Local Streets: Interior Pproject roads. See Figure V-7.
- j) Landscape requirements will be based on street widths in accordance with the roadway landscape treatments as depicted in Section VI.2., *Landscape Design Guidelines*.
- k) All public roadways shall be constructed to City of Carson standards, as approved by the City Engineer. All private roadways shall be constructed per the functional usage and cross sections of the Specific Plan. These roadways shall also meet the applicable requirements of the City Engineer for structural section, engineering details, and compliance with State and Federal laws.
- l) The Pproject shall comply with the conditions and requirements set forth by the City of Carson.
- m) All intersection spacing and/or access openings shall be subject to approval by the City of Carson.
- n) All access points, as shown in this Specific Plan, shall be subject to the review and approval of the City Engineer, when filing for approval for the development of individual parcels.
- o) Any application of any subdivision within the Specific Plan boundary shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, concurrent with subdivision construction, if any. ~~of the Specific Plan masterplanned infrastructure within the final map boundaries.~~
- p) Bus turnouts and potential future bus stop locations shall be incorporated into the Land Use Plan, as depicted in the Pproject Traffic Report.
- q) The curb cuts depicting Planning Area entrances on ~~site plan internal roadways~~ North and South Oakhill Circle, Cedarbluff Way, Birchknoll Drive, and Aspen Hill Road (see Section V-2, *Planning Area Standards*) are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

Intersections and curb cuts shown on Victoria Street, west of Central Avenue, and on Central Avenue, are proposed final locations, subject only to minor refinements in location based upon precise site development studies. ~~The major Birchknoll Drive entrance 600 feet 600' 0" west of Central Avenue shall be located directly opposite the entrance to CSUDH California State University at Dominguez Hills~~

- r) The Developer shall improve existing dead-end streets by improving cul-de-sacs as indicated and dimensioned in *Figures V-8, V-9, V-10 and V-11*. The designs of driveways, curbs and gutters will be approved by the City. The Developer shall improve the cul-de-sacs prior to Occupancy Permits being issued for the lots directly adjacent to the cul-de-sac on the DHV Dominguez Hills Village property.
- s) The developer shall participate in the Fair Share Study with the total amount approved by the City Council. The amount shall be collected on a per unit basis by phase. Improvements made to intersections included in the Fair Share Study shall be deducted from the total amount owed by the applicant. The City shall administer the fund and assure that the funds are being used for improvements designated in the Fair Share Study.
- t) The applicant shall provide a temporary construction access point along Victoria Street in order to minimize truck traffic adjacent to the Phase 4 child care facility, prior to issuance of certificate of occupancy for the child care facility, to the satisfaction of the Community Development Director.
- u) The applicant ~~shall~~ ~~may be required to~~ construct the following improvements, which are necessary due to existing traffic, ambient growth, other cumulative projects and project traffic:

Avalon Boulevard/Victoria Street

- i) construct a second southbound left turn lane.
- ii) stripe northbound right turn lane.
- iii) stripe a second westbound left turn lane.
- iv) provide a second eastbound lane.

Central Avenue/Artesia Street

- i) Stripe a southbound right turn lane prior to issuance of Phase I certificates of occupancy.
- v) Prior to receiving the first Site Plan approval or construction of any residential or non-residential structures, the applicant shall submit a Traffic Improvement Phasing Plan, which demonstrates the timing required for implementation of all required improvements associated with the project.
- w) In the absence of Dominguez Technology Center (DTC) improvements, the applicant shall construct the following improvements, which are necessary due to existing traffic, ambient growth, other cumulative projects, and project traffic:

Avalon Boulevard/Victoria Street

- a) Stripe eastbound right turn lane.

Central Avenue/Victoria Street

- a) Stripe/construct second eastbound left turn lane.

Wilmington Avenue/Del Amo Boulevard

- a) Construct/stripe eastbound right turn lane.

Wilmington Avenue/Artesia Street

- a) Stripe a second westbound left turn lane.

Wilmington/Albertoni Street

- a) Construct a second southbound left turn lane.
- b) Construct northbound right turn lane.

- x) Based on a detailed access and capacity analysis as part of the Site Plan Review Process, the Birchknoll Drive driveway and the easternmost driveway into DHV-Commercial/Industrial driveways V2 and V4 shall be signalized, if warranted, to provide adequate level of service (driveway V4 the easternmost driveway into DHV-Commercial/Industrial would not be signalized, if at all, until the final phase of occupancy). Driveway V2 The Birchknoll Drive driveway must align properly with the existing CSUDH California State University at Dominguez Hills driveway. In addition, the Aspen Hill Road access C4 shall be signalized. Access C4 The Aspen Hill Road access also requires extensive construction/improvements on Central Avenue, including but not limited to, a northbound left turn lane and dual southbound left turn lanes at Victoria Street. The median and left turn storage lengths shall be designed under the direction of the City Engineer to ensure that adequate deceleration is provided, and that adequate left-turn storage is provided.
- y) The project shall comply with the City's Transportation Demand Ordinance. In addition, the LACMP Los Angeles County Congestion Management Plan requires all new non-residential developments of 50,000 square feet or more to provide preferential parking for carpools or vanpools, access for vanpool vehicles in parking areas, bicycle parking facilities, and a transportation information area. The project shall accommodate these facilities in the layout plan of the commercial area east of Central Avenue, and shall be included in the calculations towards compliance with overall parking requirements.
- z) To limit emissions from project-related vehicle trips, employers of 100 or more employees shall prepare and implement trip reduction and ridesharing programs consistent with SCAQMD Regulation XV.
- aa) In accordance with the City of Carson General Plan Air Quality Element, the project shall, at a minimum, incorporate the following:
 - a) Lockers and secure storage areas for bicycles
 - b) Marked pedestrian lanes and driver warning signs

- c) Bicycle racks for employees and customers of commercial area;
 - d) Transit access, including bus turnouts;
 - e) Preferential parking zones, free parking and/or parking limits;
 - f) Site access shall avoid queuing in driveways;
 - g) Mulch, ground cover and native vegetation to reduce energy for pumping water; and
 - h) Charging outlets for electric vehicles;
- bb) Prior to initiating structure removal, the applicant must provide evidence, to the satisfaction of the City, that all debris and structure removals will be subject to a Traffic Control Plan, as approved by the City Engineer. The intent of this measure is to minimize the time period and disruption of heavy duty trucks.

3) Bicycle Facilities Section.

- a) Description: The Carson General Plan has identified Central Avenue as having Class I Bicycle Paths (graded and surfaced pathway on a completely separated right-of-way designated for the exclusive use of bicycles [bike path]).
- b) Class I bicycle paths are difficult to implement in developed areas because they normally require additional right-of-way. The proposed Class I bicycle path can be implemented readily along the Project frontage, and to the south when Central Avenue is extended. The proposed trail may pose implementation difficulties north of the Project site.

Implementation: An off-street bicycle path is proposed along the west side of Central Avenue, from Victoria Street to the Central Avenue Project entrance Aspen Hill Road. The trail will be constructed within a fifteen-foot 15'-0" utility easement west of the roadway right-of-way. The combined eight-foot 8'-0" sidewalk within the right-of-way and the fifteen-foot 15'-0" utility easement will also be landscaped; opportunities to develop a meandering sidewalk and bikeway will be considered, under the direction of the City Engineer and the Engineering Services Department.

The proposed bicycle path will be extended from the Central Avenue Project entrance Aspen Hill Road to the north property line. However, the bicycle path could not be extended north from this point without affecting privately owned and developed properties.

It is proposed that the bicycle route be extended north of the Central Avenue entrance Aspen Hill Road as two, five-foot 5'-0" wide, on-street bicycle lanes along the east and west curbs of Central Avenue. The existing pavement for Central Avenue is wide enough to provide for on-street bicycle lanes, if parking is prohibited, and if the roadway remains striped for four through travel lanes. Traffic studies and required mitigation measures for nearby developments (including the Dominguez Technology Center) have suggested that Central Avenue may require six lanes in the future. There is

sufficient pavement width to provide for six through lanes; however, there will not be surplus width to provide bicycle lanes at that time, unless lane widths are employed that do not comply with standards for new construction.

It will be necessary for the City of Carson to work with other property owners and the City of Compton to properly extend this trail north of the development site. The Developer will extend the bicycle path corridor to the north property line and terminate it properly, as directed by the City Engineer. The Developer will also install striped bicycle lanes on Central Avenue north to the vicinity of State Route 91, if required by the City. Parking must be properly prohibited for this purpose.

4) Proposed Intersection Plans (Proposed):

Figures V-3 through V-5 show proposed intersection plans for Victoria Street and Central Avenue along the Project frontage. They also show the proposed access locations and roadway features, including medians, turn lanes, and traffic signals.

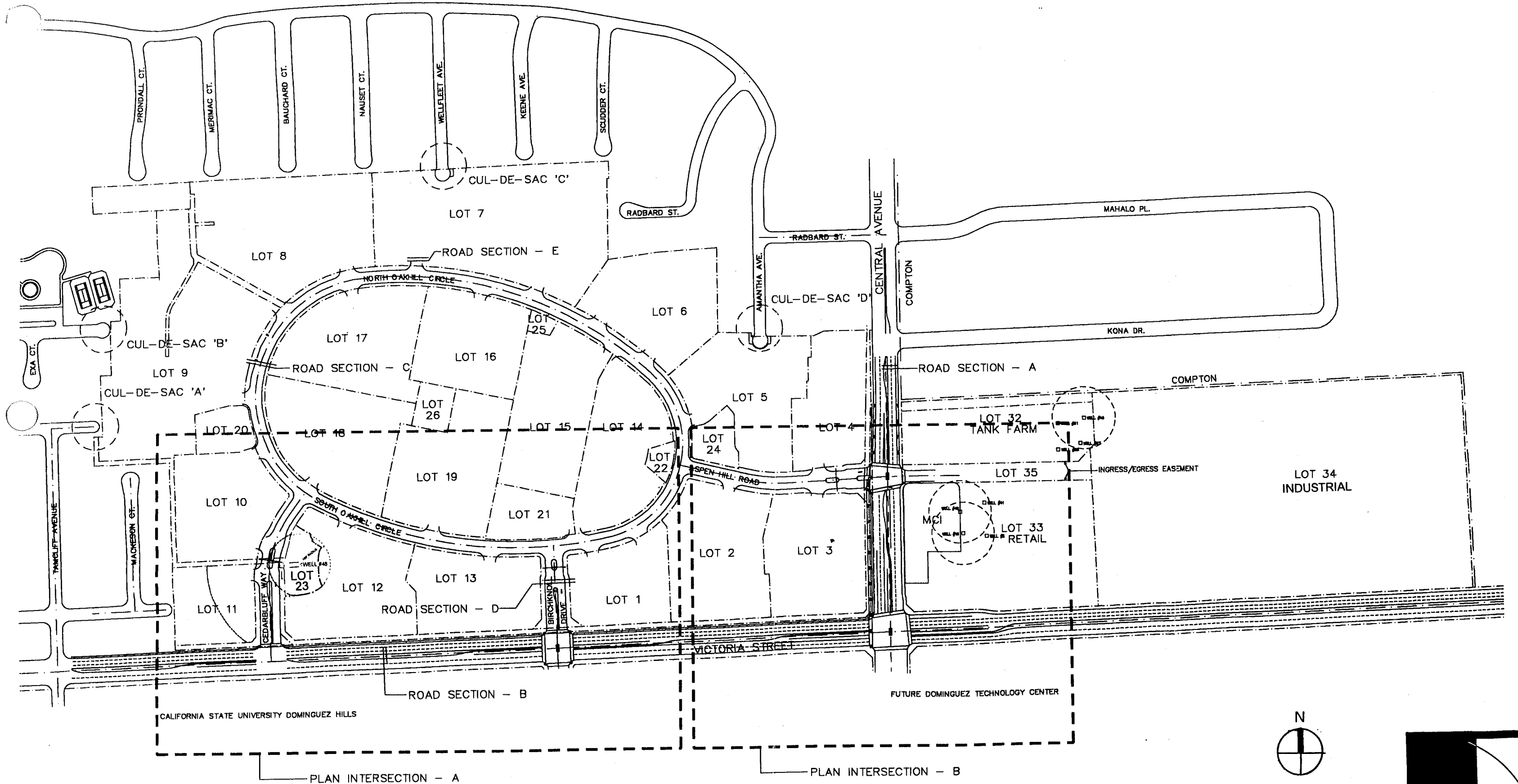
The Figures showing intersection plans are conceptual in nature, and are subject to refinement under the direction of the City Engineer. Specific features that may be revised include the lengths and configuration of turn pockets, the location of traffic signals, and turn lanes as required during the tract map approval process.

Any improvements to traffic circulation improvements required as mitigation measures will be implemented, at the latest, in conjunction with development of adjacent property at the latest. Improvements will be implemented sooner, when required to maintain adequate level of service according to the final traffic study.

5) Internal Roadways and Local Streets:

Figures V-6 and V-7 shows the proposed cross sections for internal roadways, and Figures V-8 through V-11 show proposed cul de sac plans. Minor internal roadways will provide five-foot 5'-0" parkways for construction of sidewalks. Fire hydrants, street lights, and other above-ground facilities may be located within the five-foot 5'-0" area. These facilities will be located to provide an unobstructed four-foot 4'-0" clear pathway for pedestrian use. This will be accomplished by locating facilities behind the sidewalk, or by widening the sidewalk to provide adequate pedestrian clearance around obstructions that must be located near the roadway curb.

CIRCULATION ELEMENT KEY PLAN



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

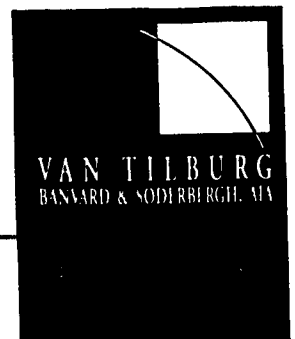
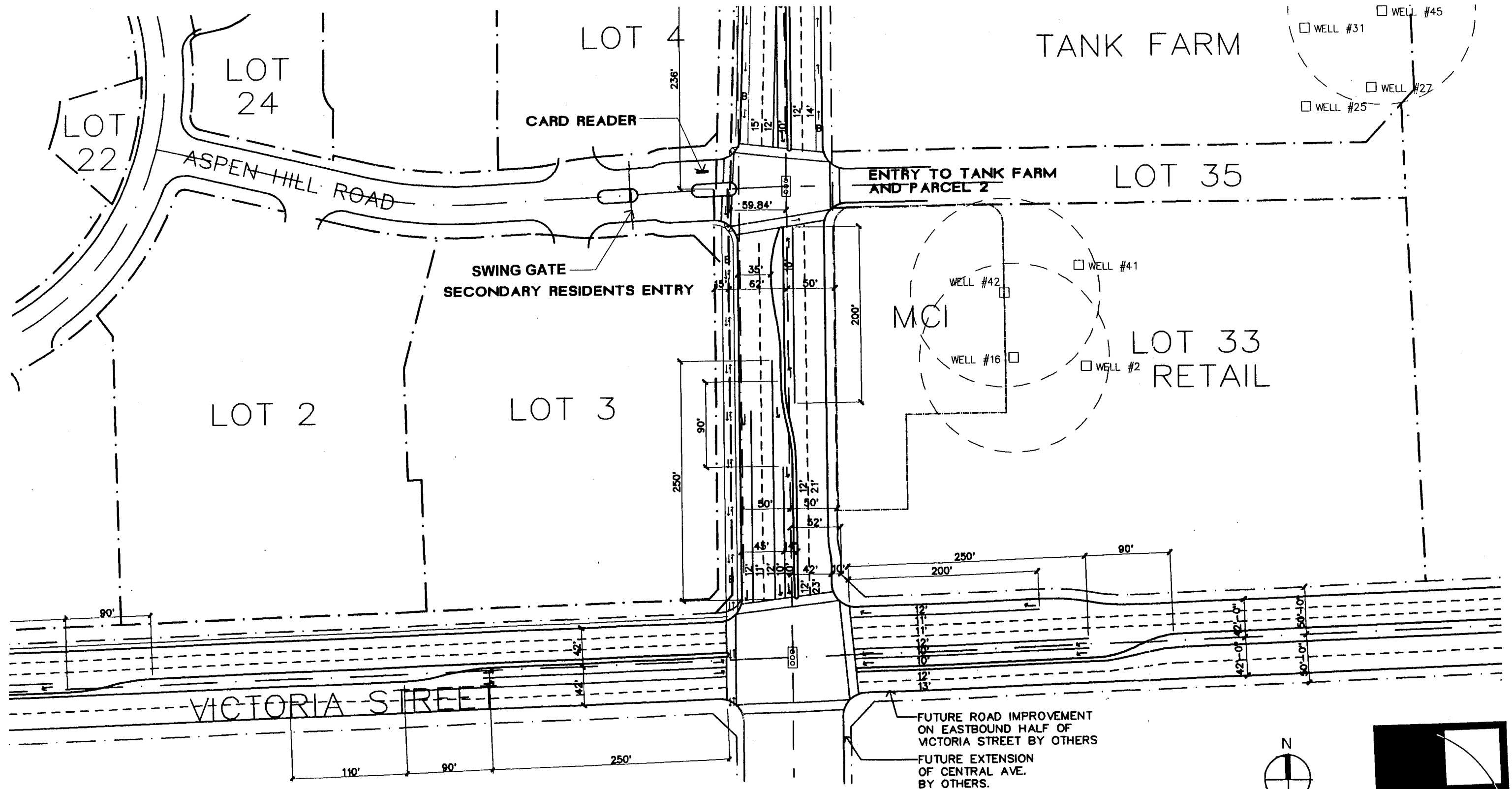


Figure V-3

INTERSECTION PLAN 'B'



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

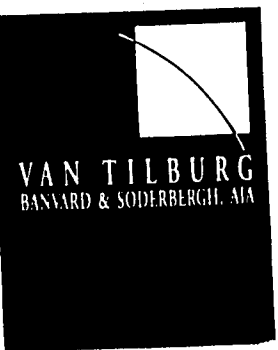
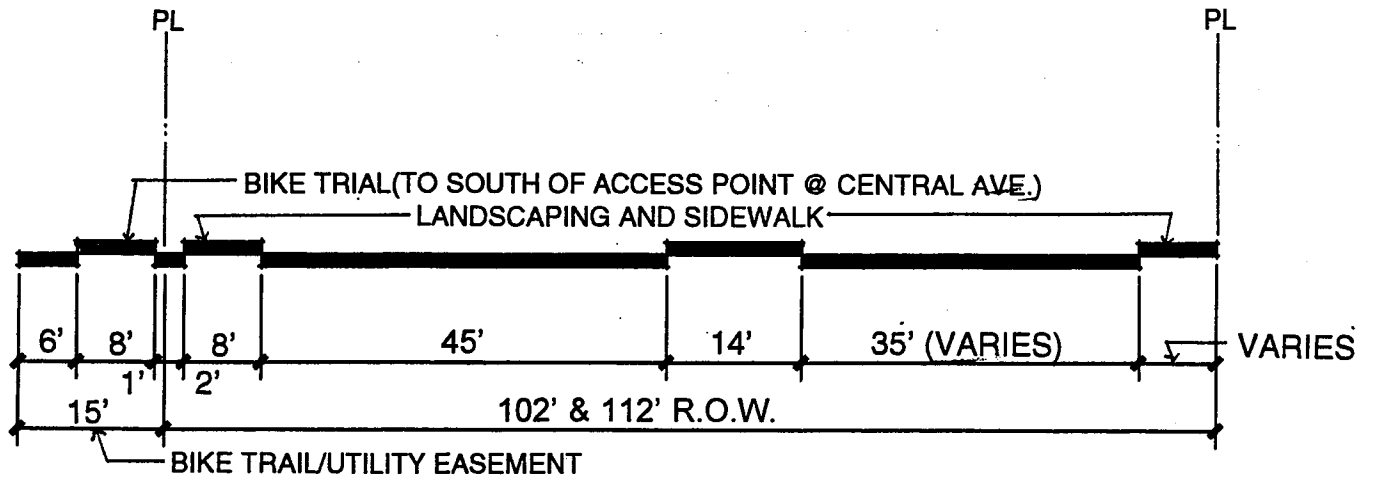
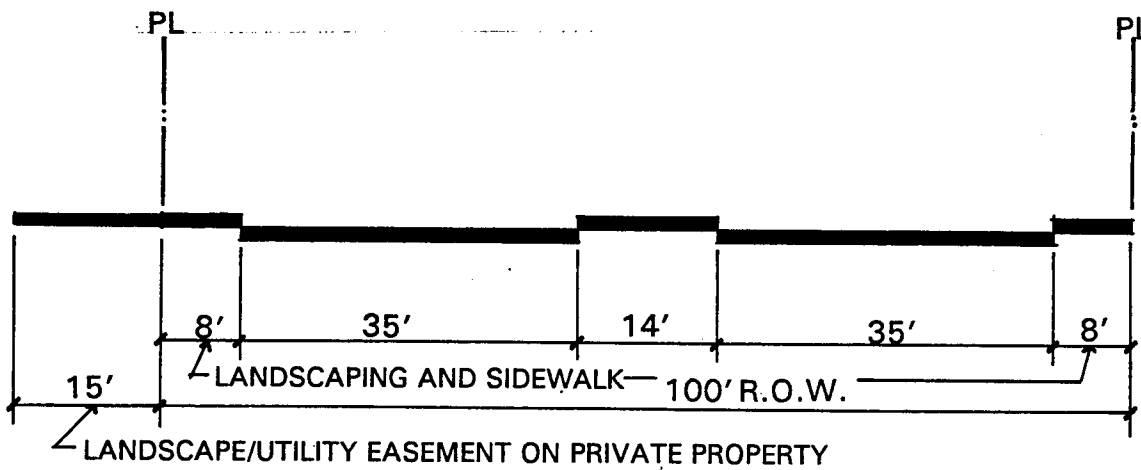


Figure V-5

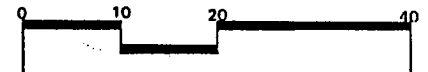


A. CENTRAL AVENUE

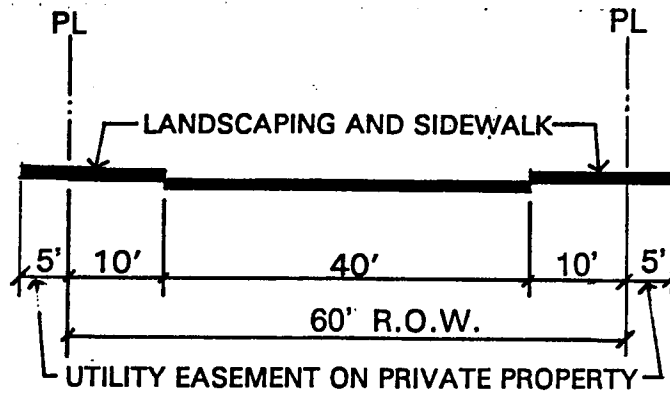


B. VICTORIA AVENUE

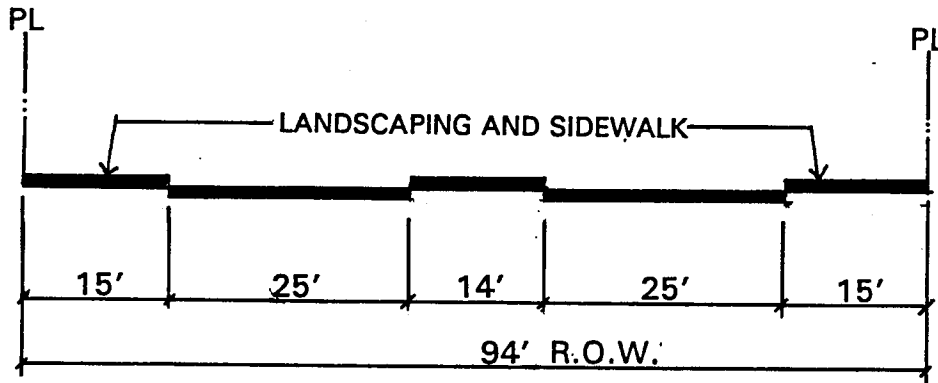
SCALE 1" = 20'-0"



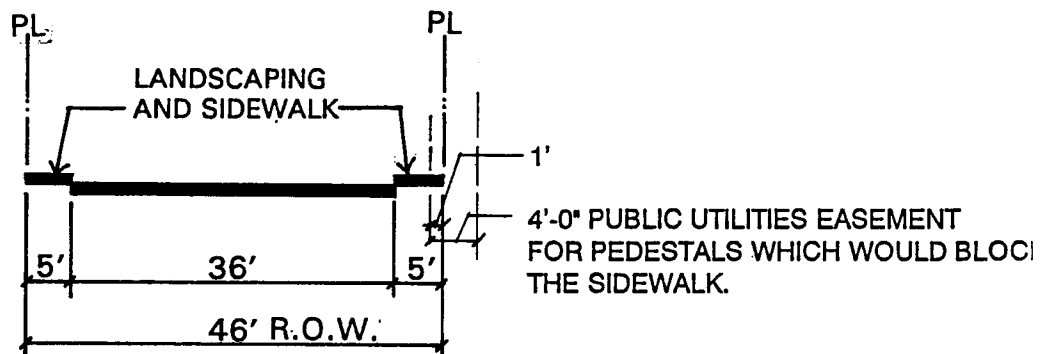
NOTE: DISABLED ACCESS RAMPS AT ALL INTERSECTIONS ARE TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.



C. NORTH AND SOUTH OAKHILL CIRCLE



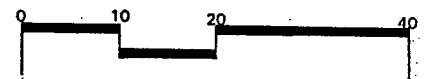
D. ASPEN HILL ROAD, CEDARBLUFF WAY, AND BIRCHKNOLL DRIVE



**E. INTERIOR STREET
(WITHIN INDIVIDUAL DEVELOPMENTS)**

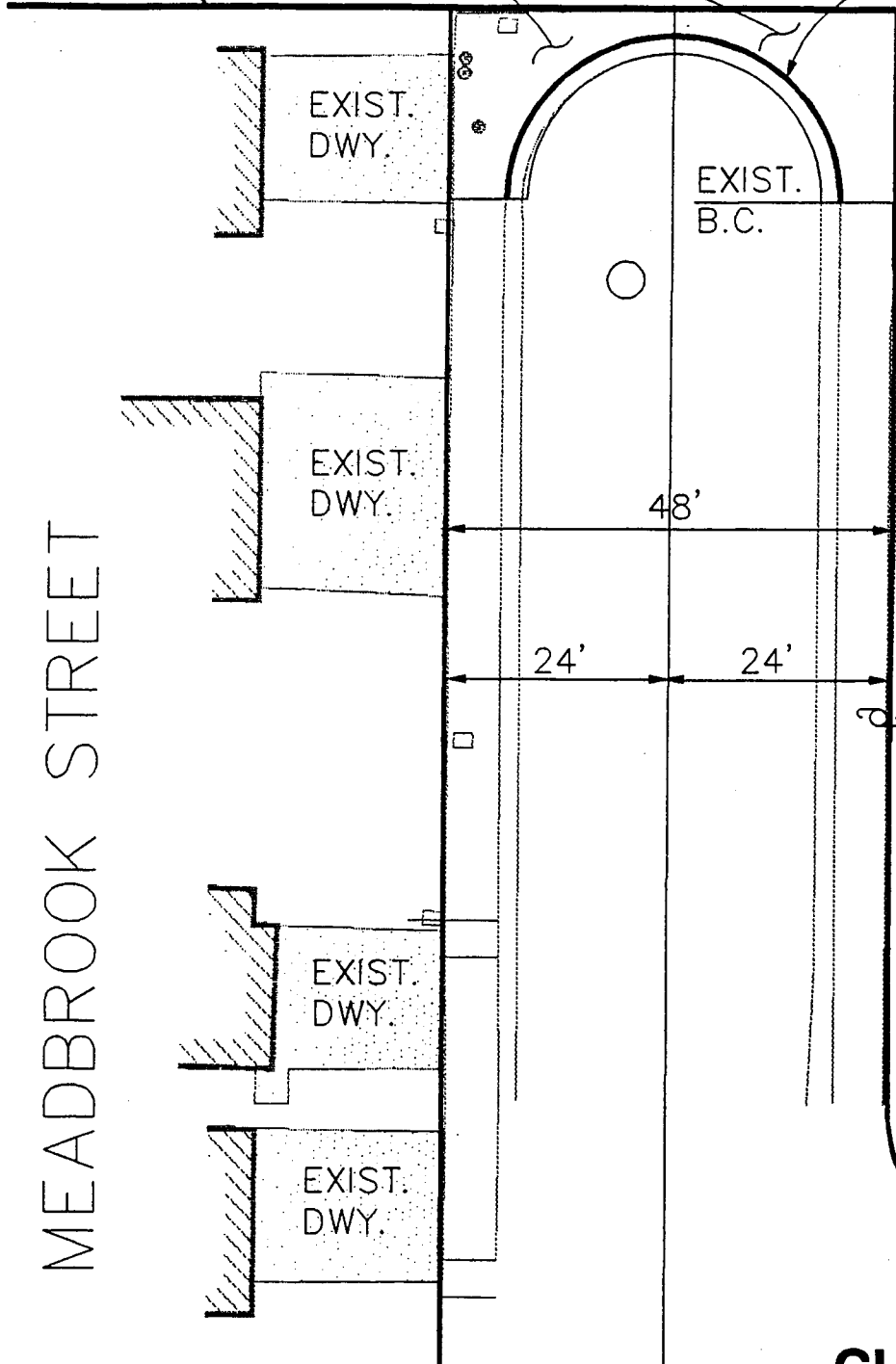
NOTE: DISABLED ACCESS RAMPS AT ALL INTERSECTIONS ARE TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.

SCALE 1" = 20'-0"



CONSTRUCT 4"
CONCRETE PAVING
EXIST. PL

REMOVE EXIST.
CURB & GUTTER
AND REPLACE
WITH ROLLED
CURB



MEADBROOK STREET

EXIST.
B.C.

EXIST. PL

EXIST.
DWY.

EXIST.
DWY.

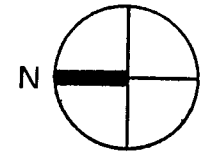
EXIST.
DWY.

EXIST.
DWY.

48'

24'

24'



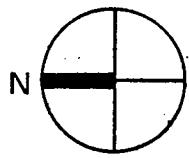
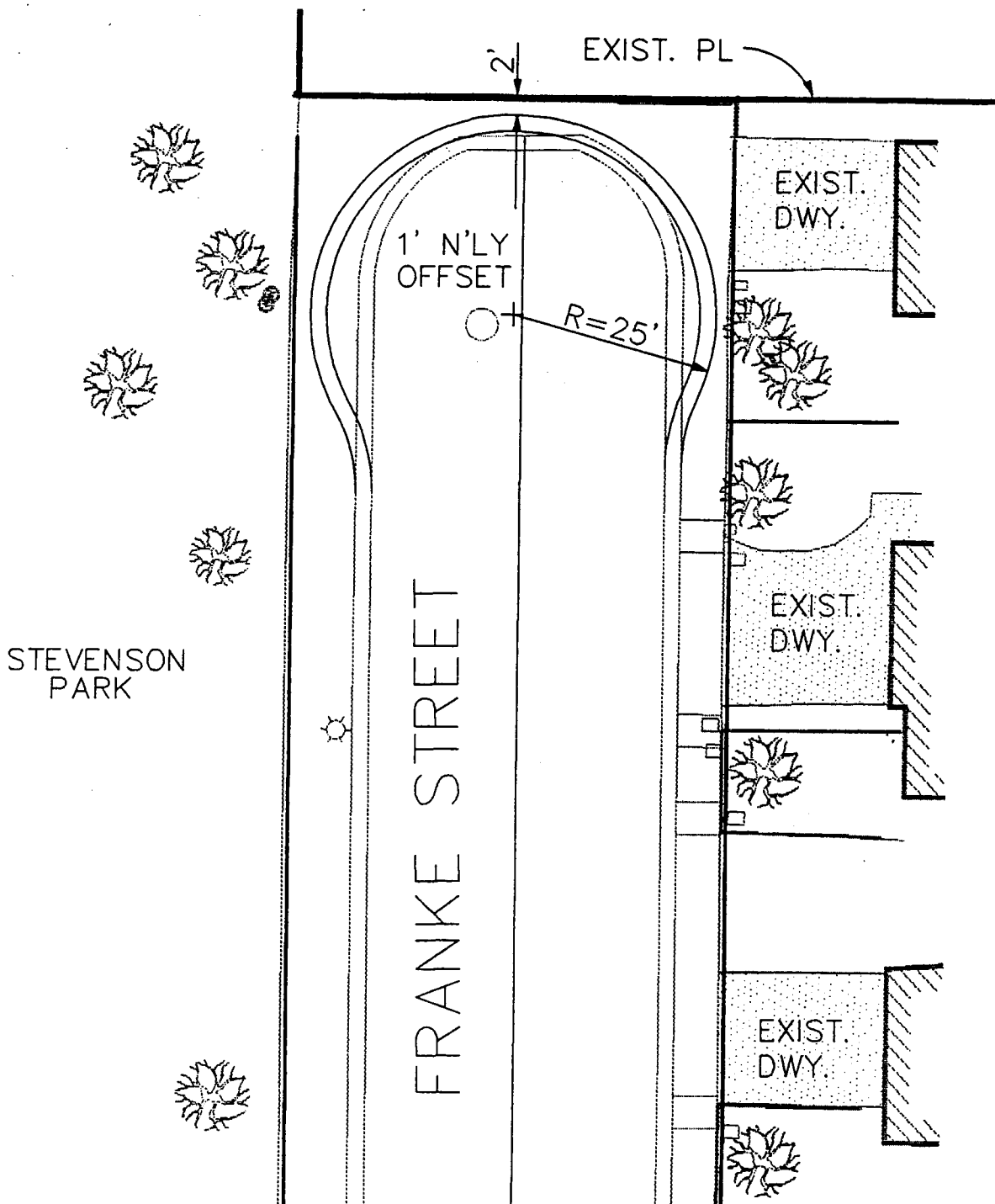
SCALE 1" = 20'-0"

CUL DE SAC: A



398 Lemon Creek Drive • Suite E
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Meadbrook Street
48' Right of Way
36' Curb Face to Curb Face
Cul de Sac radius: 18'



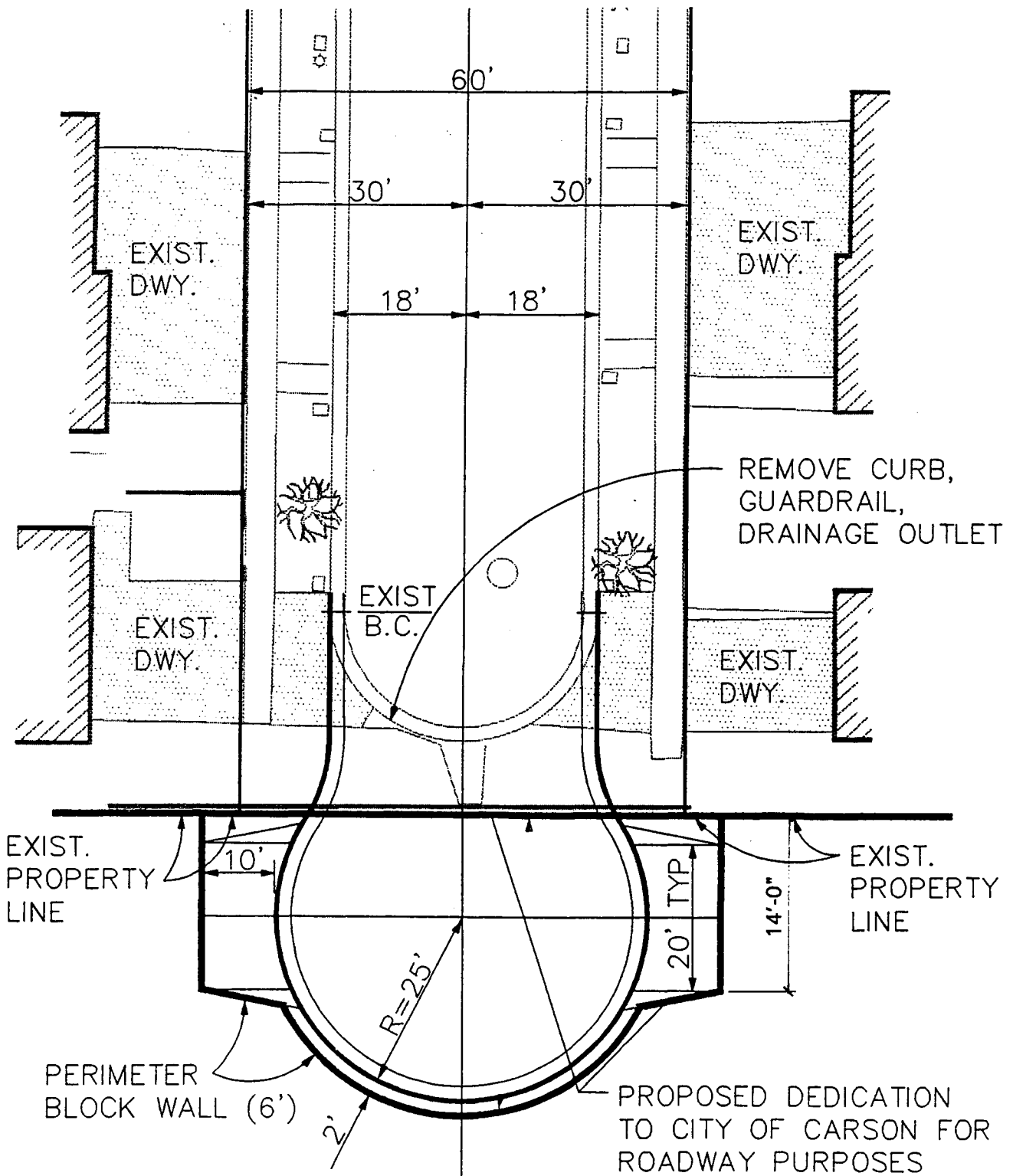
SCALE 1" = 20'-0"

CUL DE SAC: B

Franke Street
54' Right of Way
40' Curb Face to Curb Face
Cul de Sac radius: 25'
(1' N'LY OFFSET)



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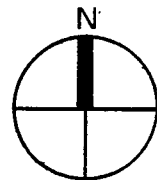
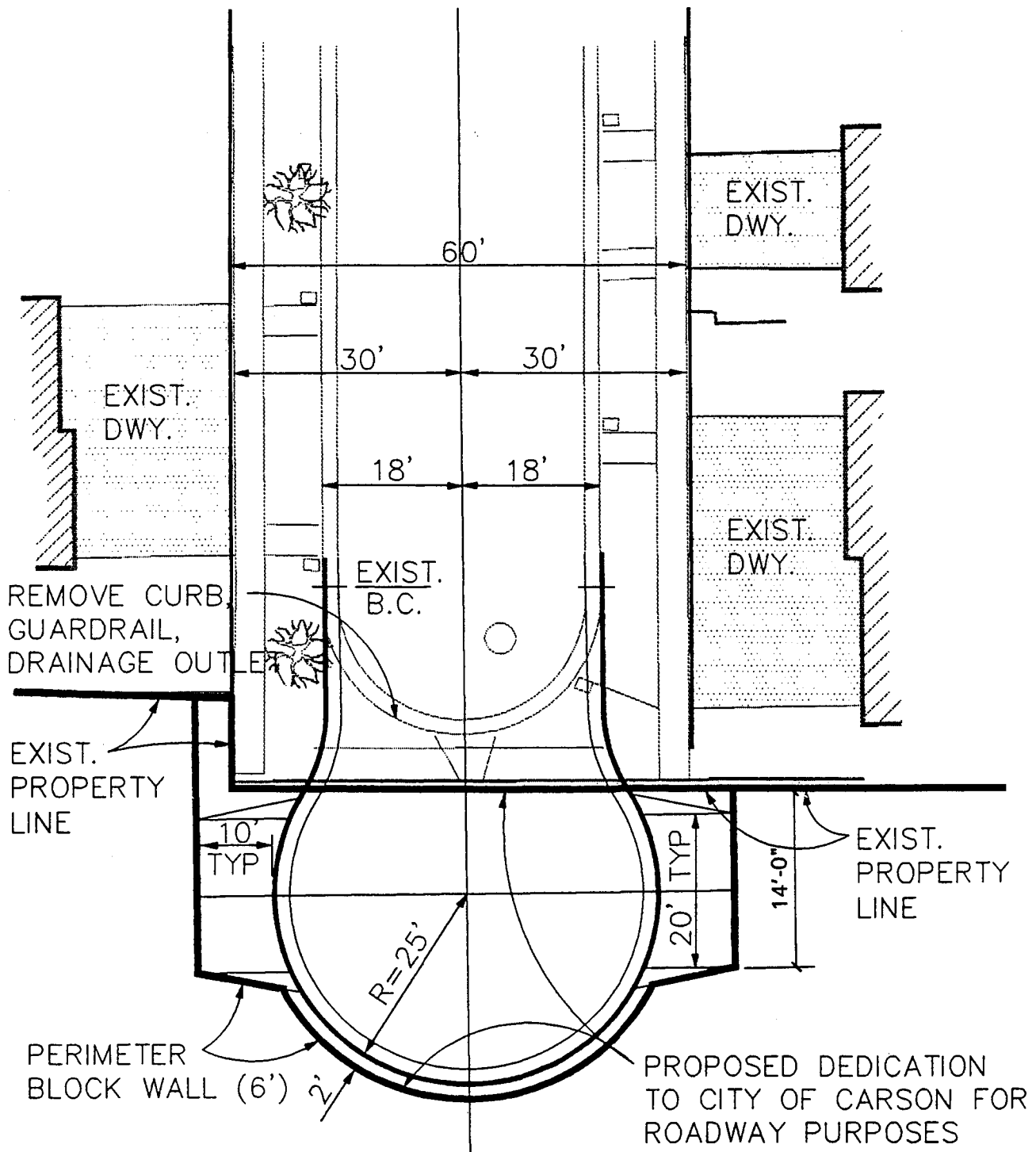
SCALE 1" = 20'-0"

CUL DE SAC: C

Wellfleet Ave.
 60' Right of Way
 36' Curb Face to Curb Face
 Cul de Sac radius: 25'



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SCALE 1" = 20'-0"

CUL DE SAC: D

Amantha Ave.
 60' Right of Way
 36' Curb Face to Curb Face
 Cul de Sac radius: 25'



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c. Drainage Plan.

1) Existing Drainage.

The existing undeveloped parcels have no on-site drainage infrastructure. Rainwater crosses the parcels via surface drainage. The existing parcels can be divided into three drainage areas.

~~Parcel 1 DHV Residential~~ drains in a northwesterly direction to an existing ~~24-foot 21-0"~~ wide catch basin located in Stevenson Park adjacent to ~~Parcel 4 DHV Residential~~. The runoff then traverses Stevenson Park via P.D. 748, a system comprised of a 48" reinforced concrete pipe (RCP) and double 2"³ (high) by 4' (wide) concrete box culvert. This system outlets into an adjoining system at the intersection of Lysander Drive and Bitterlake Street. The existing system appears to be adequate to handle the existing runoff. ~~Parcel 2 DHV Commercial/Industrial~~ can be divided into two drainage areas. The easterly ~~440-foot 410-0"~~ of the parcel (6.4 acres) (from Victoria Street to the northerly property line) drains northerly into an existing concrete channel. Runoff in the channel proceeds westerly to an inlet into an existing 24" reinforced concrete pipe. The pipe runs northerly within a City of Compton sewer and storm drain easement. The 24" reinforced concrete pipe connects via this easement to the existing City of Compton storm drain system lying within Mahalo Place. The entire existing system, including the open channel, the 24" pipe, and the inlet to the pipe appears to lie off-site, entirely within the City of Compton.

The remainder of ~~Parcel 2 DHV Commercial/Industrial~~, 22.0 acres, drains northerly and northeasterly westerly. A portion of this runoff flows onto the adjacent property where it enters a storm drain lateral from a 24" 33" RCP drain in Central Avenue. The Central Avenue drain flows northerly, then westerly, via Albertoni Street, gradually increasing in size. At the point where this drain intersects the drain from Stevenson Park (see above), it is a 54" RCP.

A portion of the drainage from the westerly end of ~~Parcel 2 DHV Commercial/Industrial~~ leaves the site via surface drainage into Central Avenue, whereupon it is immediately taken into a catch basin connected to the above described 24" 33" RCP system.

The existing drainage systems appear to be adequate to handle the existing flows.

2) Proposed Drainage (see Figure V-12).

Before discussing the proposed drainage system for the ~~proposed P~~project, it is necessary to explain some of the terminology used.

The amount of rainwater runoff from a plot of land, usually measured in cubic feet per second (CFS), is called the "Q". An undeveloped parcel of land with its permeable surface (dirt) is generally assumed to produce less "Q" than a developed parcel with its impermeable pavement, roofs and sidewalks. The difference between the amount of runoff from an existing undeveloped plot and the runoff "Q" from a developed parcel is called the

incremental increase in "Q". The Federal Government has instituted a policy of requiring new developments to limit the discharge of pollutants into streams, lakes, and oceans via storm drain systems.

The National Pollution Discharge Elimination System (NPDES), as it is called, targets silt and chemical discharge from projects. The proposed drainage system for the Pproject is illustrated in *Figure V-12*. Drainage for the Pproject shall be by way of surface runoff, an underground pipe system, and retention basins. The drainage system will closely resemble the existing drainage pattern in that there will be no diversion of runoff from existing points of discharge.

~~Parcel 4 DHV-Residential~~ will drain northwesterly via surface and pipe flows to a proposed retention basin located in the northwest corner of the parcel, adjacent to the existing 21-foot 21'-0" catch basin. The retention basin will be designed to hold the incremental difference between "undeveloped" runoff and "developed" runoff. The retained difference in runoff "Q's" would be discharged as peak flows into the retention basin.

~~The east end of Parcel 2 DHV-Commercial/Industrial, is proposed for industrial use. will continue to drain in the manner it does at this time. The modified drainage pattern will require approval by the City Engineers of both the Cities of Compton and Carson prior to commencing any work. The existing pattern will not be modified.~~

The west end of ~~Parcel 2 DHV-Commercial/Industrial~~ is the proposed site for the tank farm being relocated from ~~Parcel 4 DHV-Residential~~. The tank farm itself will have a containment berm or wall around it to guard against spills. This berm or wall will also serve to contain rainwater that falls within the tank farm area.

~~The tank farm area will discharge runoff via a buried pipe running westerly easterly along the northerly property line, and connect with the existing storm drain system in Central Avenue. The inlet to the along the northern boundary.~~

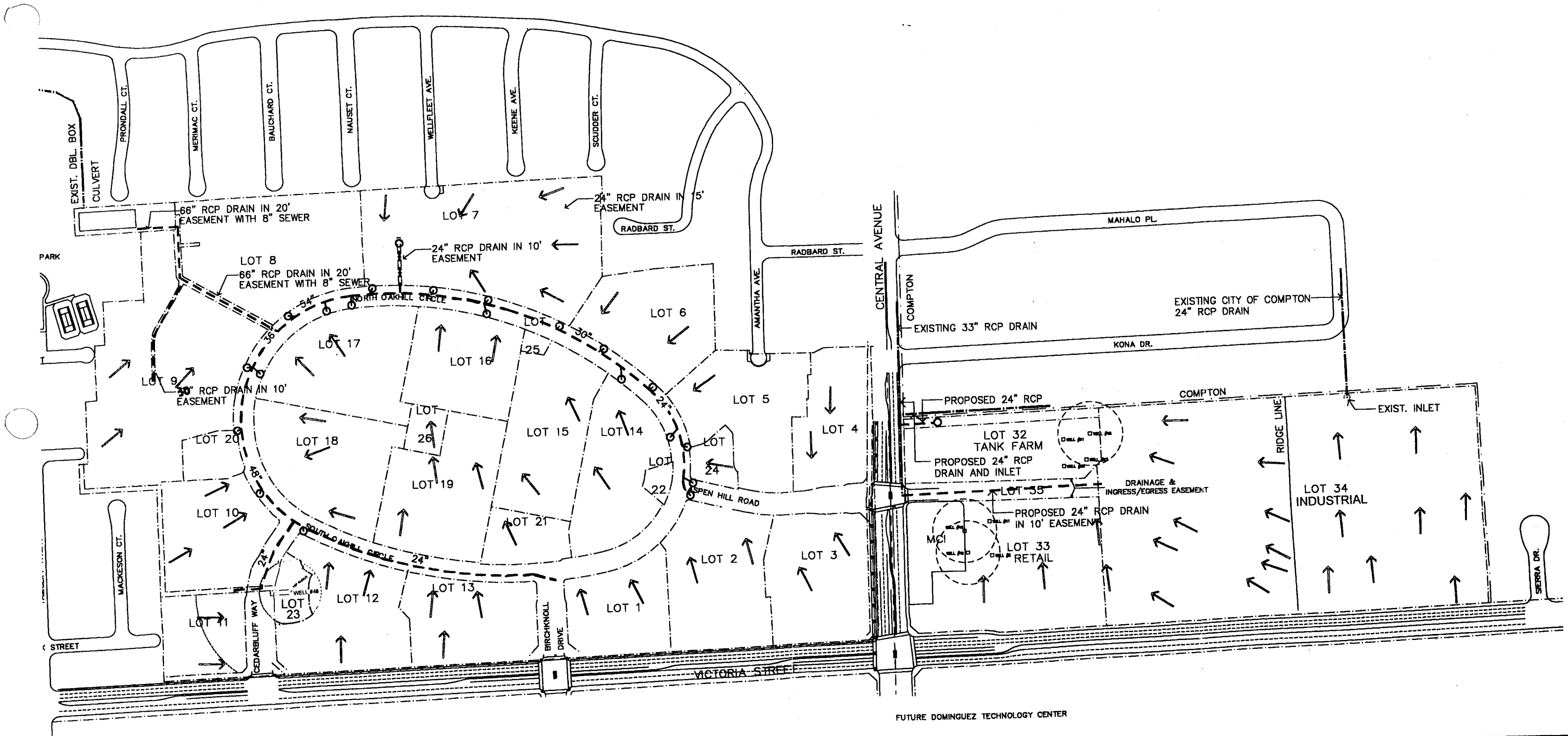
~~tank farm drainage system will incorporate a device to remove pollutants from the runoff in accordance with NPDES requirements.~~

The proposed location for the tank farm is at the downstream side of the drainage path for the west end of ~~Parcel 2 DHV-Commercial/Industrial~~.

Provision will be made to route surface drainage around the tank farm and ~~gas plant~~ and into the new drainage system. This will be done using graded or paved swales and additional inlets to the proposed system. The existing cross-lot drainage pattern will be discontinued.

~~Inasmuch as the majority of Parcel 2 will be left undisturbed, no increase in "Q" is expected. Any increase in "Q" will be reviewed by the City Engineer during the site approval process.~~

CONCEPTUAL DRAINAGE PLAN



CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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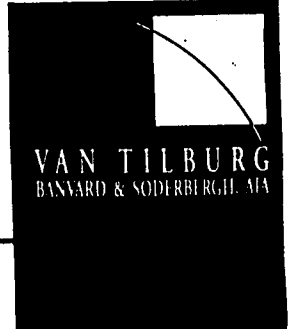
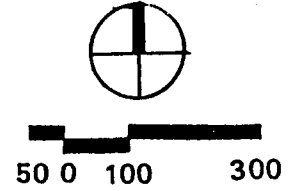


Figure V-12

All storm drain and retention systems will be designed and constructed pursuant to the latest requirements of Los Angeles County, even though the system will be privately constructed and maintained.

- 3) All required drainage improvements, including the retention basins, shall be designed and constructed in accordance with the City of Carson and Los Angeles County Flood Control District standards, and shall be reviewed and approved by both the City Engineer and L.A. Los Angeles County Flood Control District, prior to issuance of building permits.
- 4) The project is required to meet Storm Water Management regulations. The project applicant/owner shall file for a ~~National Pollutant Discharge Elimination System (NPDES)~~ permit with the California State Water Resources Control Board and abide by the conditions of the permit as issued. A copy of the ~~Notice of Intent (NOI)~~, Storm Water Prevention Plan, and Monitoring Plan shall be submitted to the Engineering Services Department a minimum of ~~thirty (30)~~ days prior to commencing grading operations.

d. Water, Reclaimed Water and Sewer Plan.

- 1) Water Plan (see Figure V-14).

A proposed layout for domestic water distribution is illustrated in Figure V-14. This concept is subject to modification by Southern California Water Company, which serves ~~provides water service to Parcel 1 DHV-Residential,~~ and by Dominguez Water, which serves ~~Parcel 2 DHV-Commercial/Industrial.~~

~~Parcel 2 will not require public water system improvements, inasmuch as adequate water service exists for the current uses and the tank farm relocation.~~

The water districts serving the proposed development will prepare their own plans for domestic water distribution.

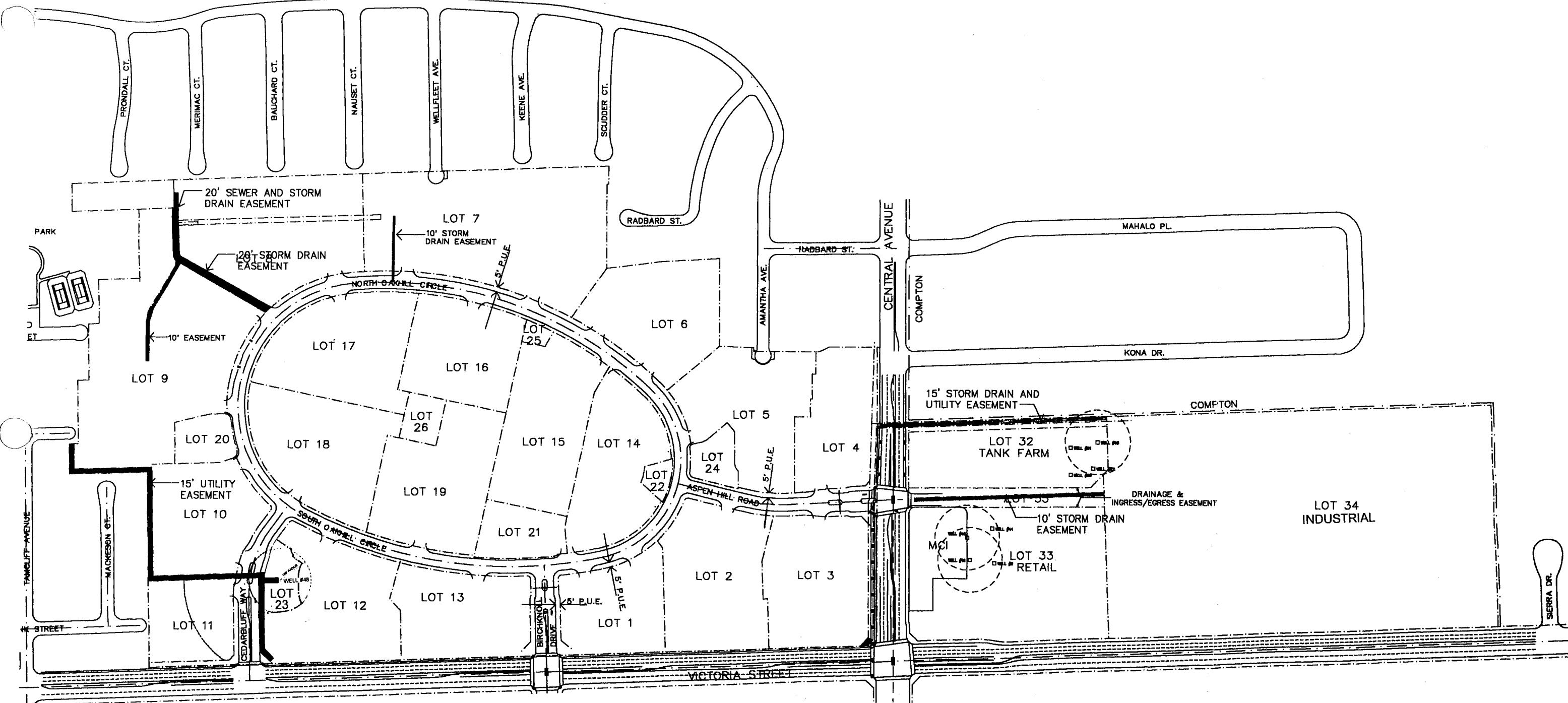
- 2) Reclaimed Water Plan.

A proposed layout for reclaimed water distribution is illustrated in Figure V-14. This concept is subject to modification by Southern California Water Company, which services ~~Parcel 1 DHV-Residential,~~ and by Dominguez Water, which serves ~~Parcel 2 DHV-Commercial/Industrial.~~

~~Parcel 2 DHV-Commercial/Industrial will not require reclaimed water system improvements at this time. Future development on Parcel 2 DHV-Commercial/Industrial will identify its Reclaimed Water Plan for concurrent approval with the Design Review by the City of Carson Planning Commission.~~

The water districts serving the proposed development will prepare their own plans for domestic water distribution.

CONCEPTUAL EASEMENT PLAN



P.U.E. = PUBLIC UTILITY EASEMENT

CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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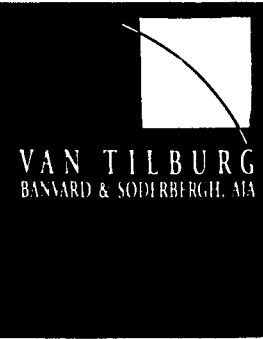
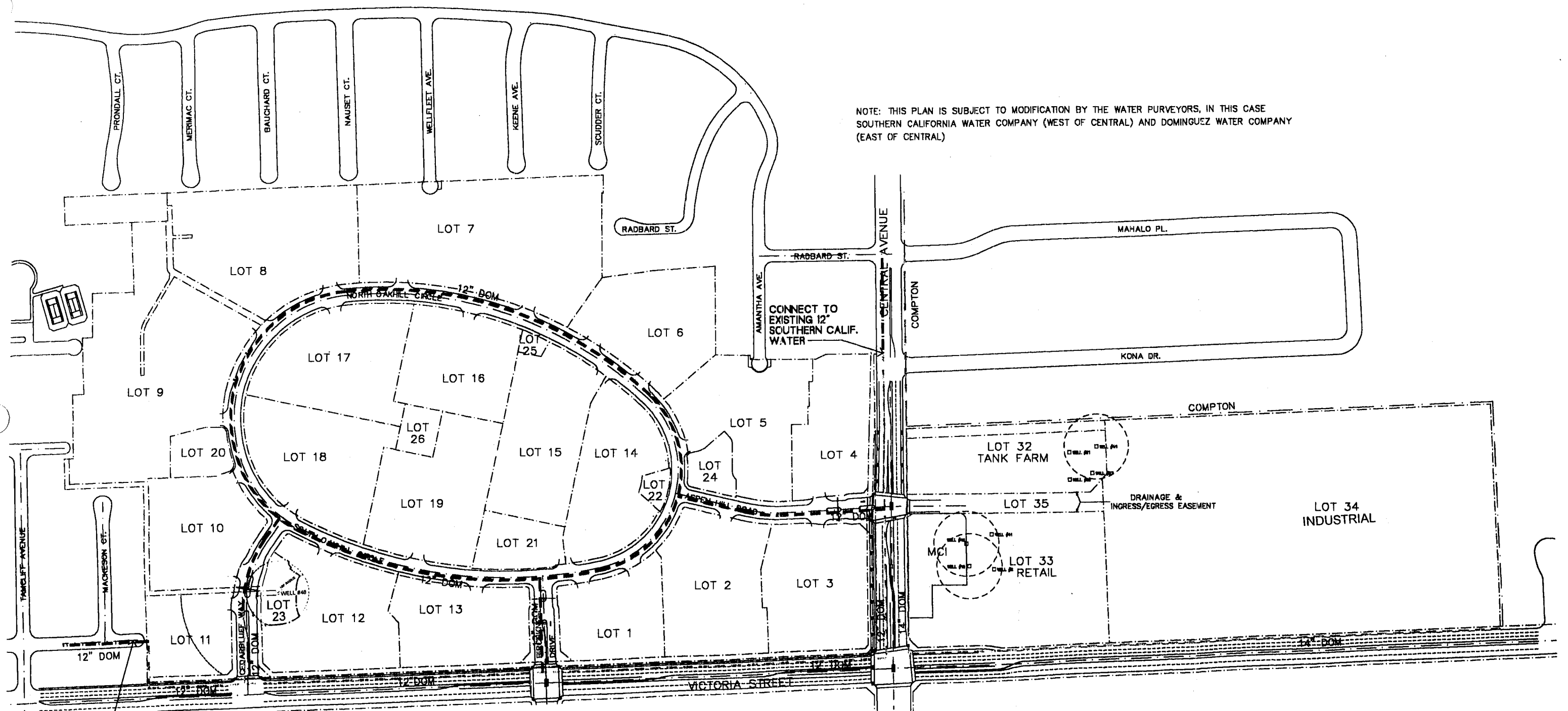


Figure V-13

CONCEPTUAL DOMESTIC WATER SYSTEM



JOIN EXISTING 12" SOUTHERN CALIFORNIA WATER IN SAGEBANK STREET CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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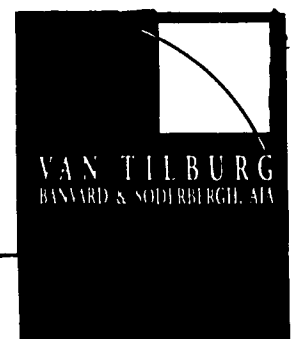
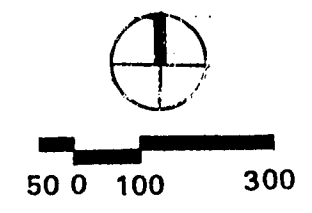


Figure V-14

3) Sewer Plan (see Figure V-15).

The Project site shall be served by a gravity sewer system designed to current County of Los Angeles criteria.

The Parcel 1 DHV Residential sewer system shall be connected to the existing off-site sewer system at Prondall Court and Nausett Court. These locations have 8" sewer main "stubbed out" for connections to future development.

~~Parcel 2 will not require sewer connections at this time. The proposed tank farm facility will generate no sewage Parcel 2 will require a sewer hook-up for the office component of the Tank Farm. Future development on Parcel 2 DHV Commercial/Industrial will identify its Sewer Plan for concurrent for approval with the Design Review by the City of Carson. Planning Commission. The Sewer Plan will may require City of Compton approval.~~

e. Grading and Excavation Plan.

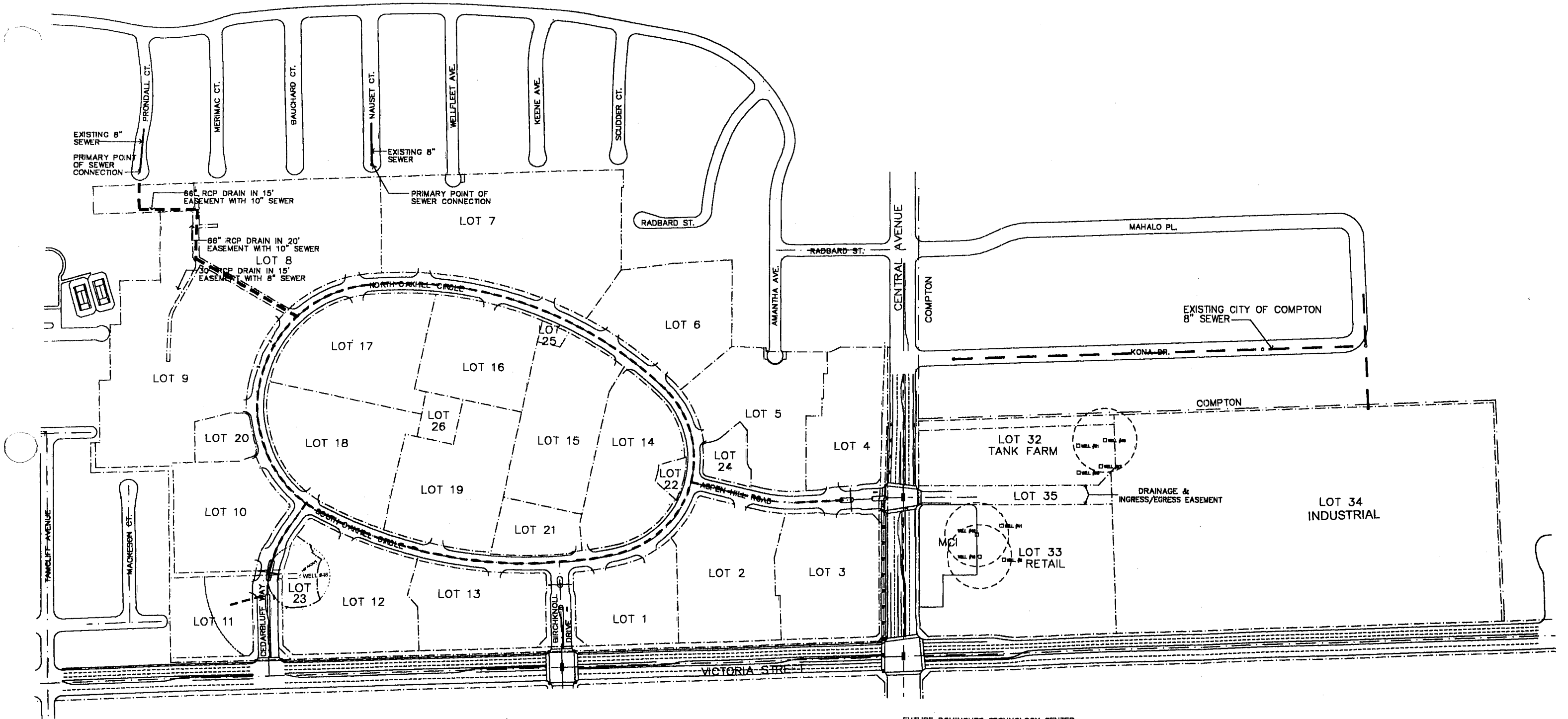
1) Grading Plan Description.

The Dominguez Hills Village Grading Plan is a result of grading studies performed, and has achieved as close to a no-import/no-export (balanced) grading as possible. This will result in minimal site revision to the existing topography. The modifications in to the current site topography of the site will be implemented to achieve proper surface water drainage and suitable grading for the indicated roads, and as required for the buildout of the Project.

2) Grading Plan Development Standards.

- a) All grading activities shall be conducted in substantial conformance with the overall *Grading Concept*, and shall implement any grading-related mitigation measures outlined in the EIR.
- b) Prior to any development within any area of the Specific Plan, an overall Conceptual Grading Plan for the project Site (if revised), for the Phase, and for the Individual Planning Area being approved shall be submitted for Planning Department approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed Grading Plans for individual stages of development within that area, and shall include: techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (November through April), and preliminary pad and roadway elevations.

CONCEPTUAL SEWER PLAN



CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

RKA
Civil Engineers Inc.

398 Lemon Creek Drive • Suite E
Walnut, California 91789

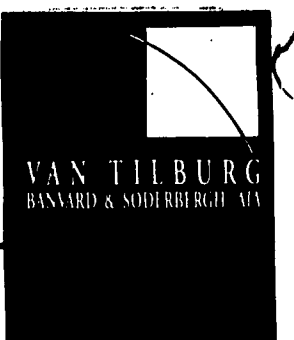
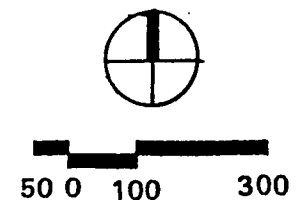


Figure V-15

- c) All streets shall be designed at minimum practical gradients. Gradients on streets shall typically be in the range of 0.4% to 7%. Short sections of streets may have grades exceeding 7% where required to allow the new development to relate vertically with the adjoining existing development.
- d) The overall slope, height and grade of any cut and fill slope shall be developed in concert with existing natural contours and scale of the natural terrain of a particular site.
- e) Slopes exceeding ten (10) feet (10') in vertical height shall be hydro-mulched prior to final acceptance.
- f) Prior to initial grading activities, a soils report and geotechnical study shall be performed to further analyze on-site soil conditions and slope stability, and shall include appropriate measures to control erosion and dust.
- g) Detailed Grading Plans shall be prepared prior to any on-site grading for each project or group of projects.
- h) Slopes shall not be steeper than 2:1. Slope heights shall be kept to a minimum throughout the Pproject, generally less than ten feet 10-0'. However, in some locations, slopes exceeding ten feet 10-0' in height may be required in order to maintain the vertical relationship between the existing developed areas and the Pproject. Slopes exceeding ten feet 10-0' in height shall, wherever possible, be located in rear yards where they will be screened from view by the residential structures.
- i) Where cut-and-fill slopes are created higher than ten (10) feet (10'), Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval.
- j) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.
- k) Angular forms shall be discouraged. The graded form shall reflect natural terrain, where possible.
- l) Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of Pproject review, shall be lined with natural erosion control materials or concrete.
- m) Unless otherwise approved by the City of Carson Department of Engineering, all cut-and-fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
- n) A Grading Permit shall be obtained from the City of Carson, as required by the City Grading Ordinance, prior to grading.

- o) Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.
- p) *Figure V-16* is an exhibit illustrating those locations around the perimeter of Parcel 4 DHV Residential where differences in elevation may exist between existing perimeter site conditions and the proposed development.

Differences in elevation are conceptual in nature and maybe adjusted for submittal of final grading plan to the City Engineer.

The grade differences illustrated in *Figure V-16* are the result of a number of factors. The primary factor, resulting in possible perimeter walls or slopes, is the need to provide adequate cover on the proposed storm drain, and at the same time, direct run-off to the storm drain and away from the boundary of the project. The storm drain cannot be lowered because of its fixed point of connection at Stevenson Park.

This is the reason for the walls shown along the westerly side of the development and along the northerly project boundary between Stevenson Park and Keene Avenue.

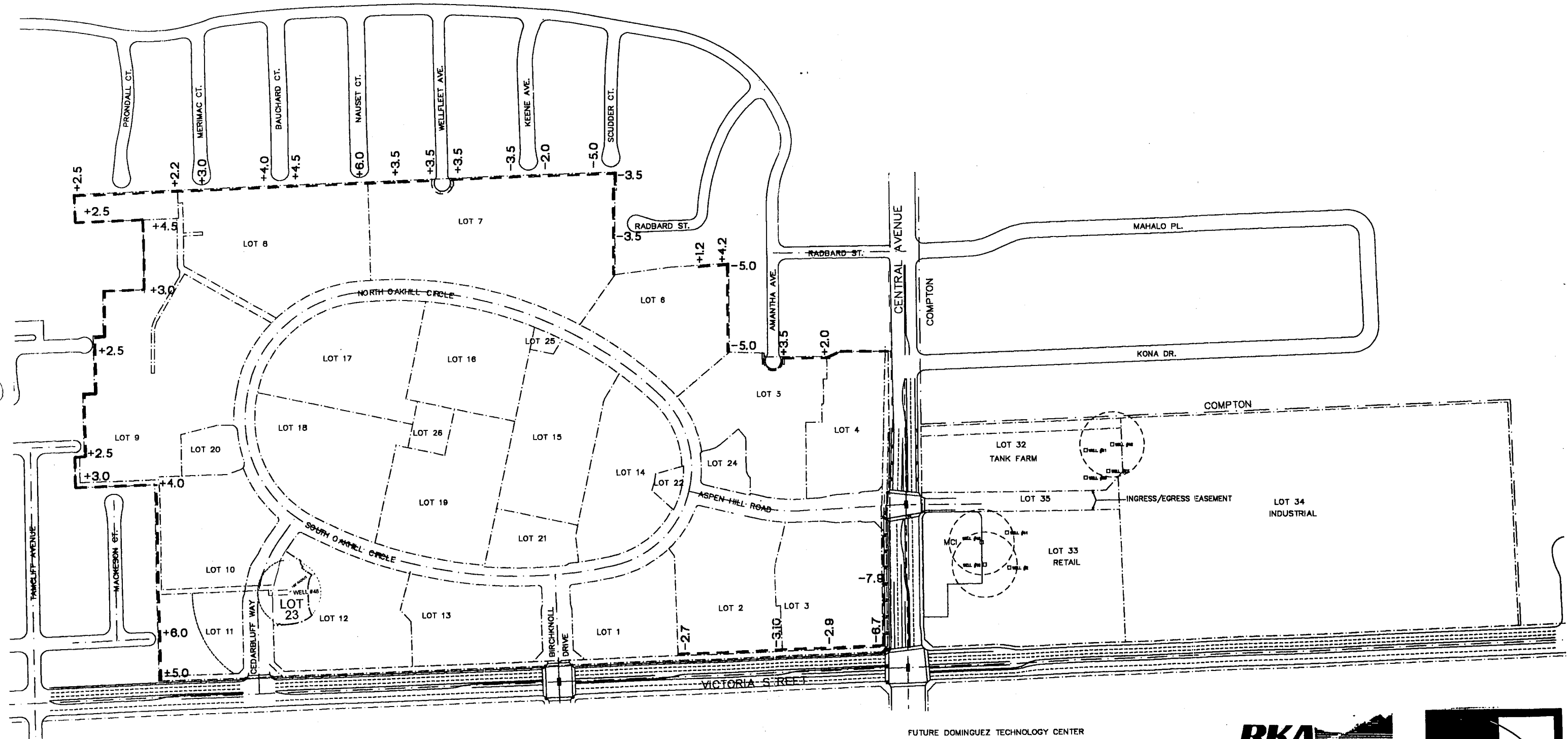
Retaining walls noted along the northerly and northeasterly sides of Parcel 4 DHV Residential, from Keene Avenue to Central Avenue, are the result of off-site grade differentials between existing lots. Efforts made to "split the difference" in grade between off-site lots with and proposed pad elevations result in the need to construct retaining walls on-site.

Perimeter retaining walls along the northerly and easterly boundaries of the site are to be constructed in conjunction with their respective phases. Temporary 2:1 slopes may be graded in the interim.

Perimeter retaining walls may be combined with perimeter "security" walls, and shall in any case be constructed of materials matching those of the security walls.

- q) The project applicant shall comply with all recommendations identified within the Geotechnical Feasibility and Limited Site Seismicity Study, dated May 28, 1993, prepared by Pacific Soils Engineering, Inc. All recommendations of the certified geologist's study and requirements of the City's grading ordinances shall be included in the final grading plan. Recommendations within the study regarding the following issue areas shall be approved by the City Engineer and incorporated into the final grading plan:
 - a. Site Clearing and Preparation
 - b. Over-excavation, Recompaction and Fill Placement
 - c. Foundation Design
 - d. Retaining Walls, Utility Trench Backfill and Drainage, and
 - e. Preliminary Pavement Design

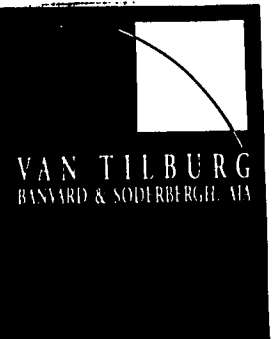
CONCEPTUAL RETAINING WALL PLAN



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FUTURE DOMINGUEZ TECHNOLOGY CENTER

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DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-16

- r) An Erosion Control Plan shall be approved by the District Engineer, Building and Safety Division, prior to issuance of a Grading Permit. The Erosion Control Plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site. The erosion control measures may include one or more of the following:
- a. Placing sandbags along the perimeter of the project site prior to initial grading if grading is to be undertaken during the rainy season (October to March).
 - b. Minimizing the length of time that soils lie exposed.
 - c. Revegetating (landscaping, hydro seeding or any other method of providing vegetative cover) graded areas, in a manner approved by the City if determined to be required for erosion control in areas not planned for development until subsequent phases. Landscaping and hydro seeding should be under the direction of a licensed landscape architect and approved by the City.
- s) Excavation involving more than 1,000 cubic yards on vacant land must have a certified pest/rodent control service, licensed by the California Department of Food and Agriculture and Los Angeles County Agriculture Department, if determined if there is a rodent problem at the project site. If there is a rodent problem, the contractor/developer must provide a rodent control and/or extermination program prior to commencement of excavation. Such rodent control and/or extermination program must comply with the eradication methods specified by the pest/rodent control service, until the service can provide written certification to the City that there is a 90 percent control of rodents.
- t) In order to reduce fugitive dust emissions, the following measures shall be implemented during project grading and/or construction to the satisfaction of the City Engineering Services Department.
- a. The project shall comply with State, City, and UBC dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing into a public road or roads or other public or private property.
 - b. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. Unpaved construction roads shall be watered at least three times a day.
 - c. SCAQMD Rule 403, (as amended), shall be adhered to, in order to ensuring ensure the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. This shall include covering, watering or otherwise stabilizing all inactive

soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

- d. The wheels and lower portions of transport trucks shall be sprayed with water before leaving the construction area.
 - e. Any vegetative ground cover to be utilized on-site, in common residential or retail/industrial lots, shall be planted within 30 days of issuance of certificates of occupancy to reduce the amount of open space subject to wind erosion. Irrigation shall be installed to maintain the ground cover.
 - f. Grading activity shall be suspended when local winds exceed 30 miles per hour and during first and second stage smog alerts.
 - g. All trucks shall maintain a minimum of two feet of freeboard.
 - h. All trucks hauling dirt, soil or other loose dirt material shall be covered.
- u) Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Community Development Director, that:
- a. All construction vehicles or equipment, fixed or mobile, operated within 4,000 feet ~~1,000-0'~~ of a dwelling shall be equipped with properly operating and maintained mufflers.
 - b. All operations shall comply with the City of Carson Noise Ordinance.
 - c. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

Notations in the above format, appropriately numbered and included with other notations on the front sheet of grading plans, will be considered as adequate evidence of compliance with this condition.

- v) Prior to excavation of the contaminated and other areas for rough grading, the project sites shall be cleared of all excess vegetation, surface trash, piping, debris and other deleterious materials. These materials shall be removed and disposed of properly (recycled if possible). Trucks hauling this material shall utilize Central Avenue to ~~SR State Route-91~~ to avoid residential areas.
- w) Unless underground utility locations are well documented, as determined by the City of Carson Engineering Services Department, the project applicant shall perform geophysical surveys prior to excavations to identify subsurface utilities and structures. Pipelines or conduits which may be encountered within the excavation and graded areas shall be relocated or be cut and plugged according to the applicable code requirements.
- x) Proper excavation procedures shall be followed to comply with OSHA's Safety and Health Standards (20 CFR Section 1926). If applicable, the ~~South Coast Air Quality Management District (SCAQMD) Rule 1166~~ permit shall be obtained prior to the commencement of excavation and remedial activities.

- y) During excavation activities, diversion ditches and/or temporary provisions (berms) shall be employed, as necessary, to limit surface water from entering the excavation areas and to provide drainage of adjacent areas. Adequate pumps and sumps shall be made available on the construction site to handle flows into the excavation areas and shall be approved by the City Engineer.
- z) Trained environmental personnel, approved by the City Community Development Director, shall monitor the excavations on a full time basis to identify and supervise the segregation of the hydrocarbon contaminated soils from soils that have concentrations below the treatment goal of 1,000 parts per million total petroleum hydrocarbon (ppm TPH).
- aa) An excavation plan and its design shall be submitted by the Contractor ~~to the~~ to the City Engineer for approval prior to grading permit issuance. Excavation walls shall be sloped back to the appropriate angle to meet Cal-OSHA requirements. No person shall be allowed to enter an excavation area without wearing the proper personnel protective equipment as per the site Health and Safety Plan. Daily inspections shall be made of the excavations for tension cracks, bulging, or other indication of cave-ins or slides. In the event that excavation walls appear to be unstable, the excavation/remediation work shall cease until the necessary measures have been taken to safeguard all persons and property.
- bb) The project applicant shall follow all recommendations within the Remedial Action Plan ~~RAP~~ regarding the construction and operation and closure of the Bioremediation Treatment Plot. Construction plans and monitoring reports shall be submitted to the City Engineer for approval and review, respectively.
- cc) The project applicant shall follow all recommendations contained within the adopted Remedial Action Plan ~~RAP~~ for the project site.
- dd) The clean-up level for crude oil is 1,000 mg/kg TPH-E (EPA Method 8015). This criterion will apply to soil excavated during remediation and to soil excavated in the future as a result of geotechnical removals. TPH-impacted soil, if used as backfill at the properties, will be treated to less than 1,000 mg/kg. The confirmation samples will be analyzed by a state-certified laboratory for TPH-E using EPA Method 8015. During excavation and treatment procedures, field screening techniques may be used to monitor removal and remedial progress.
- ee) Excavated soil containing TPH will be placed in designated treatment areas utilizing bioremediation in the form of land farming. TPH concentrations in remediated soil will be verified by sampling the soil in a grid pattern (see Appendix 13.6, HAZARDOUS MATERIALS REPORTS). Samples may be screened on-site using field equipment or kits, but will ultimately be analyzed by a state-certified laboratory using EPA Method 8015 (extractable). The treated soil

will be removed from the treatment areas when an overall maximum average TPH concentration of 1,000 mg/kg is obtained.

- ff) Dust and volatile organic emissions from excavation activities shall be controlled through water spray or by employing other approved vapor suppressants including hydramulch spray in accordance with ~~Regional Water Quality Control Board (RWQCB)~~ Waste Discharge Requirements and the ~~South Coast Air Quality Management District (SCAQMD)~~ permit conditions.
- gg) During excavation, monitoring shall be conducted to measure the volatile organic at a distance no more than ~~3~~ three inches above the freshly excavated soil by using flame ionization detectors (FID). If the 50 ppm value as specified by SCAQMD Rule 1166 is exceeded, mitigation actions such as voluntary shut down of the operation shall be implemented. Written records of measurement and FID (or equivalent) calibrations shall be made and kept on file. Daily perimeter air monitoring shall also be performed during excavation activities. ~~If~~ and when monitoring shall also be performed during excavation activities. If and when petroleum hydrocarbon odor is noticed that could potentially ~~mitigate travel~~ off-site and cause a public nuisance condition, the situation shall be mitigated immediately. Voluntary shut down of operation may be implemented prior to the control of volatile organic emissions until odor control can be achieved.
- hh) Excavated soil containing volatile constituents as determined by field screening with an organic vapor meter will be analyzed using EPA Method 8020 and/or 8010. The proposed clean-up levels for soils ~~found~~ to contain BTEX will be 0.3, 1.22, 0.84 and 0.49 mg/kg, respectively. The identification of other volatile compounds using method 8010 will be addressed on a ~~case by case~~ case basis, including notification and discussion with the RWQCB.
- ii) If asbestos is identified in below-ground structures, the project applicant shall obtain an Asbestos Abatement Contractor to survey the project site and assess the potential hazard. The project applicant shall contact the SCAQMD and the City of Carson prior to asbestos removal.
- jj) All structures must be cleaned of hydrocarbons prior to off-site transportation, or hauled off-site as a waste in accordance with applicable regulations.
- kk) Structure removal operations shall comply with all regulations and standards of the ~~South Coast Air Quality Management District (SCAQMD)~~.
- ll) The project applicant shall post signs prior to commencing remediation, alerting the public to the site cleanup operations in progress. The size, wording and placement of these signs shall be reviewed and approved by the City Community Development Department.

- mm) The applicant shall comply with State Division of Oil and Gas ~~DOG~~ notification and abandonment requirements regarding existing active and inactive abandoned oil wells. The applicant shall submit a ~~Notice of Intent NOI~~ and receive DOG Clearance prior to receiving grading permits.
- nn) The applicant shall provide for adequate methane gas protection, to the satisfaction of LA Los Angeles County Department of Public Works and the City Engineer, as reflected in grading plans and other appropriate design documents.
- oo) During remediation, if any soil is found to be hazardous due to contamination other than petroleum hydrocarbons, it will be segregated, stockpiled, and handled separately. All sample collection and analysis procedures will follow methods from EPA SW-846 and/or the CCR, Title 22, Division 4, Chapter 30, Article 11.

f. Phasing Plan.

1) Phasing Plan Description.

This proposed Project has nine (9) phases to be developed over a projected six (6) year period. The phasing described herein may be accelerated or vary somewhat in response to market demands. The phasing has been coordinated, and will ensure the logical and orderly bioremediation of the site, extension of roadways, utilities, and infrastructure. (See Figure V-17 and Tables on pages V-44, V-45, and V-46, V-48 to V-51, Phasing Plan.)

If the phasing varies in sequence, the City Planning Department and Planning Commission will have the opportunity to review and approve the extension of the site infrastructure required to serve the Planning Areas affected.

~~An application for the oil well ordinance has been prepared and is being processed concurrently with the proposed revisions to the Specific Plan and the Environmental Impact Report.~~

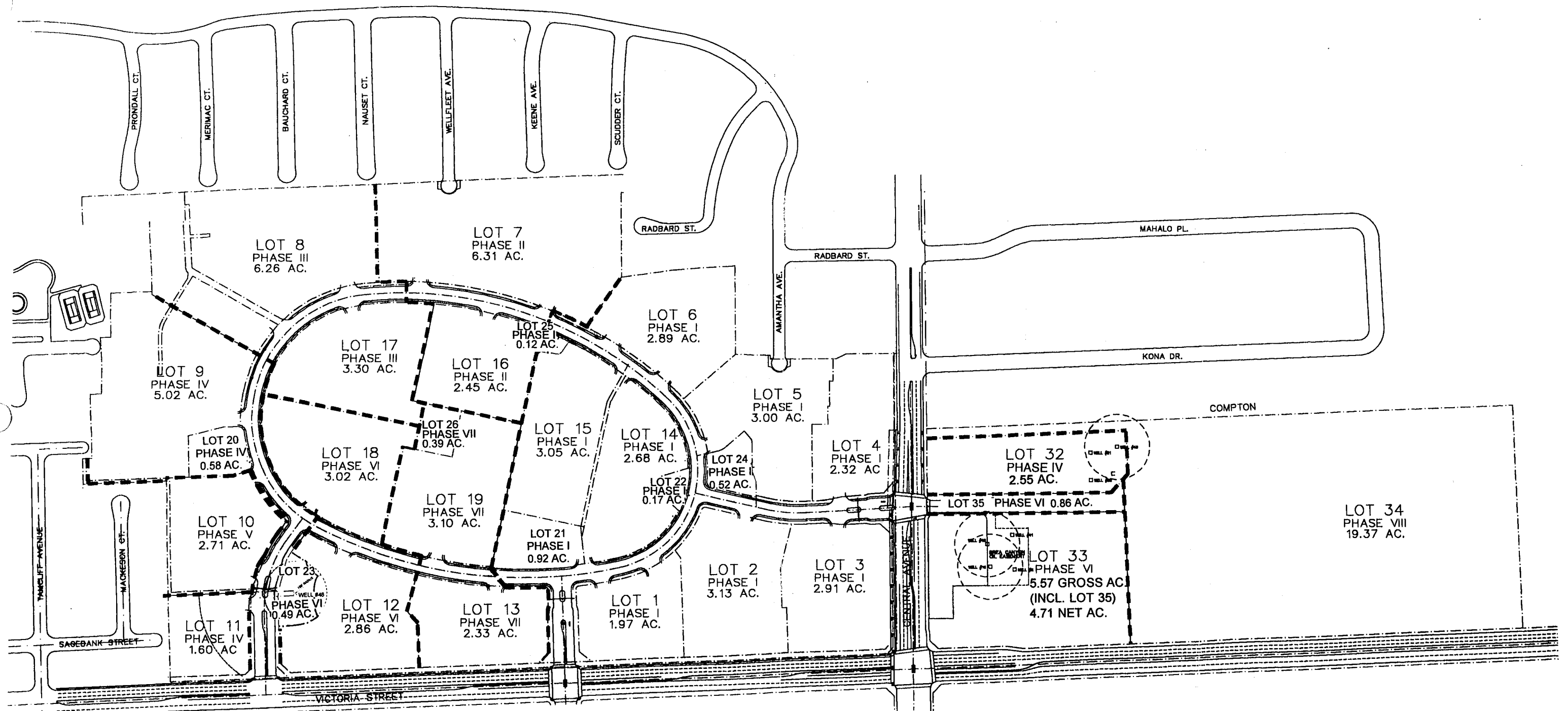
A Conditional Use Permit (C.U.P.) for the tank farm and gas plant and operation of the Parcel 4 ~~DHV Residential Oil Well~~ will be required.

The private roadway improvements, utility, storm drain, and sewer buildout, and traffic mitigation measures will be phased and developed in accordance with need, impact, and future demand.

2) Project Phasing Standards.

- a) Prior to recordation of any final subdivision map, after the approval of the Specific Plan Master Map, Improvement Plans for the respective landscaped areas, utilities, storm drain and sewer buildout, and/or plans to mitigate an environmental impact for the

PHASING PLAN



DOMINGUEZ HILLS VILLAGE

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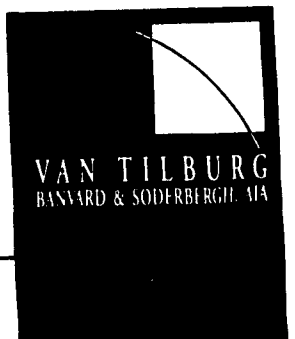
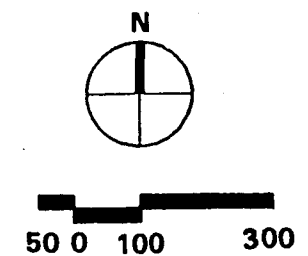


Figure V-17

respective tract, shall be submitted to the City Planning Department and subject to approval by the Planning Commission. The Improvement Plans shall include:

- Final Site Plan.
- Final Grading Plan and Civil Engineering Drawings.
- Landscape and Irrigation Plans, including Fence Treatment, certified by a Landscape Architect.
- Special Treatment/Buffer Area Treatment Plans.

- b) Each Residential Planning Area (i.e., lot) shall be developed by Housing Developers concurrently with the Owner's development of its adjacent common area landscape development zones and applicable infrastructure.
- c) Construction of the development permitted hereby herein, including recordation of final subdivision maps, may be done progressively in stages, provided that the following 1) adequate vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units, or as needed for public health and safety in each stage of development, and 2) further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
- d) Designation and/or dedication of park land and open space acreage, and, where necessary, payment of Parks and Recreation "in lieu" fees, necessary to satisfy both City and State requirements, will be based on the amount of dwelling units and population generated by the buildout of the various phases, and also based on credits for on-site open space and amenities provided by the Dominguez Hills Village Specific Plan as adopted by the City Council.
- e) Planning Areas which are dependent on or share adjacent Planning Areas for access shall be phased in a manner that provides the necessary infrastructure prior to tentative map approval.
- f) In addition to the buildout of the common area recreation facilities, all developments exceeding 160 dwelling units per acre shall provide amenities as outlined in the Open Space and Amenities Plan.

3) Residents' Facilities Sites and Project Phasing.

Phase 1: In order to ensure timely development of public facilities, a Phasing Plan has been prepared which will include the buildout of the main public space on lot 15A 21, and secondary parks on lots 15B 22 and 15D 24.

- The Entry Drives: The guard gated main Birchknoll Drive entry to Parcel 1 off Victoria Street will be fully improved, as will the gated Aspen Hill Road residents' access drive to Parcel 1 off of Central Avenue. and that portion of the Secondary Entry at the western portion of Parcel 1 on Victoria as required to provide access to the

~~Child Care Facility.~~ All landscaping as shown in the *Design Guidelines* will be installed to the extent that the roadways and parks are completed. ~~The loop road North and South Oakhill Circle will terminate at the west end of the park (Lot 15A 21), and loop around to the western edge of Lot 6.~~

- ~~The parks proposed on Lots 15A, 15B 21, 22 and 15D 24 will be built out, including the 2,000 4,000 square foot s.f. community building on Lot 15A 21. The Child Care Facility on Lot 12 will also be built.~~
- All the utilities, storm drains, retention basin, sewers, etc. required to service this ~~356 246~~ unit development will be in place, and with easements and improvements, as required for the health and safety of the occupants.
- The tank farm relocation from its current location (approximately within Lot 20 18 - see Oil Production Section IV) to its proposed location on Lot 22 32 will occur as part of Phase 1, as described on Page IV-12.
- The landscaped project boundaries and walls fronting on Victoria Avenue Street and Central Avenue will be built out as part of Phase 1.

Phases 2 and 3: Roads will be extended with common area landscaping and improvements, and as well as required storm drains, sewers and utilities will be extended to service all lots within these phases, the points of connections and driveways at lots 8 and 17.

Phase 4: The roadway North and South Oakhill Circle will be extended to include the completion of the secondary residents' access off of Victoria Cedarbluff Way; this roadway will be installed as a part of Phase 4. The tennis courts on Lot 40 20 will be built. The child care facility on Lot 11 will also be built prior to the occupancy of Phase 4.

Phases 5 and 6: The loop road North and South Oakhill Circle will be completed (as will Parcel 4 DHV Residential storm drains, sewer and utility main distribution loop), and the park on Lot 15G 23 will be built.

Phase 7 will be the completion of the buildout of Parcel 4 DHV Residential.

Phases 8 and 9 will represent the buildout of the balance of the industrial component, completing the entire 99.4 100.23 acre development contemplated herein. The Industrial Component may be developed as one development, and may occur in earlier phases.

- 4) ~~Dates indicated herein are approximate. The dates contained herein shall not be interpreted as final or binding, the market climate at the time of development will dictate the final development schedule.~~

Oil Production/Remediation Stages A & B precedes:

Phase 1: January 1996

<u>Land Use</u>	<u>Lot #</u>	<u>Area</u>	<u>Density</u>	<u>Units</u>
<u>Housing Type 'A 1'</u>	<u>Lot 6</u>	<u>2.8</u>	<u>8 du/ac</u>	<u>22</u>
<u>Housing Type 'A 2'</u>	<u>Lot 5</u>	<u>3.1</u>	<u>12 du/ac</u>	<u>36</u>
<u>Housing Type 'B'</u>	<u>Lot 1</u>	<u>1.0</u>	<u>16 du/ac</u>	<u>31</u>
	<u>Lot 4</u>	<u>2.2</u>		<u>34</u>
<u>Housing Type 'C'</u>	<u>Lot 2</u>	<u>3.1</u>	<u>18 du/ac</u>	<u>56</u>
	<u>Lot 3</u>	<u>3.0</u>		<u>54</u>
	<u>Lot 17</u>	<u>3.1</u>		<u>56</u>
<u>Housing Type 'D'</u>	<u>Lot 16</u>	<u>2.9</u>	<u>23 du/ac</u>	<u>67</u>
<u>Easements and Retention Basin</u>	-	<u>2.1</u>	-	-
<u>Child Care Center</u>	<u>Lot 12</u>	<u>1.6</u>	-	-
<u>Roads</u>	-	<u>2.1</u>	-	-
<u>Park</u>	<u>Lots 15A, 15B,</u> <u>15D, 17A</u>	<u>1.8</u>	-	-
<u>Tank Farm</u>	<u>Lot 22</u>	<u>2.3</u>	-	-
<u>Phase 1 Subtotal</u>		<u>32.0</u>	-	<u>356</u>

Phase 1: Winter 1998 - 1999

Land Use	Lot #	Area	Density	Units
Phase 1 Residential (Revised):				
Housing Type C	Lot 1	1.97 ac	17.26 du/ac	34
Housing Type C	Lot 2	3.13 ac	16.29 du/ac	51
Housing Type C	Lot 3	2.91 ac	15.12 du/ac	44
Housing Type B	Lot 4	2.18 ac	8.26 du/ac	18
Housing Type B	Lot 5	3.01 ac	9.30 du/ac	28
Housing Type B	Lot 6	2.89 ac	8.30 du/ac	24
Housing Type A-1	Lot 14	2.68 ac	8.21 du/ac	22
Housing Type A-1	Lot 15	3.05 ac	8.20 du/ac	25
Parks	Lots 21, 22, 24, 25	1.73 ac	-	-
Roads		4.08 ac	-	-
Easements/Retention Basin	Lot 27	1.45 ac	-	-
Phase 1 Subtotal		29.08 ac	8.46 du/ac	246

Oil Production/Remediation Stage C precedes:

Phase 2: Winter/Spring 1997 Spring/Summer 1999

Land Use	Lot #	Area	Density	Units
Housing Type 'A-2'B	Lot 7	6.3 6.31	9.35 du/ac	7659
Housing Type 'C'A-1	Lot 48 16	2.5 2.45	9.80 du/ac	45 24
Roads	-	0.9	-	-
Phase 2 Subtotal		9.7 9.66	-	121 83

Oil Production/Remediation Stage D precedes:

Phase 3: Fall 1997 Spring 2000

Land Use	Lot #	Area	Density	Units
Housing Type 'A-4'B	Lot 8	6.2 6.06	8.91 du/ac	50 54
Housing Type 'C'A-1	Lot 49 17	3.3 3.30	9.39 du/ac	59 31
Roads	-	0.7 0.57	-	-
Phase 3 Subtotal		10.2 9.93	-	109 85

Oil Production/Remediation Stage E precedes:

Phase 4: Spring 1998 Winter 2000 - 2001

Land Use	Lot #	Area	Density	Units
Child Care Center	Lot 11	1.6		
Housing Type 'A-2'B	Lot 9	4.9 5.02	8.96 du/ac	59 45
Tank Farm (Stage E)	Lot 32	2.55		
Roads	-	4.3 1.2	-	-
Park	Lot 40 20	0.6 0.58	-	-
Phase 4 Subtotal		6.8 10.95	-	59 45

Corresponds to Oil Production/Remediation - Stage F

Phase 5: Summer 1998* Spring 2001

Land Use	Lot #	Area	Density	Units
Housing Type 'A-2'C	Lot 44 10	2.5 2.71	15.87 du/ac	29 43
Phase 5 Subtotal		2.5 2.71	-	29 43

* Prior to occupancy of Phase 5, the minimum 50,000 s.f. retail center will be developed.

Phase 6: Fall 1998 Fall 2001

Land Use	Lot #	Area	Density	Units
Housing Type 'C'	Lot 24 12	3.1 2.86	17.83 du/ac	56 49
Housing Type 'D' A-1	Lot 20 18	3.1 3.02	23.9 27 du/ac	74 28
Roads	-	0.9 0.77	-	-
Park	Lot 45C 23	0.5 0.49	-	-
Retail	Lot 23A, 23B 33	5.4 4.71	-	-
Easement	Lot 35	0.86	-	-
Industrial	Lot 24A	8.5	-	-
Phase 6 Subtotal		21.5 12.71	-	127 77

Phase 7: Winter 1998/1999 Summer 2000

Land Use	Lot #	Area	Density	Units
Housing Type C/A-1	Lot 43 19	2.7 3.10	8.39 du/ac	49 26
Housing Type C	Lot 44 13	2.4 2.33	19.31 du/ac	43 45
Park	Lot 21A 26	0.4 0.39	-	-
Phase 7 Subtotal		5.5 5.82	-	92 71

Phase 8: Spring 2000 Spring 1999

Land Use	Lot #	Area	Density	Units
Industrial	Lot 24B 34	5.6 19.37	-	-
Phase 8 Subtotal		5.6 19.37	-	-

Phase 9: Fall 2001

Land Use	Lot #	Area	Density	Units
Industrial	Lot 24C	5.6	-	-
Phase 9 Subtotal		5.6	-	-

Total Parcels 1 and 2	99.4		893
DHV-Residential & DHV-Commercial/Industrial	100.23		650

g. Open Space and Recreation Plan.

1) Open Space and Recreation Plan Description.

A major unifying element of Dominguez Hills Village is the Open Space and Recreation Program. This Program provides recreational opportunities in which all residents of Dominguez Hills Village can participate. Dominguez Hills Village features differing sized parks and recreational opportunities for various active and passive activities. Approximately 3.3 3.19 acres of open space areas are provided on Parcel 4 DHV Residential. This does not take into account the open space and recreational facilities required by the home builders on the individual lots.

The roadway landscaping proposed in the *Design Guidelines*, with the attendant parkways, sidewalks and landscaped easements, will provide to the community project continuity for the Project from the perimeter along the perimeter of Victoria Street and Central Avenue, the landscaping in the fifteen-foot 15'-0" setback, and, for the benefit of the residents and guests, the internal Pproject landscaping for the benefit of the residents and guests. See the *Landscape Design Guidelines, Section VI.2.*

2) Open Space and Recreation Plan Development Standards.

- a) The parks and recreational facilities provided for by the applicant will be for the benefit of all residents and guests within Dominguez Hills Village.
- b) The landscaping provided at the perimeter of the Pproject will enhance the immediate neighborhood and the City as a whole. See the *Landscape Design Guidelines.*
- c) The parks shall contain the following facilities/equipment: A an approximately 2,000 4,000 square foot s.f. Residents' Mmulti-purpose Bbuilding, tot lots, open play areas, picnic facilities, open space, tennis courts, and basketball courts. A Conceptual Site Plan of these areas is provided in Section VI-2, *Landscape Design Guidelines.* See *Figures VI-13 through VI-19.*
- d) Lot 42 11 will be provided for a Cchild Ccare Ccenter. The facility will have playgrounds and open areas. Of the available open space, the operator will determine what portion will be dedicated for children's use, and what will be provided for residents' use.
- e) All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- f) Landscaping within recreation and open space areas will be further governed by the development standards in the Landscaping Plan (Section V.1.h.) and the *Landscape Design Guidelines* (Section VI.2) of this Specific Plan.

- g) Development applications which incorporate provisions for common areas shall be accompanied by design plans for the common areas. Such plans shall specify the location and extent of landscaping, irrigation systems, and structures for such common areas.
- h) Parks on lots 10, 15A, 15B, 15C, 15D, 17A, 20, 21, 22, 23, 24, 25, and 26 are to be improved by the applicant and maintained by the Master Homeowners' Association.
- i) In addition to the provisions provided herein, with the buildout of the common area recreation facilities, all developments exceeding 160 dwelling units per acre shall provide a minimum of 140 s.f. square feet per dwelling unit of project common open space, incorporating amenities per the following standards:
 - i. For fifty (50) or fewer units, at least one of the following shall be provided:
Spa; Gazebo; Outdoor Cooking/Eating Area; and Tables, Chairs and Benches for Reading and Conversation Areas.
 - ii. For more than fifty (50), but less than one hundred (100) units, one item from I., above, and at least one of the following:
Pool; Shuffleboard; Exercise Room.
 - iii. For one hundred (100) or more units, at least one item from i., above, per fifty for each (50) units; one item from ii., above, per one hundred for each (100) units; plus at least one of the following:
Community Room (minimum five (5) square feet per dwelling unit).
- j) The retail and industrial components will conform to City of Carson standards relating to open space.

h. Landscaping Plan.

1) Landscaping Plan Descriptions.

As illustrated in *Figure V-18, Illustrative Recreation and Open Space Key Plan*, Project landscaping will play an important role in maintaining Project design themes, while emphasizing community continuity and character. This Section of the Specific Plan provides a general description of, and development standards for, the Landscaping Concept. Detailed landscaping information is provided in Section VI.2, *Landscape Design Guidelines*.

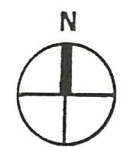
ILLUSTRATIVE RECREATION AND OPEN SPACE KEY PLAN



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

CLARK & GREEN
Associates
Landscape Architecture



JOHANNES VAN TILBURG & PARTNERS

Figure V-18

Entry monumentation will provide initial Project identification, and will be visible upon approaching the site. Within the site, entry monumentation will be present at key intersections. Monumentation will be developed in a hierarchical format from the major entry to secondary entries, which provide identification for the community as a whole, and for each Planning Area.

Landscaping within the Project will articulate community design elements at the commercial center and the Child Care Facility. Housing types will be distinguished by varied planting themes. Landscaping will be used to identify the street system hierarchy; from major roads to collector roads, thus creating designed landscaped corridors. This shall be accomplished by careful consideration of the relationship between the street and plant materials' characteristics, including size, form, texture and color. Roadway landscape treatments will be designed to enhance the natural and developed environment.

2) Landscaping Plan Development Standards.

- a) All detailed landscaping programs for Planning Areas and roadways will be prepared by qualified landscape architects for review by City staff.
- b) Project entry statements have been designed with landscaping and architectural treatments that project a high quality image for this mixed use development.
- c) The landscaping design for the site will include trees, shrubs, and compactable ground cover.
- d) Special treatment areas will be designed to provide definition to certain Planning Areas, as identified in Section VI.2, *Landscape Design Guidelines*.
- e) Entrances into Dominguez Hills Village will have planted medians and landscaped perimeter setbacks and easements to define the Project's design concept. The introductory landscape theme will include elements such as tree clustering to reinforce the Project theme and character.
- f) Planted raised medians may be established within any roadway right-of-way, as long as access and safety criteria approved by the City of Carson Engineer can be met.
- g) Prior to issuance of Building Permits in any subdivision, Improvement Plans for the respective landscaped areas shall be submitted to the City Planning Department for approval. The Improvement Plans shall include, but not be limited to, the following:
 - i. Final Grading and Civil Engineering Plan.
 - ii. Landscape and Irrigation Plans certified by a Landscape Architect.
 - iii. A Landscaping Plan with seed mixes for mulching and staking methods; ~~and as well as~~ locations, type, size and quantity of plantings, certified by a Landscape Architect.

- iv. A Hardscaping Plan with location and quantity of potential recreational amenities/facilities (for the extension of roads, etc. in the common areas).
- v. Wall/Fence Treatment Plans.
- vi. Special treatment buffer area, and Easement Treatment Plans.
- h) The applicant and/or Developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems, until such time as these operations are the responsibility of a Master Homeowners' Association, or individual project Homeowners' Organization, as the case may be.
- i) Development applications which incorporate developed open space areas shall be accompanied by Design Plans for the common area. Such plans shall specify the location and extent of landscaping irrigation systems, structures, and circulation (vehicular and pedestrian).
- j) At the time of recordation of any tentative subdivision which contains an easement, a Dominguez Hills Village common greenbelt or open space areas, the subdivision shall have those common areas conveyed to a Master Homeowners' Association, or other entity.
- k) The Landscaping Plan shall reflect the following water conservation methods, whenever possible: landscape with low water-use plants; group plants of similar water-use to reduce over-irrigation of low water-use plants; use mulch extensively, as mulch improves the water holding capacity of the soil by reducing evaporation and maximizing the water reaching the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems may be used as appropriate to increase irrigation efficiency.
- l) The common open space irrigation system shall be designed to accommodate the future use of reclaimed water when made reasonably available by the Water District.
- m) Prior to submitting the Landscaping Plan to the City for Site Plan Review, the Developer shall approve the proposed Landscape Plan, including the edge treatment of the retail and industrial components.
- n) The applicant shall utilize special landscape treatments to minimize the amount of yard trimmings and waste from the proposed project area, to the satisfaction of the City Community Development Department as part of the Site Plan review and approval.

i. Comprehensive Maintenance Plan.

The Master Homeowners' Association will maintain the common area landscaping and facilities. Successful operation of this maintenance is important in assuring high landscape quality in the Project area.

- 1) A permanent Master Homeowners' Association shall be established for the Specific Plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas on ~~Parcel 4 DHV Residential~~. Acceptance of ownership by a Master Homeowners' Association shall satisfy this condition.
- 2) ~~Parcel 2 DHV Commercial/Industrial~~ maintenance shall be assumed by Brea Cañon Oil Company, for the Tank Farm, and the Developers of the retail and industrial parcels, unless otherwise approved by City agencies.
- 3) Commons Areas: Unless otherwise provided for in these standards, common areas shall be conveyed to a Master Homeowners' Association, or other entity, as implementing development is approved, or as subdivisions are recorded.
- 4) Open Space and Parks: All open space and park areas that are not directly associated with a particular lot will be the responsibility of the Master Homeowners' Association.
- 5) On-Site Streets, Sewers, and Storm Drains: These facilities may be maintained by the Homeowners' Association's own employees, or by (an) independent contractor(s) as evaluated by the Homeowners' Association and approved by the City Planning Department.
- 6) All buildings, grounds, parking areas, and landscaping shall be maintained in a neat and orderly manner at all times.

j. Sheriff Services' Funding Plan.

The funding mechanism and phased implementation for the Sheriff's Services shall be subject to review and approval by the City Council.

2. Planning Area Standards.

a. General.

Development standards and zoning regulations for Dominguez Hills Village have been established at three levels: *General Development Provisions* (Section III.1); *Planning Area Standards*, (Section V.2); and *Design Guidelines* (Section VI.2 and 3).

Planning Areas were selected on the basis of logical lot divisions in the development of Dominguez Hills Village. Criteria considered in this process include uniformity of use as it pertains to zoning, bioremediation of the site, and relationship to adjoining housing types and the surrounding neighborhood.

The Planning Area graphics for this section (*Figures V-19 through V-41*) were derived from the *Land Use Plan* (*Figure V-1*). The Site Plans depicted are conceptual in nature. Although development may conform closely to some elements of the plans provided in the *Illustrative Site Plan*, *Figure V-2*, it is anticipated that actual lotting dwelling unit configuration (i.e., single family detached, duplex, etc.), will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance is being prepared for this Specific Plan document, for adoption by the City Council. The zoning provisions within that Ordinance will establish use restrictions for each Planning Area. The zoning provisions shall be used in conjunction with the Planning Area Standards for each Planning Area.

- Terms used in these regulations shall have the same definitions as provided given in the City of Carson Zoning Ordinance, unless otherwise defined herein.
- Any details or issues not specifically covered in these regulations shall be subject to the regulations of the Carson Zoning Ordinance, as applicable.
- These regulations are adopted pursuant to Section 65450 of the California Government Code. It is specifically intended by such adoption that the development standards herein shall regulate development within the Specific Plan area. Where sufficient direction for interpretation of these regulations is not explicit, the Carson Zoning Ordinance shall take precedence.
- Construction shall comply with applicable provisions of the Uniform Building Code, as amended, and the various other mechanical, electrical and plumbing codes related thereto.
- Grading Plans submitted for all projects in the Specific Plan area shall be based on the City Grading Code, and shall be accompanied by Geological and Soils Engineers' reports incorporating all pertinent recommendations. The Soils Engineer and Engineering Geologist must certify the suitability of a graded site prior to issuance of a Building Permit.
- State density bonuses granted for inclusion of affordable housing shall apply to all residential Planning Areas of Dominguez Hills Village. The additional

density granted shall be in addition to the maximum dwelling units provided for herein.

- All Landscape and/or Grading Plans shall include provisions for temporary erosion and fugitive dust control on all graded sites which are scheduled to remain unimproved during the winter months, and fugitive dust control year round.
- If any portion of these regulations is, for any reason, declared by a Court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these regulations and each portion thereof, irrespective of the fact that any one or more portions be declared invalid or ineffective.
- Where the term "Lot Coverage" is used, it shall be defined as the percentage of lot area covered by all buildings or roofed structures within each Planning Area. This includes all accessory buildings or structures, balconies, covered patios, covered entryways, and any similar structures that reduce the amount of lot area open to the sky.

For the purpose of this definition, lot coverage shall be measured: a) to the foundation line for buildings, patio covers, and similar structures; and 2) to the edge of the structure, balconies, and similar structures.

b. Residential Yard Setbacks (reference also Section VI.3, *Architectural Design Guidelines*, and *Figures VI-24 through VI-27* for Typical Recommended Housing Configurations Site Plan Layouts).

1) Single family detached, up to 10.0 d.u. per ac. dwelling units per acre.

Housing Type A-1:

- a) Front yard: 18'-0" to garage doors, 15'-0" to remainder of residence with a 3 foot encroachment allowed for porches with no decks or living space above, as measured from property line.
- b) Side yard: 4'-0" for single story dwelling; 5'-0" for two and three story.
- c) Rear yard: 12'-0" or 15% of the average lot depth, whichever is greater.

Housing Type A-2:

- a) Front yard: 18'-0" to garage doors, 15'-0" to remainder of residence.
- b) Side yard: 4'-0" for single story dwelling; 5'-0" for two and three story.
- e) Rear yard: 12'-0" or 15% of the average to depth, whichever is greater.

Housing Type B:

- a) Front yard: 10'-0" to residence, as measured from property lines.
 - b) Side yard: 4'-0" for single story dwelling; 5'-0" for two and three story.
 - c) Rear yard: 5'-0" to garage doors.
- 2) Single family detached, duplexes or multifamily, above 10.0 d.u. per acre dwelling units per acre.

Housing Type C:

- a) Front yard:
 - i. Buildings facing streets: 5'-0" 6'-0" for one and two story buildings.
 - ii. Buildings facing motorcourts: 5'-0" to curb face for one and two story dwellings; 6'-0" for three story.
- b) Side yard: 4'-0" for one and two story dwellings; 5'-0" for three story. (For duplex location side yard provisions, refer to the non-common wall. At the common wall, one half inch is the minimum wall separation. Common footing and roof is permitted.)
- c) Rear yard: 8'-0" minimum at closest point; 10'-0" average.

Minimum for one and two story dwellings: 10'-0" minimum at closest point; 12'-0" average minimum for three story buildings.

- 3) The above provisions may be waved in connection with approval of a tract or parcel map to permit reasonable deviations to allow the densities permitted herein.
- 4) Where a property abuts an easement which may be landscaped as a part of a rear or side yard, the setback requirements shall be measured from the edge of the easement.
- 5) Setbacks provided in the Specific Plan are considered to be minimum standards. Site Design Review approval may require increased setbacks.
- 6) Prior to issuance of any building permits, Site Plan and Design approval shall be obtained from the Planning Commission pursuant to Section 9172.23 of the Zoning Ordinance.
- 7) Signs:
 - a. A sign program shall be submitted to the Community Development Department as part of the application for Design Approval. The program shall be approved by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all

signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Community Development Department.

- b. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
- 8) For Condominium Conditions of Approval refer to pages VIII-14 through VIII-16.
- 9) Due to the potential for ground shaking in a seismic event, the applicant shall comply with the standards set forth in the Uniform Building Code (UBC) (most recent edition) to assure seismic safety to the satisfaction of the District Engineer, Building and Safety Division.
- 10) A structural engineer, civil engineer or architect, experienced with earthquake-resistant design, shall sign off on all building plans to determine the adequacy of seismic criteria for project structures, and to recommend appropriate design changes, if needed prior to issuance of building permits.
- 11) Prior to issuance of building permits, the Community Development Department, Building and Safety Division, shall review and approve all building plans to assure compliance with the latest Los Angeles County Building Code as adopted by the City of Carson.
- 12) Precise plans for the proposed project shall demonstrate that the site plan has incorporated appropriate design standards such as buffers (i.e. streets and landscaping), setbacks between proposed oil producing uses, and orientation/design of petroleum-related facilities and residential, retail and industrial facilities. This shall reflect requirements of the City's proposed Oil Well Ordinance for oil wells operating in residential areas. The State Division of Oil and Gas DOG recommends an eight-foot 8'-0" high block wall or fence to restrict access to oil wells, in addition to use of landscaping that is not attractive to climbing.
- 13) As part of the CC&R's, the applicant shall provide public notice to all potential residents and tenants within 500-feet 500'-0" of petroleum-related uses prior to completion of any real estate transaction (said uses include oil wells, oil tanks, gas plant and petroleum lines). A draft of said notice shall be submitted to the City Attorney for review and approval prior to issuance of building permits.
- 14) Project construction activities shall, to the extent feasible, be concentrated away from adjacent residential areas. Equipment storage and soil stockpiling shall be at least 400-feet 100'-0" from adjacent residential property lines.
- 15) During construction, a security fence, the height of which shall be determined by the City of Carson Community Development Department,

Building and Safety Division, shall be maintained around the perimeter of the site. The construction site shall be kept clear of all trash, weeds, etc.

- 16) City staff shall review and approve the project's landscape plans, prior to building permit issuance. Landscaping plans shall comply with the City of Carson's Development Standards.
- 17) Adequate external lighting (to be determined by the Division of Building and Safety) shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- 18) In order to reduce emissions from the power plant providing electricity to the site and from natural gas consumed by the project's users, on-site buildings shall, at a minimum, be constructed to comply with State Energy Efficiency Standards (Title 24).
- 19) Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director. The study shall document projected ultimate noise exposure for interior office, retail and industrial space, and shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards. Sound attenuation is primarily required for residential units adjacent to Victoria Avenue ~~Street~~ and Central Avenue.
- 20) Prior to issuance of building permits, site plans shall undergo review by the Los Angeles County Sheriff's Department to ensure that all entryway, lobbies, stairways, and parking areas shall be illuminated, and visually isolated areas shall be minimized for purposes of public safety and the enhancement of site security.
- 21) The City of Carson Station Crime Prevention Unit shall be contacted by project proponents prior to issuance of Certificates of Occupancy, for assistance on applicable crime prevention programs suitable for inclusion in the project, such as Neighborhood Watch.
- 22) Prior to issuance of building permits, the project proponent shall comply with all applicable code and ordinance requirements as required by the City of Carson Community Development Department for construction, access, water mains, fire flows, and fire hydrants.
- 23) Prior to issuance of building permits, the City of Carson Community Development Department shall require the project proponent to comply with the following measures:
 - a) ~~Fire flow allowance of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration for multi-~~

- family residential, commercial or industrial uses, and 1,250 gallons per minute at 20 psi for a two-hour duration for single-family uses;
- b) Fire flows based on building size, its relationship to other structures and property lines, and type of construction.
 - c) Hydrant spacing every 600 feet for residential areas and 300 feet for commercial/industrial areas.

a-i - DHV-Residential: Fire flow allowances up to 3,000 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration for multi-family residential uses.

a-ii - DHV-Commercial/Industrial: Fire flow allowances for commercial and industrial uses are to be determined with the water purveyor to DHV-Commercial/Industrial. Appropriate limits and regulations shall apply to building size, configuration and location, and to hydrant requirements as stipulated by the UBC and the County of Los Angeles Fire Departments Fire Prevention Regulations."

"b-i - DHV-Residential: Multi-family residential lots, per the UBC Chapter 9, all buildings containing 16 or more units shall be provided with an automatic sprinkler system.

Per Los Angeles County Fire Department - Fire Prevention Standards Volume 7, Chapter 1-Regulation #8, dated 8/15/91, or updated edition titled, *Fire Flow and Hydrant Requirements*, wherein multi-family residential:

- **Two-story - non-sprinklered (type V) buildings with adjacent buildings within 50'-0"** are limited to 9,999 square feet of first floor area; sprinklered buildings with adjacent buildings within 50'-0" are limited to 12,499 square feet of first floor area.
- **One-story - non-sprinklered (type V) buildings with adjacent buildings within 50'-0"**

are limited to 14,999 square feet of first floor area; sprinklered buildings with adjacent buildings within 50'-0" are limited to 18,749 square feet.

Note: The above information is current as of the date of this writing and subject to change. Information is to be verified for current accuracy with the County of Los Angeles Fire Department prior to seeking Planning Department Approval for any multiple residential building development within the Specific Plan area.

- 24) The project proponent will be assessed the current State Mandated School Fees, payable to the appropriate school district prior to the issuance of building permits.
- 25) Project proponent shall dedicate an "in lieu" portion of the proposed site for park use or pay the appropriate Park Dedication Fees to the City of Carson Recreation and Community Services Department, prior to building permit issuance.
- 26) Prior to approval of tentative subdivision map(s), the project proponent shall incorporate the requirements of local water purveyors to provide new facilities in the form of pipelines, hydrants, booster station upgrade, and other services deemed necessary.
- 27) Prior to the issuance of building permits, the developer shall demonstrate use of low water use fixtures, plumbing fixtures and appliances, to the satisfaction of the City Building Inspector, as follows:

Interior:

- a) Supply line pressure: Reduce water pressure greater than 50 pounds per square inch (psi) to 50 psi or less by means of a pressure-reducing valve.
- b) Drinking fountains: Equip drinking fountains with self-closing valves.
- c) Ultra-low flush toilets: Install 1.6 gallon per flush toilets in all new construction.

Exterior:

- a) Landscape with low water-consuming plants wherever feasible.
- b) Minimize use of lawn by limiting it to lawn-dependent uses.
- c) Group plants of similar water use to reduce over irrigation of low-water-using plants.

- d) Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.
 - e) Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency and may be feasible for the project.
 - f) Use pervious paving material whenever feasible to reduce surface water runoff.
 - g) Investigate the feasibility of utilizing reclaimed waste water, stored rain water, or gray water for irrigation.
- 28) The project applicant shall pay applicable connection fees prior to issuance of a connection permit.
- 29) Prior to issuance of eOccupancy pPermits, the project applicant shall provide the City and County with evidence of compliance with guidelines set forth by the State of California in accordance with the California Integrated Waste Management Act of 1989 (AB 939) which requires jurisdictions to divert 25 percent of solid waste from landfills by the year 1995 and 50 percent by the year 2000. This shall include consideration for relocating mature trees, and offering marketable materials to recycle such as concrete, asphalt and steel.
- Prior to the issuance of any building permits, a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas shall be submitted to the Los Angeles County Department of Public Works for review and acceptance and shall be approved by the City of Carson. Further, each location shall be verified by the City of Carson Community Development Department, prior to the issuance of any eCertificates of uUse and eOccupancy.
- 30) The proposed project shall follow the current practice of the City of Carson for curbside collection and recycling programs in the residential areas of the City, including mixed waste processing and recovery in both residential and commercial areas.
- 31) If any hazardous substances not previously addressed in the mitigation measures contained herein are identified and/or released to the environment at any point during the site cleanup process, operations shall cease immediately. At the earliest possible time, the project applicant in that area shall notify the City Community Development Director of any such findings.
- 32) The proposed oil well ordinance, if adopted by the City of Carson, shall provide for safety and land use compatibility requirements for existing oil wells to remain operational past year 2002 within a residential or commercial area.
- 33) Prior to issuing grading or building permits for any portion of DHV-Commercial/Industrial, the applicant shall submit a site plan for the entire parcel, demonstrating adequate design, buffers and setbacks between the tank farm, gas plant and oil wells, relative to adjacent off-site existing

industrial uses and future on-site retail and industrial uses, to the satisfaction of the Planning Director.

c. Planning Area Lot 1: Housing Type B C.

1) Descriptive Summary:

a) Planning Area Lot 1, as depicted in *Figure V-19*, provides for the development of ~~4.9~~ 1.97 acres devoted to residential use in a townhouse configuration at a density of ~~17.26~~ dwelling units per acre for a total of 34 units. ~~There will be a density of sixteen (16) dwelling units per acre, for a total unit count of thirty one (31)~~

b) Building height: ~~Three stories; 36 feet.~~ Two stories; 30 feet.

c) Parking: Two covered spaces, with one-half guest parking stall per unit. The guest parking stalls shall be ~~parallel curb parking~~ within or directly adjacent to the Planning Area.

d) Maximum lot coverage: Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

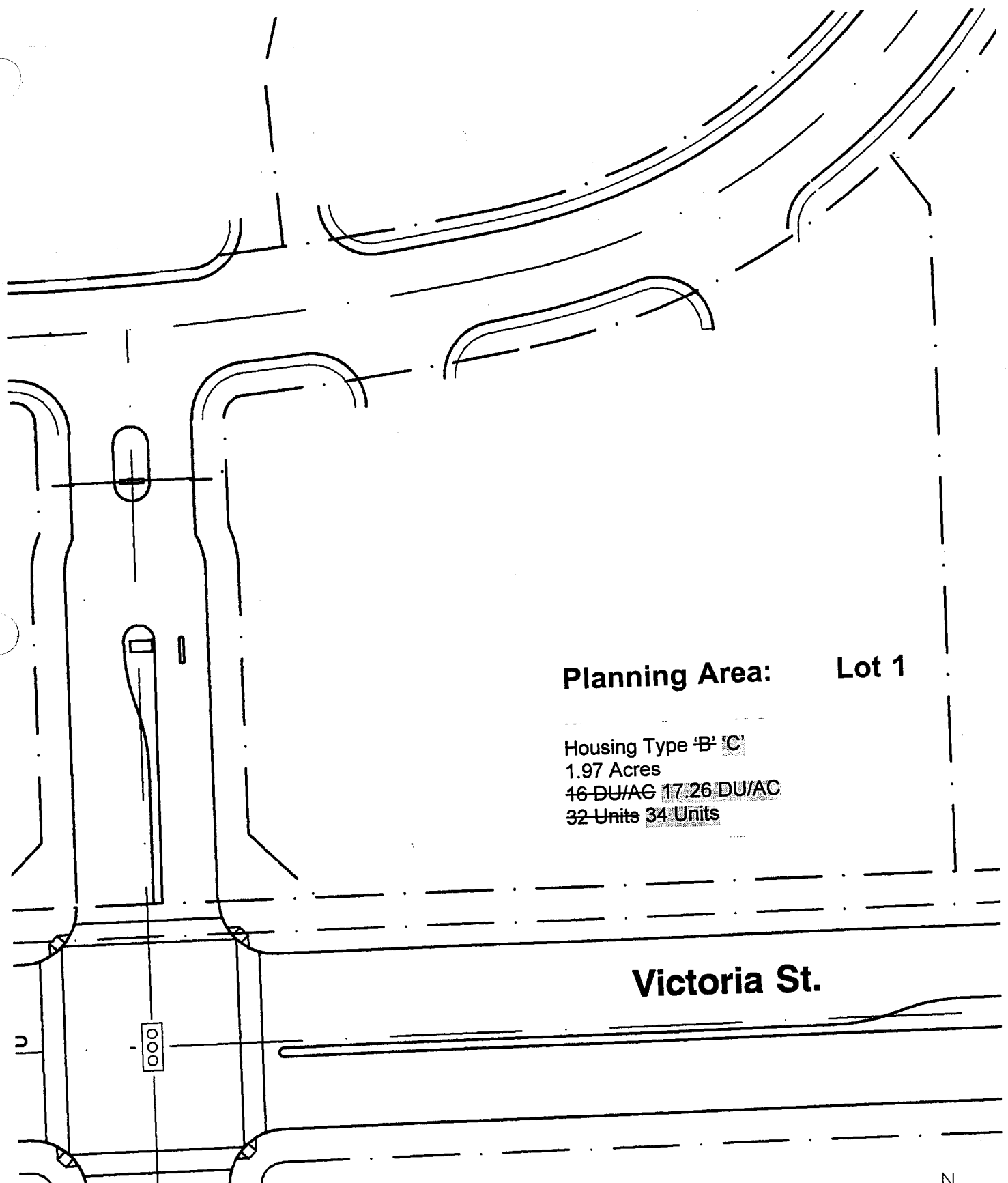
a) A minimum of two access points (see *Figures VI-7, and VI-8, and V-19*) to Lot 1 will be provided from the primary loop road South Oakhill Circle.

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the ~~property line, or the adjacent edge of the sidewalk, if applicable~~ face of curb.

c) A roadway landscape treatment, as shown on *Figures VI-2 and VI-3*, is planned along the entry drive and the property line adjacent to Victoria Street.

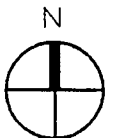
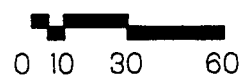
d) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.



Planning Area: Lot 1

Housing Type 'B' 'C'
1.97 Acres
16 DU/AG 17.26 DU/AC
32 Units 34 Units

Victoria St.



- e) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations ~~Conceptual Retaining Wall Plan~~.
- f) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- g) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

d. Planning Area Lot 2: Housing Type C

1) Descriptive Summary:

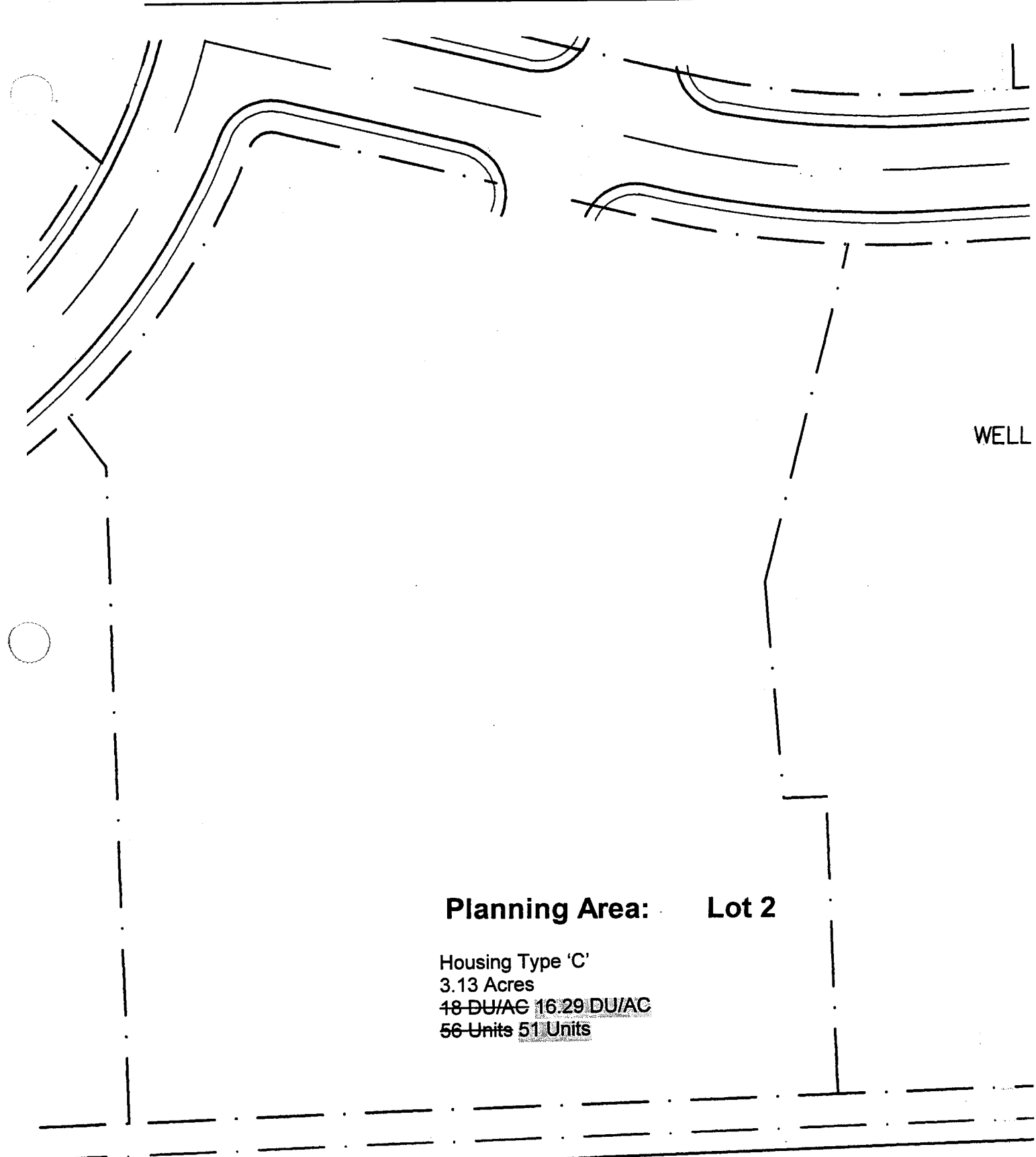
- a) Planning Area Lot 2, as depicted in *Figure V-20*, provides for the development of ~~3.4~~ 3.13 acres devoted to residential use in a townhouse configuration at a density of ~~16.29 dwelling units per acre~~ for a total of 51 units at a density of 18.0 dwelling units per acre; 56 units are allowed.
- b) Building height: ~~Three (3) stories; 36 feet.~~ Two stories, 30 feet
- c) Parking: Two (2) covered spaces, with one-half guest parking space per unit. The guest parking stalls are to be parallel curb parking shall be within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) Primary access points to Lot 2 will be provided from the ~~Entry Road at the easterly edge of Parcel 1 off of Central Avenue Aspen Hill Road~~; a secondary shared Pproject entry is planned from the adjacent Planning Area to be built as a part of Phase 1 at the Pproject's southern boundary (see *Figures VI-4, VI-7, and VI-8*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances.

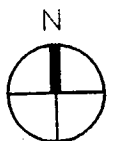
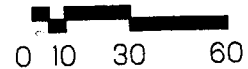


WELL

Planning Area: Lot 2

Housing Type 'C'
3.13 Acres
48 DU/AC 16.29 DU/AC
56 Units 51 Units

Victoria St.



The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the ~~property line, or the adjacent edge of the sidewalk, if applicable.~~ face of curb.
- c) A roadway landscape treatment, as shown on *Figures VI-2 and VI-3*, is planned along the property line adjacent to Victoria Street.
- d) See Section V.1.e. *Grading Plan*, and *Figure V-16*; ~~for relative pad elevations~~ Conceptual Retaining Wall Plan.
- e) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- f) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- g) Please refer to Section V.1 for the following Development Plans and Standards that apply through the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

e. Planning Area Lot 3: Housing Type C

1) Descriptive Summary:

- a) Planning Area Lot 3, as depicted in *Figure V-21*, provides for the development of ~~3.0~~ 2.91 acres devoted to residential use in a ~~townhouse configuration at a density of 15.12 dwelling units per acre for a total of 44 units in a townhouse configuration, with a density of 18.0 dwelling units per acre and 54 allowed units.~~ townhouse configuration at a density of 15.12 dwelling units per acre for a total of 44 units in a townhouse configuration, with a density of 18.0 dwelling units per acre and 54 allowed units.
- b) Building height: ~~Three stories; 36 feet.~~ Two stories; 30 feet.
- c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls ~~are to be parallel curb parking~~ shall be within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

a) Primary access points to Lot 3 (*Figures V-21 and VI-8*) will be provided from the ~~Entry Road Aspen Hill Road~~, as shown in *Figure V-5*, at the ~~easterly edge of Parcel 1 off of Central Avenue~~. A secondary shared Project entry is planned from the adjacent Lot 2, to the west.

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the ~~property line, or the adjacent edge of the sidewalk, if applicable.~~ *face of curb*.

~~c) Lot 3 contains injector well #42. See *Figures IV-7 and IV-8* for easement and oil well maintenance equipment requirements.~~

~~d) The Planning Commission Site Design Approval will include review for compliance with the C.U.P. and Ordinance relating to the continued oil production on the site.~~

e c) A land use edge condition will interface with the proposed residences in Lot 3 and the adjacent Lot 2.

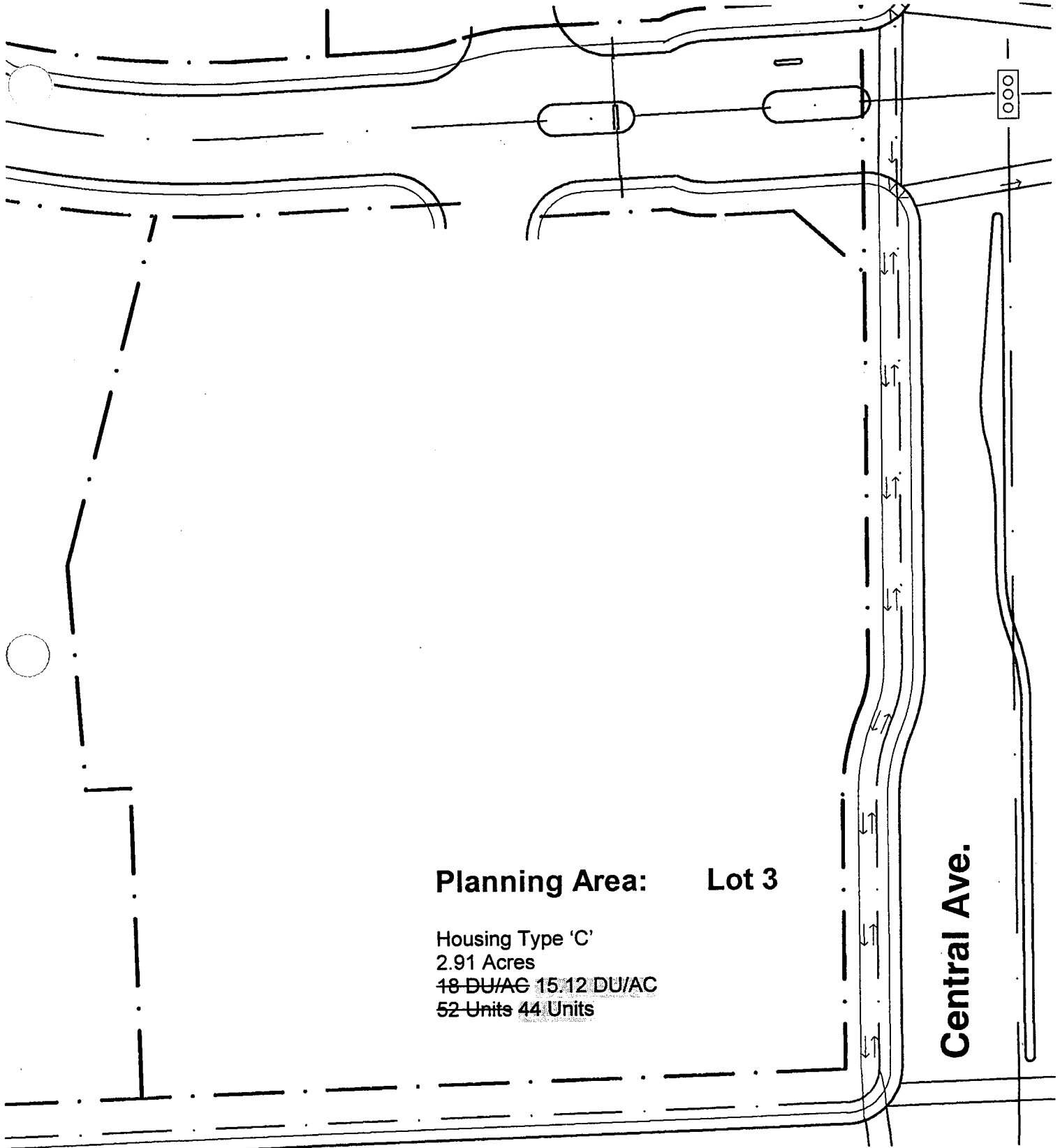
f d) See *Figures VI-2 and VI-3* for landscape treatment along Victoria Street, and *Figure VI-10* for landscape treatment along Central Avenue.

g e) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.

~~h) An access maintenance easement shall be recorded with size and paving material requirements for the servicing of injection well #42.~~

i f) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations *Conceptual Retaining Wall Plan*.

j g) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.



Planning Area: Lot 3

Housing Type 'C'
2.91 Acres
48 DU/AG 15.12 DU/AC
52 Units 44 Units

Central Ave.

Victoria St.



k h) Please refer to Section V.1 for the following Development Plans and Standards that apply through the site:

- Specific Land Use Plan;
- Circulation Plan;
- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

f. Planning Area Lot 4: Housing Type B Ph.1-A2-B

1) Descriptive Summary:

- a) Planning Area Lot 4, as depicted in *Figure V-22*, provides for the development of ~~2.2~~ 2.18 acres devoted to residential use in a single family detached configuration at a density of 8.26 dwelling units per acre for a total of 18 units. ~~These dwellings will be in a duplex configuration, with density of 16.0 dwelling units per acre, and an allowable unit count of 35 with 34 dwellings anticipated for the site.~~
- b) Building height: ~~Three (3) stories; 36 feet.~~ Two stories; 30 feet.
- c) Parking: Two (2) covered spaces, with one-half guest parking space per unit. ~~The guest parking stalls are to be parallel curb parking shall be within, or directly adjacent to, the Planning Area.~~
- d) Maximum lot coverage: Sixty percent (60%).

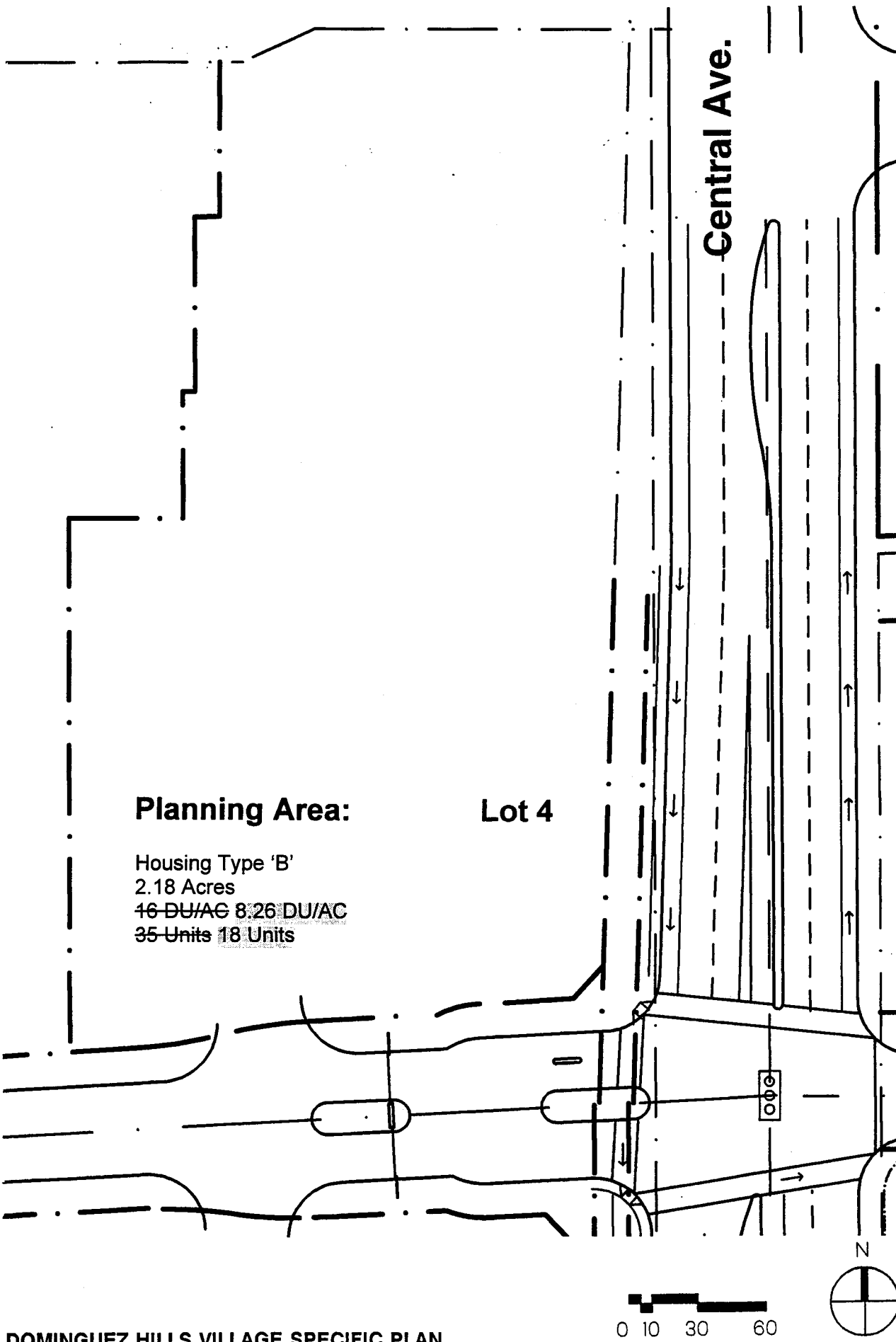
2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) Primary access points to Lot 4 (*Figure V-8 V-22*) will be provided off ~~the entry drive and the primary loop road~~ via Aspen Hill Road (as shown in *Figure V-4 V-5*), and through secondary streets from Lot 5 (which is also developed as part of Phase 1).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.



Planning Area:

Lot 4

Housing Type 'B'
 2.18 Acres
 46 DU/AG 8.26 DU/AC
 35 Units 18 Units

- c) Minor Dominguez Hills Village residents' entries are planned from inside Dominguez Hills Village to access the park (Lot 15D 24). See *Figure VI-17*.
- ~~d) Lot 24 also contains oil producing well #1B. Access should be provided through Lot 4 to Lot 24 for occasional maintenance. See *Figures IV-7 and IV-8* for easement and oil well maintenance equipment requirements.~~
- ~~e) The Planning Commission Site Design Approval will include review for compliance with the C.U.P. and Ordinance relating to the continued oil production on the site.~~
- f) A land use edge condition, as shown on *Figure VI-8*, will interface with the proposed residences in Lot 4 and the residents of Dominguez Hills Village.
- g) A roadway landscape treatment, as shown on *Figure VI-4* is planned along the secondary entry and main loop road *Aspen Hill Road and North Oakhill Circle*.
- h) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations *Conceptual Retaining Wall Plan*.
- i) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- ~~j) Planning Area internal roadways may infringe upon the area designated as Lot 24, as indicated on the *Illustrative Site Plan, Figure V-2* and *Lot 24 Park Plan, Figure VI-17*.~~
- k) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- l) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

g. Planning Area Lot 5: Housing Type A-2 Ph.1 A2 B

1) Descriptive Summary:

- a) Planning Area Lot 5, as depicted in *Figure V-23*, provides for the development of ~~3.4~~ 3.01 acres devoted to residential use in a single family detached configuration at a density of 9.30 dwelling units per acre for a total of 28 units. ~~These dwellings will be in single family detached configuration, with a density of 12.0 dwelling units per acre, with an allowable unit count of 37, and with 36 units anticipated in the Planning Area.~~
- b) Building height: Two stories; 30 feet.
- c) Parking: Two covered spaces, with one-half guest parking space per unit. ~~The guest parking stalls are to be parallel curb parking shall be~~ within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: ~~Fifty percent (50%)~~ ~~Sixty percent (60%)~~.

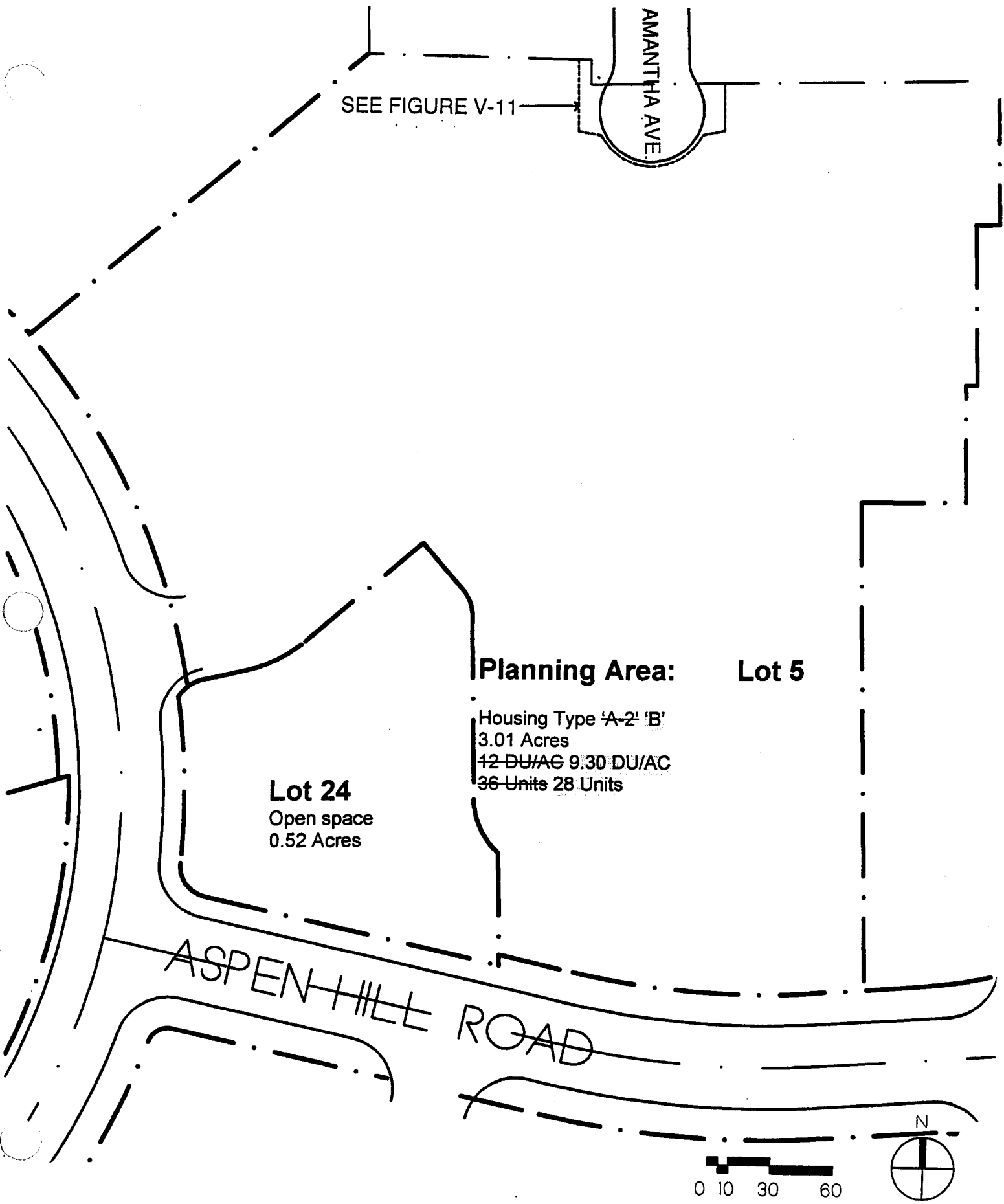
2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) Primary access points to Lot 5 will be provided from ~~the entry drive, and from the main loop road~~ Aspen Hill Road and North Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.
- c) A roadway landscape treatment, as shown on *Figure VI-6*, is planned along the access road and ~~the main loop drive~~ North Oakhill Circle.
- d) See *Figure V-11* for that portion of the site affected by the improvement of the cul-de-sac bulb at the terminus of Amantha Avenue.



SEE FIGURE V-11

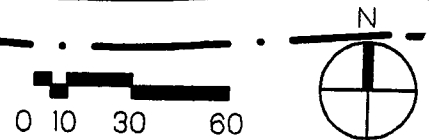
AMANTIA AVE

Planning Area: Lot 5

Housing Type 'A-2' 'B'
3.01 Acres
42 DU/AG 9.30 DU/AC
36 Units 28 Units

Lot 24
Open space
0.52 Acres

ASPEN HILL ROAD



- e) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations *Conceptual Retaining Wall Plan*.
- f) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- g) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- h) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

h. Planning Area Lot 6: *Housing Type A-1 B*

1) Descriptive Summary:

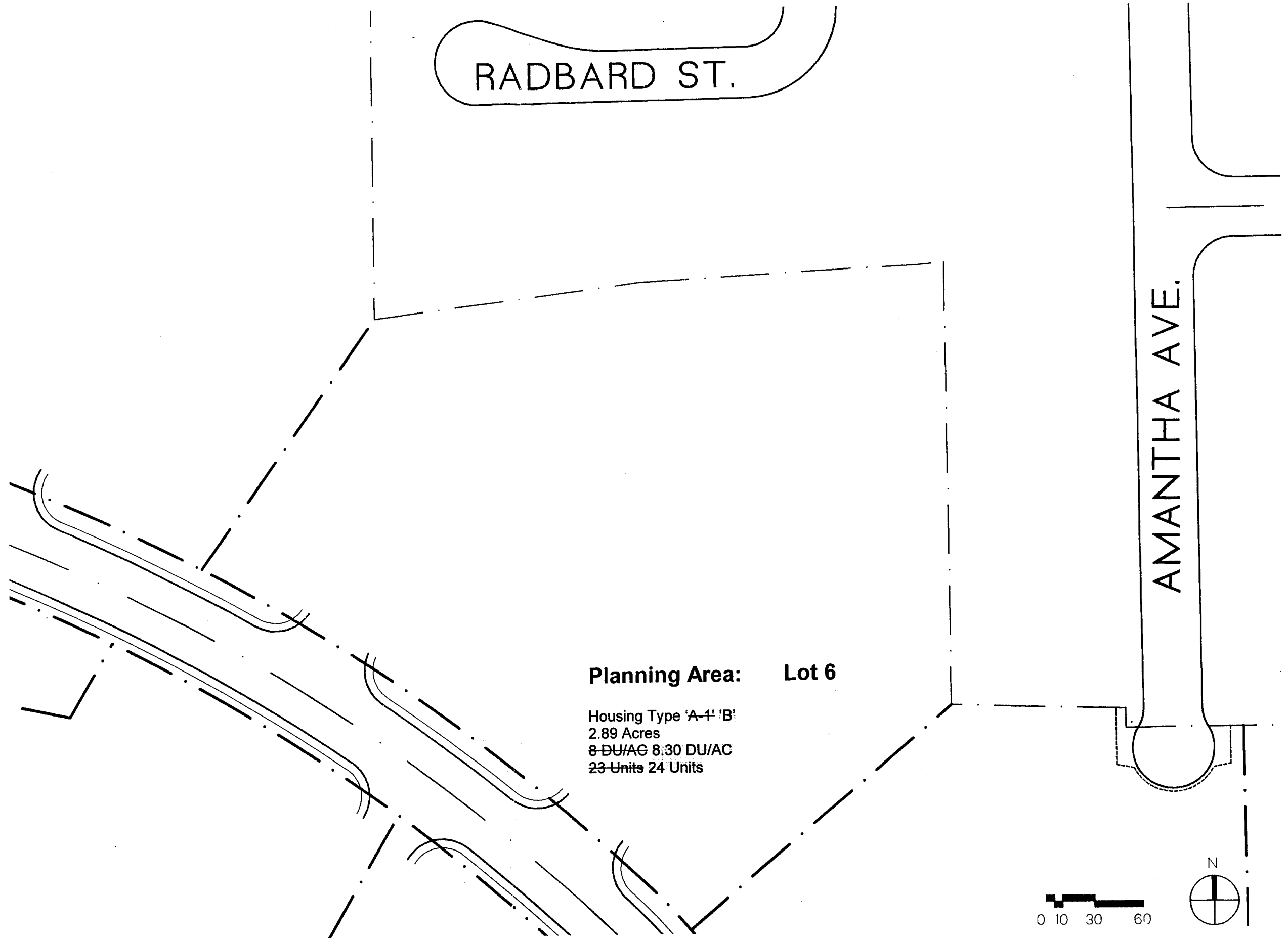
- a) Planning Area Lot 6, as depicted in *Figure V-24*, provides for the development of ~~2.8~~ 2.89 acres devoted to residential use in a single family detached configuration at a density of ~~8.30~~ 8.30 dwelling units per acre for a total of 24 units. ~~A maximum of twenty-two dwelling units are allowed, at a density of 8 dwelling units per acre.~~
- b) Building height: Two stories; 30 feet.
- c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls ~~are to be parallel curb parking~~ shall be within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: ~~Fifty percent (50%)~~ Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) Primary access points to Lot 6 will be provided from ~~the entry drive, and from the main loop road~~ North Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances.

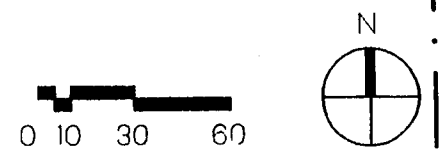


RADBARD ST.

AMANTHA AVE.

Planning Area: Lot 6

Housing Type 'A-1' 'B'
2.89 Acres
8 DU/AG 8.30 DU/AC
23 Units 24 Units



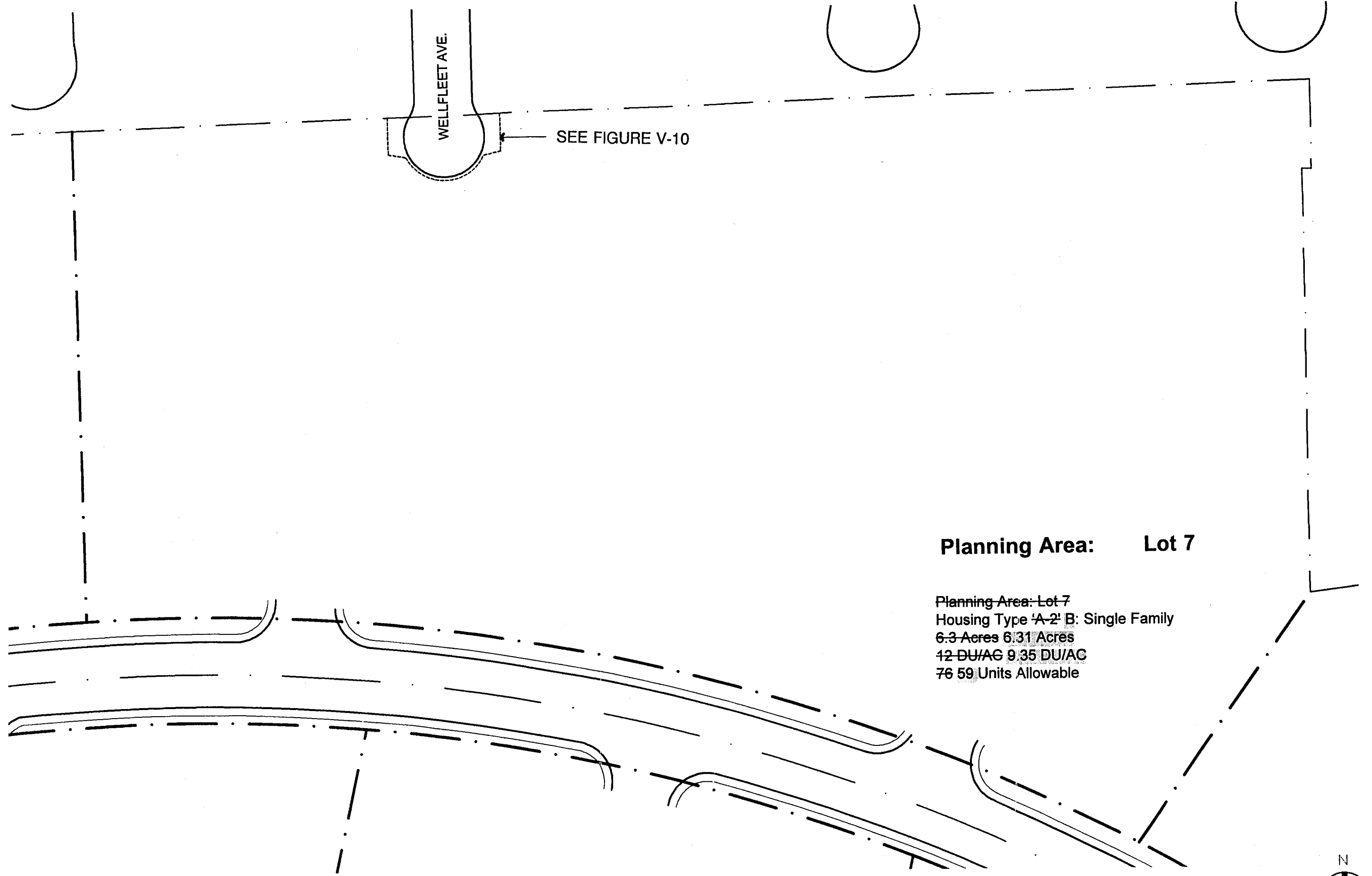
The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.
- c) A roadway landscape treatment, as shown on *Figure VI-6*, is planned along the access road and ~~the main loop drive~~ **North Oakhill Circle**.
- d) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations ~~Conceptual Retaining Wall Plan~~.
- e) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- f) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- g) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

i. Planning Area Lot 7: *Housing Type A-2B*

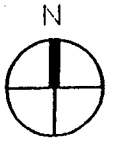
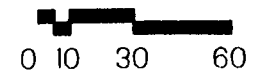
1) Descriptive Summary:

- a) Planning Area Lot 7, as depicted in *Figure V-25*, provides for the development of ~~6.3~~ **6.31** acres, total. A maximum of ~~seventy-six~~ **seventy-five** ~~units~~ **units** are allowed (~~seventy-five are anticipated~~), in a single family configuration, with a density of ~~9.35~~ **9.35** dwelling units per acre.
- b) Building height: Two stories; 30 feet.
- c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls ~~are to be parallel curb parking~~ **shall be** within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: Fifty percent (50%).



Planning Area: Lot 7

Planning Area: Lot 7
Housing Type 'A-2' B: Single Family
6.3 Acres 6.31 Acres
12 DU/AC 9.35 DU/AC
76 59 Units Allowable



- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:

- a) Primary access points to Lot 7 will be provided from the entry drive, and from ~~the main loop road~~ North Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.
- c) A roadway landscape treatment, as shown on *Figure VI-6*, is planned along the access road and ~~the main loop drive~~ North Oakhill Circle.
- d) See *Figure V-10* for that portion of the site affected by the improvement of the cul-de-sac bulb at the terminus of Wellfleet Street.
- e) See Section V.1.e, *Grading Plan*, and *Figure V-16* for ~~relative pad elevations~~ *Conceptual Retaining Wall Plan*.
- f) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- g) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- h) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

j. Planning Area Lot 8: Housing Type A-1B.

- 1) Descriptive Summary:
 - a) Planning Area Lot 8, as depicted in *Figure V-26*, provides for the development of ~~6.2~~ 6.06 acres devoted to residential use. An allowable unit count of ~~fifty~~ fifty four (54) dwelling units are planned in a single family configuration, with a density of ~~8.91~~ dwelling units per acre.
 - b) Building height: Two stories; 30 feet.
 - c) Parking: Two covered spaces, with one-half guest parking stall per unit. The guest parking stalls shall be ~~parallel-curb-parking~~ within, or directly adjacent to, the Planning Area.
 - d) Maximum lot coverage: Fifty percent (50%).
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
 - a) Primary access points to Lot 8 will be provided from the entry drive, and from the ~~main-loop-road~~ North Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.
 - c) A roadway landscape treatment, as shown on *Figure VI-6*, is planned along the access road and the ~~main-loop-drive~~ North Oakhill Circle.
 - d) Along the southwest and west property lines, there is an access easement for the maintenance of the Retention Basin at the northwest corner of the site. The Planning Area Developer is responsible for the construction of a 6'-0" high ornamental metal fence along the easterly easement line at the rear yards of the residences abutting the easement.

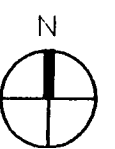
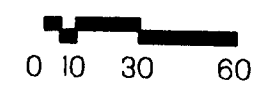
STEVENSON
VILLAGE PARK

Planning Area: Lot 8

Planning Area: Lot 8
Housing Type 'A-1' B: Single Family
6.2 Acres 6.06 Acres
8 DU/AC 8.91 DU/AC
50 Units Allowable 54 Units Allowable

15' RETENTION BASIN MAINTENANCE EASEMENT

Access to the retention basin will be provided through interior access roads minimizing the 15' Retention Basin Easement pursuant to approval by the Planning Commission



- e) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations *Conceptual Retaining Wall Plan*.
- f) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- g) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- h) When ~~planning a~~ *Area Lot 8* develops, access to the retention basin will be provided through the interior access roads minimizing the 15' ~~0"~~ retention basin easement; pursuant to approval by the Planning Commission.
- i) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

k. Planning Area Lot 9: *Housing Type A-2B*

- 1) Descriptive Summary:
 - a) Planning Area Lot 9, as depicted in *Figure V-27*, provides for the development of ~~4.9502~~ acres devoted to residential use. ~~Fifty-nine~~ *Forty-five (45)* dwelling units are allowed in a single family detached configuration, with a density of ~~8.96~~ dwelling units per acre.
 - b) Building Height: Two stories; 30 feet.
 - c) Parking: Two covered spaces, with one-half guest parking stall per unit. Guest parking shall be ~~parallel curb parking~~ within, or directly adjacent to, the Planning Area.
 - d) Maximum lot coverage: Fifty percent (50%).
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

STEVESON VILLAGE PARK

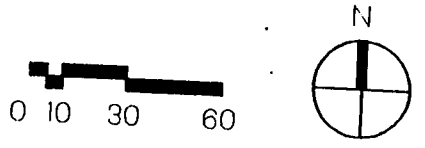
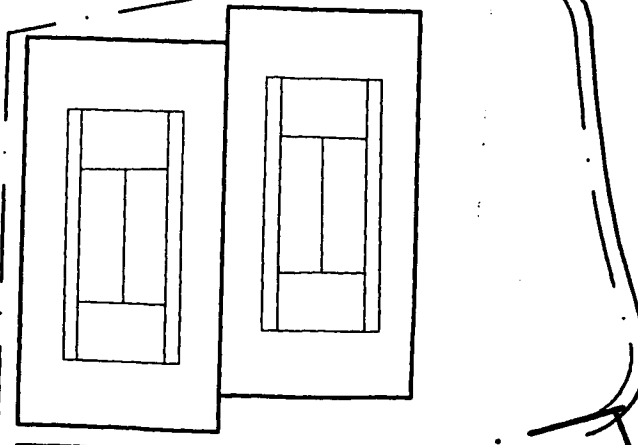
FRANKE STREET

MEADBROOK STREET

6'-0" HIGH DECORATIVE MASONRY FENCE

Planning Area: Lot 9

Planning Area: Lot 9
Housing Type 'A-2' B: Single Family
4.9 Acres 5.02 Acres
42 DU/AG 8.96 DU/AC
59 Units Allowable 45 Units Allowable



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN
PREPARED FOR THE ESTATE OF ALBERT LEVINSON

Figure V-27

- 3) Planning Standards:
- a) Primary access points to Lot 9 will be provided from the entry drive, and from the main loop road North Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.
 - c) A roadway landscape treatment, as shown on *Figure VI-6*, is planned along the access road and the main loop drive North Oakhill Circle.
 - d) See *Figure V-8* for improvement to the cul-de-sac terminus at Meadbrook Street.
 - e) Along the northeast property line, there is an access easement for the maintenance of the Retention Basin. The Planning Area Developer is responsible for the construction of a 6'-0" high ornamental metal fence at the rear yards of the buildings along the northeasterly property line.
 - f) An underground easement is located along the west and south property lines (see *Figures IV-7, IV-10 and IV-11*). The easement may be planted over; however, no structures shall be built within the easement.
 - g) See Section V.1.e, *Grading Plan*, and *Figure V-16* for relative pad elevations Conceptual Retaining Wall Plan.
 - h) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
 - i) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
 - j) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;

- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

I. Planning Area Lot 10: Open Area Park Housing Type C.

1) Descriptive Summary:

- a) Planning Area Lot 10, as depicted in *Figure V-28*, provides for the development of 0.6271 acres of land devoted to common area park use. The park will contain a half basketball court, two tennis courts and landscaping for the residents' use. See *Figure VI-13* for conceptual design residential use. With a density of 15.87 dwelling units per acre, 43 residences are allowed.
- b) There is no required parking for the park. All parking will be curb parking on streets adjacent to the park. Building height: Two stories; 30 feet.
- c) See Landscape Design Guidelines for any structure to be built within the park. Parking: Two covered spaces, with one-half guest parking stall per unit. The guest parking stalls shall be within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) The Master Developer will build the parks in the phases indicated in the Phasing Tables, pages V-44 through V-46, prior to obtaining the Certificate of Occupancy for residences in said Phase. Primary access to Lot 10 will be provided via Cedarbluff Way and South Oakhill Circle (see *Figures VI-5 and VI-6*).

The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.

~~Lot 10~~ **Lot 20**

~~Planning Area: Lot 10~~
~~Open Space~~
~~0.6 Acres~~ **0.58 Acres**
~~Park~~

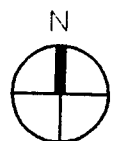
← 6'-0" HIGH DECORATIVE
MASONRY FENCE

Planning Area: ~~Lot 11~~ Lot 10

~~Planning Area: Lot 11~~
~~Housing Type 'A-2' C: Single Family~~
~~2.5 Acres~~ **2.71 Acres**
~~12 DU/AG~~ **15.87 DU/AC**
~~29 Units Allowable~~ **43 Units Allowable**

15' UNDERGROUND UTILITIES EASEMENT

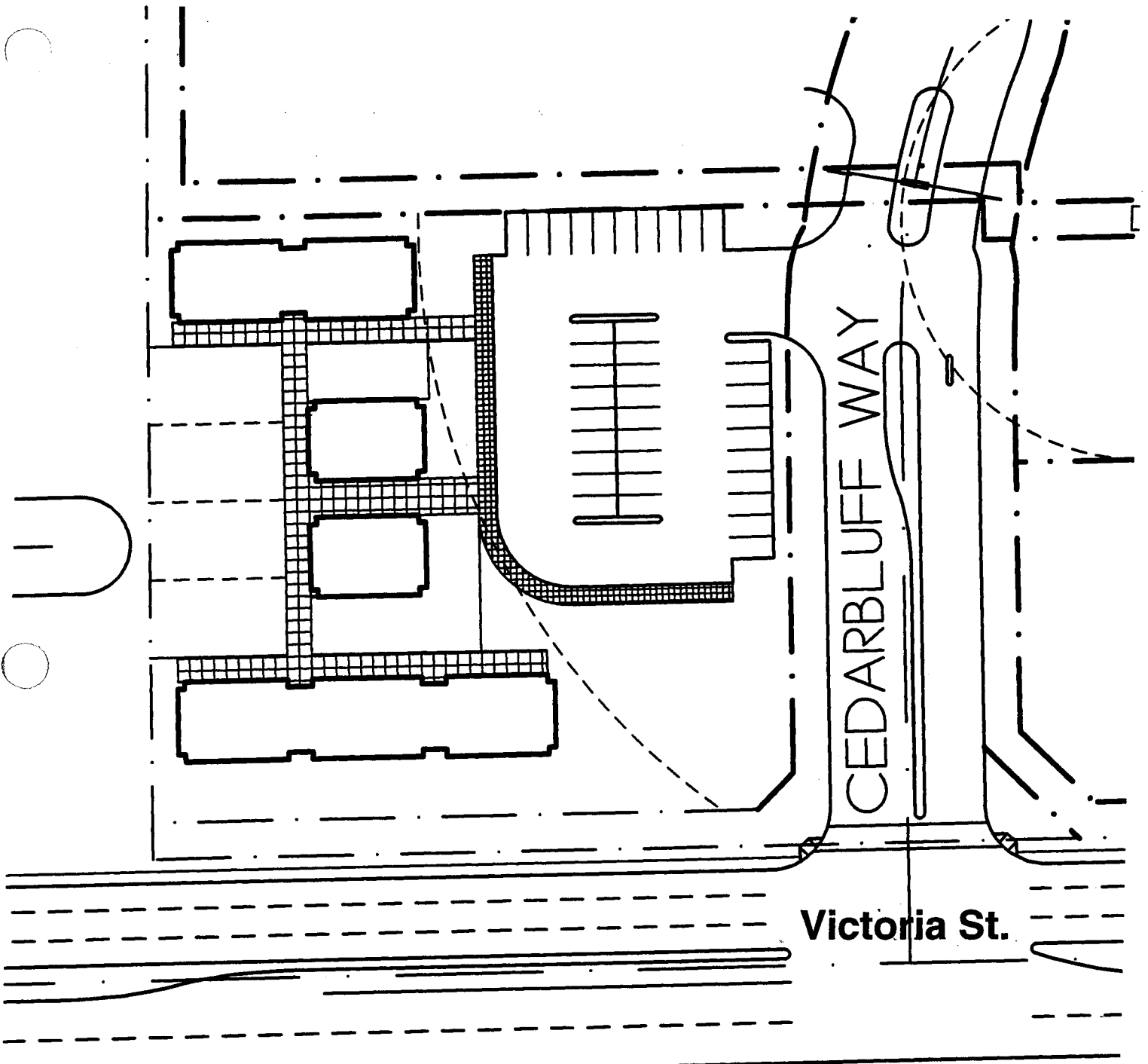
0 10 30 60



- c) A roadway landscape treatment, as shown on *Figures VI-6*, is planned along Cedarbluff Way and South Oakhill Circle.
- d) A land use edge condition, as shown on *Figure VI-13*, will interface with the proposed residences in Lot 10, and the adjacent park on Lot 20.
- e) An underground easement is located along the south and west property lines (see *Figures IV-7 and IV-8*). The easement may be planted over; however, no structures are to be built within the easement.
- f) See Section V.1.e, *Grading Plan*, and *Figure V-16, Conceptual Retaining Wall Plan*.
- g) Please refer to Section VI for specific *Design Guidelines*, and other related design criteria.
- h) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- i) Prior to occupancy of Phase 5, the minimum 50,000 s.f. retail center will be developed.
- e j) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

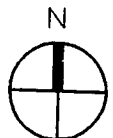
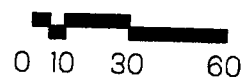
m. Planning Area Lot 11: Housing Type A-2 Child Care Center.

- 1) Descriptive Summary:
 - a) Planning Area Lot 11, as depicted in *Figure V-29*, provides for the development of ~~2.5~~ 1.6 acres of land devoted to residential educational/child care use. ~~With a density of 12.0 dwelling units per acre, twenty-nine residences are allowed.~~ An anticipated capacity for the child care center is 150 children in approximately 15,000 square feet of structures and adjacent secured play area, as required by Code.
 - b) Building height: ~~Two (2) stories; 30 feet.~~ One story, 24 feet.



Planning Area: **Lot 12** **Lot 11**

Planning Area: Lot 12
Child Care Facility Center
1.6 Acres



- c) ~~Parking: Two (2) covered spaces, with one half-guest parking stall per unit. The guest parking stalls shall be parallel curb parking within, or directly adjacent to, the Planning Area. 0.75 stall per staff member, and one space per eight children. Provisions satisfactory to the City Traffic Engineer shall be made for drop-off and pick-up.~~
- d) ~~Maximum lot coverage: Fifty percent (50%) Thirty percent (30%).~~
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) ~~Primary access to Lot 11 will be provided via the entry drive, and the main loop road (see Figures VI-5 and VI-6).~~

~~The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint. Cedarbluff Way at the northeast portion of Lot 11, and outside the Dominguez Hills Village Security Gate. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. There shall be no access from the child care facility directly off or onto Victoria Street.~~

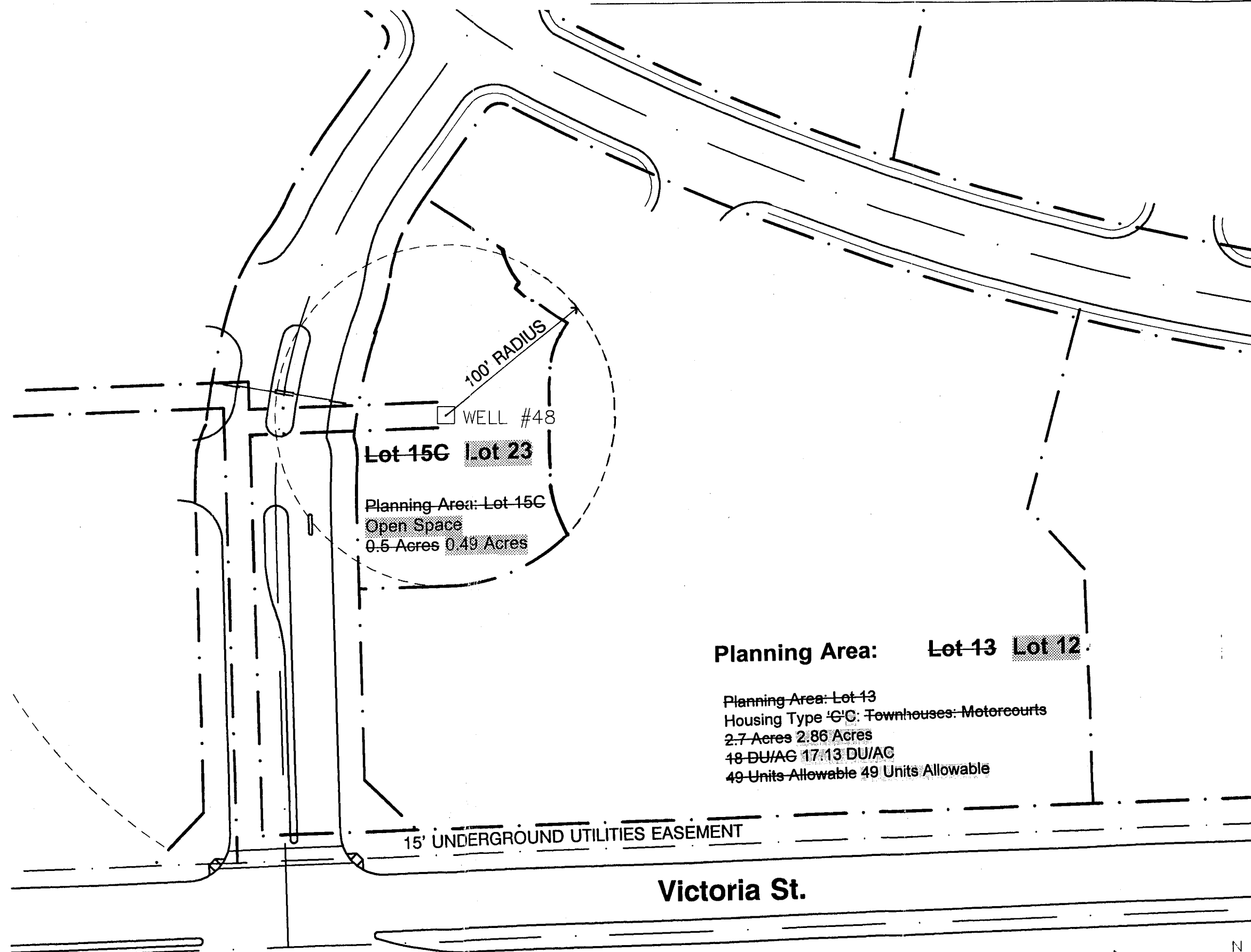
~~The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.~~

- b) ~~Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line, or the adjacent edge of the sidewalk, if applicable.~~
- e) ~~A roadway landscape treatment, as shown on Figures VI-4 and VI-69, is planned along the access road and the main loop road Cedarbluff Way and Victoria Street.~~
- e) ~~A land use edge condition, as shown on Figure VI-13, will interface with the proposed residences in Lot 11, and the adjacent park on Lot 10.~~
- e) ~~An underground easement is located along the south and west property lines (see Figures IV-7 and IV-8). The easement may be planted over; however, no structures are to be built within the easement.~~

- f) ~~See Section V.1.e, Grading Plan, and Figure V-16 for relative pad elevations.~~
- g) ~~Please refer to Section VI for specific Design Guidelines, and other related design criteria.~~
- h) ~~Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.~~
- i) ~~Prior to issuance of a Certificate of Occupancy for Lot 11 (Phase 5) the retail center on lots 23A & 23B shall be developed.~~
- c) The easement indicated at the north property line will be a subsurface easement and available to residents directly to the north of Lot 11. At the north and west property lines, a decorative 6'-0" high masonry wall shall be built.
- d) No structures or play yards for the use by children attending the child care center may be built within the 300'-0" radius of the oil well on Lot 23. Parking and other non-educational or institutional uses permitted by the Los Angeles County Fire Department may be built within the 300'-0" radius.
- je) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.
- n. Planning Area Lot 12: ~~Child Care Center~~ Housing Type C.

1) Descriptive Summary:

- a) Planning Area Lot 12, as depicted in Figure V-30, provides for the development of 4.6 ~~2.86~~ acres of land devoted to Educational/Child Care use. ~~An anticipated capacity for the Child Care Center is 150 children in approximately 15,000 square feet (s.f.) of structures and adjacent secured play area, as required by Code. The lot will have an approximately 0.20 Floor Area Ratio (F.A.R.) residential use. An allowable unit count of 49 dwelling units in a townhouse configuration is planned for the site, resulting in a density of 17.13 dwelling units per acre.~~
- b) Building height: One (1) story, 24 feet. ~~Two stories, 30 feet.~~



Lot 15G Lot 23

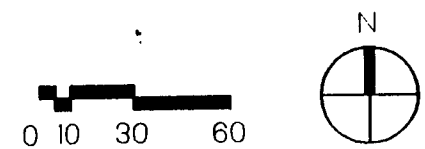
Planning Area: Lot 15G
Open Space
0.5 Acres 0.49 Acres

Planning Area: Lot 13 Lot 12

Planning Area: Lot 13
Housing Type 'G': Townhouses: Motorcourts
2.7 Acres 2.86 Acres
48 DU/AG 17.13 DU/AG
49 Units Allowable 49 Units Allowable

15' UNDERGROUND UTILITIES EASEMENT

Victoria St.

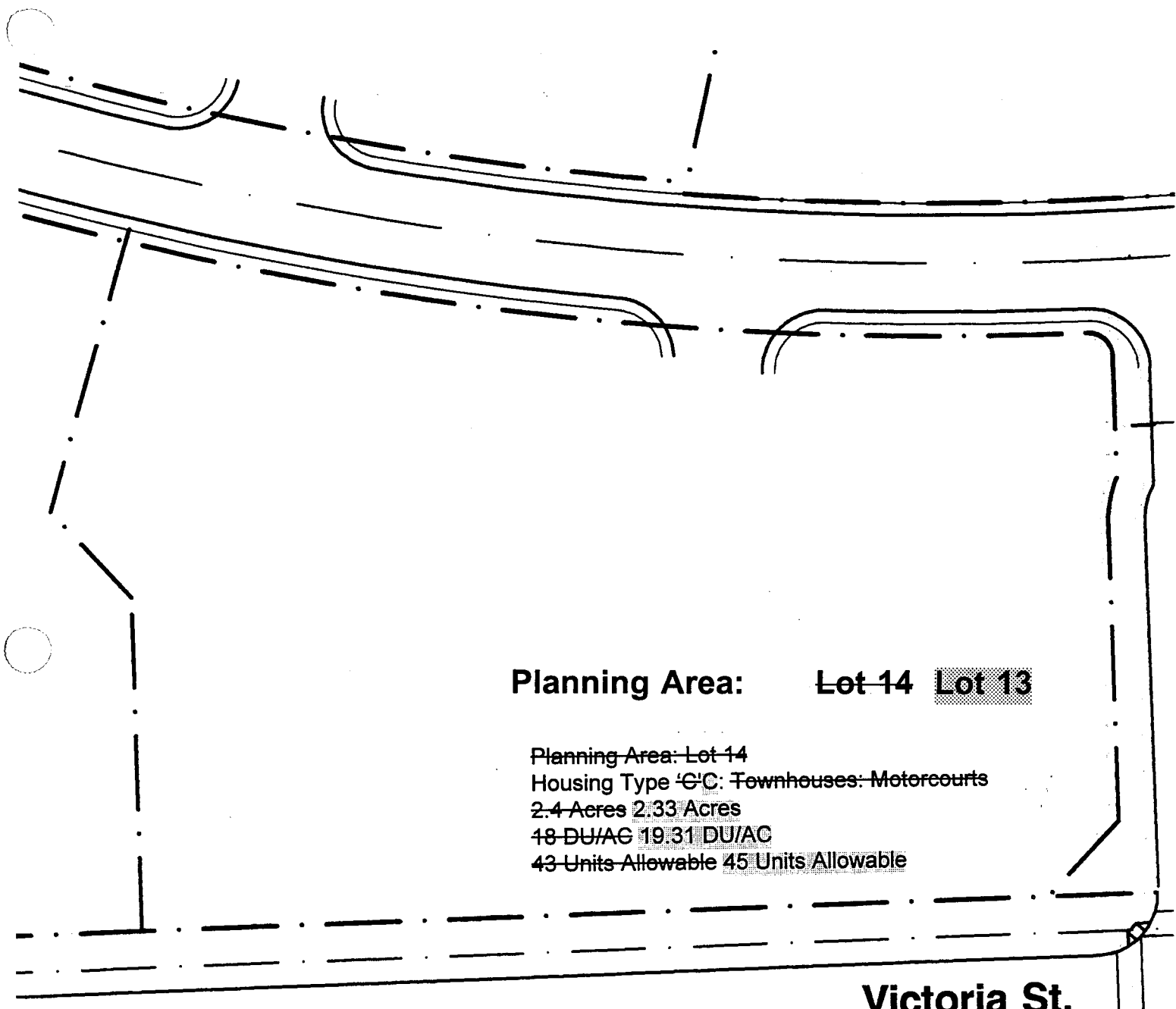


- c) ~~Parking: 0.75 stall per staff member, and one space per eight (8) children. Provisions satisfactory to the City Traffic Engineer shall be made for drop-off and pick-up. Two covered spaces, with one-half guest parking space per unit. The guest parking stalls shall be within, or directly adjacent to, the Planning Area.~~
- d) ~~Maximum lot coverage: Thirty percent (30%) Sixty percent (60%).~~
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
 - a) ~~Primary access to Lot 12 will be provided via the secondary entry on Victoria Street at the northwest portion of the property, and outside the Dominguez Hills Village Security Gate. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. There shall be no access from the child care facility directly off or onto Victoria Street. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint South Oakhill Circle. See Figures VI-7 and VI-8. The curb cut depicting Planning Area entrances are conceptual in nature, and do not represent final location or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.~~
 - b) ~~A roadway landscape treatment, as shown on Figures VI-4, VI-9, and VI-11, is planned along the main loop road and the residents' access Cedarbluff Way, Victoria Street, and South Oakhill Circle.~~
 - e) ~~The easement indicated at the north property line will be a subsurface easement and available to residents directly to the north of Lot 12. At the north and west property lines, a decorative 6'-0" high masonry wall shall be built.~~
 - d) ~~No structures or play yards for the use by children attending the Child Care Center may be built within the 300-foot radius of the oil well on Lot 15C. Parking and other non-educational or institutional uses permitted by the Los Angeles County Fire Department may be built within the 300-foot radius.~~
 - c) ~~Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.~~
 - d) ~~A secondary project entry is planned from Lot 13, located adjacent to the east.~~

- e) Should the final configuration resemble the layout as shown on *Figure V-2*, a mutual access easement between Lots 12 and 13 shall be recorded.
- f) Minor pedestrian entries, as shown on *Figure VI-16*, are planned at the eastern edge of the open space park. See the *Design Guidelines*.
- g) The Planning Commission Site Design Approval will include review for compliance with the Conditional Use Permit, Los Angeles County Fire Department, and the ordinance relating to the continued oil production on Lot 23.
- h) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
- i) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- e) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

o. Planning Area Lot 13: Housing Type C.

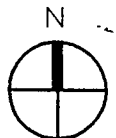
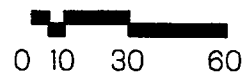
- 1) Descriptive Summary:
 - a) Planning Area Lot 13, as depicted in *Figure V-31*, provides for the development of ~~2.7~~ ~~2.33~~ acres of land devoted to residential use. An allowable unit count of ~~forty-nine (49)~~ ~~45~~ dwelling units in a town-house configuration is planned for the site, resulting in a density of ~~18~~ ~~19.31~~ dwelling units per acre.
 - b) Building height: ~~Three (3) stories; 36 feet.~~ ~~Two stories; 30 feet~~
 - c) Parking: Two ~~(2)~~ covered spaces, with one-half guest parking space per unit. The guest parking stalls shall be ~~parallel-curb parking~~ within, or directly adjacent to, the Planning Area.
 - d) Maximum lot coverage: Sixty percent (60%).



Planning Area: Lot 14 Lot 13

Planning Area: Lot 14
Housing Type 'C': Townhouses: Motorcourts
2.4 Acres 2.33 Acres
48 DU/AC 19.31 DU/AC
43 Units Allowable 45 Units Allowable

Victoria St.



- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
 - a) Primary access to Lot 13 will be provided via the main loop road South Oakhill Circle. See Figures VI-7 and VI-8. The curb cut depicting Planning Area entrances are conceptual in nature, and do not represent final location or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.
 - c) A secondary Project entry is planned from Lot 44, 12 located adjacent to the east west.
 - d) Should the final configuration resemble the layout as shown on Figure V-2, a mutual access easement between Lots 43, 12 and 44, 13 shall be recorded.
 - ~~e) Minor pedestrian entries, as shown on Figure VI-16, are planned at the western edge of the open space park. See the Landscape Design Guidelines.~~
 - ~~f) The park located between the project road and the residents' entry drive contains an oil production well; an access easement for said well shall be approved prior to recordation of any subdivision.~~
 - ~~g) Lot 15C contains oil producing well #48. Access shall be provided via Lot 13 to Lot 15C for occasional maintenance. See Figures IV-7 and IV-8 for easement and maintenance equipment requirements.~~
 - ~~h) The Planning Commission Site Design Approval will include review for compliance with the C.U.P. and the ordinance relating to the continued oil production on-site.~~
 - ~~e) See Figures VI-2 and VI-3 for Birchknoll Drive layout and design.~~
 - i) Please refer to Section VI for specific Design Guidelines and other related design criteria.
 - j) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
 - k) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site.

- Specific Land Use Plan;
- Circulation Plan;
- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

p. Planning Area Lot 14: Housing Type G A-1.

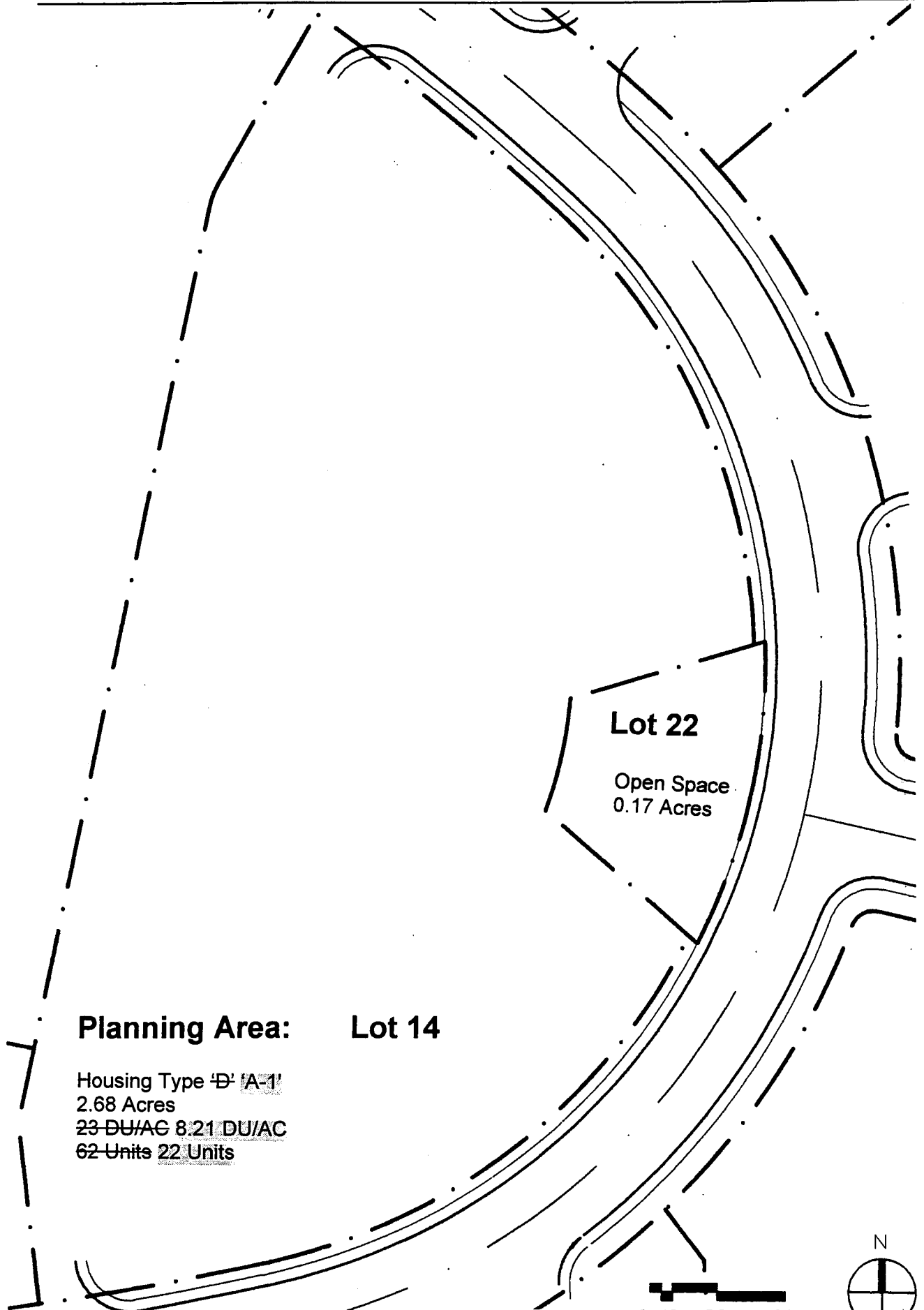
1) Descriptive Summary:

- a) Planning Area Lot 14, as depicted in *Figure V-32*, provides for the development of ~~2.4~~ ~~2.68~~ acres of land devoted to residential use in a single family detached configuration at a density of ~~8.21~~ dwelling units per acre for a total of 22 units. An allowable unit count of forty three dwelling units in a townhouse configuration is planned for the site, resulting in a density of 18 dwelling units per acre.
- b) Building height: ~~Three stories; 36 feet.~~ Two stories 30 feet.
- c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls shall be parallel curb parking within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%).

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) ~~P~~The primary access to Lot 14 will be provided via the main loop road North and South Oakhill Circle. See *Figures VI-7 and VI-8*. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.
- c) ~~A secondary project entry is planned from Lot 13 located adjacent to the west.~~

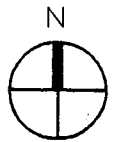


Planning Area: Lot 14

Housing Type 'D' 'A-1'
2.68 Acres
23 DU/AC 8.21 DU/AC
62 Units 22 Units

Lot 22

Open Space
0.17 Acres



- d) Should the final configuration resemble the layout as shown on *Figure V-2*, a mutual access easement between Lots 13 and 14 and 15 shall be recorded.
- e) See *Figure VI-2 and VI-3* for adjacent main entry layout and design.
- d) Minor pedestrian entries to Lot 22, as shown on *Figures VI-1 and VI-15*, are planned at the park intersection of North and South Oakhill Circle and Aspen Hill Road, off Central Avenue.
- fe) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
- gf) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- hg) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

q. Planning Area Lot 15A, 15B, 15C, and 15D 15: Common Area Parks Housing Type A-1

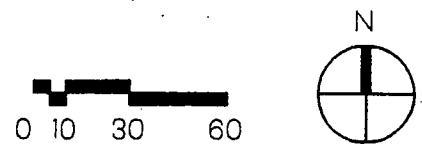
1) Descriptive Summary:

- a) Planning Area Lot 15A, as depicted in *Figure V-33*, provides for the development of one (1) acre of land devoted to common area park use. An approximately 2,000 s.f. residents' building will be built as part of Phase 1 improvements. See *Figure VI-14* for conceptual design layout of the park. 3.05 acres of land devoted to residential use in a single family detached configuration at a density of 8.20 dwelling units per acre for a total of 25 units.
- b) Planning Area Lot 15B, as depicted in *Figure V-33*, provides for the development of 0.2 acres of land devoted to common area park use, which will be built as a part of Phase 1 improvements. See *Figure VI-15* for conceptual design layout of the park.
- e) Planning Area Lot 15C, as depicted in *Figure V-33*, provides for the development of 0.5 acres of land devoted to common area park use, which will be built as a part of Phase 7. See *Figure VI-16* for conceptual design layout of the park.

Lot 25
Open Space
0.12 Acres

Planning Area: Lot 15

Housing Type 'G' 'A-1'
3.05 Acres
48 DU/AG 8:20 DU/AC
55 Units 25 Units



- d) ~~Planning Area Lot 15D, as depicted in Figure V-33, provides for the development of 0.5 acres of land devoted to common area park use, to be built as a part of Phase 1 improvements. See Figure VI-17 for conceptual design layout of the park.~~
 - e) ~~There is no required parking for the parks. All parking will be curb parking on streets adjacent to the parks.~~
 - f) ~~See Landscape Design Guidelines for any structures to be built within the parks.~~
 - b) ~~Building height: Two stories: 30 feet.~~
 - c) ~~Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls shall be within, or directly adjacent to, the Planning Area.~~
 - d) ~~Maximum lot coverage: Sixty percent (60%).~~
 - e) ~~Planning Area Lot 25, as depicted in Figure V-33, provides for the development of 0.12 acres of land devoted to common area park use, to be built as a part of Phase 1 improvements. See Figure VI-18 for conceptual design layout of the park.~~
 - f) ~~There is no required parking for Lot 25.~~
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
- a) ~~See Figures V-2, VI-1, VI-14, VI-15, VI-16 and VI-17 for illustrative layouts for location and access to parks.~~
 - b) ~~The Developer will build the parks in the phases indicated in the Phasing Tables, pages V-44 through V-46, prior to the issuance of a Certificate of Occupancy for residences in said Phase.~~
 - e) ~~The site plans for all parks and structures to be built shall be submitted to the Planning Department for Site Plan Review by the Planning Commission, and to the Building Department for a building permit, as applicable.~~
 - d) ~~Lots 15C and 15D contain oil producing wells. See Figures IV-7 and IV-8 for easement and maintenance equipment requirements.~~
 - e) ~~The Planning Commission's Site Design Approval will include review for compliance of oil producing Lots 15C and 15D with the C.U.P. and the Ordinance relating to the continued oil production on site.~~

~~f) The design of residential and child care uses on-site shall comply with all applicable regulatory agency requirements regarding setbacks from well heads.~~

a) The primary access to Lot 15 will be provided by an entry to the north and an entry to the south off North and South Oakhill Circle. See Figures VI-7 and VI-8. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.

c) Should the final configuration resemble the layouts shown on Figure V-2, a mutual access easement shall be recorded.

d) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.

e) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.

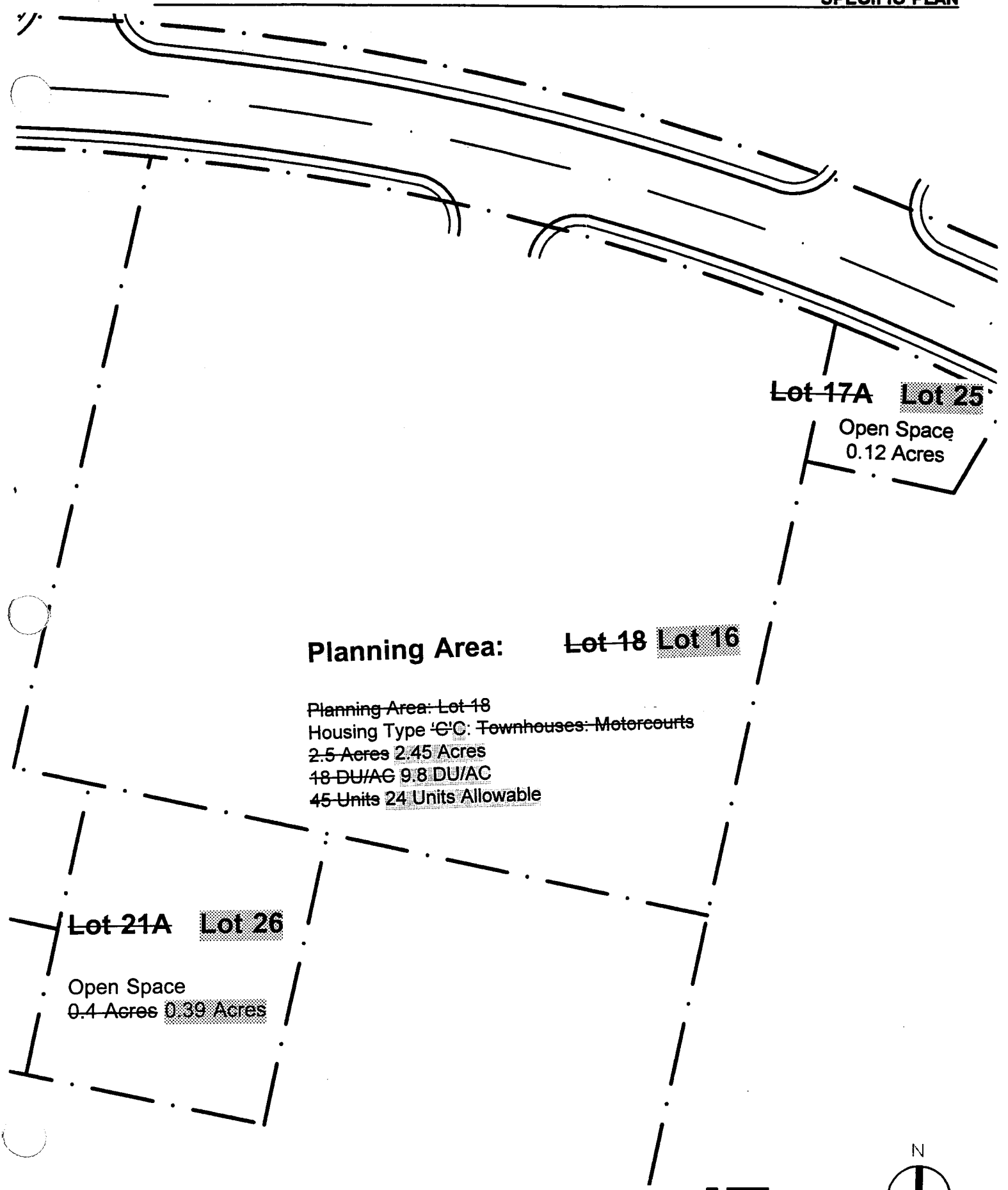
gf) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:

- Specific Land Use Plan;
- Circulation Plan;
- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

r. Planning Area Lot 16: Housing Type DA-1.

1) Descriptive Summary:

a) Planning Area Lot 16, as depicted in Figure V-34, provides for the development of 2.9 ~~2.45~~ acres of land devoted to residential use. ~~Sixty-seven dwelling units in a townhouse and flat configuration are allowed. A density of 23 dwelling units per acre is planned. An allowable unit count of 24 dwelling units in a single family detached configuration are planned, with a density of 9.8 dwelling units per acre.~~



~~Lot 17A~~ ~~Lot 25~~

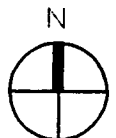
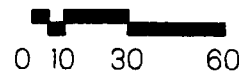
Open Space
0.12 Acres

Planning Area: ~~Lot 18~~ ~~Lot 16~~

Planning Area: Lot 18
Housing Type 'C': Townhouses: Motorcourts
2.5 Acres 2.45 Acres
18 DU/AG 9.8 DU/AG
45 Units 24 Units Allowable

~~Lot 21A~~ ~~Lot 26~~

Open Space
0.4 Acres 0.39 Acres



- b) Building height: ~~Three stories; 36 feet.~~ Two stories, 30 feet.
 - c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls ~~are to be parallel curb parking~~ shall be within, or directly adjacent to, the Planning Area.
 - d) Maximum lot coverage: ~~Sixty-Fifty percent (650%)~~ lot area.
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
- a) The primary access to Lot 16 will be provided ~~by an entry to the north and an entry to the south off the main loop road via North Oakhill Circle. See Figures VI-7 and VI-8. There will be an access point to the south via Lot 19.~~ The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.
 - ~~e) The currently contemplated entry is a shared entry between Lots 16 and 17. Access and entry points shall be approved prior to the approval of the affected subdivision.~~
 - ~~d) Should the final configuration resemble the layout as shown on Figure V-2, a mutual access easement shall be recorded.~~
 - ~~e) Minor pedestrian entries, as shown on Figures VI-1 and VI-15, are planned at the park intersection of the main loop road and the east/west residents' secondary entry road, off Central Avenue.~~
 - c) Minor pedestrian access points are planned at the south property line for access to the common open area park (Lot 26), as well as to the park located to the northeast (Lot 25). See Figure VI-19.
 - d) Should the final configuration resemble layouts as shown on Figure V-2, a mutual access easement shall be recorded for Lots 16 and 19.
 - f) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
 - g) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.

hg) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:

- Specific Land Use Plan;
- Circulation Plan;
- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

s. Planning Area Lot 17: Housing Type GA-1.

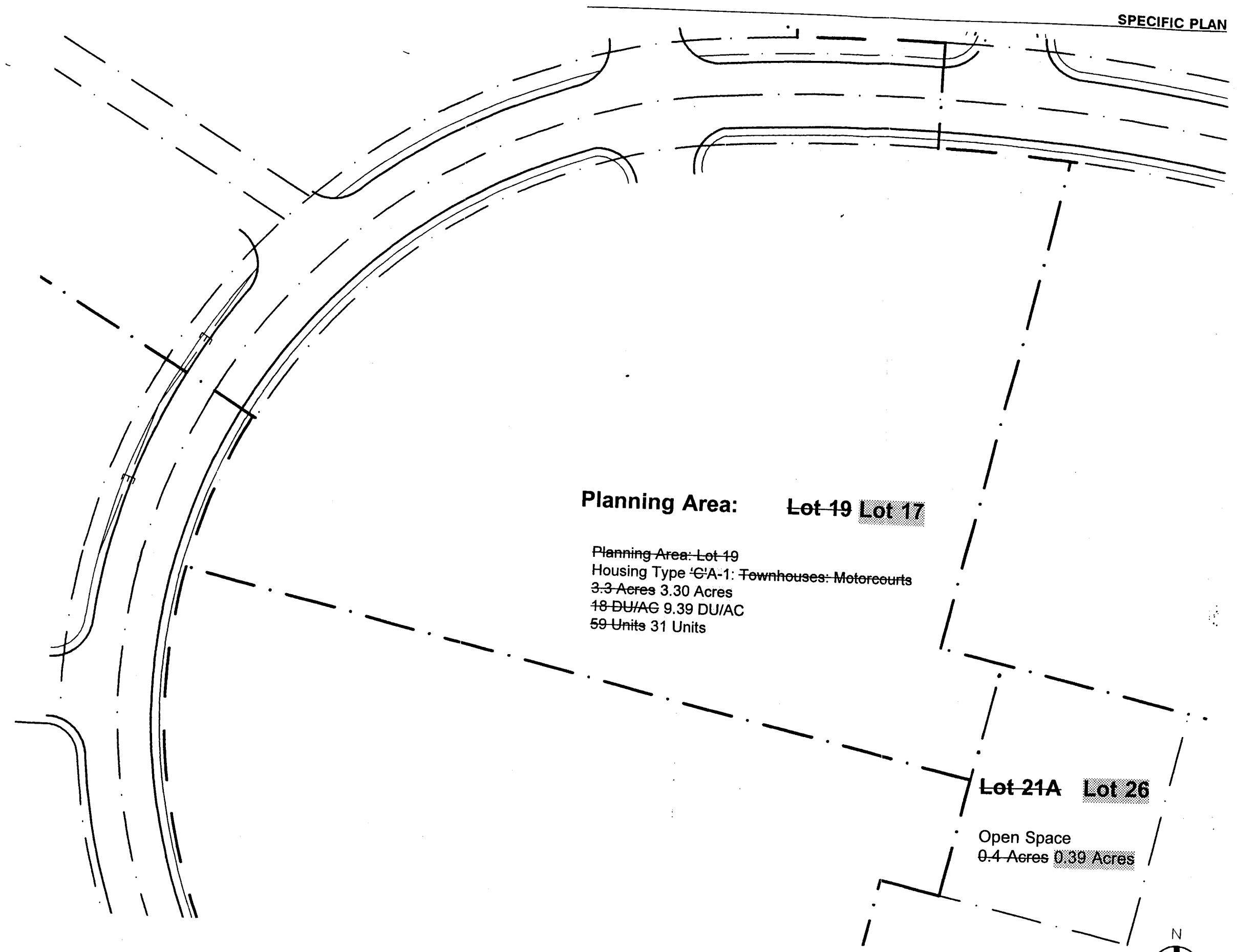
1) Descriptive Summary:

- a) Planning Area Lot 17, as depicted in *Figure V-35*, provides for the development of ~~3.1~~ ~~3.30~~ acres of land devoted to residential use. An allowable unit count of ~~fifty six dwelling units in a townhouse configuration are planned, with a density of 18.0 dwelling units per acre. A maximum allowable unit count of 31 dwelling units in a single family detached configuration are planned, with a maximum density of 9.39 dwelling units per acre.~~
- b) Building height: ~~Three stories; 36 feet.~~ ~~Two stories; 30 feet.~~
- c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls are to be parallel curb parking shall be within, or directly adjacent to, the Planning Area.
- d) Maximum lot coverage: ~~Sixty~~ ~~Fifty~~ percent (~~65~~0%) lot area.
- e) ~~Planning Area Lot 17A, as depicted in Figure V-35, provides for the development of 0.1 acres of land devoted to common area park use, to be built as part of Phase I improvements. See Figure VI-18 for conceptual design layout of the park.~~
- f) ~~There is no required parking for Lot 17A.~~

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

- a) The primary access to Lot 17 will be provided by ~~two entries, one to the north and one to the south on the main loop road, from the north via North Oakhill Circle and from the south via adjacent Lot 18. See Figures VI-7 and VI-8. The currently contemplated entries are a shared entry between Lots 16 and 17. Access and entry points are to be approved prior to the approval of the affected subdivision. The~~



Planning Area: Lot 19 Lot 17

Planning Area: Lot 19
 Housing Type 'C/A-1: Townhouses: Motorecourts
 3.3 Acres 3.30 Acres
 48 DU/AG 9.39 DU/AC
 59 Units 31 Units

Lot 21A Lot 26

Open Space
 0.4 Acres 0.39 Acres

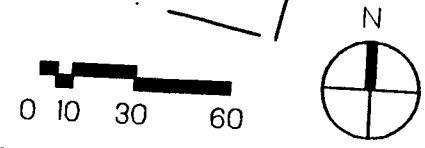


Figure V-35

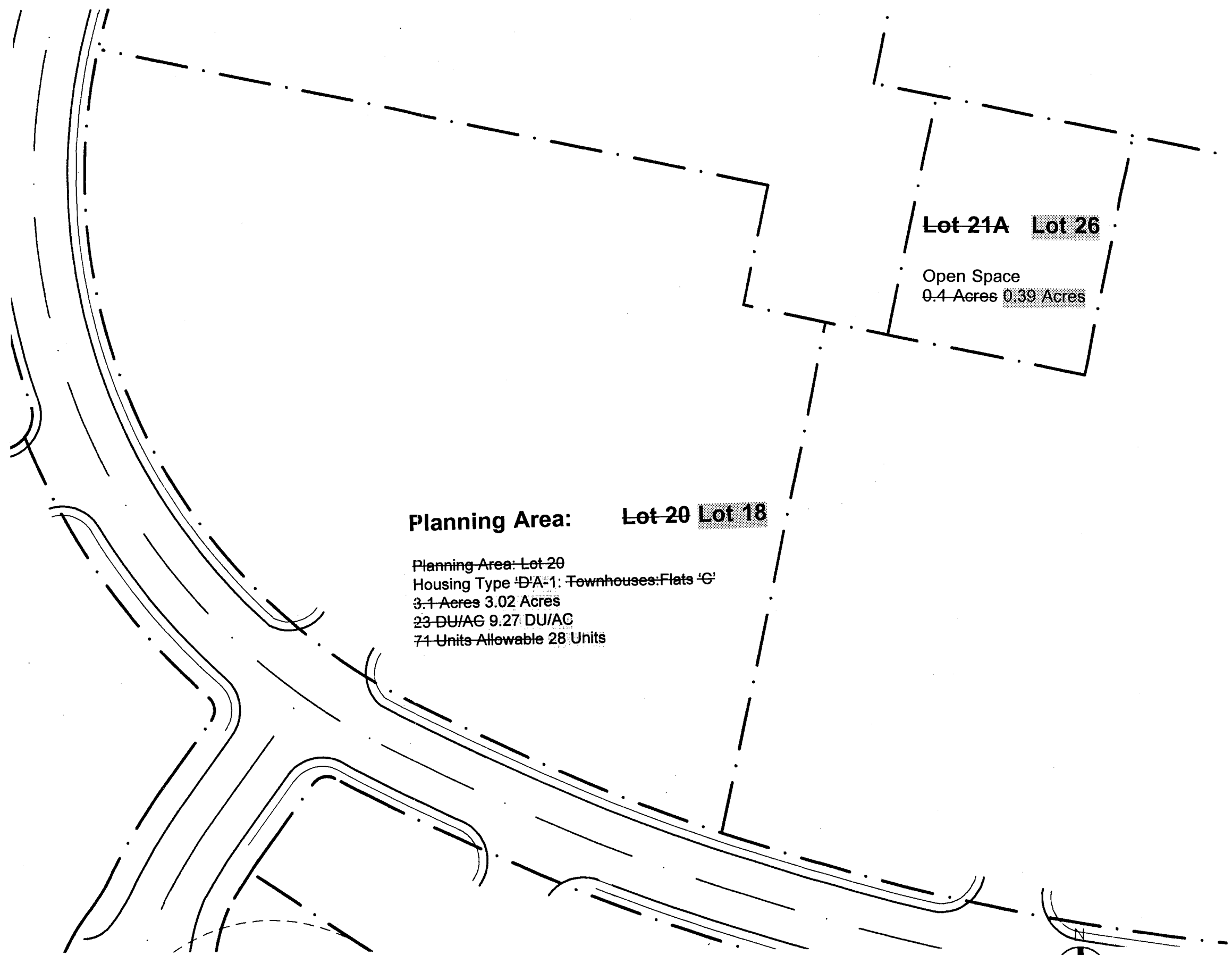
curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.
- c) ~~Minor pedestrian entries, as shown on Figures VI-14 and VI-18~~ access points are planned at park intersection of the south property line and adjacent park on Lot 15A, as well as at the northwest corner at Lot 17A, to the east for access to the common open area park (Lot 26). See Figure VI-19.
- d) Should the final configuration resemble the layouts as shown on Figure V-2, a mutual access easement shall be recorded between Lots 17 and 18.
- e) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
- f) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- g) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

t. Planning Area Lot 18: Housing Type CA-1

1) Descriptive Summary:

- a) Planning Area Lot 18, as depicted in Figure V-36, provides for the development of 2.5 ~~3.02~~ acres of land devoted to residential use. An allowable unit count of forty-five dwelling units in a townhouse configuration are planned, with a density of 18 dwelling units per acre. A maximum allowable unit count of 28 dwelling units in a single family detached configuration are planned, with a maximum density of 9.27 dwelling units per acre.

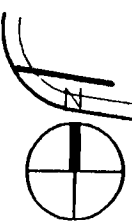
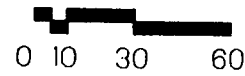


Planning Area: Lot 20 Lot 18

Planning Area: Lot 20
Housing Type 'D'A-1: Townhouses: Flats 'G'
3.1 Acres 3.02 Acres
23 DU/AG 9.27 DU/AG
71 Units Allowable 28 Units

Lot 21A Lot 26

Open Space
0.4 Acres 0.39 Acres



- b) Building height: Three stories; 36 feet. ~~Two stories; 30 feet.~~
 - c) Parking: Two covered spaces, with one-half guest parking space per unit. The guest parking stalls ~~are to be parallel curb parking shall be~~ within, or directly adjacent to, the Planning Area.
 - d) Maximum lot coverage: ~~Sixty~~ Fifty percent (50%).
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
- a) The primary access to Lot 18 will be provided via ~~the main loop road to the north. North and South Oakhill Circle, and from the north via a shared roadway with Lot 17. See Figures VI-7 and VI-8. There will be an access point to the south via Lot 21.~~ The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.
 - c) ~~Minor Pedestrian access points are planned at the south property line for access to the common open area park. See Figure VI-19. to be provided along South Oakhill Circle, opposite the tennis courts, on Lot 20. A 10'-0" wide landscaped and hardscaped pedestrian access easement shall be recorded; the purpose of the easement is to provide residents and guests access to the park on Lot 26. The easement need not be exclusive to pedestrians, but may occur on internal project sidewalks.~~
 - d) Should the final configuration resemble ~~the~~ layouts as shown on *Figure V-2*, a mutual access easement ~~shall be recorded for will~~ have to be recorded between Lots 18 and 2117.
 - e) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
 - f) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
 - g) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;

- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

u. Planning Area Lot 19: Housing Type CA-1.

1) Descriptive Summary:

a) Planning Area Lot 19, as depicted in *Figure V-37*, provides for the development of ~~3.3~~ 3.1 acres of land devoted to residential use. An allowable unit count of ~~fifty-nine (59)~~ twenty-six (26) dwelling units in a ~~two-story townhouse~~ single family detached configuration are planned, with a ~~maximum density of 48~~ 8.39 dwelling units per acre.

b) Building height: ~~Three (3) stories; 36 feet.~~ Two stories; 30 feet

c) Parking: ~~Two (2) covered spaces, with one-half guest parking space per unit. The guest parking stalls are to be parallel curb parking shall be within, or directly adjacent to, the Planning Area.~~

d) Maximum lot coverage: ~~Sixty Five percent (65%)~~ lot area.

e) ~~Planning Area Lot 26, as depicted in *Figure V-37*, and VI-19 provides for the development of 0.39 acres devoted to common area park use, to be built as a part of Phase 7 improvements. See *Figure VI-19* for conceptual design layout of the park.~~

f) ~~There is no required parking for Lot 26.~~

2) Land Use and Development Standards. Please refer to Ordinance No. 96-1084.

3) Planning Standards:

a) The primary access ~~points~~ to Lot 19 will be provided from the north via the main loop road, and from the south via adjacent Lot 20. South Oakhill Circle S (see Figures VI-7 and VI-8), and through Lot 16 to North Oakhill Circle. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

b) Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.

e) ~~Minor pedestrian access points are planned to the east for access to the common open area park. See *Figure VI-19*.~~

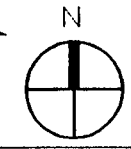
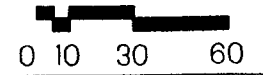
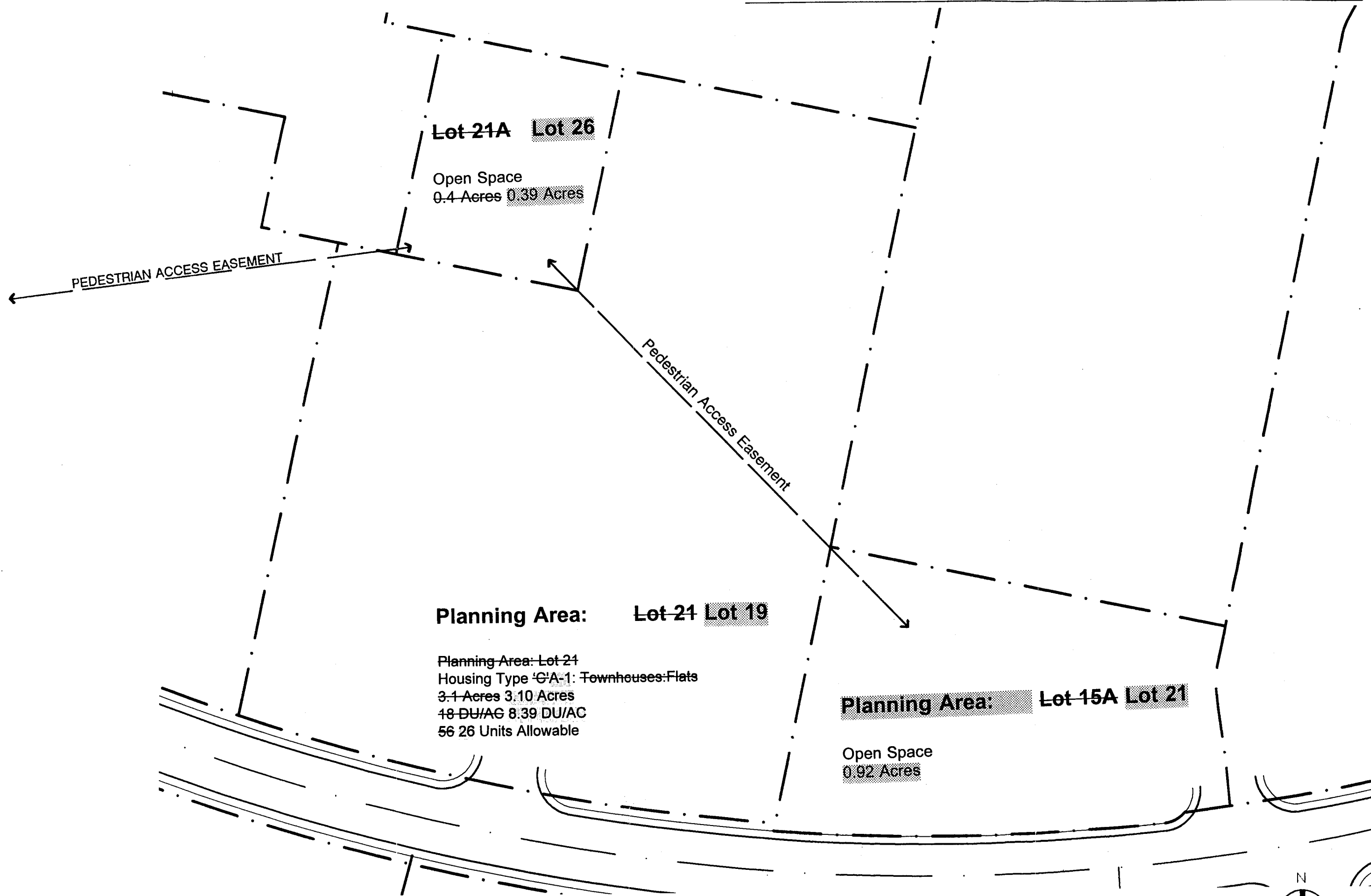
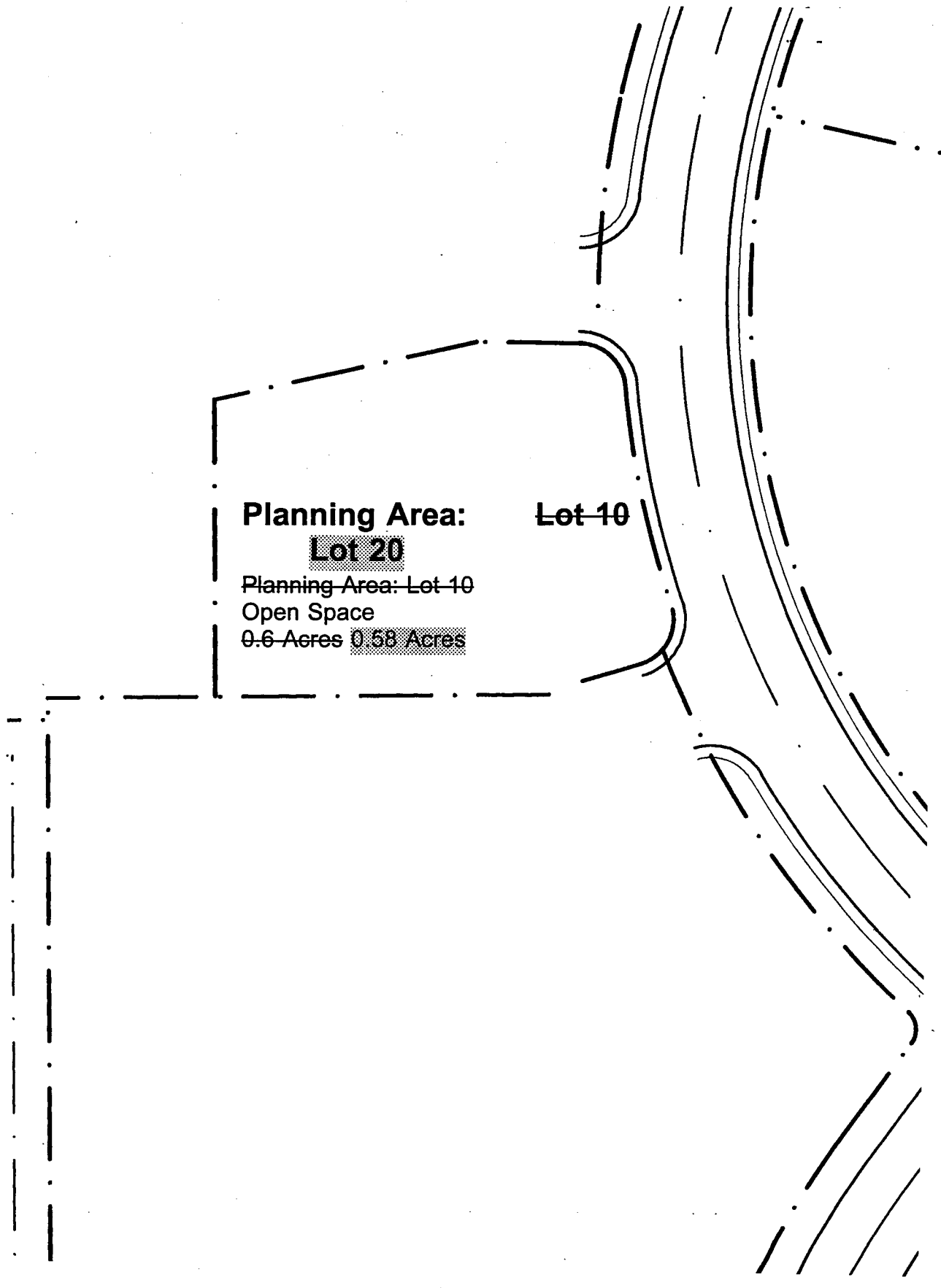


Figure V-37

- c) There is to be a 10'-0" minimum wide improved pedestrian access easement linking the northwest corner of the park at Lot 21 with the park at Lot 26 for use by Dominguez Hills Village residents. The easement may incorporate sidewalk and, if necessary, be within an internal road width.
- d) Should the final configuration resemble the layouts as shown on Figure V-2, a mutual access easement shall ~~must~~ be recorded between Lot 19 and 20 16.
- e) Pedestrian entries are planned at the common property line to the north with the adjacent park on Lot 26, and to the east at the common property line with the park on Lot 21.
- ef) Please refer to Section VI for specific *Design Guidelines* and other related design criteria.
- fg) Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.
- gh) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site wide:
 - Specific Land Use Plan.
 - Circulation Plan.
 - Drainage Plan.
 - Water, Reclaimed Water and Sewer Plans.
 - Grading Plan.
 - Phasing Plan.
 - Open Space and Recreation Plan.
 - Landscaping Plan.
 - Comprehensive Maintenance Plan.

v. Planning Area Lot 20: ~~Housing Type D Open Area Park~~.

- 1) Descriptive Summary:
 - a) Planning Area Lot 20, as depicted in Figure V-38, provides for the development of ~~3.4~~ 0.58 acres of land devoted to residential use. ~~A maximum allowable unit count of seventy-one dwelling units in a townhouse and flats configuration are planned, with a maximum density of 23 dwelling units per acre.~~ common area park use, which will be built as part of Phase 4. The park will contain a half-basketball court, two tennis courts and boxed landscaping for the residents' use. See Figure VI-13 for conceptual design.
 - b) ~~Building height: Three stories; 36 feet.~~
 - c) ~~Parking: Two covered spaces, with one half guest parking space per unit. The guest parking stalls are to be parallel curb parking within, or directly adjacent to, the Planning Area.~~



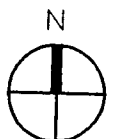
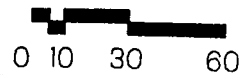
Planning Area: Lot 10

Lot 20

Planning Area: Lot 10

Open Space

0.6 Acres 0.58 Acres



d) ~~Maximum lot coverage: Sixty percent (60%) lot area.~~

b) ~~There is no required parking for the park. All parking will be curb parking on streets adjacent to the park.~~

c) ~~See *Design Guidelines* for any structures to be built within the park.~~

2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

3) Planning Standards:

a) ~~The primary access to Lot 20 will be provided from the south off the main loop road, and from the north via a shared roadway with Lot 19. See *Figures VI 7 and 8*. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.~~

b) ~~Driveway aprons are required to be less than 8' 0", or more than 18' 0" deep, perpendicular to and measured from the property line.~~

c) ~~Pedestrian access points are to be provided at the main loop road, opposite the tennis courts, on Lot 10A. A 10' 0" wide landscaped and hardscaped pedestrian access easement shall be recorded; the purpose of the easement is to provide residents and guests access to the park on Lot 21A. The easement need not be exclusive to pedestrians, but may occur on internal Project sidewalks and/or roadways.~~

d) ~~Should the final configuration resemble the layouts as shown on *Figure V-2*, a mutual access easement will have to be recorded between Lots 20 and 19.~~

e) ~~Please refer to Section VI for specific *Design Guidelines* and other related design criteria.~~

f) ~~Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.~~

a) ~~The master developer will build the parks in the phases indicated in the Phasing Tables, pages V-48 to V-51, prior to obtaining the Certificate of Occupancy for residences in said phase.~~

g) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:

- Specific Land Use Plan;
- Circulation Plan;

- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

w. Planning Area Lot 21, 22, 23, 24, 25, and 26: Housing Type G Common Area Parks.

1) Descriptive Summary:

a) ~~Planning Area Lot 21, as depicted in Figure V-39, provides for the development of residential use. An allowable count of fifty-six (56) dwelling units in a townhouse configuration are planned, with a density of 18 dwelling units per acres. 0.92 acres of land devoted to common area park use. An approximately 4,000-square foot residents' building will be built as part of Phase 1 improvements. Amenities will include pool, spa, wading pool, tot lot, benches, and barbeques. See Figure VI-14 for conceptual design layout of the park.~~

~~b) Building Height: Three (3) stories; 36 feet.~~

~~c) Parking: Two (2) covered spaces, with one half guest parking space per unit. The guest parking stalls are to be parallel curb parking within, or directly adjacent to, the Planning Area.~~

~~d) Maximum lot coverage: Sixty percent (60%).~~

~~e) Planning Area Lot 21A, as depicted in Figure V-39, and VI-19 provides for the development of 0.4 acres devoted to common area park use, to be built as part of Phase 7 improvements. See Figure VI-19 for conceptual design layout of the park.~~

~~f) There is no required parking for Lot 21A.~~

b) ~~Planning Area Lot 22, as depicted in Figure V-39, provides for the development of 0.17 acres of land devoted to common area park use, which will be built as a part of Phase 1 improvements. See Figure VI-15 for conceptual design layout of the park.~~

c) ~~Planning Area Lot 23, as depicted in Figure V-39, provides for the development of 0.49 acres of land devoted to common area park use, which will be built as a part of Phase 6. See Figure VI-16 for conceptual design layout of the park.~~

d) ~~Planning Area Lot 24, as depicted in Figure V-39, provides for the development of 0.52 acres of land devoted to common area park use, to be built as a part of Phase 1 improvements. See Figure VI-17 for conceptual design layout of the park.~~

Planning Area: Lot 15A Lot 21

Planning Area: Lot 15A
Open Space
1.0 Acres 0.92 Acres

**Lot 15B
Lot 22**

Planning Area: Lot 15B
Open Space
0.2 Acres
0.17 Acres

100' RADIUS

WELL #48

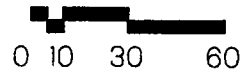
Lot 15C Lot 23

Planning Area: Lot 15C
Open Space
0.5 Acres 0.49 Acres

Lot 15D Lot 24

Planning Area: Lot 15D
Open Space
0.5 Acres 0.52 Acres

ASPEN HILL ROAD



- e) Planning area Lot 25, as depicted in *Figure V-34* provides for the development of 0.12 acres of land devoted to park use to be built as part of Phase 1 improvements. See *Figure VI-18* for conceptual design layout of the park.
 - f) Planning Area Lot 26, as depicted in *Figure V-37*, provides for the development of 0.39 acre of land devoted to common area park use, to be built as a part of Phase 7. See *Figure VI-19* for conceptual design layout of the park.
 - g) There is no required parking for the parks. All parking will be curb parking on streets adjacent to the parks.
 - h) See *Design Guidelines* for any structures to be built within the parks.
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards:
- a) ~~The primary access points to Lot 21 will be provided from the main loop road to the south (see *Figures VI-7 and VI-8*), and through Lot 18 to the north to the main loop road. The curb cuts depicting Planning Area entrances are conceptual in nature, and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.~~
 - b) ~~Driveway aprons are required to be less than 8'-0", or more than 18'-0" deep, perpendicular to and measured from the property line.~~
 - e) ~~There is to be a 10'-0" minimum wide improved pedestrian access easement linking the northwest corner of the park at Lot 15A with the park at Lot 21A for use by Dominguez Hills Village residents. The easement may incorporate sidewalk, and if necessary, be within an internal road width.~~
 - d) ~~Should the final configuration resemble the layout as shown on *Figure V-2*, a mutual access easement must be recorded between Lot 21 and 18.~~
 - e) ~~Pedestrian entries are planned at the common property line to the north with the adjacent park on Lot 21A, and to the east at the common property line with the park on Lot 15A.~~
 - f) ~~Please refer to Section VI for specific *Design Guidelines* and other related design criteria.~~
 - g) ~~Provisions shall be made in the design of the buildings to accommodate the storage of trash receptacles within the units/garages.~~

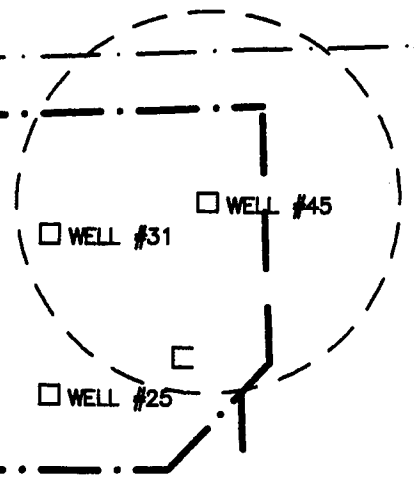
- a) See *Figures V-2, VI-1, VI-14, VI-15, VI-16 and VI-17* for illustrative layouts for location and access to parks.
- b) The developer will build the parks in the phases indicated in the Phasing Tables, pages V-48 to V-51, prior to the issuance of a Certificate of Occupancy for residences in said phase.
- c) The site plans for all parks and structures to be built shall be submitted to the Planning Department for Site Plan Review by the Planning Commission, and to the Building Department for a building permit, as applicable.
- d) Lot 23 contains an oil producing well. Easement and maintenance equipment requirements shall be in compliance with approved Conditional Use Permit No. 464-97.
- e) The Planning Commission's Site Design Approval will include review for compliance of oil producing Lot 23, with the Conditional Use Permit and the Ordinance relating to the continued oil production on-site.
- f) The design of residential and child care uses on-site shall comply with all applicable regulatory agency requirements regarding setbacks from well heads.
- hg) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site-wide:
 - Specific Land Use Plan;
 - Circulation Plan;
 - Drainage Plan;
 - Water, Reclaimed Water and Sewer Plans;
 - Grading Plan;
 - Phasing Plan;
 - Open Space and Recreation Plan;
 - Landscaping Plan;
 - Comprehensive Maintenance Plan.

x. Planning Area Lot 22 32: Tank Farm Gas Plant and Oil Production.

- 1) Descriptive Summary:
 - a) Planning Area Lot 22 32 as depicted in *Figure V-40* and in *Figure IV-9* provides for the development of 2.3 2.55 acres devoted to oil and chemical production, gas plant storage, and distribution.
 - b) All City and State agencies having jurisdiction over oil and chemical production, storage and distribution shall review and approve all applications for the construction and operation of such facility.
 - c) Parking shall comply with the City of Carson Zoning Ordinance.
 - d) Lot coverage shall comply with the City of Carson Zoning Ordinance.

Planning Area: Lot 22 Lot 32

Planning Area: Lot 22
Tank Farm
2.3 Acres 2.55 AC



Planning Area: Lot 35

Ingress/Egress Easement
0.84 Acres 0.86 AC

NOT A PART

WELL #42

WELL #41

BREA CANYON
OIL EASEMENT

WELL #16

WELL #2

(PARCEL 3
4.63 AC., GROSS
3.77 AC., NET)

NOT A
PART

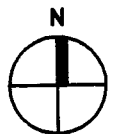
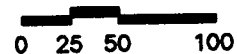
(PARCEL 4
0.94 AC.)

Lots 23A, 23B Lot 33

Planning Area: Lots 23A, 23B
Neighborhood Serving Retail
5.4 Acres 5.57 GROSS AC.
(INCL LOT 35)
4.71 NET AC

Central Ave.

Victoria St.



- 2) Land Use and Development Standards. Please refer to Ordinance No. 96-1084.
- 3) Planning Standards.
 - a) Access easements will be recorded to the satisfaction of agencies having jurisdiction.
 - b) A 10' high decorative masonry wall, with required access gates, shall encompass the entire site.
 - c) The Planning Commission's Site Design Approval will include review for compliance with the ~~C.U.P.~~ Conditional Use Permit and the Ordinance relating to the continued oil production gas plant on the site.

y. Planning Area Lots 23A and 23B 33: Neighborhood Serving Retail Center.

- 1) Descriptive Summary:
 - a) Planning Area Lots ~~23A and B, 33~~ (Parcels 3 and 4 of Parcel Map No. 24971) as depicted in *Figure V-40*, provides for the development of ~~5.4 acres~~ 5.57 gross acres (4.71 net acres) devoted to neighborhood retail use and access. ~~An anticipated size of 50,000 s.f. square feet of retail space will have been planned is required.~~
 - b) Building height: Two (2) stories; 40 feet.
 - c) Parking: To conform to the City of Carson parking requirements.
 - d) Maximum lot coverage: Thirty-three percent (33%).
 - e) Landscaping: Per Section VI *Design Guidelines*, and City of Carson requirements.
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.
- 3) Planning Standards.
 - a) Primary access points to Lot 23 33 will be provided by driveways off Victoria Street and from the Central Avenue ingress/egress easement. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.
 - b) A land use edge condition, similar to that shown in *Figure VI-10* will interface with the community.
 - c) Please refer to Section V.1 for the following Development Plans and Standards that apply throughout the site:

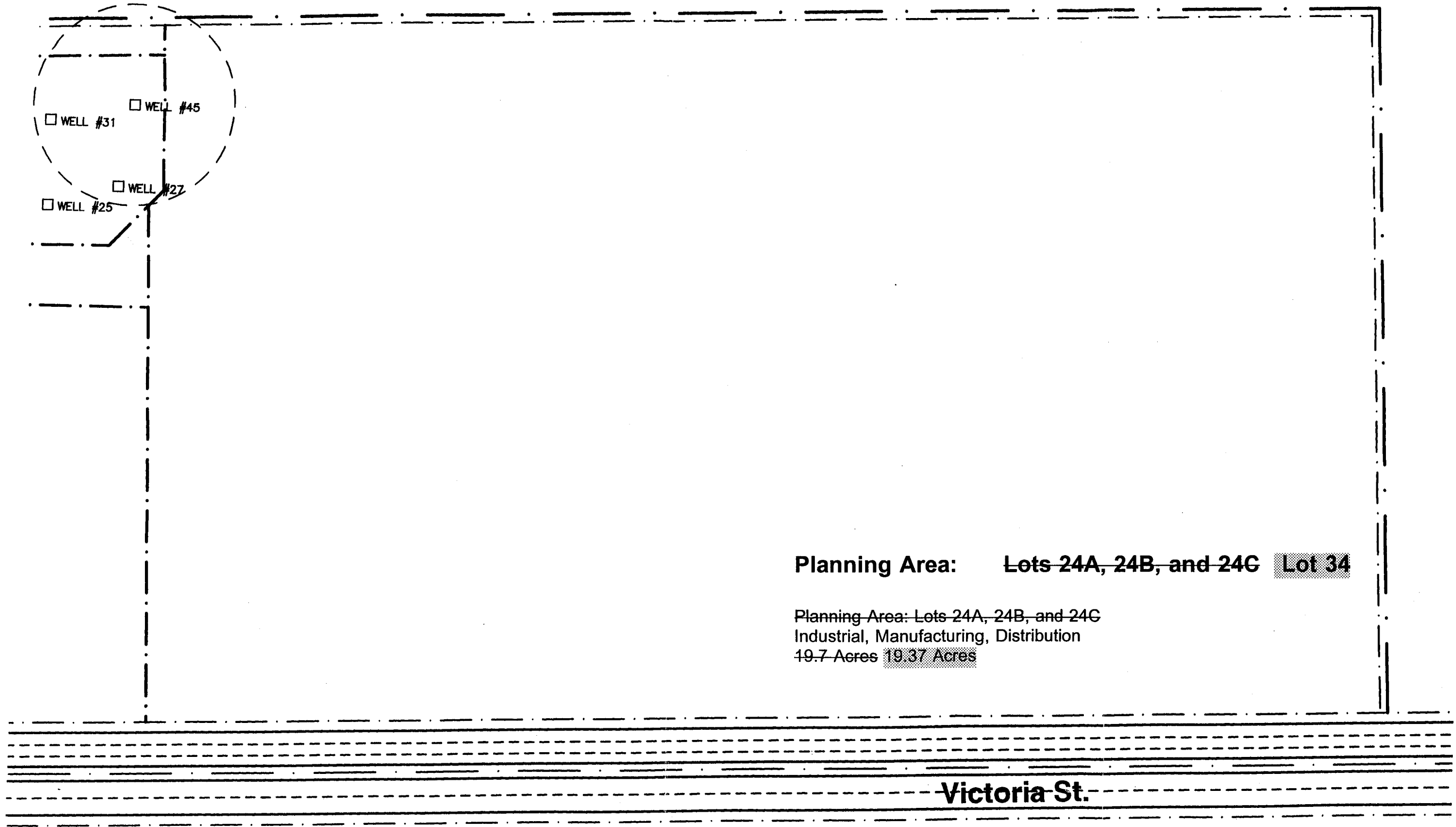
- Specific Land Use Plan;
- Circulation Plan;
- Drainage Plan;
- Water, Reclaimed Water and Sewer Plans;
- Grading Plan;
- Phasing Plan;
- Open Space and Recreation Plan;
- Landscaping Plan;
- Comprehensive Maintenance Plan.

- d) There shall be an 8'-0" high decorative masonry wall at ~~the north property line, and at the east property line,~~ and any property line where the project abuts a dissimilar use.
- e) All access to any operational oil production well, and to the tank farm, located within the commercial site shall have recorded easements, to the satisfaction of all agencies having jurisdiction over the oil production site.
- f) The Planning Commission Site Design Approval will include review for compliance with the ~~C.U.P. Conditional Use Permit and the Ordinance,~~ relating to the continued oil production on the site.
- g) Lot 23A and 23B to be developed prior to occupancy of Phase 5 (Lot 11).
- h) Provide special attention to screening techniques where retail uses are adjacent to tank farm industrial areas, east of Central Avenue (including building orientation and utilizing mature trees along the property line).

z. Planning Area Lots 24A, 24B and 24C 34: Industrial Development, Manufacturing and Distribution.

- 1) Descriptive Summary:
 - a) Planning Area Lots 24A, 24B and 24C 34, as depicted in Figure V-41, provides for the development of 49.7 ~~19.37~~ acres devoted to ~~Industrial, Manufacturing and Distribution~~ facilities use. There will be a maximum of 355,000 s.f. of uses allowed for in the Carson General Plan. ~~441,000 square feet of industrial building(s) constructed on the site.~~
 - b) The industrial development is to conform to the ~~City of Carson~~ Zoning Ordinance.
- 2) Land Use and Development Standards: Please refer to Ordinance No. 96-1084.

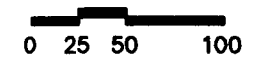
~~The industrial portion of DHV-Commercial/Industrial (Parcel 1 of Parcel Map No. 24971) is proposed for a maximum of 441,000 square feet, which could include a wide range of uses permitted under the City of Carson "Industrial"~~



Planning Area: ~~Lots 24A, 24B, and 24G~~ **Lot 34**

Planning Area: ~~Lots 24A, 24B, and 24G~~
Industrial, Manufacturing, Distribution
~~49.7 Acres~~ **19.37 Acres**

Victoria St.



zoning designation. Specific land use proposals will be subject to discretionary review by the City of Carson, either for Site Plan Review or Conditional Use Permits. As part of any future development application for the DHV-Commercial/Industrial parcel, the applicant(s) will be required to submit, for City review and approval, a Focused Traffic Study addressing site-specific access and related improvements. The Focused Traffic Study must also demonstrate that the combined peak hour and daily traffic levels for the entire Dominguez Hills Village project (residential, commercial, and industrial) will be no greater than the Dominguez Hills Village traffic volumes projected in the certified Dominguez Hills Village Specific Plan EIR.

- 3) Planning Standards.
- a) Access on Central Avenue will be limited to the signalized intersection indicated herein. Access points along Victoria Street will require City approval as part of the site plan review process.
 - b) Access easements must be recorded to the satisfaction of agencies having jurisdiction.
 - c) An 8'-0" high decorative masonry wall, shall be built along the north property line where none currently exists, and along the east property line where none currently exists, and at the property line separating the industrial use from the retail use, and the MCI parcel which is not a part.
 - ~~d) An access easement for the maintenance of oil wells on Lot 24C must be recorded. See Figures IV-7 and IV-8 for easement and maintenance equipment requirements.~~
 - ~~e) A 25'-0" non-exclusive access easement from the access point on Central Avenue to the Tank Farm across Lot 24C must be recorded.~~

VI. DESIGN GUIDELINES

1. Purpose and Intent.

The Specific Plan *Design Guidelines* will help achieve a high quality, aesthetically cohesive environment for the Carson community.

Specifically, the *Design Guidelines* objectives are:

- To assure the City of Carson that the Specific Plan area will develop in accordance with the quality and character proposed in this document.
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain the desired quality.
- To provide guidance to City staff, the Planning Commission, and the City Council during their review of development projects in the Specific Plan area.
- To provide guidance in formulating concise development guidelines for the various planning areas within the Specific Plan boundaries.

The *Design Guidelines* document is intended to be flexible, and is therefore illustrative in nature. As a living document, the *Design Guidelines* can, over time, accommodate unanticipated conditions such as changes in lifestyles, buyers' tastes, economic conditions, community desires, and the overall marketplace. Schemes for developments may vary from the aesthetic guidelines set forth herein, in which case they will be reviewed on the strength of the proposed design.

2. Landscape Design Guidelines.

a. Introduction.

The urbanized setting of the area surrounding the Dominguez Hills Village project is characterized by an eclectic mix of landscape and hardscape elements with the dominant presence of the State University campus to the south. The proposed architectural themes for the Project include a mix of Mediterranean and craftsman styles. The proposed landscape themes will compliment the architecture, while providing a vital element of visual unification to the overall community. The landscape theme will also seek to fit into the local urban context, with a strong sense of purpose and intent.

The landscape theme will focus on the use of subtropical flowering and evergreen plant material selected from the best of local historical landscape evolution. Formal and informal plant groupings will identify key community elements such as entries, streetscapes, open space areas and land use types, while softening structural interfaces and providing privacy and intimacy through buffering and screening. The landscape elements will reinforce the landscape theme through the selection of complementary materials and design layouts.

COMMON AREA LANDSCAPING AND PARK REFERENCE PLAN



CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS

FUTURE DOMINGUEZ TECHNOLOGY CENTER

Refer to Landscape Design Guidelines for location of parks and reference callouts.

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

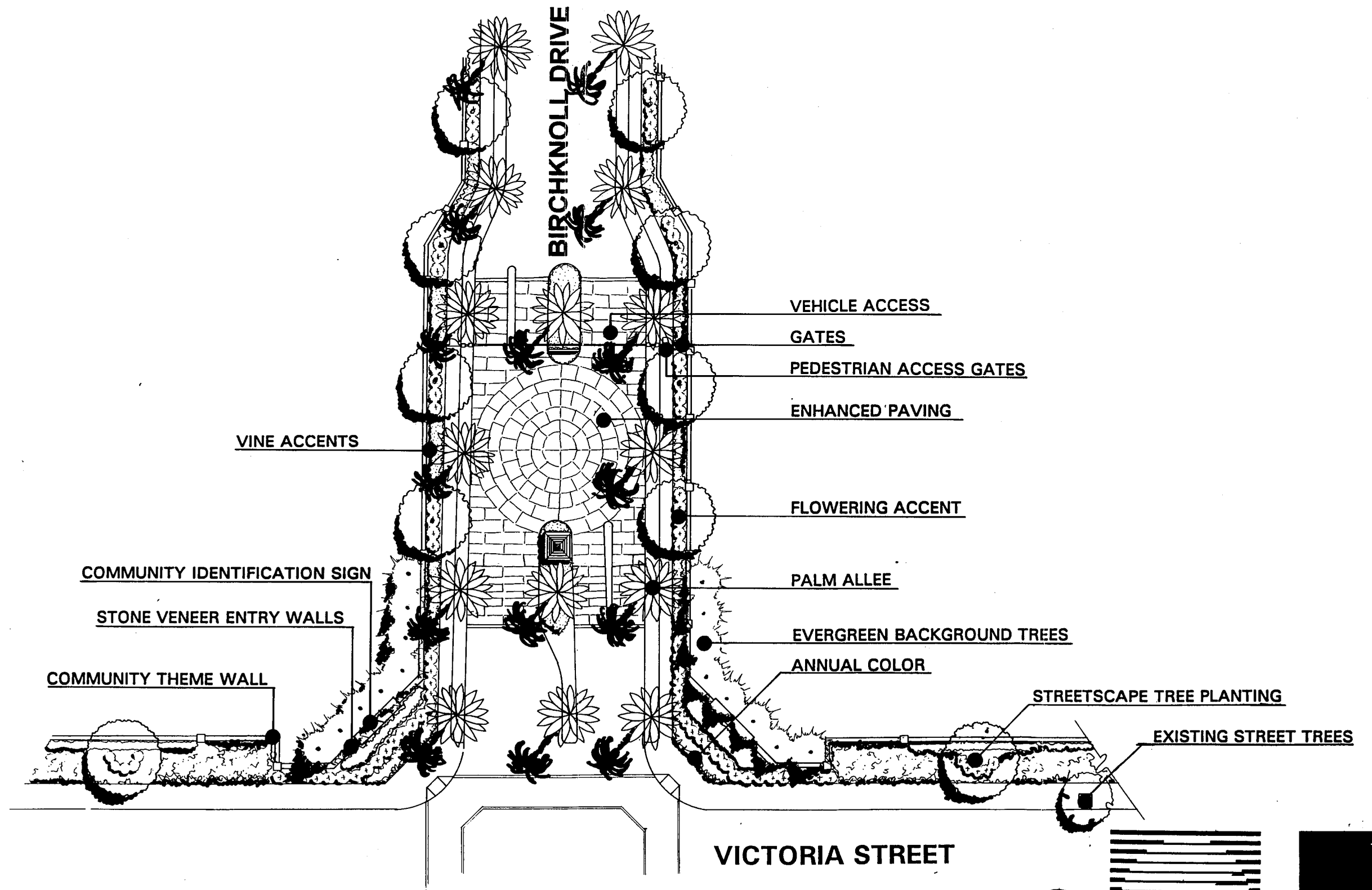
PREPARED FOR THE ESTATE OF ALBERT LEVINSON

CLARK & GREEN
Associates
Landscape Architecture



JOHANNES VAN TILBURG & PARTNERS
PENTHOUSE I
225 ARIZONA AVE
SANTA MONICA
CALIFORNIA 90401
TEL 310 306 0273
FAX 310 306 2824

Figure VI-1



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

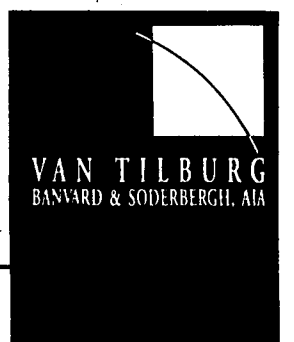
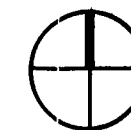


Figure VI-2

The linear nature of the Project, as well as the physical division created by Central Avenue and the MCI radio tower, emphasizes the importance of the landscape theme in creating a cohesive community.

The three major land use types of single and multi-family residential, retail commercial, and child care campus (institutional) include the following major design elements:

- Entries.
- Streetscapes/Parking.
- Open Space/Recreation.
- Fence/Wall Enclosures.
- Buffer/Transition Zones.

The retail center will be located on DHV=Commercial/Industrial. The references herein to the commercial retail center are included to provide continuity in the landscape theme. The design of the retail center will have to be submitted, along with landscaping and irrigation, to the Planning Department for review for conformance to with these *Design Guidelines*. The site plan approval of the retail center will be by Planning Commission action.

The *Design Guidelines* are described further in the following text and graphic exhibits. Following the written summaries and graphic exhibits of community landscape elements, specific plant palettes will be presented, separated into lists, characterizing these various community landscape elements.

General landscape issues will also be presented, including lighting, drought tolerance, planting time, climate constraints, soils testing, irrigation and lighting standards.

b. Entry Monuments and Key Intersections.

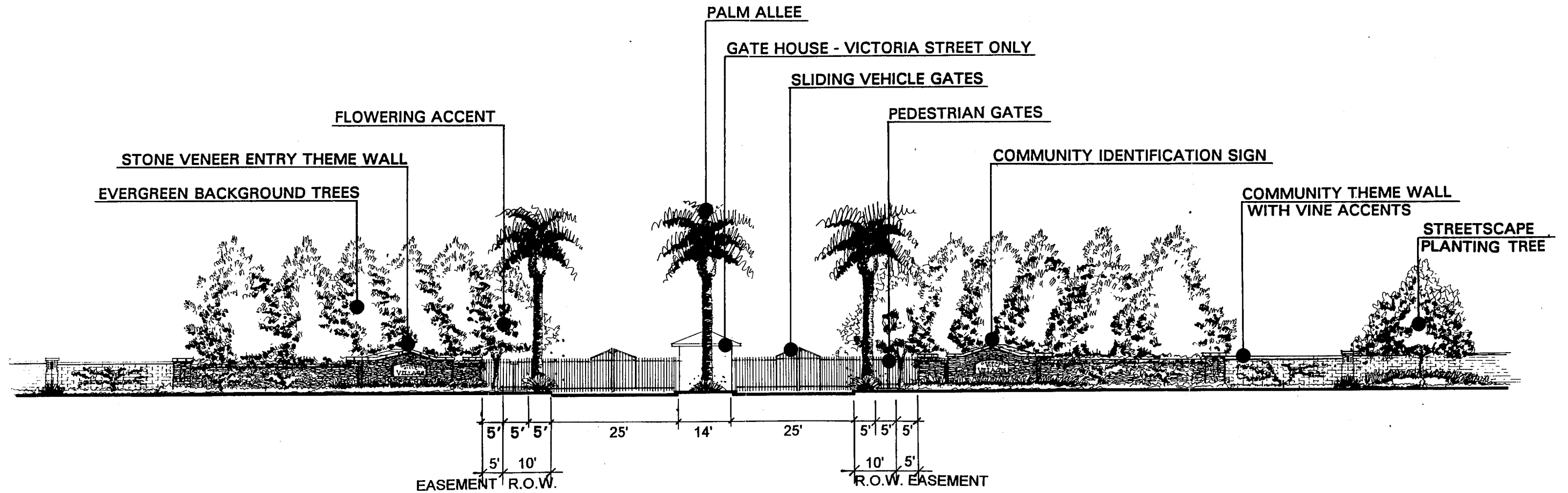
Entries and key intersections within Dominguez Hills Village reinforce a community hierarchy established by the various street standards within the community. These features are created through a thematic blend of hardscape and landscape elements, providing strong landmarks, a sense of place, and orientation within the community.

1) Primary Community Entries (*Figures VI-2 and VI-3*).

The primary community entry will be located on Victoria Street and Birchknoll Drive.

This entry will include the dramatic use of skyline palm elements, major flowering subtropical trees, and a combination of detailed tubular steel fencing and gates and stone veneer walls and pilasters. This entry will set the tone for the quality of the community common area design.

A guarded gatehouse will be provided at the primary community Birchknoll Drive entry, with mechanical entry gate systems at the other entrance.



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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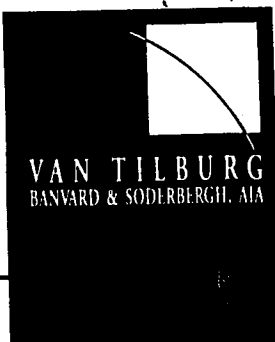
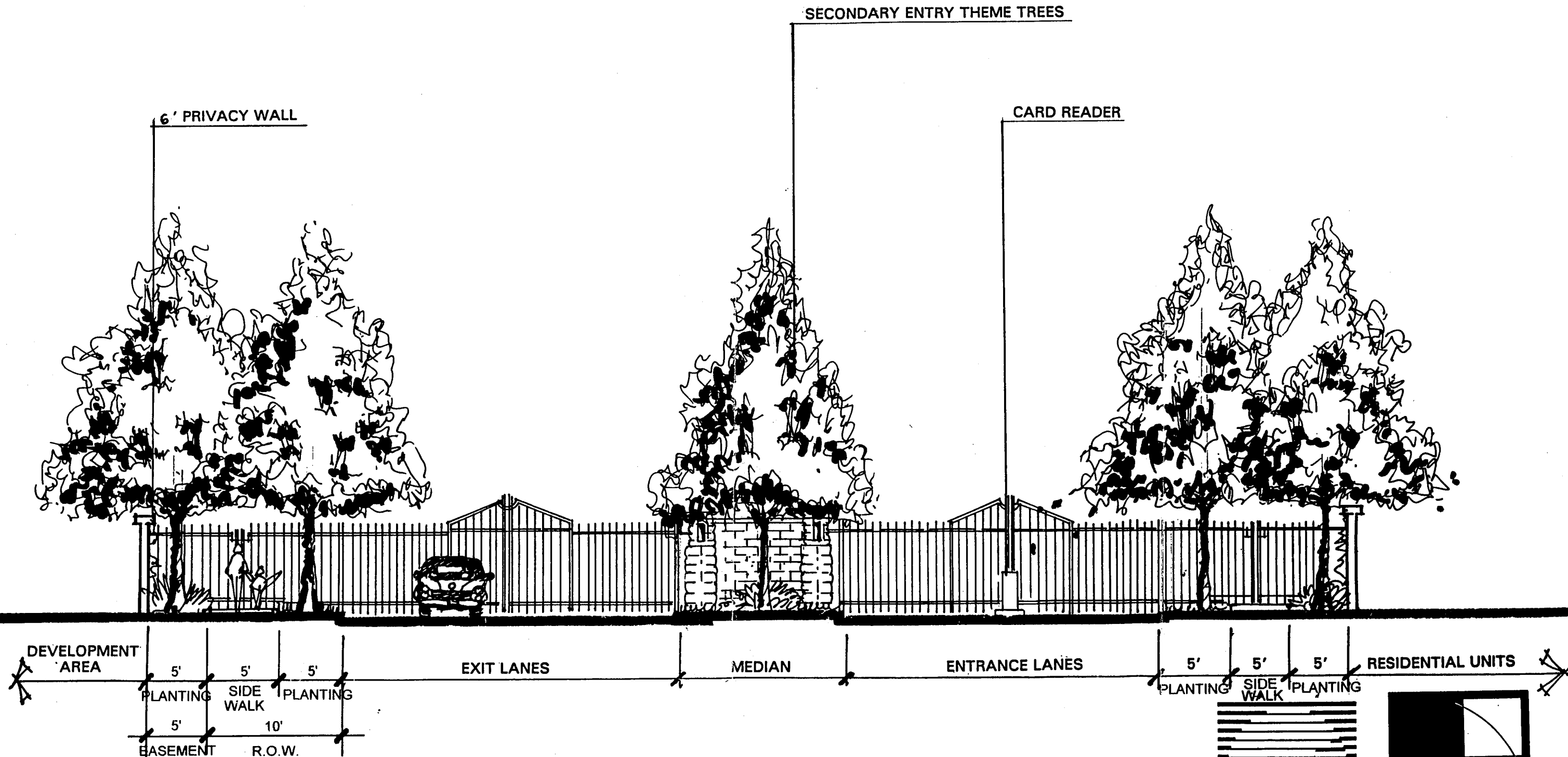


Figure VI-3

LANDSCAPE DESIGN GUIDELINES

SECONDARY COMMUNITY ENTRY (TYPICAL)



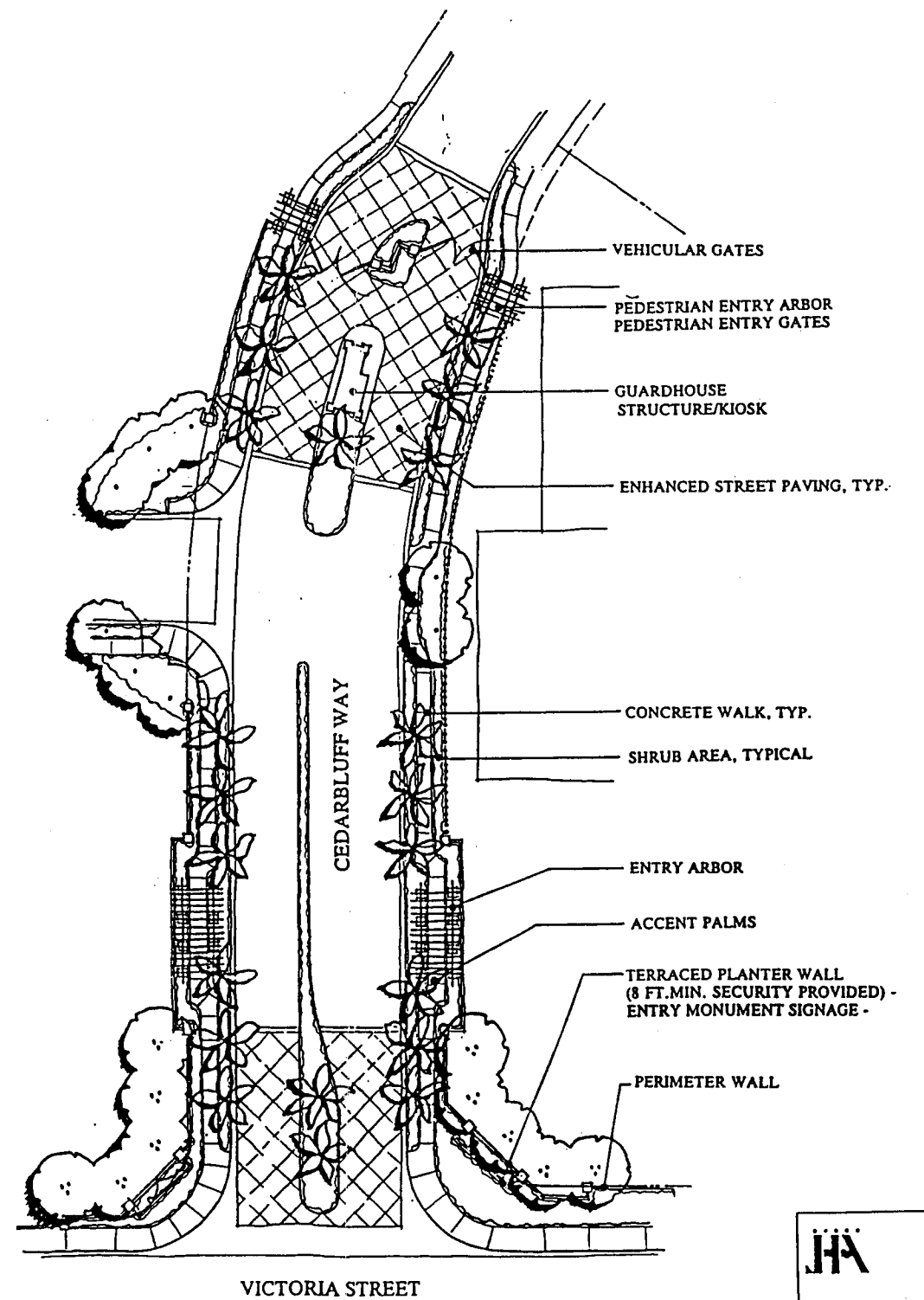
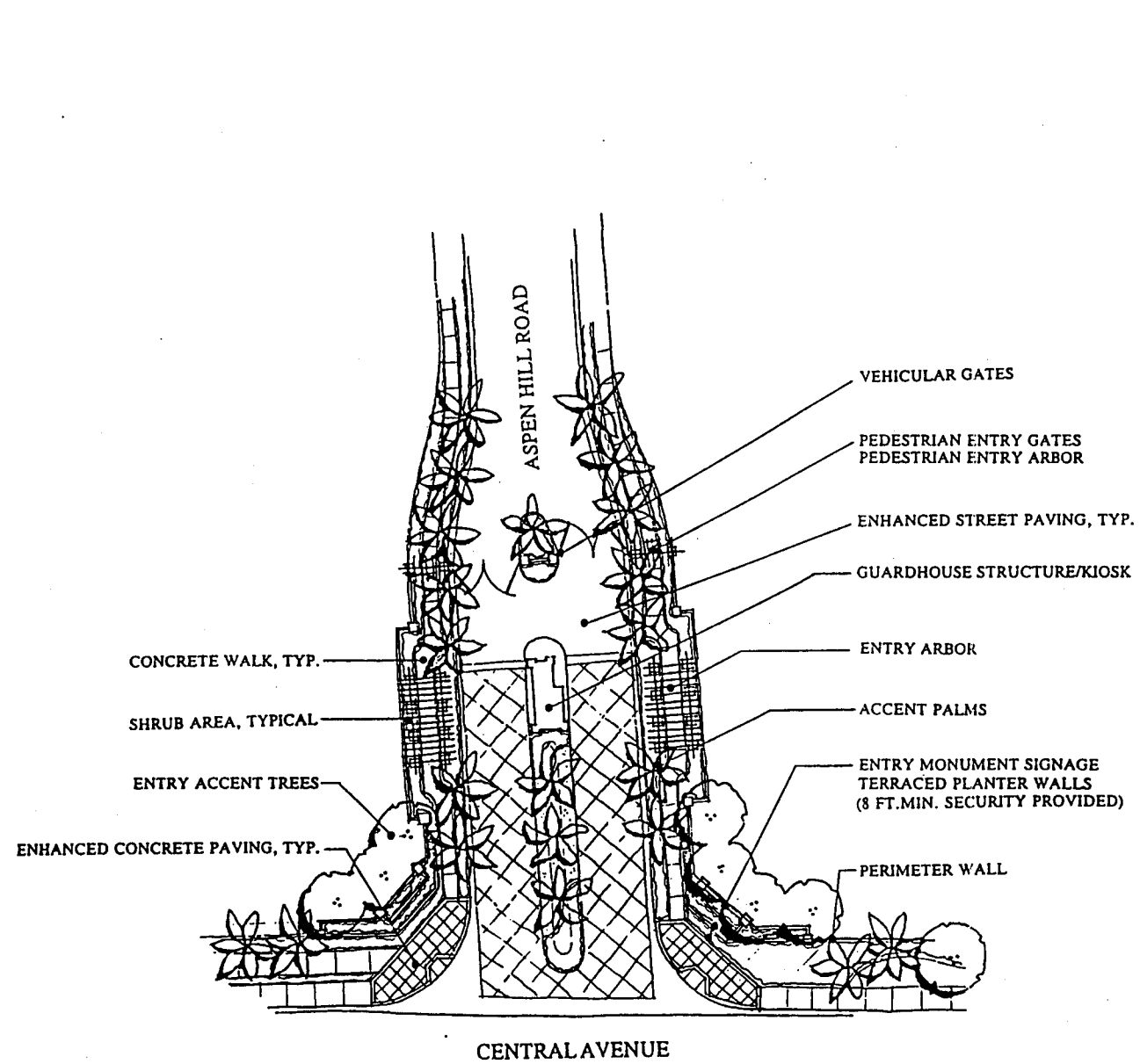
DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

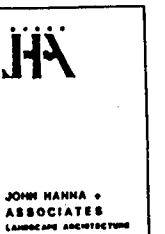
CLARK & GREEN
Associates
Landscape Architecture

VAN TILBURG
BANVARD & SODERBERG, AIA

Figure VI-4



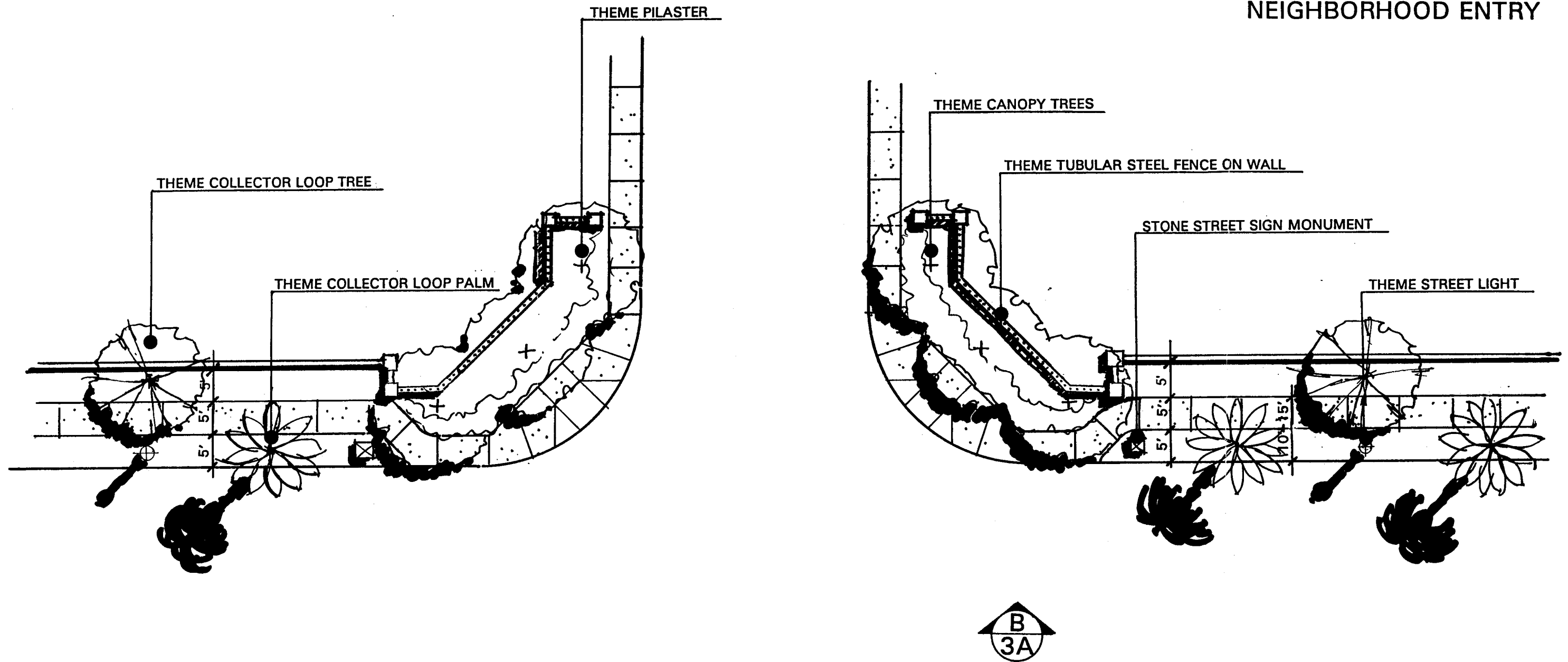
DOMINGUEZ HILLS VILLAGE



111 South Coast Avenue, Suite 200
Sanana Beach, California 92715
916/754-1967 FAX 916/754-1956

Figure VI-4a

SINGLE FAMILY
NEIGHBORHOOD ENTRY



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

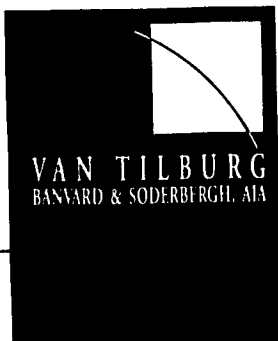


Figure VI-5

2) Secondary Community Entries (*Figures VI-4 and VI-4a*).

The two secondary community entries will occur in two locations, one along Victoria Street and Cedarbluff Way adjacent to the child care center, and one on Central Avenue and Aspen Hill Road.

The entries will be scaled down versions of the primary Birchknoll Drive entry, without the use of palm elements and with less reliance on stone veneer walls and detailed steel fencing. Formal planting of shrubs and foliage trees will be used in these entries, as well as in the primary entries Birchknoll Drive entry.

3) Single Family Neighborhood Entries (*Figures VI-5 and VI-6*).

Single family detached and attached residential product types will be identified through the use of plant material accents and design terminations on the perimeter wall system at each intersection off of the community collector roads North and South Oakhill Circle, Cedarbluff Way, Birchknoll Drive, and Aspen Hill Road. These entries will not may be identified with permanent monument signage or sign walls. This will improve the sense of overall community spirit and reduce the potential for clutter along the collector road systems.

Temporary real estate signage will be permitted during sales and marketing periods per Section VI.2.1.

4) Multi-family Neighborhood Entries (*Figures VI-7 and VI-8*).

Permanent sign monumentation will be allowed at multi-family neighborhood entries due to the complexity of these product types. The monuments will be small and unobtrusive in scale and design. These monuments will be incorporated into the perimeter wall system, if any, along the collector road interface at each neighborhood intersection.

5) Commercial Retail Entries.

Entries into the retail commercial center will be complementary to the residential entries in use of materials, textures and colors, but will be simpler and smaller in scale. Palm tree plantings will be reintroduced at the commercial center on a minor scale compared to the primary residential entries Birchknoll Drive entry. Berms and shrub plantings to screen parking lot areas will be used.

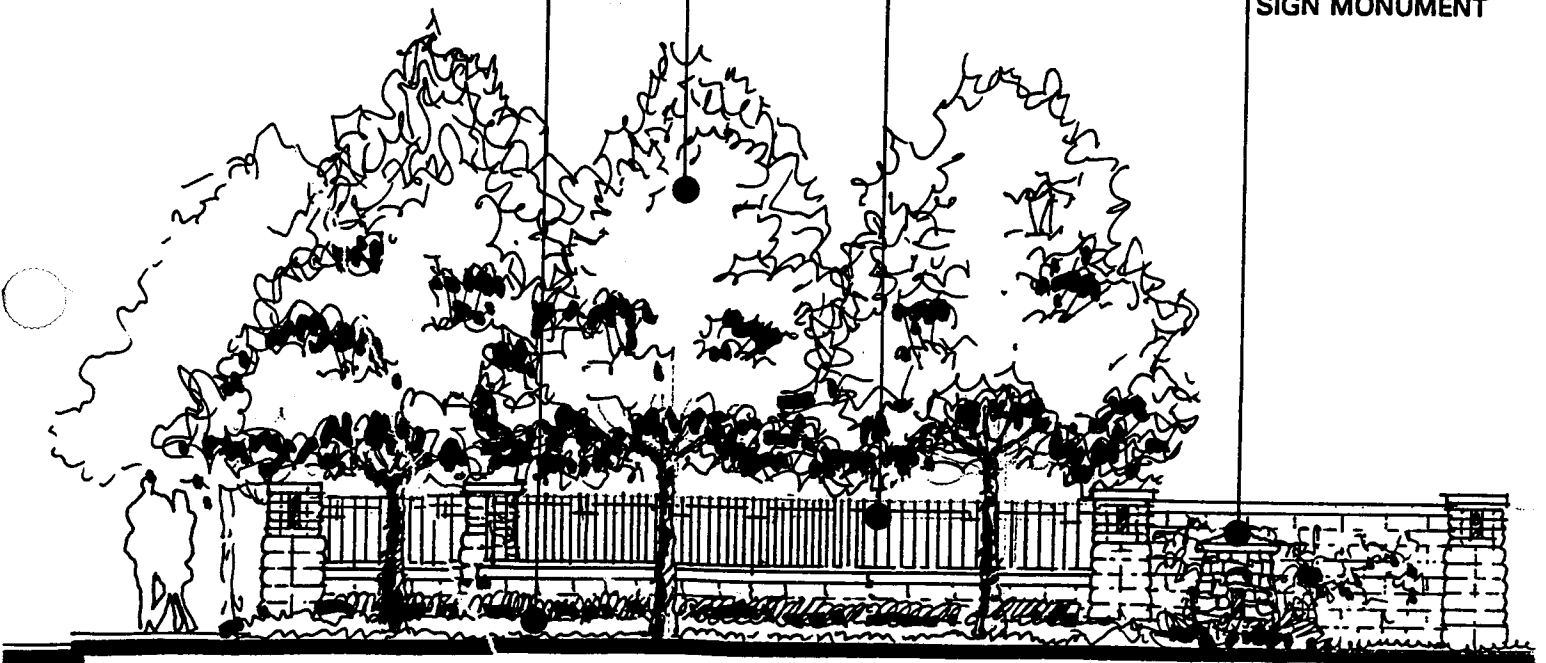
SINGLE FAMILY
NEIGHBORHOOD
ENTRY

SHRUB, GROUNDCOVER AND ANNUAL
COLOR PLANTING

ENTRY ACCENT TREES

THEME TUBULAR STEEL
FENCE AND PILASTERS

STONE STREET
SIGN MONUMENT



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

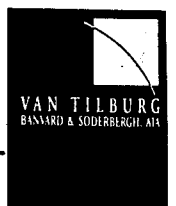
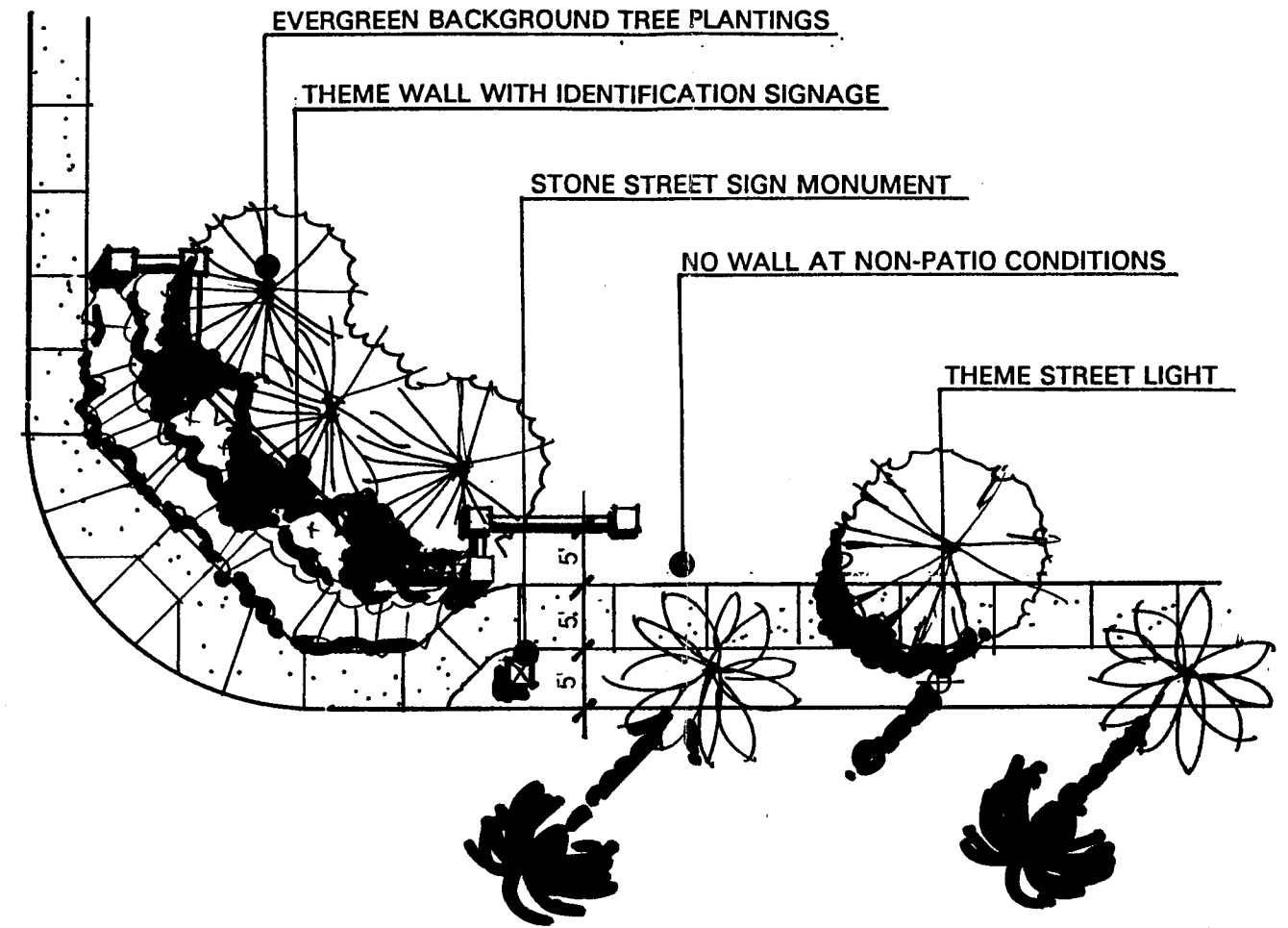
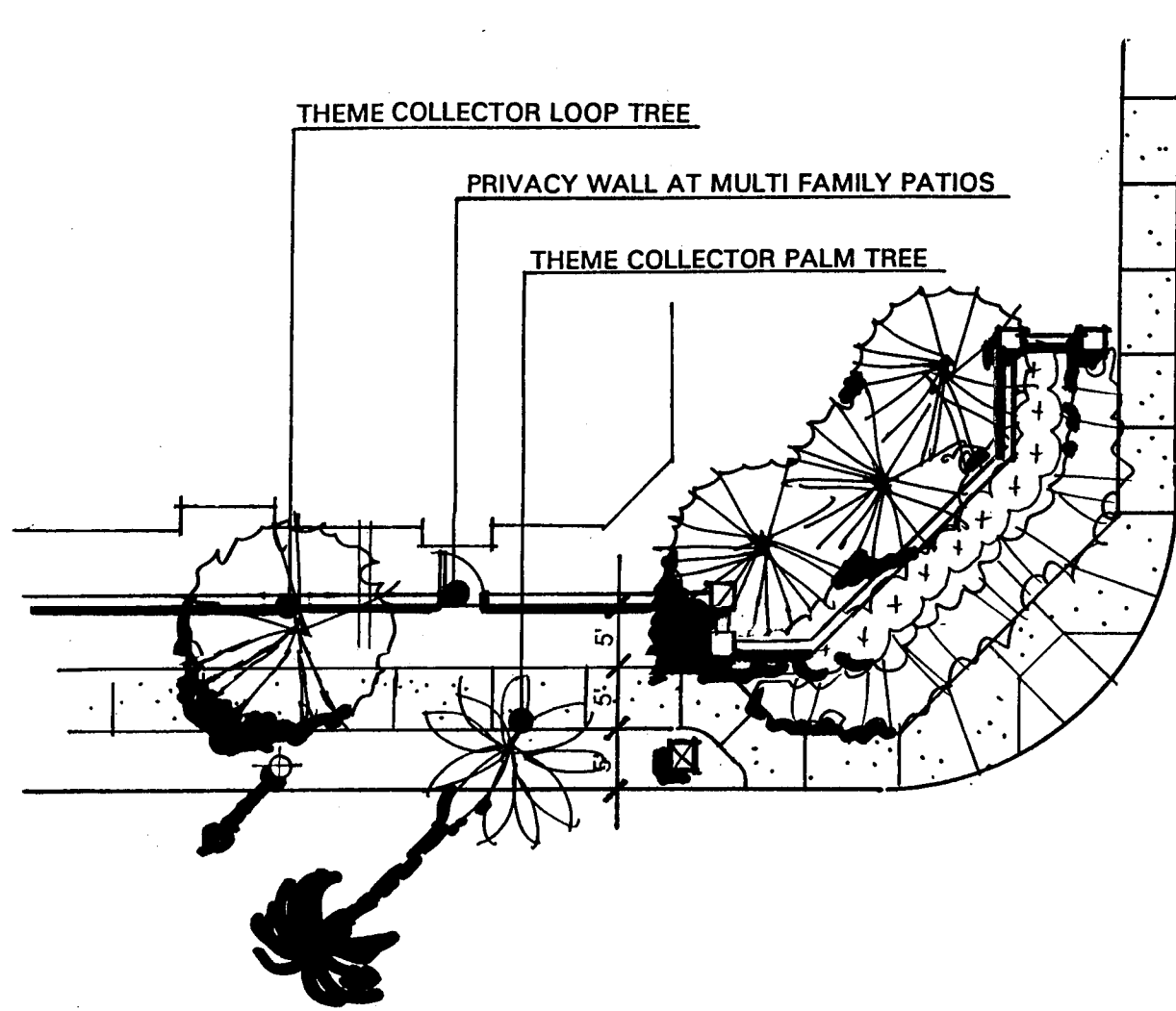


Figure VI-6

MULTI FAMILY
NEIGHBORHOOD ENTRY



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

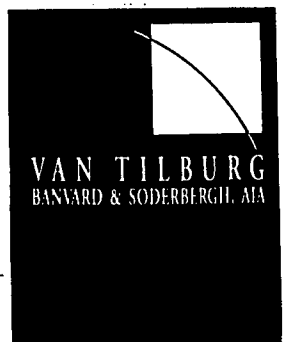
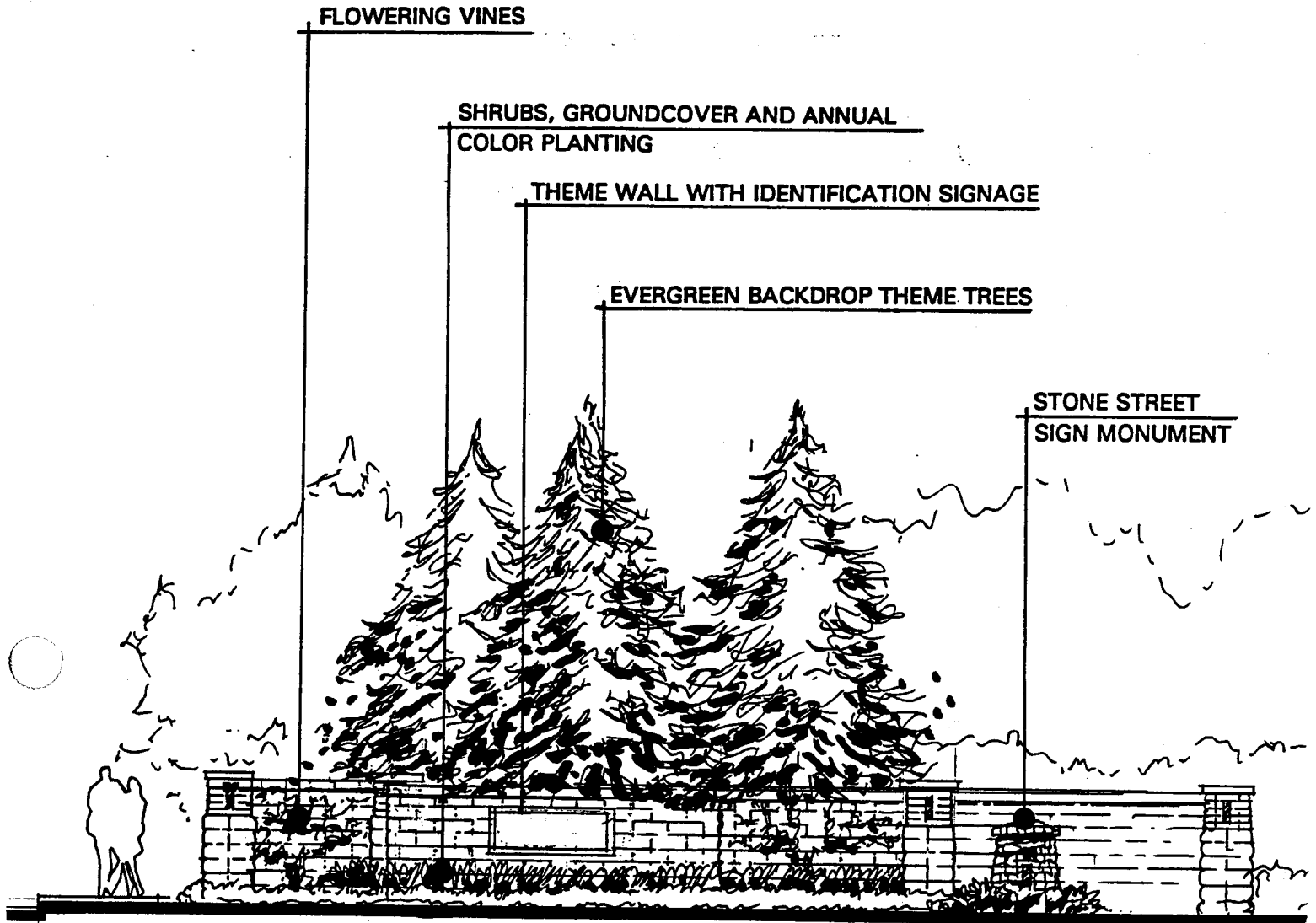


Figure VI-7

MULTI FAMILY
NEIGHBORHOOD
ENTRY



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON



Figure VI-8

6) Child Care Campus.

The entry to the child care campus will be very similar to that of the retail commercial parcel, with the exception that palms will not be used. Flowering subtropical trees will accent the entry without overemphasizing it.

c. Streetscapes.

The perimeter and interior streetscapes range from urban arterial to collector and to local streets. This hierarchy of use requires landscape treatments consistent with the level and importance of the roadway within the community infrastructure. The landscape concepts proposed for community streetscapes are generally comprised of the formal use of trees and shrubs placed in a rhythmic cadence of evergreen massing and flowering bouquets, as further described below.

1) Perimeter Arterial Streets (*Figures VI-9 and VI-10*).

Victoria Street and Central Avenue form the only perimeter arterials for the Project. This streetscape will include the retention of the existing *Podocarpus Gracilior* street tree plantings, and the addition of a major background planting of evergreen trees within the fifteen-foot 15'-0" easement area behind the right-of-way. Sections of open tubular steel fencing may be provided if feasible.

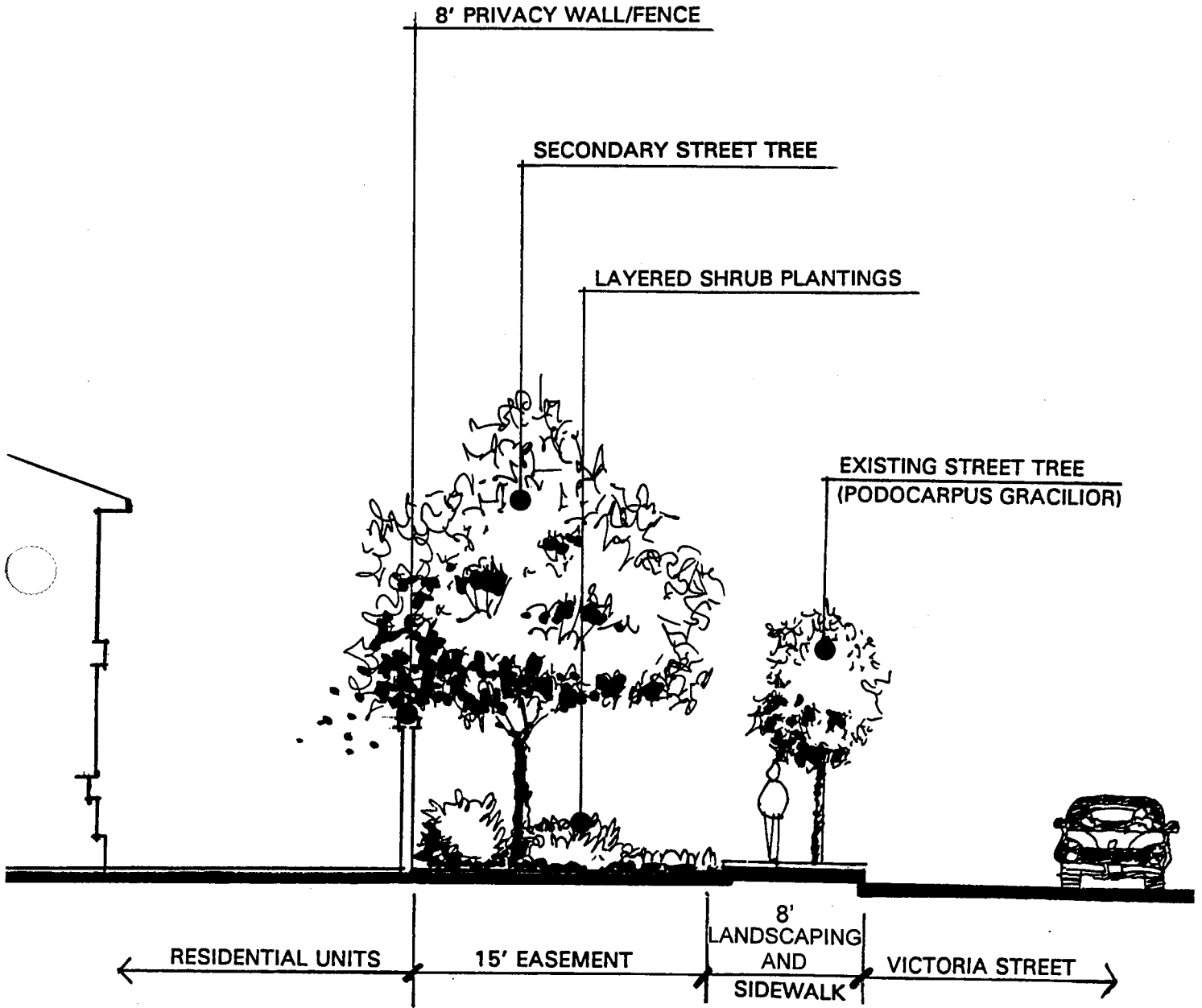
2) Interior Collector Roads (*Figure VI-11*).

~~The access roads from each entry Aspen Hill Road, Birchknoll Drive, and Cedarbluff Way, as well as the collector loop road in Parcel 4 North and South Oakhill Circle,~~ form the major backbone of interior community level streetscenes. A palm allee is proposed as the parkway planting, with flowering canopy trees alternating between the palms, but placed in a five-foot 5'-0" landscape easement commencing ten-foot 10'-0" behind the curb. This easement may be encroached upon by private multi-family patios. The parkways will include turf plantings and bouquets of shrubs at the base of each palm.

3) Local Streets (Single Family Detached/Attached).

The local streets within Dominguez Hills Village consist of private front or side yards of single family residences. Street trees and front yard landscaping will be required to be installed by the Merchant Builder; however, the rear and side yard landscaping will be the responsibility of each individual homeowner. Street tree planting must conform to City of Carson Ordinance No. 83-830, Section 9161.10.

VICTORIA STREET SECTION



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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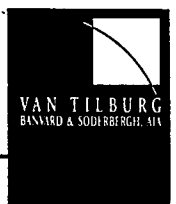
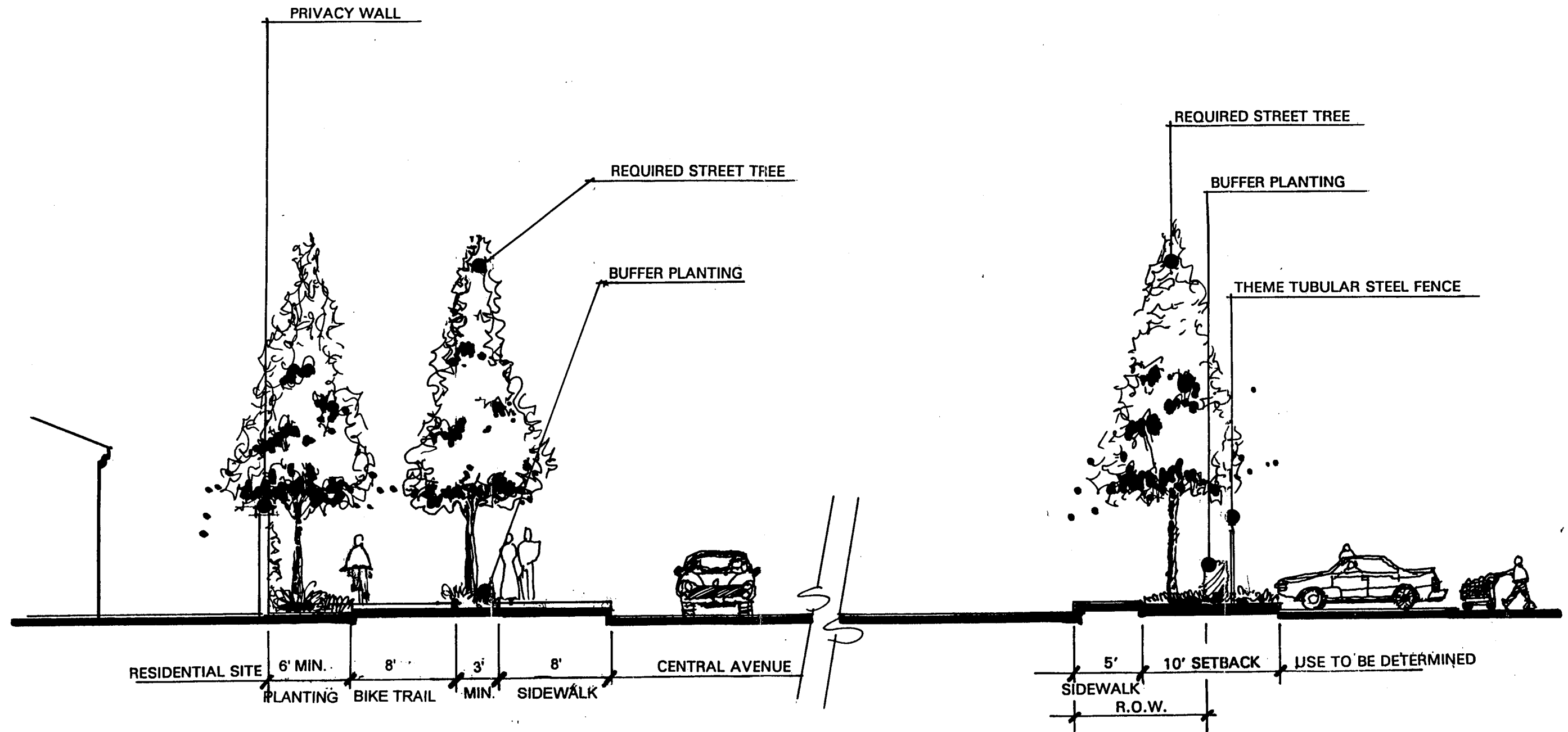


Figure VI-9

LANDSCAPE DESIGN GUIDELINES

CENTRAL AVENUE SECTION



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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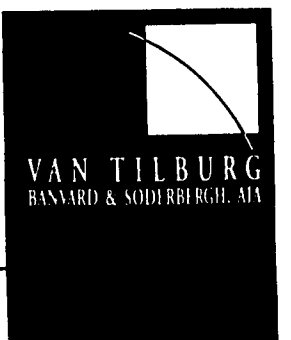
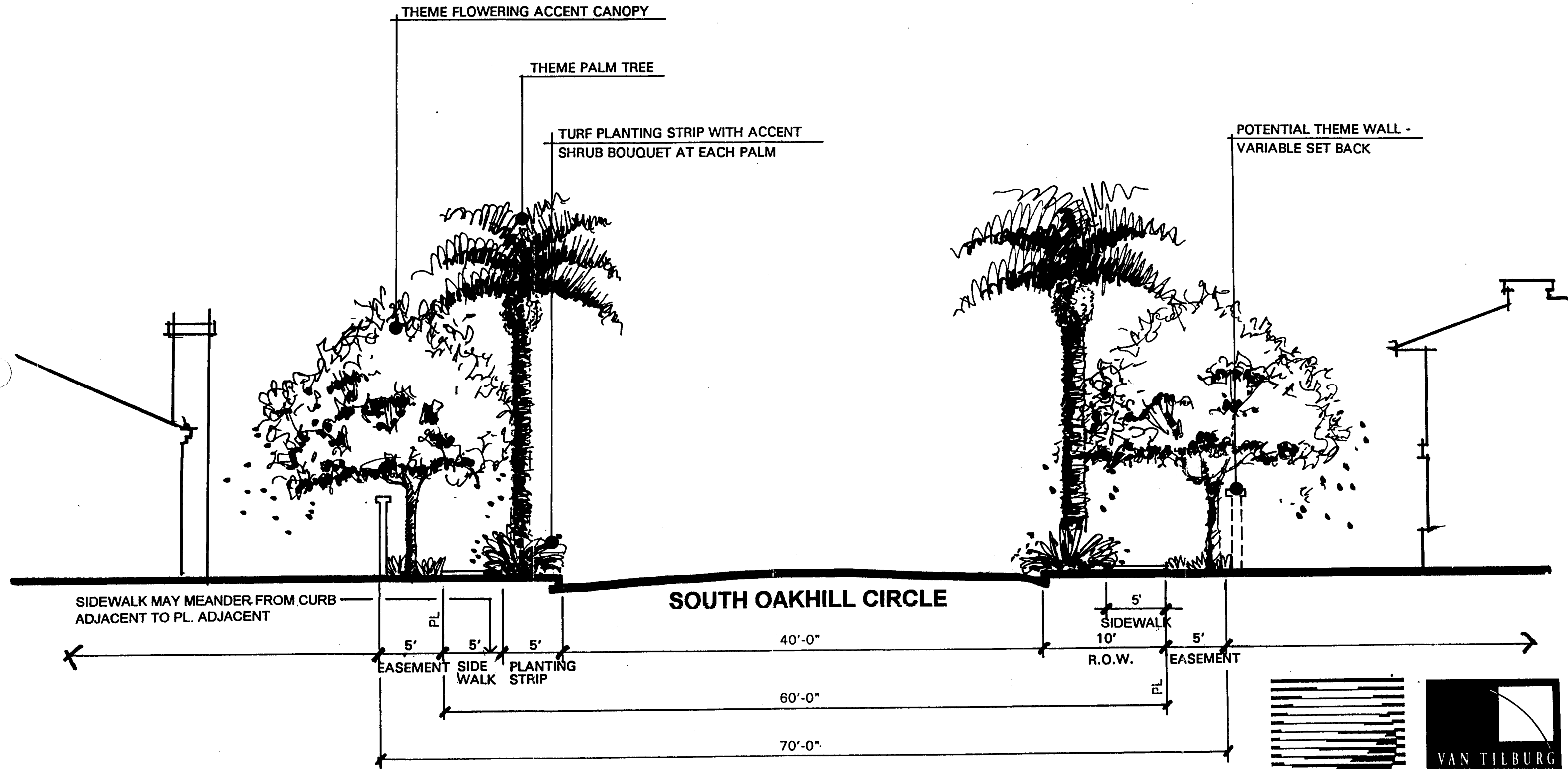


Figure VI-10

LANDSCAPE DESIGN GUIDELINES

COLLECTOR LOOP ROAD SECTION



DÓMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

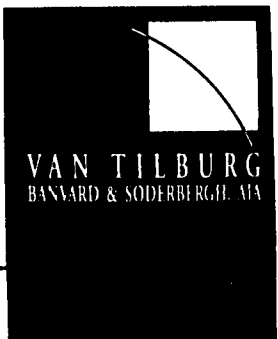


Figure VI-11

4) Local Streets (Multi-family or Condominium).

The local streets within multi-family, condominium and apartment product types shall consist of variable landscape frontage areas based on the building site plan of each project. These common areas shall be landscaped by each respective Merchant Builder.

As a minimum requirement, one specimen tree per unit at 30" box size, or larger, per unit shall be planted within the Project common area landscaping.

d. Community Edge Conditions.

The community edge conditions for Dominguez Hills Village shall consist of those project areas abutting property lines not contiguous with a public street right of way. These edge conditions include existing single family and multi-family development. When single family product types are proposed along these edge conditions, the future individual homeowner will be responsible for landscape treatments. When child care or commercial use types are proposed at edge conditions, a minimum 5' 0" wide landscape buffer shall be provided along the property edge.

At locations where a 15'-0" landscaped utility easement is to be placed, no additional landscape areas shall be provided.

e. Community Walls and Fences (Figure VI-12).

Concrete masonry walls with stone veneer shall be used as the major hardscape theme elements at ~~primary and secondary entries. the Birchknoll Drive, Cedarbluff Way, and Aspen Hill Road entries.~~ The stone will be selected to provide rich textures and quality of appearance consistent with the architectural theme.

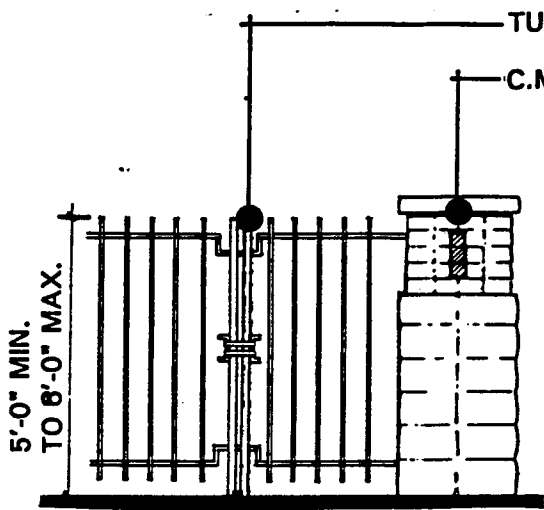
Stone veneer may also be used at individual project entries as a wall terminus element.

1) Slump Block Concrete Masonry and Tubular Steel Fencing.

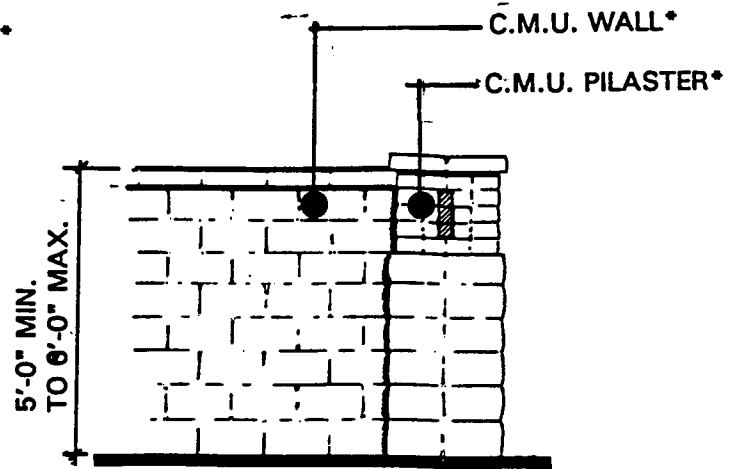
The major perimeter wall and fence system throughout the community shall be slump block masonry construction, tubular steel fencing, or a combination of low wall and fencing. Solid masonry walls shall be used to provide privacy and sound buffering along yard perimeters and to define public and private spaces along arterial, collector and local streets.

Tubular steel fencing or a wall/fence combination shall be used at suitable areas to provide spatial enlargement, landscape depth and horizontal visibility.

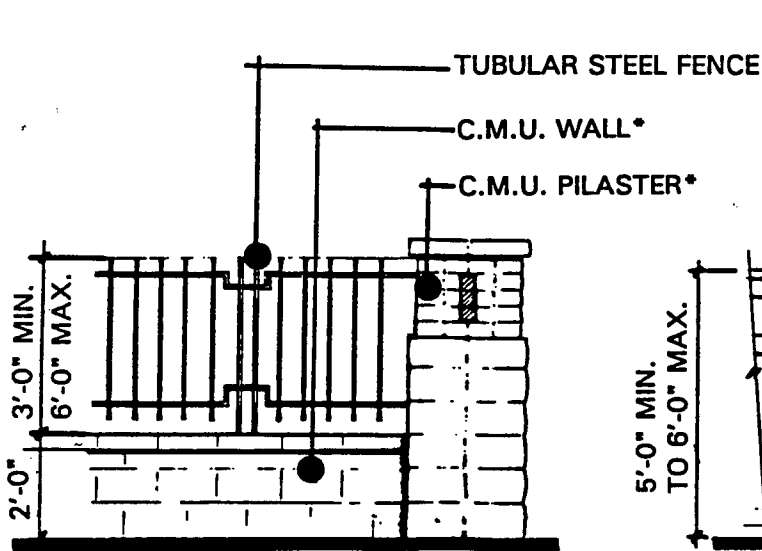
COMMUNITY THEME WALLS AND FENCES



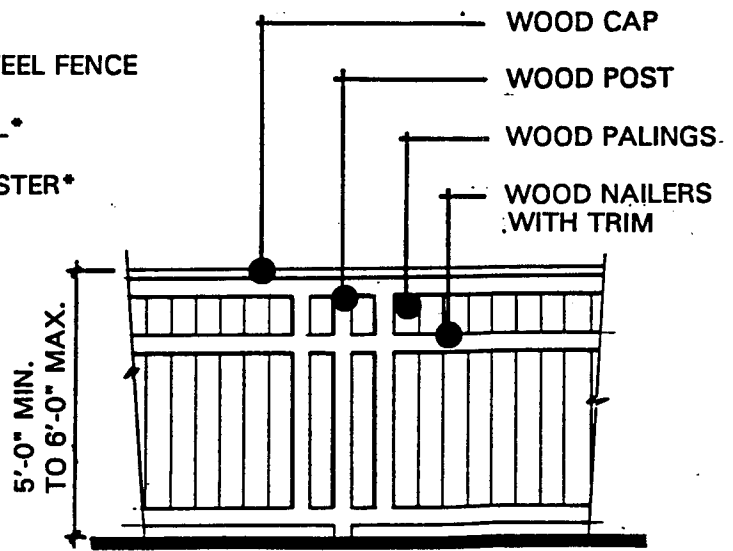
A - COMMUNITY THEME TUBULAR STEEL FENCE



B - COMMUNITY THEME SOLID WALL



C - COMMUNITY THEME SOLID WALL AND TUBULAR STEEL FENCE



D - COMMUNITY THEME WOOD FENCE

*SLUMP BLOCK WALL WITH PAINTED SACKED FINISH TYPICAL

2) Community Wood Fence/Gates.

Wood fencing will be used as a side and rear yard enclosure and yard access gates at and between private yards in single and multi-family projects. Wood fences shall not be used as side or rear yard enclosures along arterial, collector or local street frontages, or at community edge conditions or recreational open space conditions.

3) Special Wall and Fence Regulations.

- a) A six-foot (6') high masonry wall, unless otherwise noted herein, shall be constructed on each property line prior to development of any commercial related use that adjoins any parcel specifically zoned for residential use or designed for open space.
- b) All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material, and shall be compatible with the color and material of the architecture.
- c) Long walls should be broken up with landscaping. When possible, an eighteen (18) inch (18") minimum space should be left between paved areas and walls and fences to allow for vines and espaliers.
- d) All walls and/or fencing in commercial areas shall be planted with vines or screened by dense shrubbery.

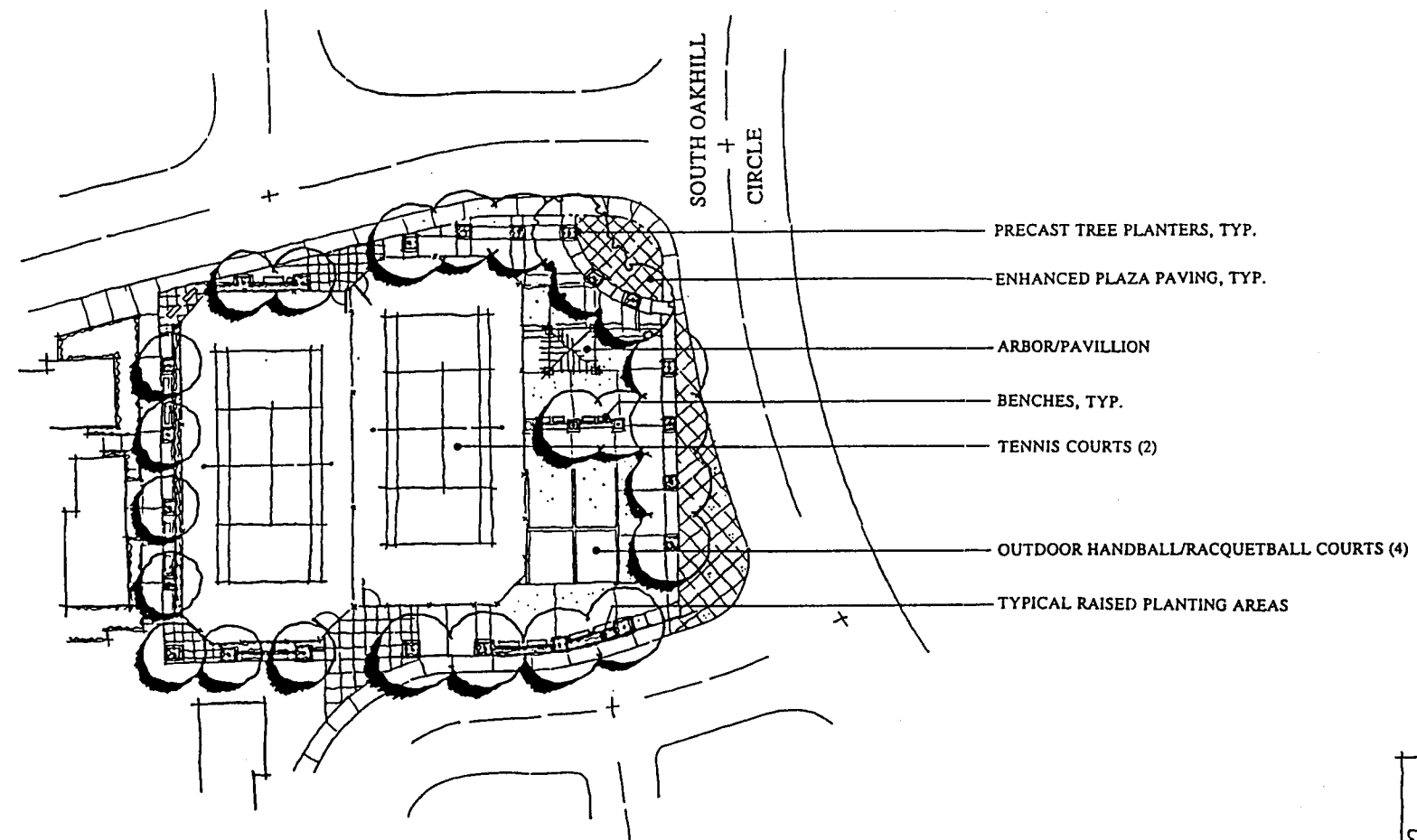
f. Community Open Space/Recreation (Figures VI-13 through VI-19).

Dominguez Hills Village shall include a variety of community open space areas for passive and active recreation by all Dominguez Hills Village residents. The open space mini-parks will be located throughout the community within easy walking distance of most Dominguez Hills Village residents. The open space mini-parks will vary in size, with the largest being 2.0 0.92 acre. The mini-park system will be maintained by the Dominguez Hills Village Homeowners' Association, and will be accessible to Dominguez Hills Village residents and guests.

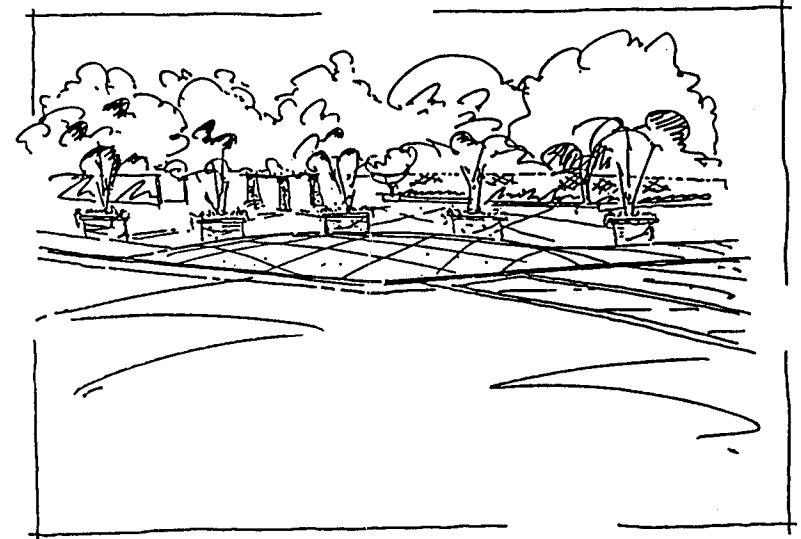
The program elements anticipated to be provided within the mini-park system include:

- Open play turf areas
- Picnic areas
- Multi-use recreation courts (i.e., basketball, tennis, volleyball)
- Pedestrian walkways
- Tot lot/play areas
- Shade structures
- Residents' multi-use building and
- Fitness/exercise cluster equipment with basic exercise opportunities.

Lot 20



- PRECAST TREE PLANTERS, TYP.
- ENHANCED PLAZA PAVING, TYP.
- ARBOR/PAVILLION
- BENCHES, TYP.
- TENNIS COURTS (2)
- OUTDOOR HANDBALL/RACQUETBALL COURTS (4)
- TYPICAL RAISED PLANTING AREAS



"THE COURTS"
(LOT 20)



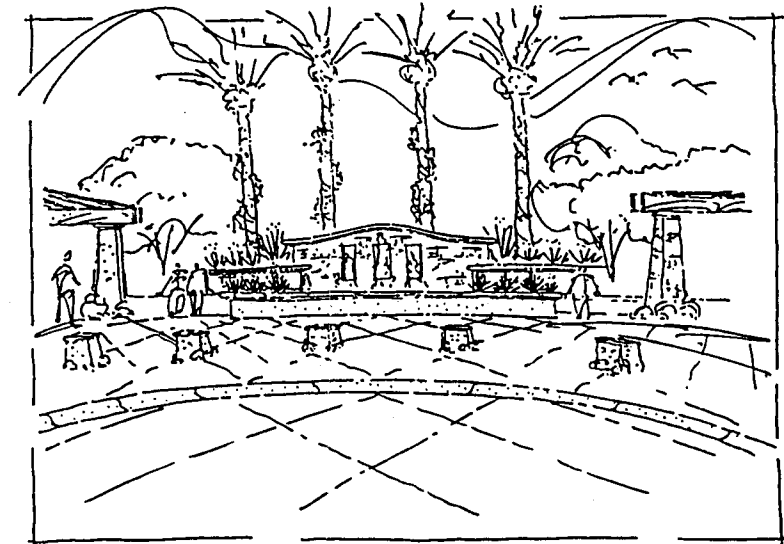
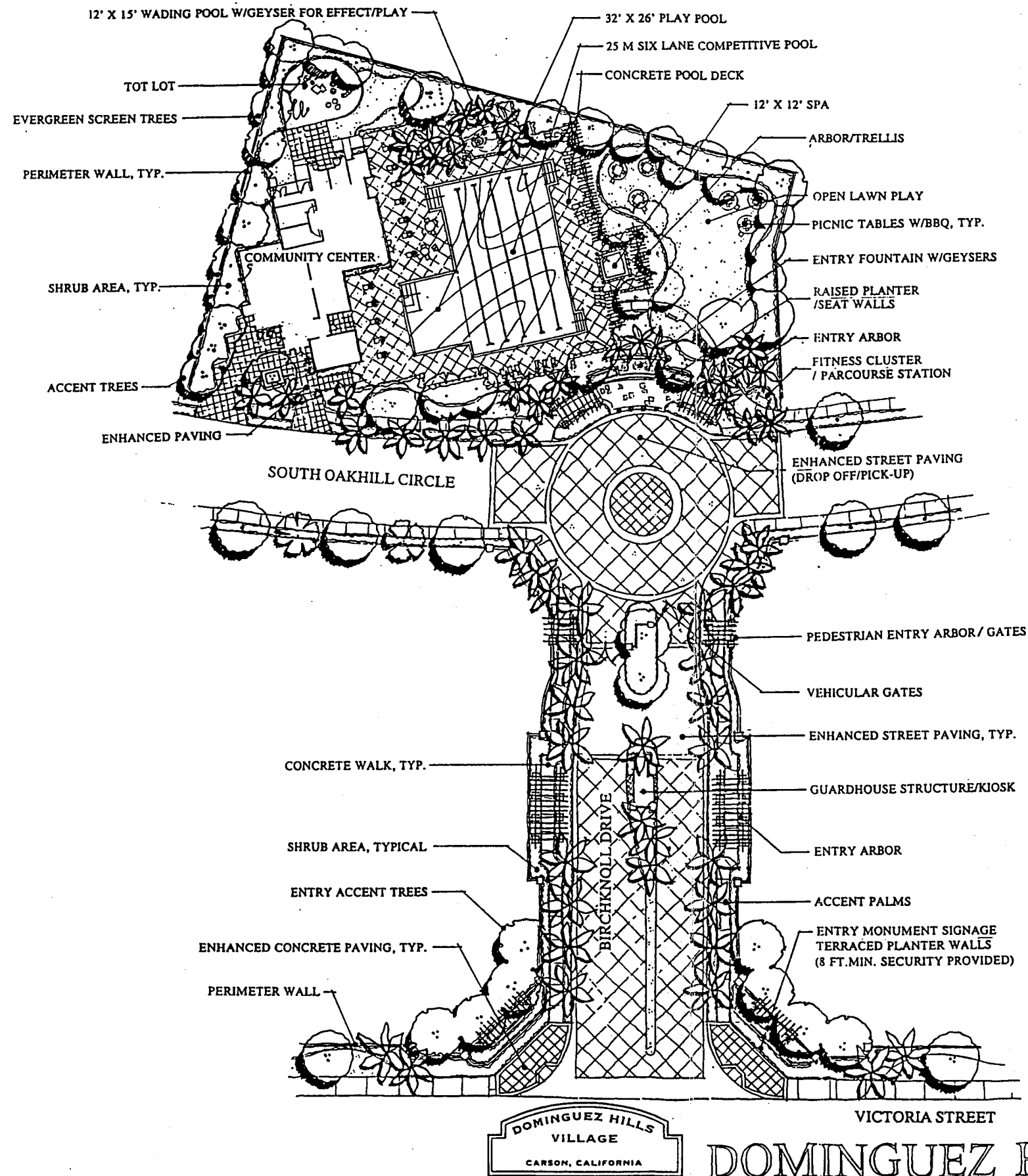
DOMINGUEZ HILLS VILLAGE



JHA
JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE
444 South Coast Highway, Suite 200
Orange, CA 92668
949/750-1887 FAX 949/750-1858
JHA 0328 MAY 4, 1998

Figure VI-13

Lot 21



"ARBOR PARK"
(LOT 21)

JHA

JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE

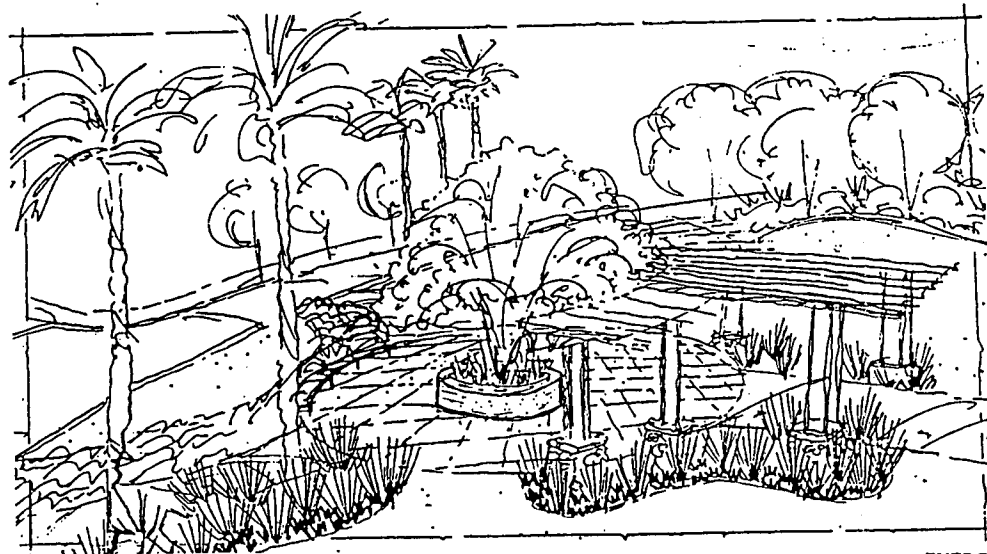
111 South Coast Avenue, Suite 100
Sunnyvale, California 95075
916/276-1987 Fax 916/276-3636

JHA #328 MAY 4, 1998

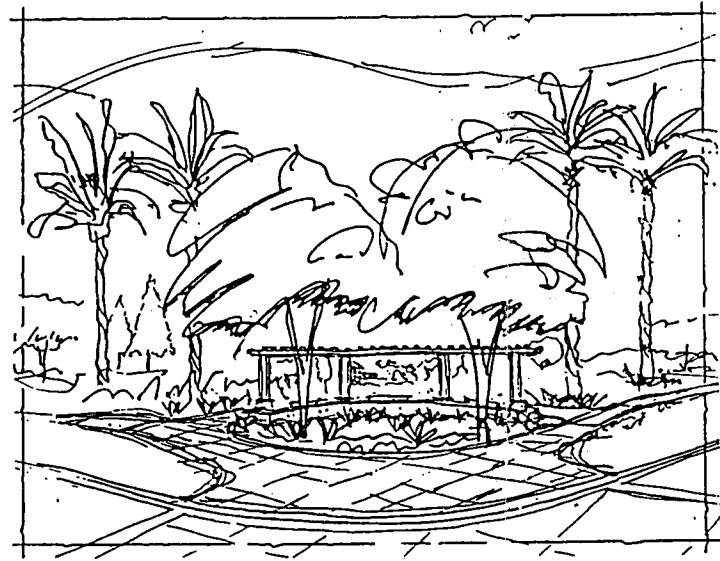
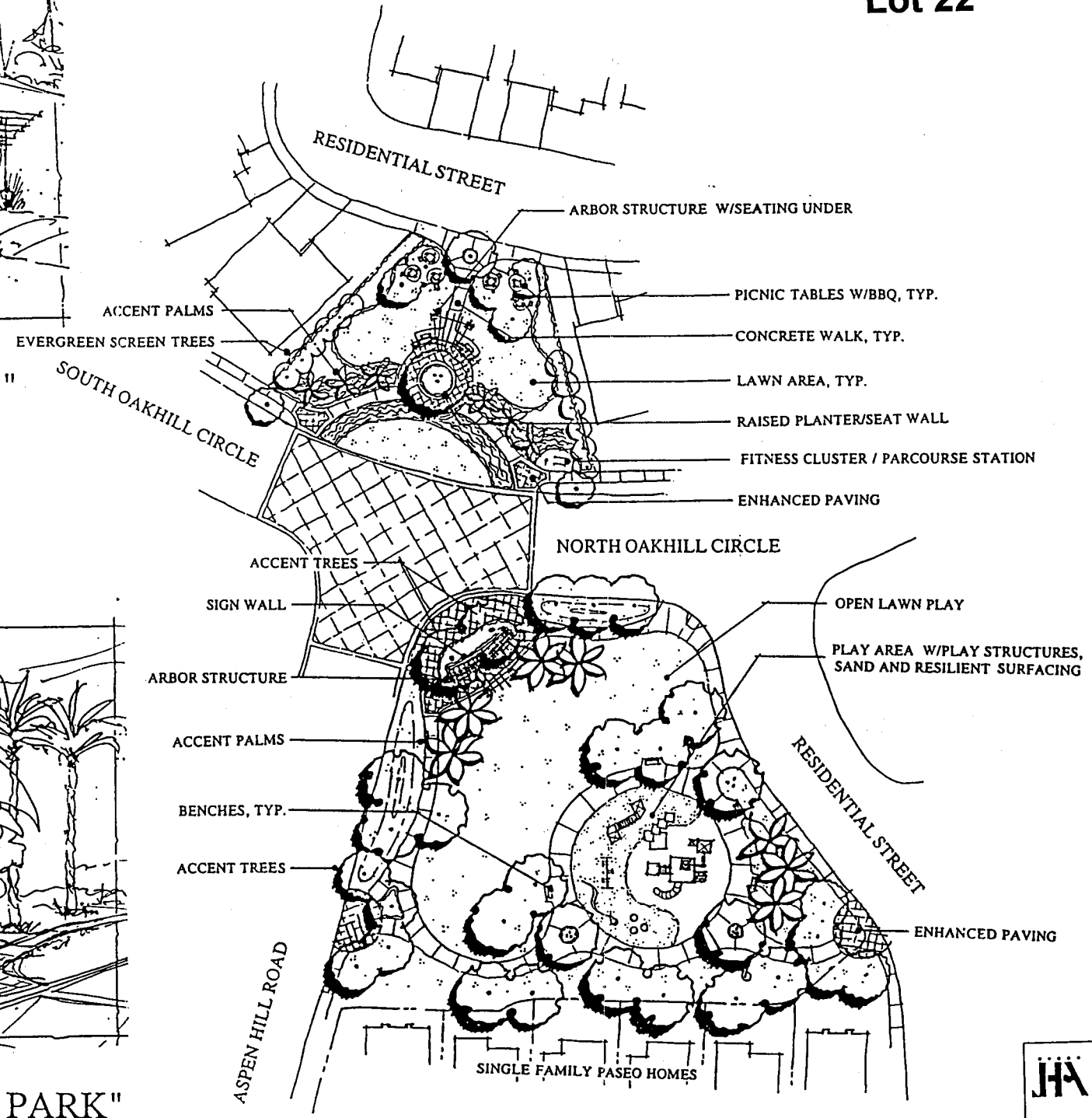


Figure VI-14

Lot 22



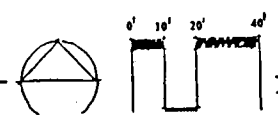
"THE GARDENS"
(LOT 22)



"PASEO PARK"
(LOT 24)

DOMINGUEZ HILLS
VILLAGE
CARSON, CALIFORNIA

DOMINGUEZ HILLS VILLAGE



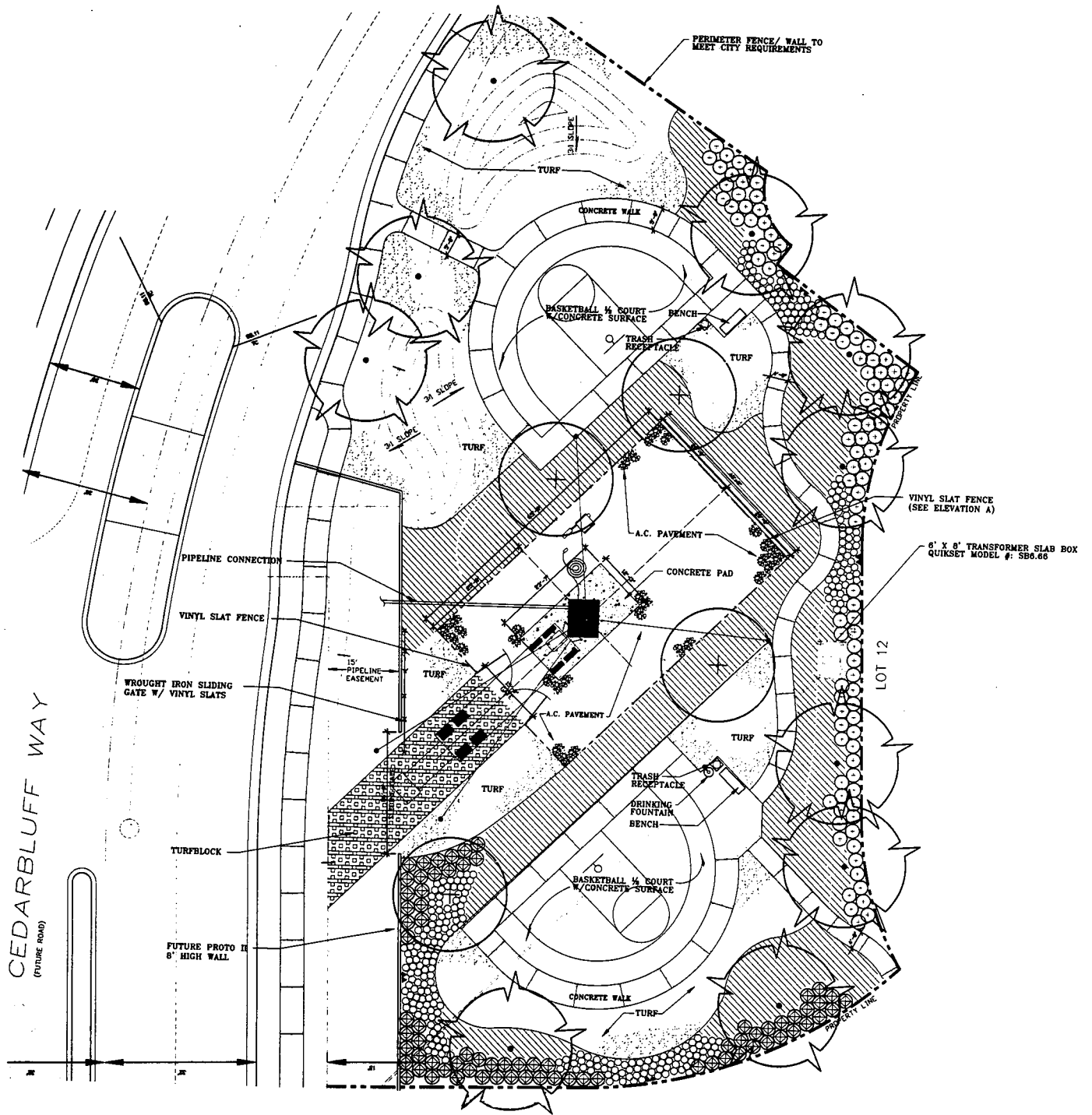
JHA
JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE

144 South Coast Street, Suite 200
Santa Ana, California 92705
949/750-1107 Fax 949/750-3636

311A 0178 MAY 4, 1998

Figure VI-15

LOT 23 PARK



CEDARBLUFF WAY
(FUTURE ROAD)

LOT 12

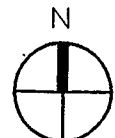
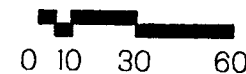
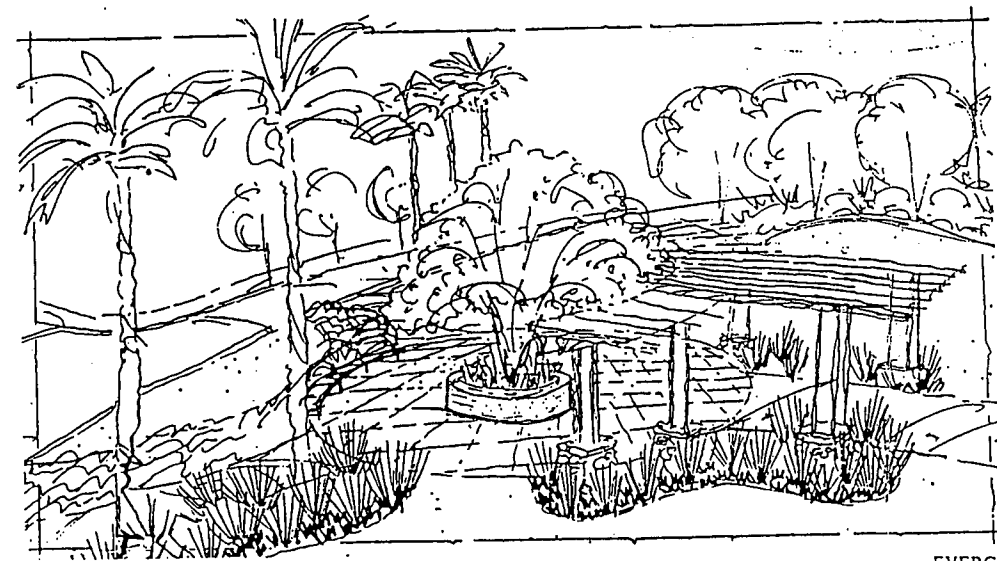
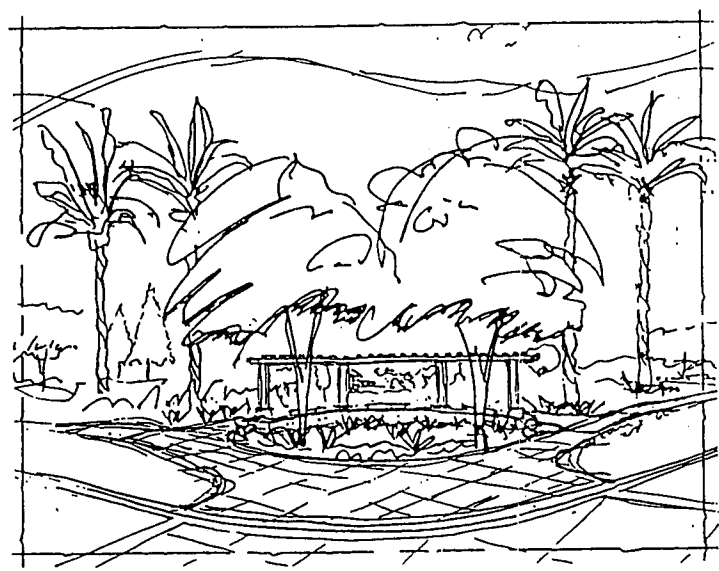


Figure VI-16

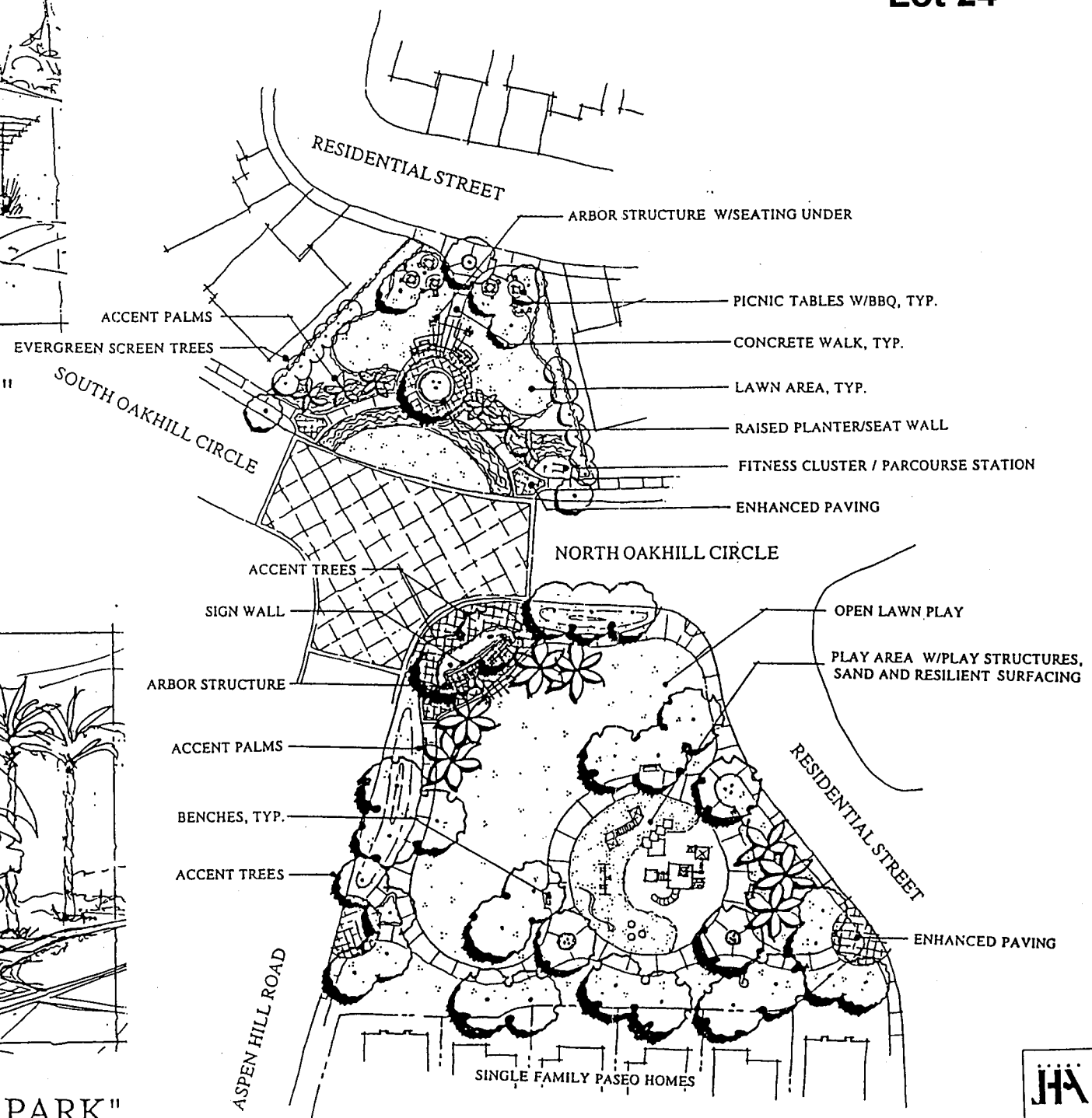
Lot 24



"THE GARDENS"
(LOT 22)



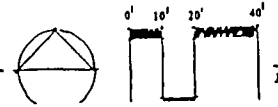
"PASEO PARK"
(LOT 24)



DOMINGUEZ HILLS
VILLAGE
CARSON, CALIFORNIA

DOMINGUEZ HILLS VILLAGE

JHA
JOHN HANNA &
ASSOCIATES
LANDSCAPE ARCHITECTURE

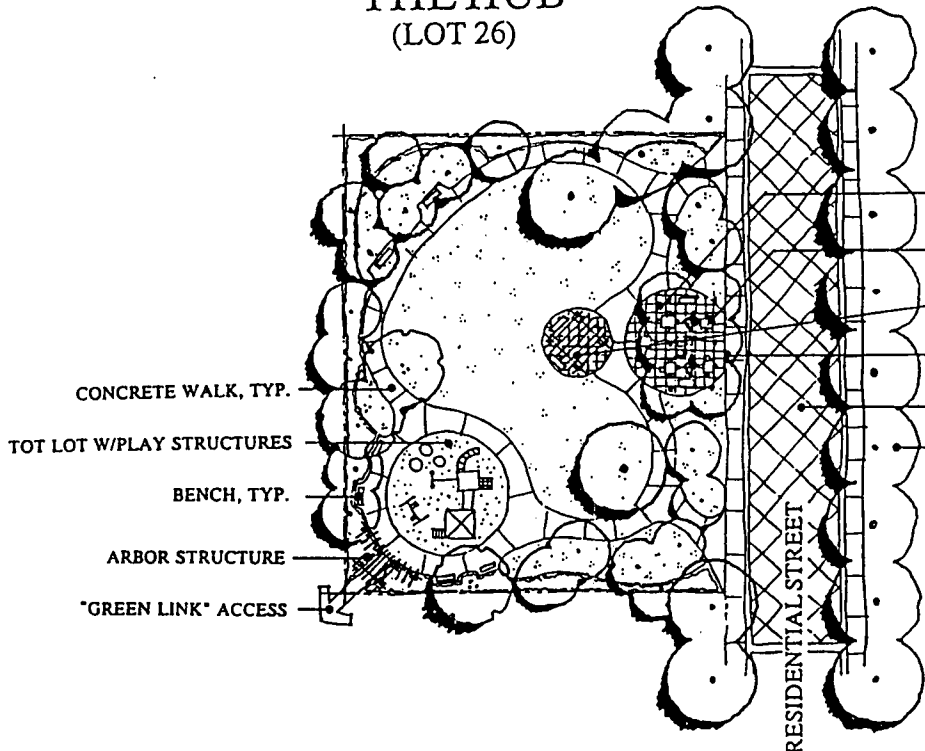
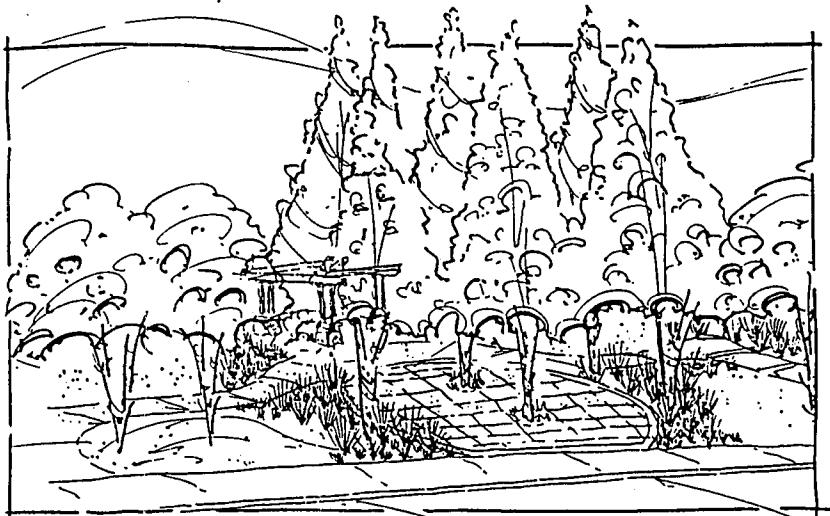


JHA #128 MAY 4, 1998

Figure VI-17

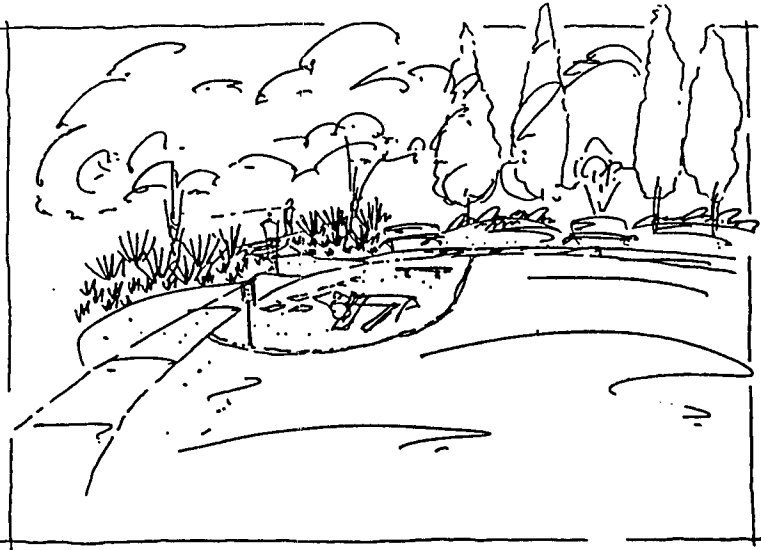
Lot 25

"THE HUB"
(LOT 26)



- CONCRETE WALK, TYP.
- TOT LOT W/PLAY STRUCTURES
- BENCH, TYP.
- ARBOR STRUCTURE
- "GREEN LINK" ACCESS

- ENHANCED PAVING, TYP.
- PICNIC TABLE CLUSTER W/BBQ COUNTER
- ARBOR STRUCTURE
- SHADE TREES
- ENHANCED STREET PAVING
- DENSE STREET TREE BOSQUE AT PARK



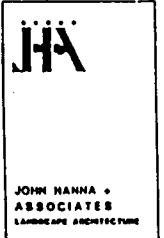
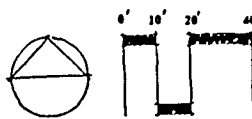
NORTH OAKHILL CIRCLE

"CIRCUIT PARK"
(LOT 25)

- ENHANCED PAVING, TYP.
- OPEN LAWN PLAY
- SHRUB AREA, TYP.
- BENCH, TYP.
- ACCENT TREES
- FITNESS CLUSTERS / PARCOURSE STATION
- CONCRETE WALK, TYP.



DOMINGUEZ HILLS VILLAGE



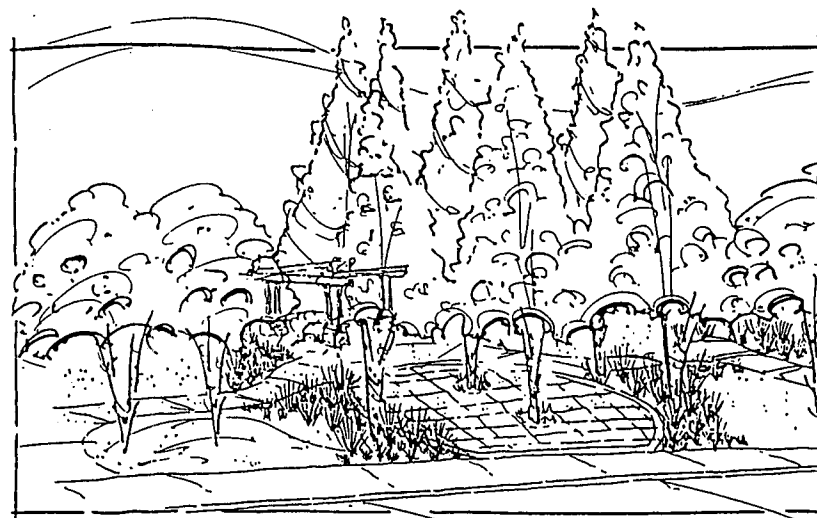
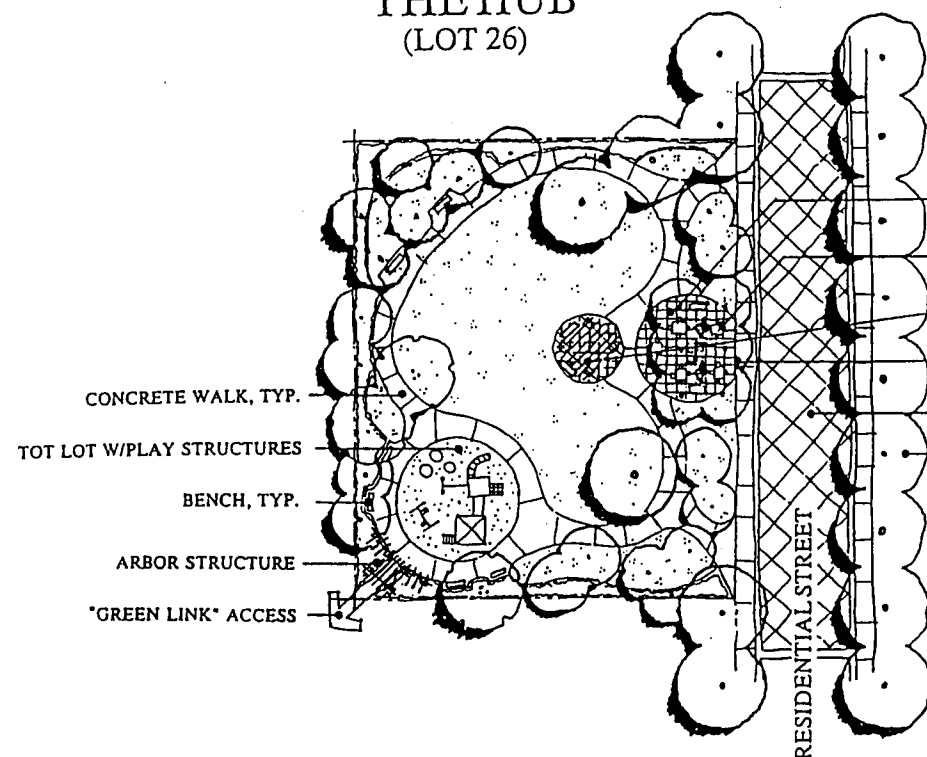
JOHN HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE
111 East Ocean Avenue, Suite 200
Spokane Beach, California 93075
818/754-1167 Fax 818/754-3636

J11A #328 MAY 4, 1998

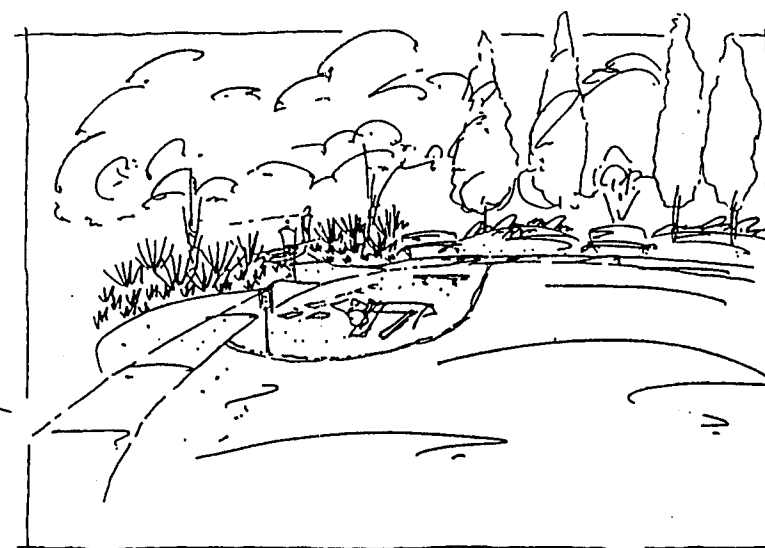
Figure VI-18

Lot 26

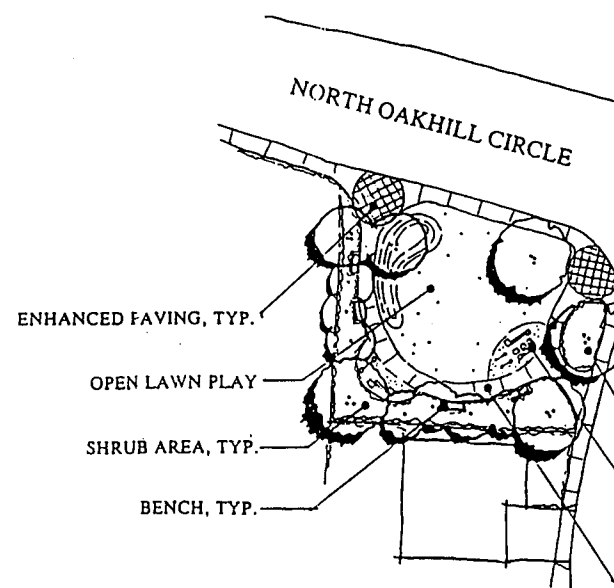
"THE HUB"
(LOT 26)



- ENHANCED PAVING, TYP.
- PICNIC TABLE CLUSTER W/BBQ COUNTER
- ARBOR STRUCTURE
- SHADE TREES
- ENHANCED STREET PAVING
- DENSE STREET TREE BOSQUE AT PARK



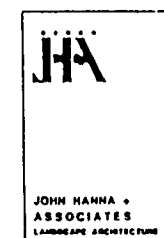
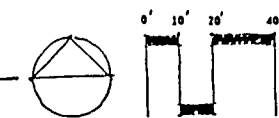
"CIRCUIT PARK"
(LOT 25)



- ACCENT TREES
- FITNESS CLUSTERS / PARCOURSE STATION
- CONCRETE WALK, TYP.



DOMINGUEZ HILLS VILLAGE



111 South Central Expressway, Suite 200
Sunnyvale, California 94085
415/734-1167 FAX 415/734-1168

JHA 0328 MAY 4, 1998

Figure VI-19

The park system components have been developed to respond to the proposed community planning, and to disperse play activity opportunities throughout the Pproject in a uniform manner. Particular attention has been given to tot lot/play area park locations and other activities such as basketball court play, which are located at opposite ends of Parcel 4 the 72.74-acre project parcel located to the west of Central Avenue.

A community building and group picnic facilities are proposed for the Lot 45A 21 park site as a centrally located gathering spot for Dominguez Hills Village residents. This building will be approximately 2,000 s.f. 4,000 square feet, and shall include a food preparation area with sinks, a refrigerator, and a microwave oven; a This large multi-purpose room will be suitable for larger community gatherings, parties and indoor board games.

g. Residential Development - General Landscape Requirements.

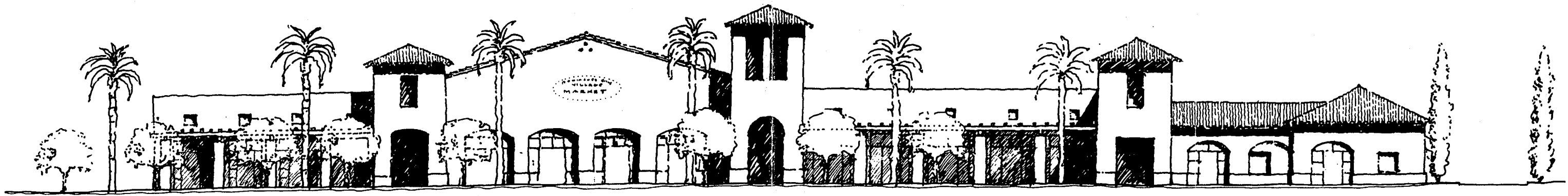
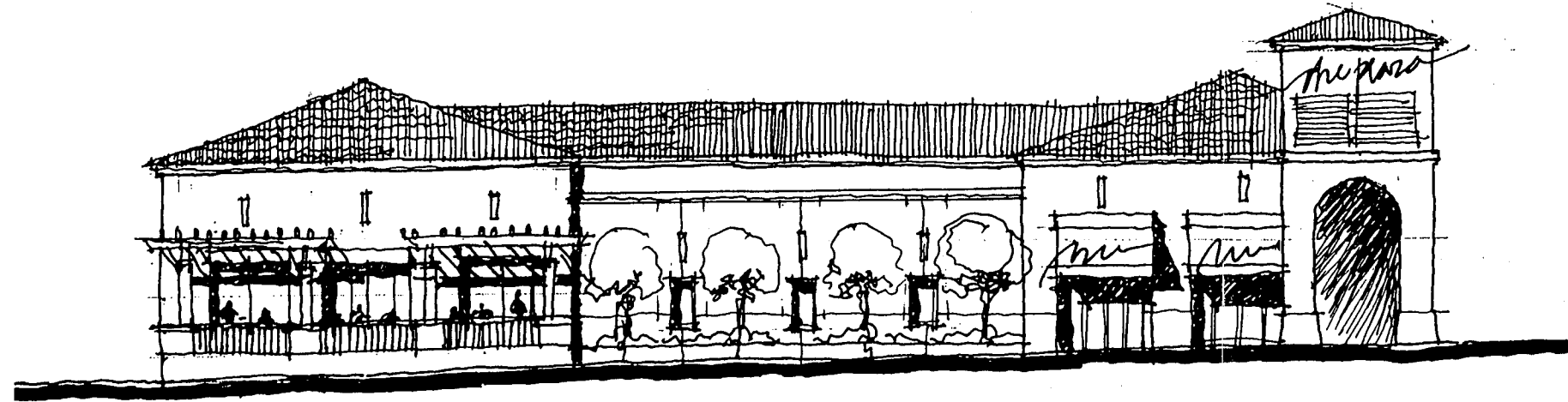
1) Residential Lot Street Trees.

Per City of Carson eOrdinance, each single family residential lot shall receive a minimum of one (1) street tree planted in the right-of-way. Each tree shall be a minimum 15-gallon size. Corner lots shall receive a minimum of two (2) 15-gallon size street trees also planted in the right-of-way. Tree varieties shall be chosen from the Dominguez Hills Village Plant Palette contained herein. Trees should be clustered near property lines, with root guards protecting the sidewalks as required, to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering evergreen accent trees which contrast with the chosen street trees are encouraged at cul-de-sacs, knuckles, and intersections to provide seasonal emphasis and interest.

2) Residential Front Yard Requirements.

A maximum of fifty 50 percent (50%) of the front yard, excluding driveways and sidewalks, may be seeded or sodded turf. A minimum of ten (10) 5 five-gallon shrubs, twenty (20) 4 one-gallon shrubs and an automatic irrigation system shall be installed by the Bbuilder/Ddeveloper in the front yard of each residential lot. The turf, shrubs, and irrigation shall be installed to a logical stopping point from the curb face to the front of house and side yards. Slopes over 3:1 surface gradient and three feet feet (3') in height should be planted with ground cover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1) 15-gallon size tree shall be planted in the front yard of each residential lot in addition to the required street tree. These trees may match the street trees planted in the right-of-way and be located in proximity to said street trees in order to create a more harmonious effect. The trees may also contrast with the street tree and form backdrop tree clusters. Overall, the front yard scheme shall create a streetscene appearance of tree clusters meandering through the Pproject and across streets.



FRONT ELEVATION

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON



Figure VI-27

h. Commercial Site Landscape Requirements.

1) Street Tree Requirements.

- a) Street trees shall be placed adjacent to the street frontage to integrate the commercial site into the overall community setting, and per City of Carson requirements.
- b) Side yard and rear service yard use areas should be screened with a combination of six-foot (6') wall and dense landscape buffer.
- c) Accent tree entry planting should be incorporated at the commercial site vehicular access points.

2) Minimum Landscape Requirements.

- a) The Builder/Developer shall refer to City of Carson standards for the percentage of gross commercial site acreage required to be landscaped.
- b) All areas of the site not occupied by buildings, parking, or otherwise utilized, shall be landscaped with ground cover, turf or tree materials from the Specific Plan Plant Palette.

3) Parking Areas.

- a) Parking area landscaping is required for the screening of large parking areas to limit their visual impact from the adjacent streets.
- b) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum five-foot (5') landscaped width to allow planting and mounding. Creation of large planting islands (tree groves) is encouraged, as opposed to small pockets of individual trees.
- c) The use of islands to create a series of smaller parking pockets within the total parking area is required.
- d) When parking is located adjacent to a public street, a combination of landscaped berms and/or planting totaling three feet (3') is to be used to screen views of parked cars.
- e) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have crosswalks highlighted with decorative or varied texture paving or painted stripes.

i. Industrial Site Landscape Requirements.

- 1) Street tree requirements.
 - a) Street trees shall be placed adjacent to the street frontage to integrate the commercial site into the overall community setting, and per City of Carson requirements.
 - b) Side yard and rear service yard use areas should be screened with a combination of six-foot (6') wall and dense landscape buffer.
 - c) Accent tree entry planting should be incorporated at the industrial site vehicular access points.
- 2) Minimum Landscape Requirements.
 - a) The Builder/Developer shall refer to City of Carson standards for the percentage of gross industrial site acreage and parking areas required to be landscaped.
 - b) All areas of the site not occupied by buildings, parking, loading, or otherwise utilized, shall be landscaped with ground cover, turf, or tree materials from the Specific Plan Plant Palette.

j. Plant Material Guidelines.

1) Introduction.

The intent of these Design Guidelines is to provide a simple plant palette which compliments and enhances the natural setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions, and concern for maintenance and water conservation.

Plant selection for given project areas shall have similar cultural requirements so irrigation can be designed to minimize water use, and plant materials can thrive under optimal conditions.

The plant palettes have been separated into distinct groups and are listed below.

2) Primary Community Entries/ Birchknoll Drive Entry and Commercial Entries

Trees

- | | |
|--------------------------------|-------------------|
| Phoenix dactylifera | Date palm |
| Archontophoenix cunninghamiana | King palm |
| Washingtonia robusta | Mexican fan palm |
| Jacaranda acutifolia | Jacaranda |
| Erythrina sykesii | Coral tree |
| Ficus spp. | Ornamental fig |
| Tabebuia ipe | Pink trumpet tree |

Shrubs/Groundcovers

Trachelospermum jasminoides
 Escallonia spp.
 Xylosma compacta
 Nerium oleander 'petite series'
 Hemerocallis spp.
 Bougainvillea spp.
 Azalea So. Indica
 Turfgrass
 Selected perennials/annuals

Star jasmine
 NCN
 Compact shiny xylosma
 Petite oleander
 Daylily
 NCN
 Azalea

3) Secondary Community Entry/ Cedarbluff Way and Aspen Hill Road Entries, and Child Care Campus Entry

Trees

Ficus spp.
 Jacaranda acutifolia
 Cupaniopsis anacardioides
 Tabebuia ipe
 Cinnamomum camphora
 Pyrus spp.

Ornamental fig
 Jacaranda
 Carrot wood
 Pink trumpet tree
 Camphor tree

Shrubs/Groundcovers

Rhapiolepis spp.
 Trachelospermum jasminoides
 Escallonia spp.
 Xylosma compacta
 Nerium oleander 'petite series'
 Hemerocallis spp.
 Bougainvillea spp.
 Azalea So. Indica
 Turfgrass
 Selected perennials/annuals

India hawthorn
 Star jasmine
 NCN
 Compact shiny xylosma
 Petite oleander
 Daylily
 NCN
 Azalea

4) Interior Collector Streetscapes North and South Oakhill Circle, Birchknoll Drive, Cedarbluff Way, and Aspen Hill Road.

Trees

Jacaranda acutifolia
 Phoenix dactylifera
 Washingtonia robusta
 Seyforthia elegans
 Ficus spp.
 Tristania conferta
 Cupaniopsis anacardioides
 Koelreuteria bipinnata
 Platanus acerifolia

Jacaranda
 Data palm
 Mexican fan palm
 King palm
 Ornamental fig
 Brisbane box
 Carrot wood
 Chinese flame tree
 London plane tree

Shrubs/Groundcovers/Vines

Nerium oleander 'petite series'
 Escallonia spp.
 Rhapiolepis spp.
 Hibiscus rosa-sinensis
 Bougainvillea spp.
 Trachelospermum jasminoides
 Carissa spp.
 Ligustrum texanum
 Hemerocallis spp.
 Turfgrass

Petite oleander
 NCN
 India hawthorn
 Hibiscus
 NCN
 Star jasmine
 Natal plum
 Texas privet
 Daylily

5) Open Space/Mini-Park Sites.

Trees

Pinus spp.	Pine
Phoenix dactylifera	Date palm
Cinnamomum camphora	Camphor tree
Pittosporum undulatum	Victorian boxwood
Koelreuteria bipinnata	Chinese flame tree
Platanus acerifolia	London plane tree

Shrubs/Groundcovers/Vines

Turfgrass	
Rhapiolepis spp.	India hawthorn
Hemerocallis spp.	Daylily
Calliandra inaequilatera	Pink powder puff
Ligustrum texanum	Texas privet

6) Commercial and Industrial Site/Child Care Campus.

Trees

Cupaniopsis anacardioides	Carrot wood
Ficus spp.	Ornamental fig
Koelreuteria elegans	Chinese flame tree
Platanus acerifolia	London plane tree
Nerium oleander 'white'	White oleander std.

Shrubs/Groundcovers/Vines

Trachelospermum jasminoides	Star jasmine
Pittosporum tobira 'wheelers dwarf'	Dwarf jock orange
Xylosma compacta	Compact shiny xylosma
Agapanthus 'Peter Pan'	Dwarf lily of the Nile
Hemerocallis spp.	Daylily
Ligustrum texanum	Texas privet
Buxus microphylla japonica	Boxwood
Hibiscus rosa-sinensis	Hibiscus
Bougainvillea spp.	NCN
Begonia cherere	Blood red trumpet vine
Nandina spp.	Heavenly Bamboo

k. General Landscape Issues.

1) Plant Selection.

It is the intent of the landscape plantings in Dominguez Hills Village to conform to the requirements of the City of Carson Water Efficient Landscape Ordinance (Ordinance No. 93-998).

Most plants identified in the proposed plant palette will use water well below water conservation standards, once established. The mild climate and relative maritime influence in the Project area will require little supplemental summer moisture to be provided for shrub and groundcover plantings. Final planting design will incorporate hydrozone concepts into plant selection and layout.

Use of turf grass will be confined to open space areas and parkway strips adjacent to on street parking to allow pedestrian access to the vehicle. Areas of turf will not be incorporated into the Project only for visual appearance.

2) Planting Time.

The mild climate of the Carson area, with its maritime influence, allows for plant material to be installed virtually any time of the year. However, it is best practice to plant during the most mild fall and spring seasons. Periods of extreme heat or cold should be avoided due to the stress on the plant material and the greater potential of plant damage or loss due to temperature extremes. Efforts will be made to avoid potential harmful situations. Seasonal plant availability must also be taken into account.

3) General Landscape Requirements.

All areas required to be landscaped shall be planted with turf, ground cover, shrub, or tree materials selected from the plant palette contained in these *Design Guidelines*.

The owners of parcels which require landscape development shall consider any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than eight feet (8') in vertical height, and fill slopes equal to or greater than five feet (5') in vertical height, shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs spaced not more than ten feet (10') average on center, or trees spaced not to exceed forty feet (40') average on center, or a combination of shrubs and trees at equivalent spacings, in addition to the ground cover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Los Angeles Standards for erosion control methods for slopes and other landscaped areas.

4) Climate Constraints

Plant material palettes for Dominguez Hills Village contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure, and relationship to other influential factors may not be appropriate.

5) Horticultural Soils Test Requirements.

Soil characteristics within Dominguez Hills Village may be variable. Soil remediation will take place for those areas in need of decontamination prior to Project grading. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory, and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

6) Irrigation.

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes, if they occur, which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation is critical to the success of the landscape investment. Irrigation control and water management are also vital to the appropriate long term health of plant material and conservation of water.

Overhead spray irrigation systems shall be designed with head-to-head one hundred ~~one~~ 100 percent double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute, and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives, and curbs (car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility, or shall be screened with appropriate plant materials.

- a) Reclaimed water is currently unavailable for the Project site. If reclaimed water becomes available and is feasible to implement, the irrigation system design shall incorporate reclaimed water design requirements for new installation.
- b) Water Conservation.
 - i. Drip and/or bubbler irrigation will be used where appropriate.
 - ii. Use of moisture sensors and/or central control irrigation systems may be incorporated where appropriate.
 - iii. The irrigation system design and components shall conform to the requirements of the City of Carson "Water Efficient Landscape Ordinance" (Ordinance No. 93-998).
- c) Products.
 - i. Spray heads and pop-ups: Aas manufactured by Rainbird, Toro or Hunter.
 - ii. Rotor pop-ups: Aas manufactured by Rainbird, Toro or Hunter.
 - iii. Irrigation valves: Rainbird EFB-CP-PRS or Griswold 2000 series.
 - iv. Gate valves/ball valves: Nibco brass valves.
 - v. Mainline pipe: Schedule 40/Class 315 PVC (NSF approved).

- vi. Lateral line: Class 200 PVC (NSF approved).
- vii. Irrigation controller: Rainbird Maxicom central, Motorola MIR 5000 central, Calsense two-way central. Non-central: Rainmaster Evolution.
- viii. Backflow preventer: Wilkins Model 575, reduced pressure type, or Febco 825 series.
- ix. Enclosures: VIT Strongbox, stainless steel.

7) Outdoor lighting.

All streets and commercial developments in Dominguez Hills Village shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the Project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the Dominguez Hills Village project area shall comply with the following regulations and provisions.

- a) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.
- b) Lights shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-proof.
- c) Neon and similar types of lighting are prohibited in all areas of Dominguez Hills Village, except in retail commercial developments.
- d) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas, and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- e) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted.
- f) All exterior lights should be shielded where feasible, and focused to minimize spill light into the night sky or adjacent properties.

- g) No freestanding lighting fixtures shall exceed ~~twenty-five~~ 25 feet (25') in height. The currently proposed theme light fixture is the "acorn" style luminaire on a decorative pole (see *Figure VI-20*).
 - h) Service area and industrial area lighting shall be contained within the service yard boundaries and enclosure walls.
 - i) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features should be illuminated by concealed uplight fixtures.
 - j) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility if possible, or shall be screened with appropriate plant materials.
 - k) The level of on-site lighting, as well as lighting fixtures, shall comply with any and all applicable requirement and policies of the City of Carson. Energy ~~conservation~~ conservation, safety, and security should be emphasized when designing any light system.
- 8) Maintenance Responsibility and Standards.

Maintenance of common areas and streetscenes within Dominguez Hills Village will be provided by the Dominguez Hills Village Homeowners' Association.

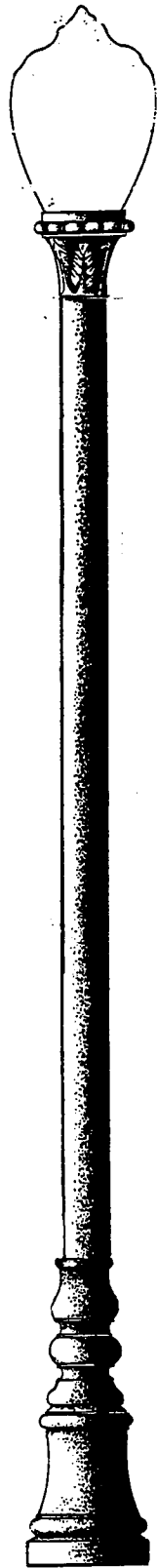
All residential street trees planted in the right-of-way front, side, and rear yards will be maintained by the individual homeowners, unless a landscape easement created for maintenance purposes describes the maintenance responsibility to be carried out by the Community Homeowners' Association or sub-association Homeowners' Association.

I. Temporary Construction and Marketing Signage.

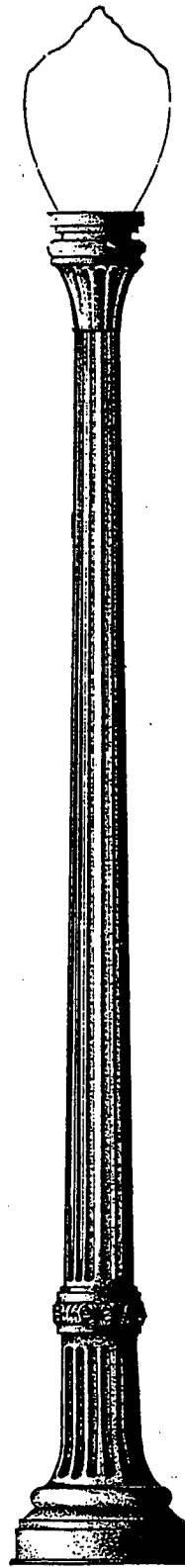
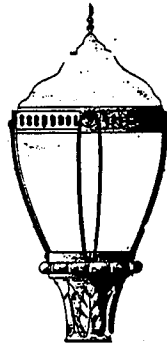
1) General.

Temporary signs are an important element contributing to the common identity of all projects developed within all phases of the Dominguez Hills Village community. This Section is intended to produce a consistent sign design that reinforces the collective image of the community, while maintaining flexibility for individual temporary identification needs to each development.

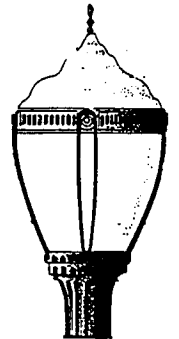
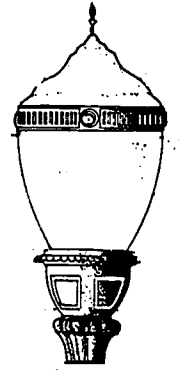
Temporary signage requires Architectural Committee and public agency approval. In order to facilitate Architectural Committee approval, only a written request by the applicant as to type of signage, placement and duration is required; separate application of fee is NOT required. Provided that the proposed signage follows the requirements found within this



OPTION A



OPTION B



DECORATIVE LIGHT FIXTURE

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON



Figure VI-20

Section, verbal approval followed by written confirmation by the Architectural Committee Coordinator can be expected.

ALL temporary signage shall be designed and constructed to the size and color specifications detailed within this Section. No other temporary construction and/or marketing signage shall be allowed.

Signage may display copy either single or double sided, and may be placed with either parallel or perpendicular to the roadway.

Only one temporary sign per street frontage is allowed.

Add-ons, flags, and other post design attachments are not allowed.

Flags shall be allowed on property as provided below

- Along Central Avenue & Victoria Street: 3 flags per 100' frontage; and
- 25 flags per model complex.

All temporary signage shall be maintained in good visual condition, and removed in a timely manner upon completion of the purpose to which it relates, or as otherwise specified in this Section.

2) Display Information Criteria Temporary Construction and Marketing Signage.

Future facility, construction site, and initial Project marketing signage shall be limited to displaying the following information types:

- For Sale, For Lease, Future Home of, Future Single Family Development, etc.
- Type or name of development.
- Type and area of space available.
- Major tenant or developer.
- Design consultants.
- Financial institution.
- General Contractor.
- Agent.
- Occupancy/completion date.
- Phone number.
- Optional rendering.

Subsequent marketing signage shall be limited to displaying only the following information types:

- For Sale, For Lease, etc.
- Type and area of space available/residential product.
- Agent.
- Phone number.

3) Temporary Signage Types and Sizes (Figures VI-21 through VI-23).

The following temporary sign types and sizes (indicated in the Table below) shall be allowed for use during the construction, marketing, sales, and leasing phases of projects within the Dominguez Hills Village.

PURPOSE	PERMITTED SIGN TYPES	INSTALLATION PERIOD
Lot Identification	Lot Marker Signage	Prior to parcel sale. (Installed by Master Developer)
Future Facilities Identification	Size A or B	Prior to Project construction
Construction Site Identification	Size A or B	During Project construction.
Initial Marketing	Size A or B	Marketing and for-lease/sale signs in projects less than 12 months old.
Subsequent Marketing	Subsequent Marketing Signage	For ALL lease/sale signage in projects 12 months and older.

Initial marketing signage may be displayed only during the first ~~twelve~~ (12) month period of initial availability. Beyond this period, subsequent marketing signage must be sustained.

All temporary construction and/or marketing signage shall conform to one of the size ranges listed. See Signage Dimensional Reference Illustrations for complete dimensioning (Figure VI-22).

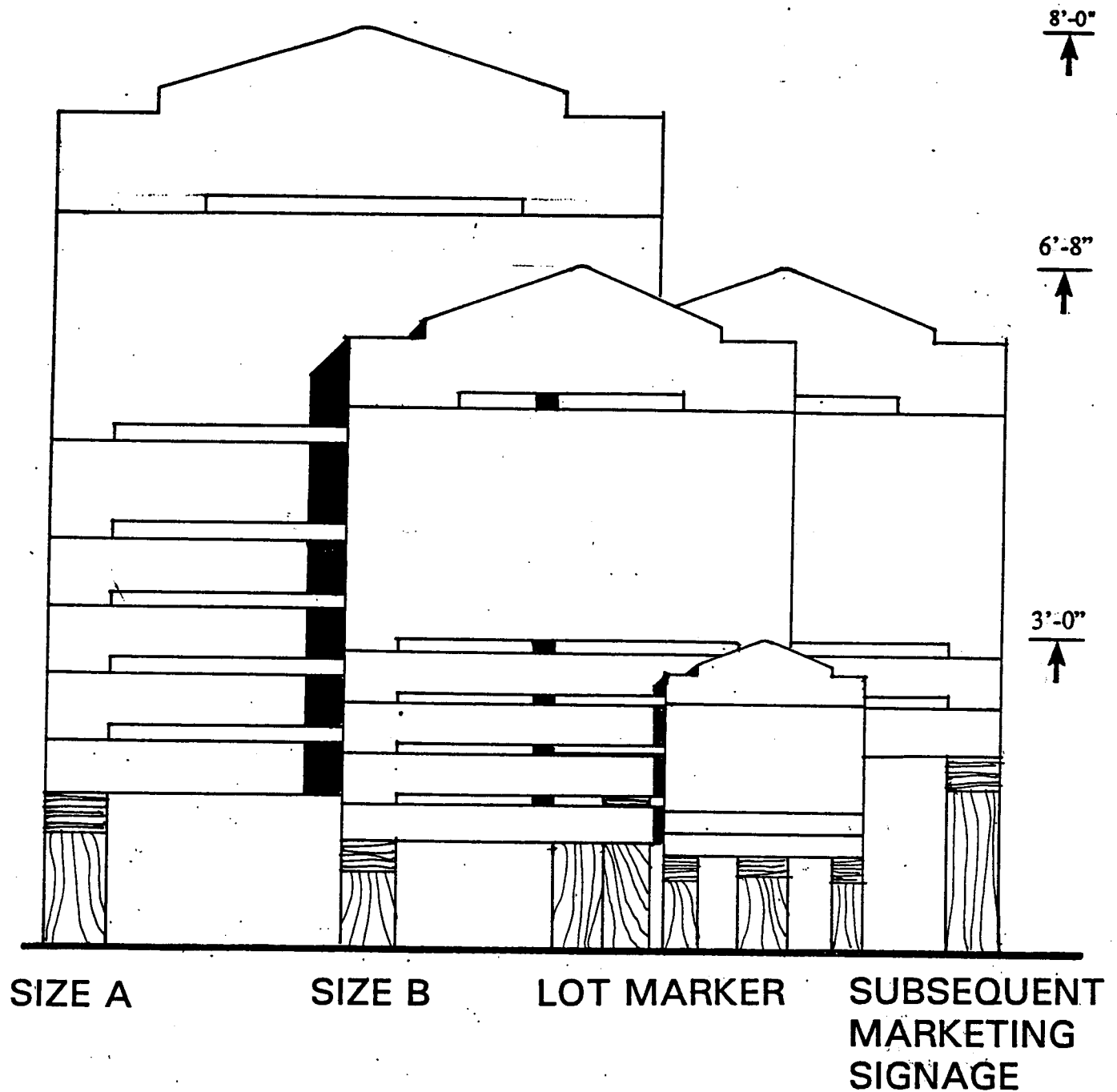
Exposed screw heads shall be painted to match panel color.

All sign posts shall be pressure treated.

All signs are to be finished, painted, and sealed on all sides. No exposed, non-painted, unsealed surfaces shall be permitted.

All sign components are to be within 1/4" of specified dimensions per sign type.

Comparative Sizes and Proportions Illustration Temporary Construction and Marketing Signage



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

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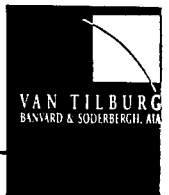
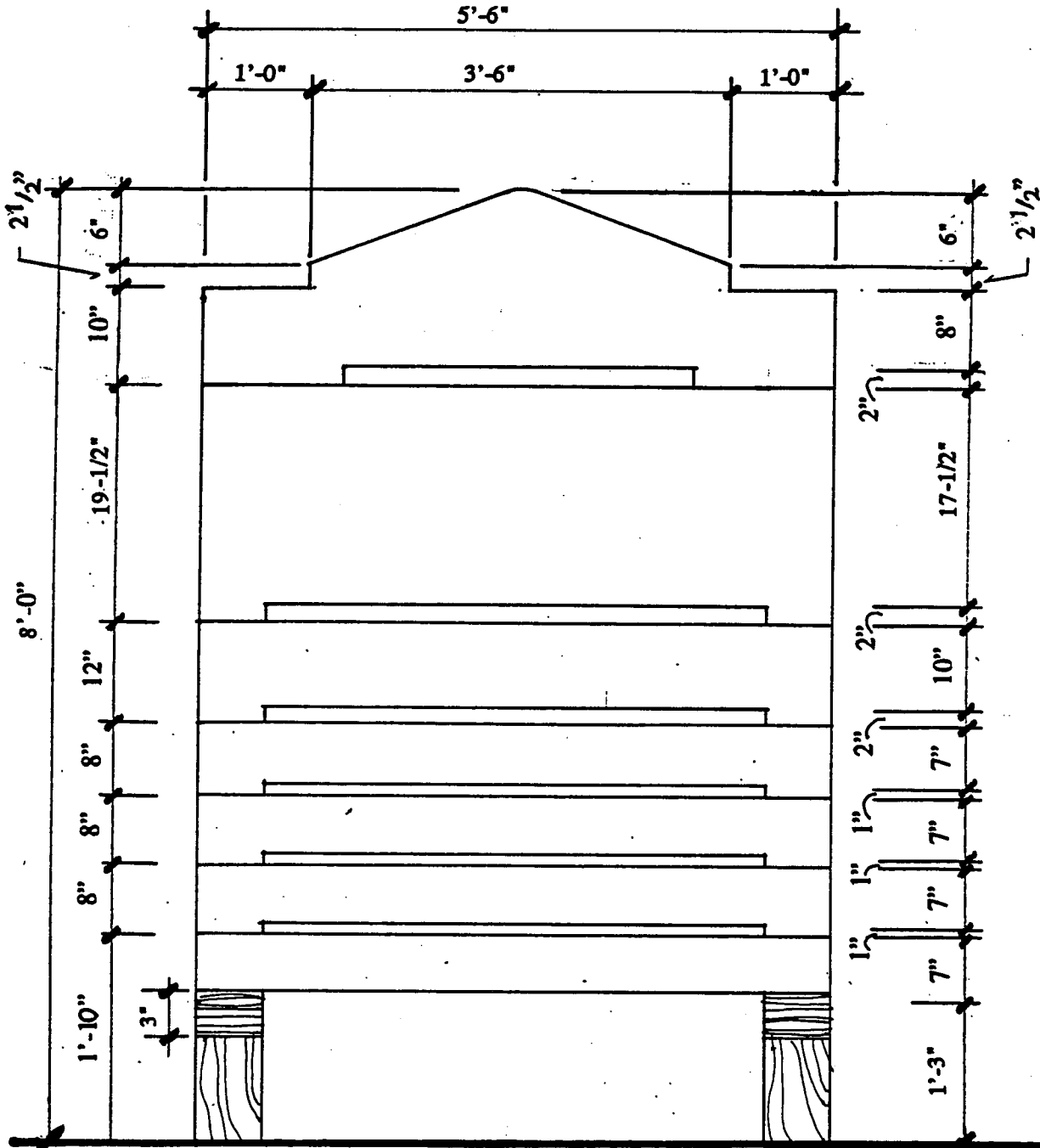


Figure VI-21

Size "A" Signage
Dimensional Reference Illustration
Temporary Construction and Marketing Signage



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

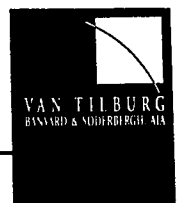
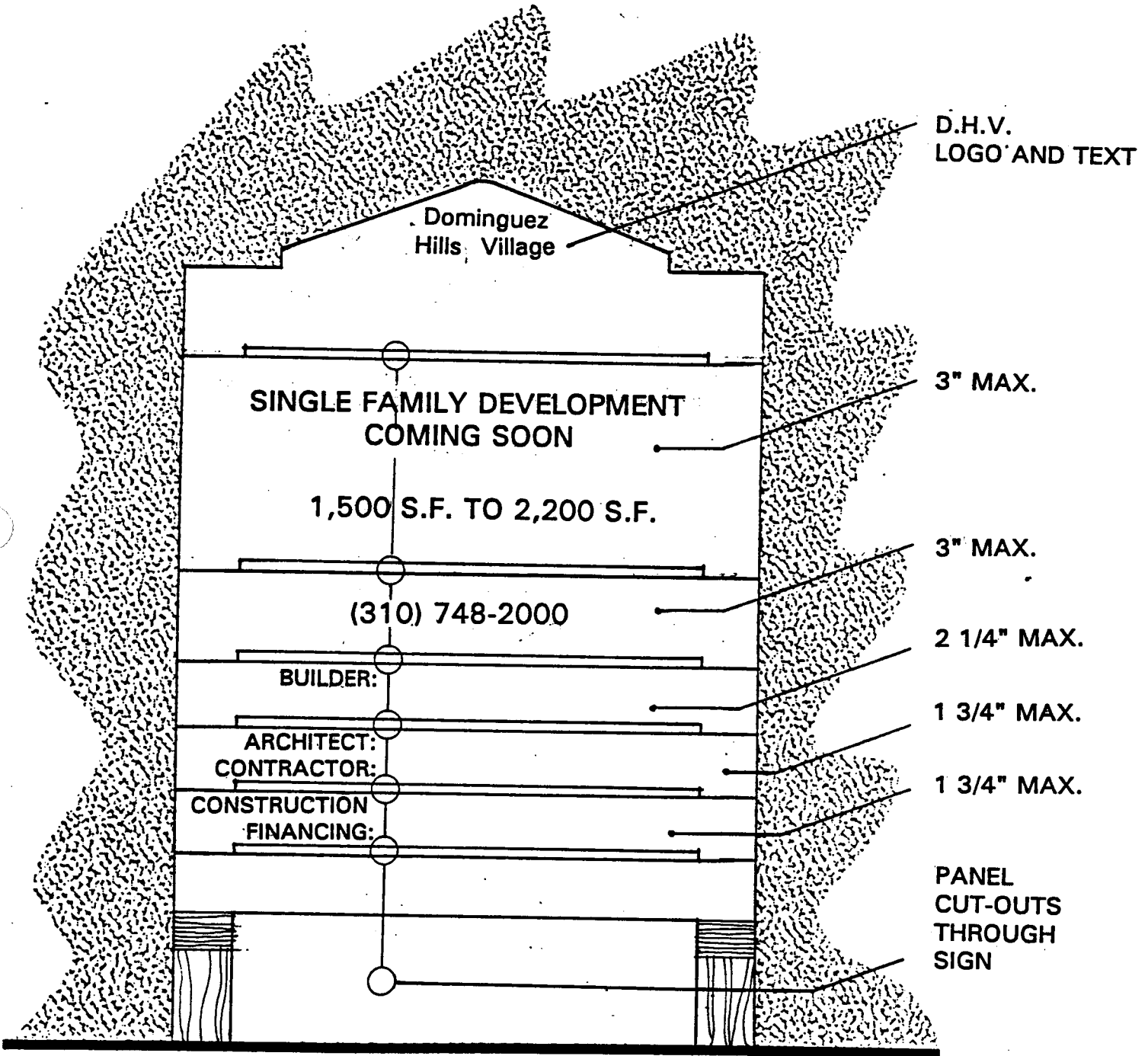


Figure VI-22

Size "A" Signage
Text and Logo Dimensional Reference Illustration
Temporary Construction and Marketing Signage



DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

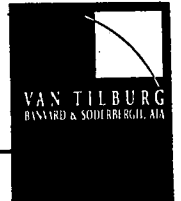


Figure VI-23

4) Temporary Business/Event Promotional Signage.

Temporary signage not specifically outlined herein can be established with the approval of the Architectural Committee. A written request by the applicant as to the type of signage, placement, and duration is required. A separate application or fee is NOT required. If proposed signage is in keeping with the spirit of these *Design Guidelines*, verbal approval followed by written confirmation by the Architectural Committee Coordinator can be expected.

APPROPRIATE examples of this signage would include:

- Temporary graphics related to civic events and public displays.
- Temporary graphics for retail and commercial uses associated with the business promotional events.

Business promotional signage for retail and commercial uses associated with the business promotional events.

5) Sign Maintenance.

The cost and responsibility for establishing and maintaining individual parcel signage shall fall to the individual site users.

ALL signage, temporary or permanent, shall at all times present a well maintained appearance, and must be maintained in such a manner as to ensure proper and safe operation.

6) Flags

Flags shall be allowed on property as provided below:

- Along Central Avenue & Victoria Street: 3 flags per 100' frontage;
and
- 25 flags per model complex.

3. Architectural Design Guidelines.**a. Introduction.**

- 1) The purpose of these *Architectural Design Guidelines* is to provide guidance during the Design Phase by establishing the parameters within which the residential and commercial developments are to be designed. The *Design Guidelines* will endeavor to maintain and enhance the value of the developments, and to establish a sense of community. The Master Developer, The Estate of Albert Levinson, is establishing a Dominguez Hills Village Architectural Review Committee to review project designs for conformance to the intent stated herein.
- 2) The design standards are not established to stifle the imagination or creative desires of future developers and residents of Dominguez Hills Village, but rather to assure them that certain disciplines will be in effect which will cause the development of the community to grow in an integrated, harmonious, and compatible manner.
- 3) In the event the *Design Guidelines* do not specifically cover a proposed improvement, the general criteria for design should be: Will the item proposed maintain or enhance the existing character of the community? Is the improvement compatible with the established, high quality image? Does the item seem appropriate to the spirit and identity of Dominguez Hills Village?
- 4) The Dominguez Hills Village character allows flexibility in the selection of architectural styles. The architecture should represent a studied and well executed interpretation, whether representational or interpretive, of the style selected. The architectural style should be consistently carried out on all sides of the building. The Architectural Review Committee will pay attention to the design, exterior material, and roof to assure conformance to these *Design Guidelines*. The Architectural Review Committee discourages the use of flat roofs within Dominguez Hills Village.
- 5) The approval of the Architectural Review Committee is not a substitute for the need to secure required approvals or permits from the City of Carson, where a Site Plan and Design Review Authorization has to be obtained from the Planning Commission.
- 6) The Architectural Review Committee may, from time to time, adopt, amend and repeal by unanimous vote rules and regulations to be known as, "*Architectural and Landscaping Design Guidelines*", with the concurrence of the Planning Commission and a Change of Ordinance by the City Council.
- 7) These *Design Guidelines* are not intended to enforce unreasonable or excessively costly controls, nor to duplicate the functions normally provided by public agencies, such as Planning and Building and Safety Departments, but rather to coordinate the design and construction of the residential dwellings by many different developers, and their architects and contractors, so as to achieve a pattern of continuous quality and identity. Architectural drawings shall be prepared and submitted by a registered architect duly qualified and licensed under the laws of the State of California. It is

recommended that the Builder or Builder's Representative verify all applicable Codes and Ordinances with the City of Carson Department of Building and Safety and Planning. The Committee's review is not intended to replace, correct or be responsible for the disciplines of any governmental agency having jurisdiction over the Project.

b. Residential Design Guidelines.

1) Objectives.

Dominguez Hills Village is a master planned community envisioning a diversity of residential densities and building types. Just as the *Landscape Design Guidelines* establish a distinct unifying character based on landscape forms and materials, the *Architectural Design Guidelines* will achieve a distinct character for the community by establishing a consistent architectural vocabulary based on materials and forms that have been used traditionally in Southern California.

Residential building will be characterized by simple stucco forms with an emphasis on the horizontal, accentuated by simple roof forms and enriched by traditional building elements, such as balconies, verandas, porches, special window treatments, and entry features. Architectural diversity will be achieved by manipulating building materials, colors and textures - as opposed to designing residential developments that vary greatly in architectural style.

General treatment of elements:

a) Building Massing and Scale.

- i. Use of simple forms with emphasis on the horizontal.
- ii. Use of traditional building elements such as porches, balconies, verandas, special window treatments, and entry features to further articulate the building mass.

b) Roof Forms and Materials.

- i. Roofs should be simple shapes without overly complex joining.
- ii. Roof pitches shall be shallow with extended overhangs. Exposed rafter tails are encouraged to provide roof accents.
- iii. Flat roofs shall not be visible from second story windows of adjoining buildings, and are permitted only when they constitute less than twenty 20 percent (20%) of the roof area, or when accessible from an adjacent enclosed space.
- iv. Roof cladding shall be clay or concrete flat tile, S-tile, or barrel tile. Alternate roofing materials may be approved by the Architectural Review Committee. Submit color and

material sample to the Dominguez Hills Architectural Review Committee for approval.

- v. All descending roof termination points shall include rain gutters, with water carried by downspouts to a splash block. Gutters are to be designed as a continuous architectural feature, and shall be compatible with the architectural style of the house.
 - vi. Roof vents are to be colored to match the dominant roofing materials.
 - vii. Chimney flashings and all exposed sheet metal are to be painted to match the dominant color at the attachment.
- c) Exterior Cladding.
- i. Exterior wall surfaces shall be exterior grade plaster, with a light textured dash finish coat and painted, or approved equal equivalent.
 - ii. If siding is proposed, submit a finished material sample to the Dominguez Hills Architectural Review Committee for approval.
- d) Exterior Doors.
- i. Entry doors shall be solid core wood panel doors, or an approved equal equivalent (i.e. steel panels).
 - ii. Secondary doors to patios or balconies are to be wood casement (French doors), or metal sliding doors by Fleetwood Aluminum, or approved equal equivalent.
 - iii. Garage doors shall be broken into individual car entry doors, whenever possible, and shall be recessed from the front wall plane by twelve (12") inches (12"). Garage doors shall be overhead wood section panel type, or an approved equivalent (i.e. steel panels), eight-foot (8') maximum width, whenever possible. All garage doors are required to have automatic garage door openers to assure that garage doors will remain closed when not in use.
- e) Windows.
- i. Windows may be wood or aluminum as supplied by Fleetwood Aluminum, or approved equal equivalent.
- f) Exterior Finishes.
- i. All exterior colors shall be approved by the Dominguez Hills Architectural Review Committee. Wood trim shall be painted in high gloss. When repainting, the original color scheme

shall be repeated, or a new color scheme submitted for review.

- g) Fences and Walls.
 - i. Fences and walls should be constructed of similar or complementary materials to those used on the homes. The use of decorative metal work is encouraged. All private rear and side yards are to be enclosed by a fence.
 - ii. The height, proportions and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.
 - iii. Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complementary with adjoining buildings. Decorative metalwork is appropriate wherever possible to provide visual access to open spaces. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.
- h) Paving.
 - i. Enhanced paving in roadways, driveways, motorcourts and all walkways areas shall be provided using concrete in colors, textures and patterns, or interlocking pavers. All pavers are to be installed in strict accordance with the industry standards and the manufacturer's recommendations.
- i) Mechanical Equipment.
 - i. Utility meters shall be accessible to utility company personnel, and screened from adjacent properties, street, and neighborhood views. All air conditioning and heating equipment, as well as other mechanical equipment, are to be designed into the architecture, screened from view, and insulated for sound attenuation.
- j) Exterior Lighting. See specific requirements.
- k) Plans for all properties and buildings shall conform to the Design Guidelines contained in this Specific Plan, and shall be submitted to the Dominguez Hills Architectural Review Committee for approval. Variances shall be granted based on the aesthetic merit of the proposal, and not on hardship.
- l) In addition to the provisions of this Specific Plan and the General Plan of the City of Carson, all construction is subject to the UBC, 1991 edition (or the edition pertaining at the time of obtaining the Building Permit), and all amendments thereto applicable in the City of Carson, and all applicable State or County Building Codes.

The review of architectural plans is intended to assure compliance only with aesthetic considerations. The Dominguez Hills Architectural Review Committee is not responsible for design or construction defects, or failure of a plan or building to meet appropriate Building Codes.

- m) All contractors shall be approved by the Dominguez Hills Village Administration. Such approval shall not be unreasonably withheld. The General Contractor and his subcontractors shall be licensed as required by the City of Carson Building Department.

2) Special Area Treatment.

The architectural image of Dominguez Hills Village will be perceived primarily from public street and parks.

Occasionally, due to land planning considerations, buildings will present a side or rear elevation to a public way. The building massing, scale, roof forms, landscaping, and site planning treatment of these buildings require special consideration due their relationship to these public view sheds.

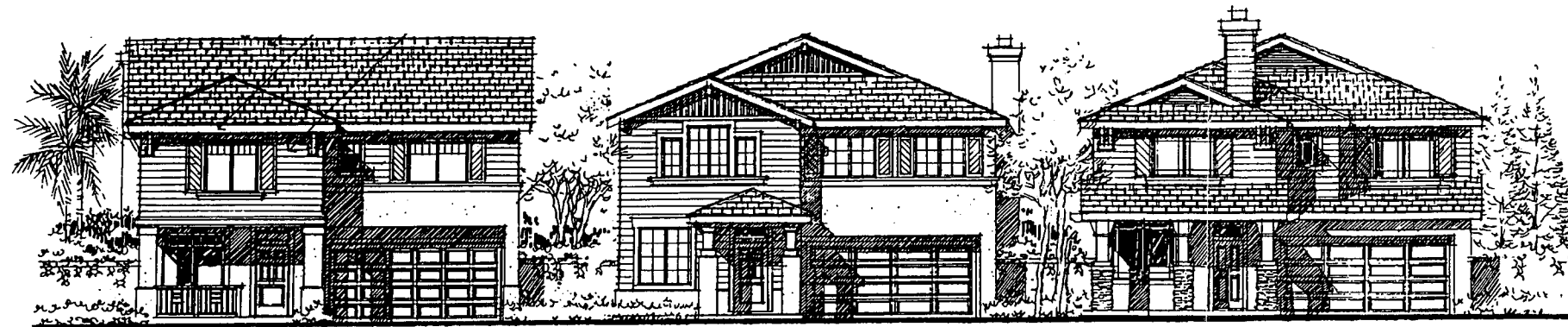
- a) Units located adjacent to major collector streets North and South Oakhill Circle, Birchknoll Drive, Cedarbluff Way, Aspen Hill Road and local theme streets require additional articulation to the side and rear elevations at the second story level to avoid flat and uninteresting side and rear elevations. The buildings viewed from these major roadways, together with the streetscape and Pproject walls, form the initial impression of Dominguez Hills Village.

- i. Provide articulation of visible facade planes. Side and rear elevations should receive treatment consistent with the front elevation.
- ii. Window treatments are to be enhanced, such as multi-paned windows with trim. Architectural projections, accent windows or clerestory windows are encouraged.
- iii. Avoid large expanses of undifferentiated wall planes vertically or horizontally.

c. Specific Design Guidelines: Housing Type A A-1 - Single Family Homes (Figure VI-24).

1) Building Massing and Scale:

- a) The single family homes are of two types. The first, at 8.20 dwelling units per acre, is a traditional single family home with an 18'-0" deep apron, two car garage, and the residences set back from the curb face by a minimum of 15'-0". Aside from item b, below, the remainder of this section applies to this housing type.

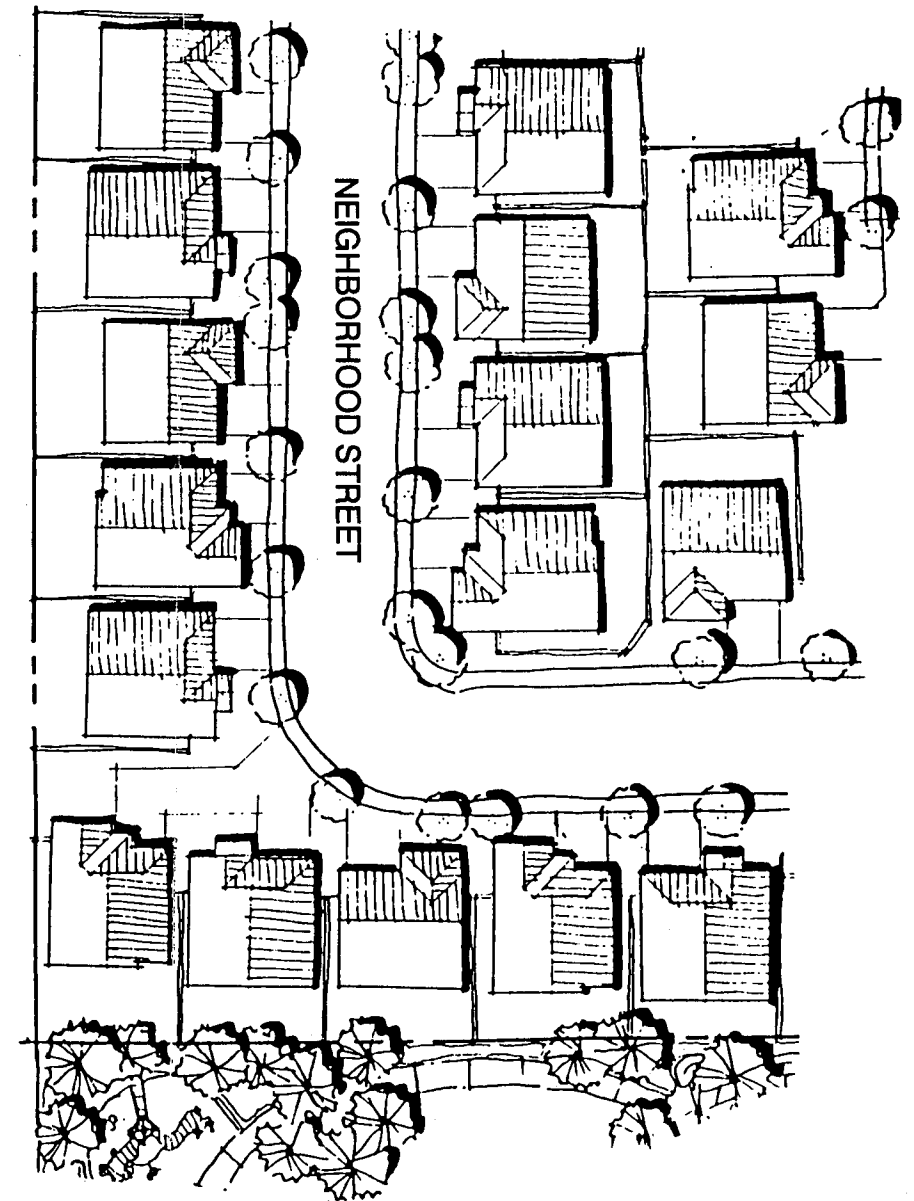


PLAN 1

PLAN 2

PLAN 3

NEIGHBORHOOD STREET ELEVATION



NEIGHBORHOOD STREET

SITE PLAN



PLAN 1

PLAN 2

PLAN 3

ALTERNATE NEIGHBORHOOD STREET ELEVATION

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

- b) The suggested Cluster Patio Homes configuration (illustrated at densities of up to 42-0 0 80 dwelling units per acre) of Dominguez Hills Village are single family residences organized around hardscaped motorcourts, from which the garages of each house are accessed. The intent of this organizational type is to effectively conceal the garage entries from the public way, and to arrange the living spaces of the homes to face peripheral open space organized into backyards and open greenbelts.
- c) Building facades, particularly front elevations, should be varied in placement, size and material to avoid visual monotony and to create interest and human scale.
- d) Balconies, porches, walls, gates, entry courtyards and entries should be carefully incorporated to encourage street level activity and a human scale to the streetscape.
- e) A horizontal transition is encouraged at the second floor to create terraces. Lattice structures over terraces, balconies, porches or entries are encouraged to provide shade and shelter, and to create visual richness.
- f) Architectural articulation of building facades and roof planes may be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, cornices, recessed doorways, or entry courts.

2) Roof Forms and Materials:

- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12. Roof planes and heights may be varied to create visual interest.
- b) Roof overhangs are encouraged to lower the scale of the structure, and to provide sun shading and rain protection.
- c) Detailing such as rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams are encouraged to provide roof accents.
- d) Roofing material should be of concrete or clay flat tile, S-tile, or barrel tile, or an approved equivalent.
- e) Skylights should be designed as an integral part of the roof.
- f) Solar energy equipment, if employed, should be well integrated into the roof design.

3) Architectural Features and Accents:

- a) Detailed door, window and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.
- b) Garden walls and fences, entry gates, enhanced entries to houses, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each home.
- c) The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights are encouraged to reduce the scale of large windows and to provide visual interest. The use of reflective or dark tinted glass is prohibited.
- d) Special attention shall be paid to garage entries. Where possible, utilize single car entry doors to diminish the impact of large garage doors. Garage doors are encouraged to be appropriately treated with decorative relief cuts, panels, or small decorative windows.

Garage doors shall be recessed a minimum of ~~twelve~~ 12 inches (12") from adjacent walls.

- e) Rain gutters are required, and should be colored to match the roof or wall material.
- f) Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials and color. They shall not exceed those minimum heights required by Building Codes, unless otherwise approved.
- g) Fences and walls shall be constructed of a similar or complimentary materials to those used on the homes. The use of decorative metal work is encouraged. All private rear and side yards are to be enclosed by a fence.

The height, proportions and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.

Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complimentary with adjoining buildings. Decorative metalwork is appropriate wherever possible to provide visual access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

~~d. Specific Design Guidelines: Housing Type B - Duplexes (Figure VI-25).~~~~1) Building Massing and Scale:~~

- ~~a) Duplexes shall be visually combined in their massing to create the impression of a single villa comprised of two parts, as opposed to differentiating the attached units.~~
- ~~b) Building facades should be varied in placement, size and material to avoid visual monotony and to create interest and human scale.~~
- ~~c) Balconies, porches, walls, gates, entry courtyard and entries should be carefully incorporated to encourage street level activity and a human scale to the streetscape.~~
- ~~d) Architectural articulation of building facades and roof planes shall be accomplished through the introduction of sub elements such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, recessed doorways, or entry courts.~~
- ~~e) A horizontal transition is encouraged at the second floor to create terraces. Lattice structures over balconies, terraces or entries are encouraged to provide shade and shelter, and to create visual richness.~~

~~2) Roof Forms and Materials:~~

- ~~a) Roofs should be hip or gable, pitched at ratios between 3 in 12 to 8 in 12. Roof planes and heights should be varied to create visual interest.~~
- ~~b) Roof overhangs are encouraged to lower the scale of the structure, and to provide sun shading and rain protection.~~
- ~~c) Detailing such as rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams are encouraged to provide roof accents.~~
- ~~d) Roofing material should be of concrete or clay flat tile, S tile, or barrel tile.~~
- ~~e) Skylights should be designed as an integral part of the roof.~~

~~3) Architectural Features and Accents:~~

- ~~a) Detailed door, window and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.~~
- ~~b) Garden walls and fences, entry gates, enhanced entries to individual dwellings, pot shelves, enlarged window sills, and window balconies~~

should be utilized to further enhance the individual identity of each home.

c) ~~The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. Use of divided lights is encouraged to reduce the scale of large windows and to provide visual interest. The use of reflective or dark tinted glass is prohibited.~~

d) ~~Special attention shall be paid to garage entries. Buildings are to be set back a minimum of ten feet (10') in back of the curb face. Where possible, utilize single car entry doors to diminish the impact of large garage doors. Garage doors are encouraged to be appropriately treated with decorative relief cuts, panels, or small decorative windows.~~

~~Garage doors shall be recessed a minimum of twelve inches (12") from adjacent walls.~~

e) ~~Rain gutters are required, and shall be colored to match the roof or wall material.~~

f) ~~Chimneys shall be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials and color. They should not exceed minimum heights required by Building Codes.~~

g) ~~Fences and walls shall be constructed of a similar or complimentary material as that used on the homes. The use of decorative metal work is encouraged. All private rear and side yards are to be enclosed by a fence.~~

~~The height, proportions and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.~~

~~Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complementary with adjoining buildings. Decorative metal work is appropriate wherever possible to provide visual access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.~~

d. Specific Design Guidelines, Housing Type B, Single Family Paseo Homes (Figure VI-25)

1) Building Massing and Scale

a) ~~These single family paseo homes are designed to access the garages from the rear of the home via a common roadway, creating a streetscape from the front of the home with building facades comprised of architectural detailing without a dominant garage door.~~



PLAN 1

PLAN 2

PLAN 3

PASEO / STREET ELEVATION

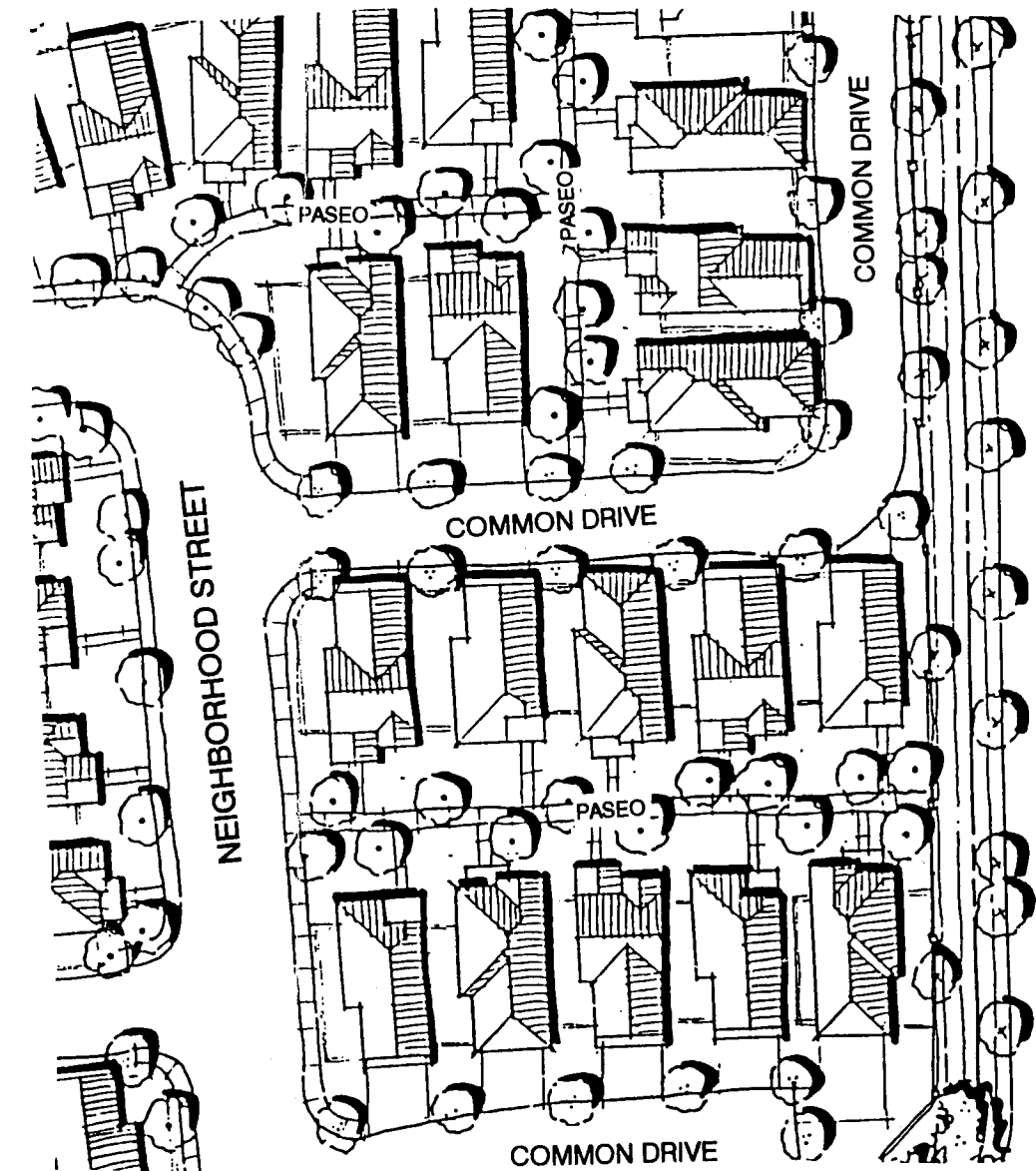


PLAN 1

PLAN 2

PLAN 3

COMMON DRIVE ELEVATION



SITE PLAN

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

- b) Building facades, particularly front elevations, should be varied in placement, size and material to avoid visual monotony and to create interest and human scale.
- c) Balconies, porches, walls, gates, entry courtyards, and entries should be carefully incorporated to encourage street level activity and a human scale to the streetscape.
- d) A horizontal transition is encouraged at the second floor to create terraces. Lattice structures over terraces, balconies, porches or entries are encouraged to provide shade and shelter, and to create visual richness.
- e) Architectural articulation of building facades and roof planes may be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, cornices, recessed doorways, or entry courts.

2) Roof Forms and Materials.

- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12. Roof planes and heights may be varied to create visual interest.
- b) Roof overhangs are encouraged to lower the scale of the structure, and to provide sun shading and rain protection.
- c) Detailing such as rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams are encouraged to provide roof accents.
- d) Roofing material should be of concrete or clay flat tile, S-tile, barrel tile, or an approved equivalent.
- e) Skylights should be designed as an integral part of the roof.
- f) Solar energy equipment, if employed, should be well integrated into the roof design.

3) Architectural Features and Accents.

- a) Detailed door, window, and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape, and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.
- b) Garden walls and fences, entry gates, enhanced entries to houses, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each home.

- c) The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights are encouraged to reduce the scale of large windows and to provide visual interest. The use of reflective or dark tinted glass is prohibited.
- d) Special attention shall be paid to garage entries. Where possible, utilize single car entry doors to diminish the impact of large garage doors. Garage doors are encouraged to be appropriately treated with decorative relief cuts, panels, or small decorative windows.
 - Garage doors shall be recessed a minimum of 12 inches (12") from adjacent walls.
- e) Rain gutters are required, and should be colored to match the roof or wall material.
- f) Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials, and color. They shall not exceed those minimum heights required by Building Codes, unless otherwise approved.
- g) Fences and walls shall be constructed of similar or complimentary materials to those used on the homes. The use of decorative metal work is encouraged. All private rear and side yards are to be enclosed by a fence.
 - The height, proportions, and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.
 - Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complimentary with adjoining buildings. Decorative metalwork is appropriate wherever possible to provide visual access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

e. Specific Design Guidelines: Housing Type C, Courtyard Housing (Figures VI-26 and VI-26a).

- 1) Building Massing and Scale:
 - a) The proposed Courtyard Housing component of Dominguez Hills Village is organized around hardscaped motorcourts from which the individual garages of each unit are accessed. The organizational type effectively conceals the garage entries from the public way, and arranges the units to face peripheral open spaces organized into greenbelts. Each of the units are also accessed also from these greenbelts.

- b) Conceived as a combination of flats and townhouses with direct access to their garages, the Courtyard Housing should take full advantage of its organization, and be designed into a hierarchical composition that forms the impression of an urban villa.
 - c) Building facades shall be varied in placement, size, and material to avoid visual monotony and to create interest and human scale.
 - d) Balconies, porches, walls, gates, entry courtyards, and entries shall be carefully incorporated to encourage street level activity and establish a human scale to the ~~street-scapes~~ streetscape.
 - e) Architectural articulation of building facades and roof planes shall be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, recessed doorways, or entry courts.
 - f) A horizontal transition is encouraged at the second and third floors to create terraces. Lattice structures over terraces, balconies, porches, or entries are encouraged to provide shade and shelter, and to create visual richness.
 - g) A hierarchy of openings should be created to mark the location of living spaces, with special attention to those with enhanced volumes.
- 2) Roof Forms and Materials:
- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12. Roof planes and heights should be varied.
 - b) Roof overhangs should be employed to lower the visual scale of the structure, and to provide sun shading and rain protection.
 - c) Detailing such as rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams should be used to provide roof accents.
 - d) Roofing material should be of concrete or clay flat tile, S-tile, or barrel tile.
 - e) Skylights should be designed as an integral part of the roof.
- 3) Architectural Features and Accents:
- a) Detailed door, window, and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape, and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.
 - b) Garden walls and fences, entry gates, enhanced entries to units, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each unit.

- c) The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights is encouraged to reduce the scale of large windows, and to provide visual interest. The use of reflective or dark tinted glass is prohibited.
- d) Rain gutters are required, and should be colored to match the roof or wall material.
- e) Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials, and color. They should not exceed those minimum heights required by Building Codes.
- f) Patio walls shall be constructed of a similar or complimentary material as that used on the homes. The use of decorative metal work is encouraged.
- g) Fences and walls shall be constructed of a similar or complimentary material as that used on the homes. The use of decorative metal work is encouraged. All private rear and side at-grade private patios are to be enclosed by a fence.

The height, proportions, and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.

Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complimentary with adjoining buildings. Decorative metal work is appropriate wherever possible to provide visual access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

- h) Utility meters should be accessible to utility company personnel, and screened from adjacent properties, street and neighborhood views. All air conditioning and heating equipment, as well as other mechanical equipment, shall be designed into the architecture, screened from view, and insulated for sound attenuation.

~~f. Specific Design Guidelines: Housing Type D, Two-Story And Flats With Tuck-Under Parking (Figure VI-27).~~

~~1) Building Massing and Scale:~~

- ~~a) This building type as envisaged is a higher density variation of the courtyard type, arranged in a linear configuration.~~
- ~~b) Conceived as flats on grade and over garages, these buildings are best organized in an urban villa configuration similar to the courtyard townhouses.~~

- e) ~~Building facades shall be varied in placement, size and material to avoid visual monotony and to create interest and human scale.~~
- d) ~~Balconies, porches, walls, gates, entry courtyards and entries shall be carefully incorporated to encourage street level activity and a human scale to the streetscape. Lattice structures over balconies, terraces, or entries are encouraged to provide shade and shelter, and to create visual richness.~~
- e) ~~Architectural articulation of building facades and roof planes may be accomplished through the introduction of sub-elements, such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, recessed doorways, or entry courts.~~
- f) ~~A hierarchy of openings should be created to mark the location of living spaces, with special attention to those with enhanced volumes.~~

2) ~~Roof Forms and Materials:~~

- a) ~~Roofs should be hip or gable, pitched at ratios between 3 in 12 to 8 in 12. Roof planes and heights should be varied.~~
- b) ~~Roof overhangs should be employed to lower the visual scale of the structure, and to provide sun shading and rain protection.~~
- e) ~~Detailing such as rafter tails, gutters, wood fascias, gable vents, and exposed ridge beams should be used to provide roof accents.~~
- d) ~~Roofing material should be concrete or clay flat tile, S tile, or barrel tile.~~

3) ~~Architectural Features and Accents:~~

- a) ~~Detailed door, window, and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to spacing, size, shape and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.~~
- b) ~~Garden walls and fences, entry gates, enhanced entries to units, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each home.~~
- e) ~~The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights is encouraged to reduce the scale of large windows, and to provide visual interest. The use of reflective or dark tinted glass is prohibited.~~
- d) ~~Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character,~~

~~materials and color. They should not exceed those minimum heights required by Building Codes.~~

- ~~e) Patio walls shall be constructed of a similar or complementary material as that used on the homes. The use of decorative metal work is encouraged.~~
- ~~f) Fences and walls shall be constructed of a similar or complimentary material as that used on the homes. The use of decorative metal work is encouraged. All private rear and side at grade private patios are to be enclosed by a fence or railing terraces.~~
- ~~g) Utility meters should be accessible to utility company personnel, and screened from adjacent properties, street and neighborhood views. All air conditioning and heating equipment, as well as other mechanical equipment, shall be designed into the architecture, screened from view, and insulated for sound attenuation.~~

g) SPECIFIC DESIGN GUIDELINES: COMMERCIAL SITES Specific Design Guidelines Commercial Sites (Figure VI-28 VI-27).

1) General:

Even though the retail center is of an undermined layout, and lot configuration may change, the following *Design Guidelines* are included to maintain consistency within the overall framework of the Specific Plan.

2) Commercial Architectural Character:

The architecture of the commercial area should be characterized by buildings that are predominantly single story, and that employ simple bold forms, light colored walls, subdued roofs with overhangs, porticoes, patios, and public landscaped areas.

3) Building Massing and Scale:

- a) The overall massing should demonstrate a hierarchy of elements, with projections such as clock towers and engaged entry porticoes being the highest elements rising out of the retail buildings. Facades should be animated, punctuated by deeply recessed building openings artfully placed to create visual interest and bold shadows. Wall planes should be horizontally offset to break up large undifferentiated expanses of wall.

- b) Decorative elements such as pergolas, balconies, columns, courtyard walls, and plazas should be artfully integrated into the design. Structures should be designed to convey depth, pattern, and shadows. Windows and doors should be compatible with a residential scale of architecture.
 - c) Base elements, belt courses, cornices and roof projections should be provided to accentuate the horizontality of the building.
 - d) Pedestrian entries should be recessed or covered by architectural projections such as porticoes, roofs, or arches, combined with insets, projections, and material changes to architecturally signify the building entries.
- 4) **Roof Forms and Materials:**
- a) Roofs should be simple mansard, hip or gable forms, with low to medium pitches. Flat roofs are permitted; when they are employed, they should be well integrated with the pitched roof forms.
 - b) Roofs of buildings visible from adjacent parcels and public streets shall appear clean, organized and uncluttered.
 - c) All roof top mechanical equipment, vents, satellite dish antennae, etc. shall be screened from public view. Screening and shielding elements shall be integrated and compatible with building design.
 - d) Skylights are permitted, and are to be designed as an integral part of the roof.
 - e) Pergolas with lattice roof structures are encouraged to provide shelter and shade, and to create a richness of texture and detail on the elevations.
- 5) **Architectural Features and Accents.**
- a) Architectural features and accents should be compatible with the adjoining residential development. Large expanses of undifferentiated storefront windows should be avoided. The introduction of masonry or stucco pilasters should be employed to break up these expanses.
 - b) Accent windows having different or articulated shapes should be used to create visual relief on the elevations. Recessed windows create shade and shadow, and express wall thickness.
 - c) Columns and pilasters incorporated as a structural or aesthetic design element should convey a solid, durable image.
 - d) Pedestrian parks, water features, fountains, plazas, sculptures, and clock towers should be used as focal points in the overall ensemble of buildings.

- e) Accessory structures should be located and designed to be compatible with the main structure. The use of landscaping is encouraged to soften the appearance of these structures.
 - f) Service, utility, and trash collection areas should be screened from public view by permanent walls and landscaping. All air conditioning and heating equipment must be screened from public view and sound attenuated.
 - g) Walls and fences are an integral part of the architecture of the commercial sites, and help to visually link it to the rest of the community. The design and proportions of such walls should maintain the residential character of the surrounding community. Landscape treatments should be used to soften walls and integrate them into the surrounding environment.
- 6) Materials and Colors:
- a) A limited number of materials should be employed to simplify the external elevations and create an aesthetically pleasing contemporary appearance.
 - b) The predominant materials of the commercial buildings will be stucco and aluminum storefront. Every effort should be made to maintain the continuity of the stucco planes through the introduction of stucco pilasters. Colors should be limited in number, and be in the neutral white, grey, or earthtone hues. Masonry must be split faced or stuccoed; standard masonry units will not be accepted.
 - c) Roof materials should be clay or concrete flat tile, S-tile, or barrel tile. Vents and all other architectural projections should match the roof color and be inconspicuous in nature.
 - d) All gutters, downspouts, flashing and sheet metal materials should be painted and treated to match the adjacent materials.
- 7) Lighting:
- a) All parking lots should be provided with a minimum maintained two (2)-foot candles of light.
 - b) Parking lot lighting should direct the light downward, with no visible glare projected onto adjoining properties or public ways.
 - c) Lighting should be in character with the building design. Decorative pedestrian lights and wall sconces are encouraged.
 - d) Entrances to structures and pedestrian and vehicular intersections should be emphasized with higher illumination levels.
 - e) Lighting the facades of the buildings and the sidewalks in front of the retail center is required to promote a sense of security, and to add to the visual aesthetics of the commercial center.

8) Signage:

A single thematic sign program should be developed for the commercial sites. This sign program must be incorporated into the master community landscape program for Dominguez Hills Village. This sign program shall comply with the City of Carson sign ordinances.

a) Sign program outline:

- i. Freestanding monument sign at one of the entries ~~entry~~ to ~~lot 23A and one of the entries to lot 23B 33~~.
- ii. Sign standards for surface mounting on buildings: building design is to anticipate sign locations, size and colors.
- iii. Individual tenant signage is to be located on dedicated signage bands, or within designated areas.
- iv. Signage design should be consistent with building texture, color and architectural style.
- v. Signage should not be mounted above building facades or on roofs.
- vi. Sign illumination should be from a concealed source.
- vii. Site layout, building and landscape design, and signage shall be approved by the Dominguez Hills Village Design Review Committee and the City of Carson Planning Commission in the Site Design Approval Process.

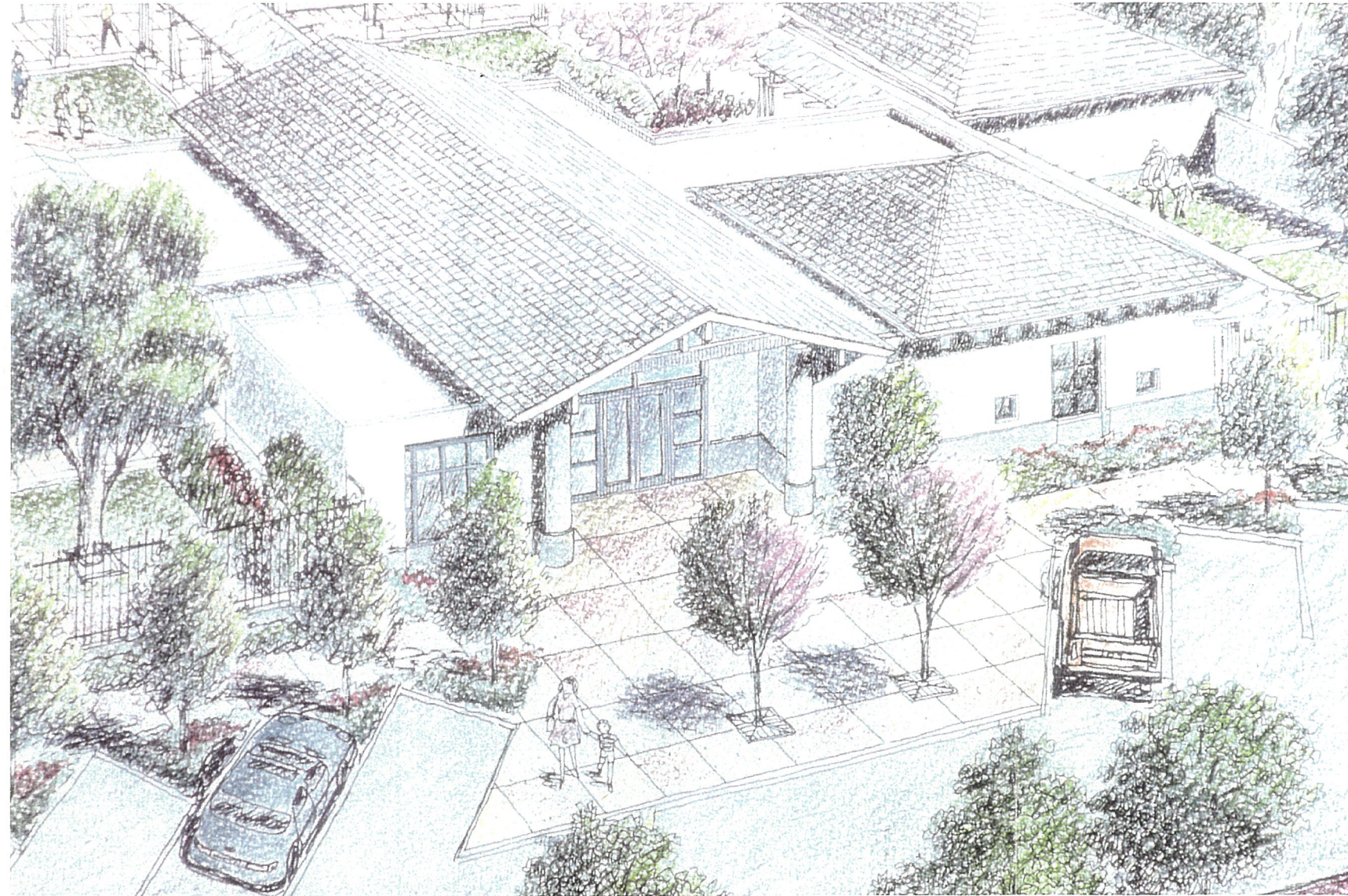
hg. Specific Design Guidelines: Child Care Center (Figure VI-29 VI-28).

1) Building Massing and Scale:

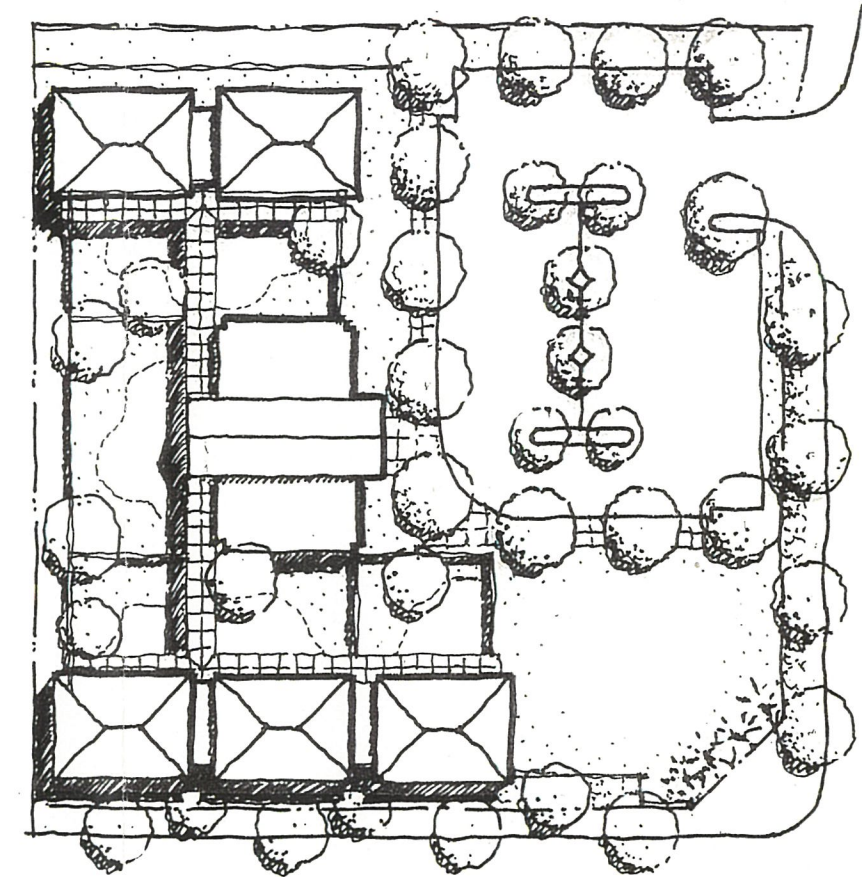
- a) The Child Care Center should be compatible in massing and scale to the surrounding residential dwellings.
- b) Buildings, covered walks, and play yards must respect a 300'-0" setback from the nearest producing oil well.

2) Roof Forms and Materials:

- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12.
- b) Roof overhangs are encouraged to lower the scale of the structure, and to provide sun shading and rain protection.
- c) Detailing, such as rafter tails, rain gutters, wood fascia, gable vents and exposed ridge beams, should be used to provide roof accents.



CHILD CARE CAMPUS ENTRY



SITE PLAN
CHILD CARE CAMPUS

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

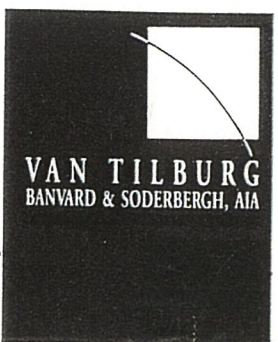


Figure VI-28

- d) Roofing material should be concrete or clay flat tile, S-tile, or barrel tile.
 - e) Rain gutters are required, and should be colored to match the roof or wall material.
- 3) Architectural Features and Accents:
- a) Door, window, and wall openings should be arranged in such a way as to convey a residential type of scale.
 - b) Fences and walls should be constructed of similar or complimentary materials to those used on the homes. The use of decorative metal work is encouraged. All private rear and side yards are to be enclosed by a fence.

The height, proportions, and scale of walls must be sympathetic to the architecture of adjacent buildings. Fences that abut any existing fence or wall should not exceed them in height.

Project wall design must be consistent with the community wall program. Private fences and walls should make use of thematic materials and colors that are complimentary with adjoining buildings. Decorative metal work is appropriate wherever possible to provide access to open space. Where a wall is used to retain dirt, it shall be properly waterproofed to eliminate scaling and peeling.

4) Illustration Intent:

Please note that *Figure VI-29 VI-28* is intended to illustrate design flavor, and is not a depiction of a designed Child Care Center for Dominguez Hills Village (i.e., the parking is not consistent with the Specific Plan illustration).

ii. Specific Design Guidelines: Industrial Manufacturing And Distribution.

1) ~~Over-View~~ Overview:

Even though the industrial component is of an undetermined layout, and lot configuration may change, the following *Design Guidelines* are included to maintain consistency within the overall framework of the ~~Masterplan~~ Master Plan.

2) Industrial Architectural Character:

The architecture of the industrial area should be characterized by buildings that predominantly are single story, and that employ simple bold forms, color accents, light colored walls, and landscape areas.

3) Miscellaneous:

- a) Accessory structures should be located and designed to be compatible with the main structure. The use of landscaping is encouraged to soften the appearance of these structures.
- b) Service, utility, and trash collection areas should be screened from public view by permanent walls and landscaping. All air conditioning and heating equipment must be screened from public view and sound attenuated.
- c) Walls and fences are an integral part of the architecture of the industrial sites, and help to visually link them to the rest of the community. The design and proportions of such walls should maintain the surrounding residential surrounding community. Landscape treatments should be used to soften walls and integrate them into the surrounding environment.

4) Signage:

A single thematic sign program should be developed for the industrial sites. This sign program must be incorporated into the master community landscape program for Dominguez Hills Village. This sign program shall comply with the City of Carson sign ordinances.

a) Sign program outline:

- i. Sign standards for surface mounting on buildings: building design is to anticipate sign locations, size, and colors.
- ii. Individual tenant signage is to be located on dedicated signage bands, or within designated areas.
- iii. Signage design should be consistent with building texture, color, and architectural style.
- iv. Signage should not be mounted above building facades or on roofs.
- v. Sign illumination should be from a concealed source.
- vi. Site layout, building and landscape design, and signage shall be approved by the Dominguez Hills Village Design Review Committee and the City of Carson Planning Commission in the Site Design Approval Process.

Fiscal Impact Analysis

DOMINGUEZ HILLS VILLAGE

FISCAL IMPACT ANALYSIS

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VII. FISCAL IMPACT ANALYSIS

1. Introduction

a. Purpose.

The purpose of this report is to present the estimated net fiscal impact of the Estate of Albert Levinson's proposed master planned community, Dominguez Hills Village. Upon completion and occupancy, the proposed community will have an impact upon the City of Carson by creating new service costs and generating new revenues. This report examines the potential impact of significant new costs and revenues associated with the proposed development on the City of Carson. Impacts, if any, on other potentially affected public jurisdictions have not been reviewed as part of this analysis.

b. Methodology

In order to estimate the fiscal impacts of the proposed project, both the Case Study method and the Per Capita Multiplier method were utilized. The Case Study method was used for most cost and many revenue categories. The Case Study approach projects fiscal impacts based on future service demand or revenue potential, determined through interviews with City or County staff, and based on project characteristics unique to the Dominguez Hills Village Specific Plan. Other fiscal impacts have been estimated using the Per Capita Multiplier method, which assumes that recurring costs and revenues will result from the project at the same rates per person as currently prevail within the City.

The Case Study method is used to estimate all recurring costs, except animal control costs which are estimated using the Per Capita method. The Case Study method was also used to estimate both secured and unsecured property taxes, sales and use taxes, franchise fees, and business license fees. All other revenues were estimated by using the Per Capita Multiplier method.

Where possible, fiscal impacts have been estimated based on a detailed analysis of the City's approved budget for fiscal year 1993-1994 and actual figures from fiscal year 1992-1993, and reflect current City and County service standards. All fiscal impacts are in constant 1995 dollars.

c. Report Organization

Following this introductory section, the characteristics of the proposed development will be described in Section 2. In Section 3, assumptions

utilized for this analysis will be provided, while in Section 4 recurring fiscal impacts to the City will be identified. One-time fiscal impacts of the proposed development will be estimated and presented in Section 5.

The exhibit package of this report is also presented in four different sections. Section 1 of the Appendix includes the subject property location, residential product recommendations and estimated product values for the proposed uses. Section 2 presents back-up information on the residential characteristics of the competitive market area, while Section 3 presents retail market characteristics, both of which were analyzed to determine the residential and retail product valuations. The actual fiscal impact analysis is presented in Section 4 of the appendix.

2. Project Description

The proposed Dominguez Hills Village development involves the establishment of a mixed use planned community in the City of Carson. This section of the report describes the project elements which were required to undertake the fiscal impact analysis. Outlined in this section are the location of the project, the major characteristics of the development, the current project valuation, and the proposed development schedule for the community. The project description is based upon information from several sources, including published documents, interviews and discussions with City staff and consultants and draft sections of the Dominguez Hills Village Specific Plan prepared by Van Tilburg, Banvard & Soderbergh, AIA. This analysis is based on the most up-to-date and reliable information currently available.

a. Project Location

The proposed development is located on the north side of Victoria Street on two parcels, to the west and east of Central Avenue; Parcel 1, to the west, is approximately 72 acres; and Parcel 2, to the east, is approximately 27 acres. Primary access to the site is via Central Avenue from the 91 Freeway, located just one-half mile to the north of the site, and by the Victoria exit off the 110 Freeway to the west. Central Avenue will ultimately provide access from the south, which will occur with the future build-out of the Dominguez Technology Center located to the south of Parcel 2.

Parcel 1 is surrounded by existing single family and duplex neighborhoods to the north and west, and by the campus of the California State University at Dominguez Hills across Victoria Street to the south. Parcel 2, located to the east of Central Avenue, is surrounded by industrial uses to the north and east, and by vacant land for which a Specific Plan and EIR for the Dominguez Technology Center were certified by the City Council in 1991.

b. Project Characteristics

The Dominguez Hills Village Specific Plan encompasses 99.4 acres, primarily located in Parcel 1 with 72 acres of the total. Plans are to include 992 residential units at full build-out of Parcels 1 and 2 of the community. The proposed development includes both residential and retail uses. The residential component's overall average density is 16.8 dwelling units per acre. The retail portion of the project will encompass a minimum of 50,000 square feet on approximately five acres for a proposed service-oriented neighborhood retail center, with an additional 1.6 acres planned for a child care campus. Portions of the community will continue the oil storage and production operations that are currently active on the site.

The residential element of the development provides a wide range of housing opportunities on approximately 18 lots. The housing types proposed include for-sale single family housing at a low density of 8 to 10 homes per acre; duplex homes at 15 to 16 homes per acre; courtyard type townhomes at approximately 19 to 20 units per acre; and two-story townhomes and flats with tuck-in attached garages at 21 to 27 units per acre. The 72 acre residential component of the Specific Plan incorporates approximately 3.3 acres of open park space, most of which is directly adjacent to the main roads.

c. Project Valuation

The projected unit mix and anticipated home/unit values for the proposed for-sale residential product at the subject property are as follows: 286 patio homes, with an average price of \$180,000 per unit; 63 duplex homes, with an average price of \$155,000; 337 townhomes, with a unit price of \$125,000; and 311 townhomes/flats, with a unit price of \$115,000. The neighborhood shopping center and child care campus property values are estimated at \$50 per square foot (for the completed center), or roughly \$545,000 per acre of land. The specific assumptions regarding the proposed project are outlined in Exhibits I-2 and I-3.

The total estimated value of the project in current dollars is \$142,731,000.

d. Development Schedule

This proposed project has seven development phases for Parcel 1. Phase 1 will include the build-out of the main public space on lot 15, and secondary parks on lots 15B and 15C. In addition, the guard gated entry to Parcel 1 off Victoria Street will be fully improved, along with the gated residents' access drive to Parcel 1 off of Central Avenue. All utilities required to service this portion of the development will be in place, with necessary

easements and improvements. In addition, the child care facility will be built in the first phase of development. Phases 2 and 3 will extend roads, with common area landscaping; improvements and utilities will be distributed. The secondary residents' access will be installed in Phase 4. The loop road and the park on lot 21A will be built in Phases 5 and 6. All of Parcel 1 will be completed in Phase 7. Finally, the neighborhood shopping center on Parcel 2 is expected to be developed before Phase 5 homes are occupied, or roughly in the summer of 1999.

e. Demographics and Employment

The Specific Plan's 992 dwelling units are projected to generate an estimated total population of 2,415 persons at project build-out. The projected population is based on varying numbers of persons per household depending upon the type of housing unit. For instance, based on the 1990 Census, the average number of persons per household in Los Angeles County was 2.05 persons per household living in owner-occupied units, with 5 to 9 units per structure, while there were 3.15 persons per household in owner-occupied single family detached homes. Therefore, based on average persons per household figures, and the number of units for each proposed product type, the population of the community at build-out was estimated at 2,415 persons. Assuming an average of 500 square feet per employee, the Specific Plan's estimated 67,424 square feet of retail/child care facility space is projected to directly create an estimated 135 new on-site jobs, in addition to a number of indirect/induced jobs off-site.

3. Assumptions

The proposed project is anticipated to impact the budget of the City of Carson by generating both non-recurring and recurring increased revenues and costs. This analysis considers only the principal direct impacts of the residential project, which will potentially generate significant amounts of direct revenues or costs for the City of Carson.

Basic general assumptions utilized in this fiscal impact analysis are listed below:

- a. The analysis is limited to the consideration of the direct fiscal impacts of the project to the City of Carson. Therefore, any indirect impacts, such as additional "spin-off" development, increased student population to the local school district, or any indirect sales tax revenues that may be generated by purchases made by the residents of the project (i.e. not at the proposed on-site retail center) have not been analyzed.
- b. All estimates of development values, population, annual revenues and costs, and related items outlined in this analysis are added to estimates to those currently generated by existing uses on the proposed site.

- c. Based upon a review of the projected revenues and expenditures for fiscal 1993-1994 and interviews with City staff, it has been concluded that certain elements of the City's budget will not be directly affected by the proposed development. These activities are self-balancing accounts. They are fiscally neutral and have not been included in this analysis. These include:
- Revenues associated with the processing of the proposed project, and/or its subsequent implementation, for which municipal costs are considered to be fully paid by the fees charged for the provision of the services.
 - Development fees for City approval and processing of capital improvements such as sewers, and related activities, are assumed sufficient to cover related staff time costs.
 - Certain departments will only be exposed to minimal identifiable increased costs (i.e. City offices of the Attorney, Treasurer, Council, Clerk, etc.). These activities have been excluded from this analysis as fiscally neutral.
- d. For purposes of this analysis, revenues and costs have been subdivided into two categories: nonrecurring and recurring. Nonrecurring revenues/costs are anticipated to be received/incurred only during the implementation phase(s) of the project. Recurring revenues/costs are anticipated to be received/incurred on an annual basis after the project is completed and stabilized. These revenues/costs are anticipated to continue in perpetuity.
- e. All capital costs for traffic mitigation have been excluded from the analysis under the assumption that either the developer will pay for the associated costs, and/or the City already has plans for improvements which will mitigate identified traffic impacts.
- f. The analysis is based on constant 1995 dollar values. No attempt has been made to provide estimates of inflationary increases associated with values, taxable sales, revenues or costs.

Upon reviewing City revenues and expenditures for fiscal 1993-1994 and conducting interviews with City staff, the analysis has defined the areas of the City of Carson budget which may be directly impacted by the project. The principal budget categories which are estimated to be fiscally impacted are summarized below. These revenues and costs form the basis for the fiscal impacts which the proposed Specific Plan is anticipated to generate on the City of Carson.

4. Recurring Fiscal Impacts: City of Carson

This section identifies each of the recurring revenue and cost impacts to the City of Carson arising from the development of the Dominguez Hills Specific Plan. It also discusses the methodology used in projecting these impacts. Detailed numerical analysis of the impacts discussed below are contained in Exhibits IV - 3 through IV - 7.

a. Recurring Revenues

Two revenue sources which traditionally increase because of new residential development have been included in this analysis, although they do not account for any increased revenues to the City. These traditional revenue sources are secured and unsecured property taxes.

1) Property Taxes - Secured and Unsecured.

The County Auditor/Controller identifies property tax rates as a percentage of total assessed valuation in a Tax Rate Area (TRA). The Specific Plan is located within TRA #38-38. Unsecured property taxes are levied on tangible personal property such as trade fixtures that are not secured by real estate. Residential properties are no longer taxed for unsecured property, although commercial and industrial properties are still taxed for unsecured property. Most cities within the County normally receive a portion of property tax revenues from the general one percent tax levy. However, the City of Carson is a no property tax city, and therefore, receives no portion of the property taxes collected.

Nevertheless, a portion of the 1% tax levy does go to the Los Angeles County Fire Department, which will provide fire protection for the future residents and employees of the planned development. The subject property will contribute about \$307,000 annually to the County Fire Department from property taxes that go directly to the County for fire protection of the proposed community. Based on interviews with County fire officials, this amount of revenue is assumed to be sufficient to cover the costs of the additional fire protection for normal residential (i.e not high-rise buildings) and commercial uses at the subject property. Therefore, the associated revenues and costs of fire protection should offset each other and were not further examined for the purposes of this fiscal impact analysis.

2) Sales and Use Taxes.

The Specific Plan calls a minimum of 50,000 square feet of neighborhood retail development. Taxable sales generated from these retail uses have been estimated based on: 1) median retail sales per building square foot for neighborhood centers in the Western United States compiled by the Urban Land Institute; and 2) taxable sales shares for food and drug store expenditures estimated from data compiled by the U.S. Bureau of Labor Statistics.

Taxable sales for retail uses at the Dominguez Hills Village development are projected at \$150 per square foot. Since the City sales tax equals 1% of taxable sales, sales tax revenues to the City from retail development at the project are estimated at about \$75,000 per year at project build-out. Sales tax revenues account for a large portion of recurring City revenue, representing 33.0%.

3) Property Transfer Tax.

The property transfer tax applies to all sales of real property and is imposed by the County of Los Angeles at a rate of \$1.10 per \$1,000 of sale or resale value, excluding assumed liens or encumbrances. Within the City of Carson, revenues from this tax are divided equally between the City General Fund and the County General Fund.

It is assumed that residential property is resold every seven (7) years, for an average annual turnover rate of 14%, and that retail property is resold every twenty (20) years, for an average annual turnover rate of 5%. Assuming that continuing liens and encumbrances are insignificant, property transfer taxes for new and resale property to the City are projected to total about \$11,000 per year at project build-out, although reaching up to \$28,000 in the third year of the development (at the estimated peak of new home sales at the subject property). Property transfer taxes represent only 4.8% of recurring City revenues from the project at build-out.

4) Franchise Fees.

Franchise fees may be levied on privately owned utility companies, cable television companies, and selected other businesses for the privilege of using City rights-of-way. The City of Carson levies franchise fees on cable television companies and oil pipelines. Given that the proposed development of the property will have residential uses, cable franchise fees were assumed to provide additional revenues for the City. The City of Carson charges franchise fees at a rate of 5% of gross revenues for cable television providers.

Franchise fee revenues accruing to the City from the Specific Plan have been estimated based on average service usage factors for residential customers used in analyzing other projects in Southern California. Based on an average franchise fee rate for cable companies of \$8.10 per residential dwelling unit, the projected City revenues are estimated at about \$8,000 per year at project build-out. Given that the Brea Cañon Oil Company is expected to continue its operations during and at the completion of the development of the community, fees from the oil production were also included. These fees, including a Grantor's Fee, Franchise Fee, and Publication Fee, total about \$2,000 per year currently and are expected to remain stable. The fees from the oil production and cable franchise fees together will total \$10,000 per year at build-out of the community, or 4.4% of recurring City revenues from the project.

5) Motor Vehicle License Fees.

Motor vehicle license fees or in-lieu taxes are collected annually by the State Department of Motor Vehicles at the time a vehicle is registered. These revenues are distributed to cities and counties largely on the basis of population. Multiplying the current Carson estimate of \$37 per capita by the projected Specific Plan population results in General Fund revenues to the City of about \$89,000 per year at project build-out. Motor Vehicle License Fees account for the largest portion of recurring City revenue, representing 39.2%.

6) State Gasoline Tax.

Gasoline sales are subject to the sales and use tax discussed previously, and to federal and state excise taxes. A portion of the state excise tax is distributed back to the City and County governments, where it must be used for roadway improvements and maintenance. Based on previous years' revenues generated by the state gas tax and population figures, the per capita estimate of \$10 per person was multiplied by the projected Specific Plan population. This results in General Fund revenues to the City at project build-out of about \$24,000 per year, or 10.5% of the recurring City revenues from the project.

7) Fines, Forfeitures, Penalties.

Fines, forfeitures, and penalties accruing to the City General Fund include traffic fines and penalties, as well as other fines, forfeitures, and penalties. These fines are presumably paid by both City residents and persons working within the City. Dividing the City's current revenues from this source by the sum of its resident

population (est. 84,000) and current employment base (est. 55,000) results in a "per capita" revenue figure of \$4.82. Multiplying this figure by the sum of the Specific Plan's projected resident and employment population results in General Fund revenues to the City at project build-out of \$12,000 per year, or 5.3% of recurring City revenues from the project.

8) **Business License Fees.**

The City of Carson currently collects business license fees using a flat rate schedule. Fee categories for retail establishments are \$98 per business, for businesses with up to five employees. The fee for all employees over the first five employees are an additional \$19.60 per employee.

Based on an estimated number of employees per business and an estimated number of businesses at the proposed neighborhood retail center and the Child Care Facility, business license revenues are projected to total about \$3,000 per year at project build-out, representing only 1.3% of recurring City revenues from the project. However, including the Brea Cañon Oil Company's business license fees of \$777 per year plus \$19.60 per employee (or \$855 based on four employees), in addition to the \$117 plus \$94 per well (\$681 based on 6 wells), the total license fees increase to about \$5,000 per year at build-out, or 2.2% of recurring revenues to the City. This does not include any indirect or induced business license revenues generated by new businesses attracted to the City by its growing population, purchasing power, and labor pool.

b. Recurring Costs

1) **Police Protection.**

The City of Carson provides police protection services by contract with the Los Angeles County Sheriff's Department. These services, which are supplemented by crossing guard and other services provided by the City, are required to protect both City residents and persons working within the City.

According to the Los Angeles County Sheriff's Department, police service standards for the City of Carson are estimated at 0.63 police officers per thousand residents, and 0.15 officers per thousand employees. The total "per capita" cost of police services in the City can be estimated using these factors as weights (i.e. by dividing the total City cost of police and crossing guard services by the current resident population and one-fourth of the current employment base).

Although the Dominguez Hills Village community will be gated and have its own private security, the City of Carson pays the Sheriff's Department for service based on the overall population in the City and does not break out private communities with private security from other population in the City. Therefore, despite offering a secure community with probably lower "use" of the Sheriff's Department than other unsecured neighborhoods, the City of Carson will be assessed the same rates for police protection regardless of the private security features of the community.

Multiplying the resulting "per capita" cost factor of \$74.43 by the projected resident population and one-fourth of projected on-site employment results in projected police protection costs to the City at project build-out of about \$115,000 per year. Police protection costs are by far the largest cost factor for the proposed development, representing 74.2% of the recurring City costs from the project.

2) Animal Control.

The City provides animal control services to all City residents. Multiplying the City's current \$1.07 per capita rate for animal control costs by the projected Specific Plan population results in General Fund costs to the City of about \$3,000 per year. This represents only 1.9% of the recurring costs to the City from the project.

3) Maintenance.

Since Dominguez Hills Village is proposed as a private community, any planned roads, signals and drainage facilities will be maintained by the master community organization and therefore, would not be a recurring cost for the City of Carson. However, with the increased population and thus increased traffic associated with the proposed community, the increased maintenance of the public roads (such as Victoria Street and Central Avenue) and signalized intersections (estimated two new intersections) would be an additional cost factor for the City of Carson. Based on interviews with City staff, the public road maintenance surrounding the proposed community would increase by an estimated \$5,000 per year, while the estimated two new signalized intersections would cost an estimated \$20,000 per year to maintain. This \$25,000 per year maintenance cost represents about 16.1% of the City's recurring costs.

4) General Government Costs.

General government costs include program or departmental costs associated with the City Administration, Finance and other non

departmental costs. Many of these costs will increase less than proportionally (if at all), with development of the Specific Plan. Given the current General Government's 18.1% share of the current City budget, it is assumed that no more than an estimated increase of half this share would result from the increase population of the proposed community. Multiplying all other recurring City costs associated with development of the Specific Plan by this estimated percentage results in an imputed General Government cost of about \$13,000 at project build-out, or representing 8.4% of recurring costs to the City by the project. The actual General Government costs of the project will probably be much lower.

5. **Net Recurring Impacts**

Development of the Dominguez Hills Specific Plan is projected to generate a recurring fiscal surplus to the City of Carson of about \$72,000 at project build-out (by year seven or estimated in 2002). On a base of more than \$155,000 in recurring costs, the Specific Plan is projected to generate about \$227,000 in recurring annual revenues, for a revenue/cost ratio of 1.46 at project build-out.

A fiscal surplus to the City is expected to occur after the second year of project development, when the revenue/cost ratio is estimated at 1.09. The revenue/cost ratio is projected to rise steadily to a peak surplus level of \$87,000 in the fourth year of development. The cumulative fiscal surplus to the City through the project's build-out (in the seventh year) is projected at more than \$307,000.

In conclusion, the project is estimated to have a net positive fiscal impact to the City of Carson by 1998 and thereafter.

6. **One-Time Fiscal Impacts**

a. **City Impacts**

One-time fiscal impacts for the City of Carson include fees and costs associated with the planning, engineering, building and park and recreation departments. All of these departments are anticipated to incur increased costs from the implementation of the proposed community. However, any additional costs these departments incur, including incremental labor costs, are expected to be absorbed by the associated fees. The departments will incur one time increased costs for such tasks as plan checks/reviews and inspections, processing of general plan amendment, tract maps, applications, etc. Most of these tasks are assumed to be handled with existing staff.

Nevertheless, these departmental fees will bring in estimated one-time revenues of almost \$4 million from the proposed community. Fees for the

residential portion of the community represent the bulk of these one-time fees at \$3.9 million. These residential fees, which are incurred before the actual development of the homes begins, include planning fees estimated at \$146 per unit, engineering fees estimated at \$4 per unit, and building and safety fees estimated at \$2,049 per unit. The commercial fees include planning fees of \$0.15 per square foot, engineering fees of about \$400 (total for the development), and building and safety fees of \$0.92 per square foot.

The City of Carson requires that developers who wish to construct additional residential units within the City to dedicate parkland or pay a fee in-lieu of direct land dedication. The fee is based on the amount of land acreage which would otherwise be required to be dedicated and the current fair market value per square foot of the proposed development site.

Based on density levels, Planned Area Developments having fewer than 16 dwelling units per acre are required to dedicate 2.9 acres of open space (9.8% of gross acreage). Plans for 3.3 acres of park and open space area are currently proposed for the community, and should meet this land dedication requirement. The higher density products will be required to include amenities, as provided for herein.

For additional information, refer to Exhibit IV-11; also refer to Section V-f for the Phasing Plan, Section V-g for the Open Space and Recreation Plan, and Section VI-3 for the Architectural Design Guidelines.

b. School District Impacts

The proposed residential community is located in the Compton Unified School District. The one-time revenue impact from residential development fees is estimated at \$1.72 per square foot. Assuming an average unit size of about 1,000 square feet and the proposed 992 dwelling units, this results in a one-time residential fee impact of \$1.7 million.

The one-time revenue impact of non-residential school fees in the Specific Plan is calculated by multiplying the current commercial fee of \$0.28 per square foot by the 67,424 square feet of estimated commercial space. The result is a non-residential school fee of almost \$18,900. These school fees are payable upon obtaining building permits.

GENERAL LIMITING CONDITIONS

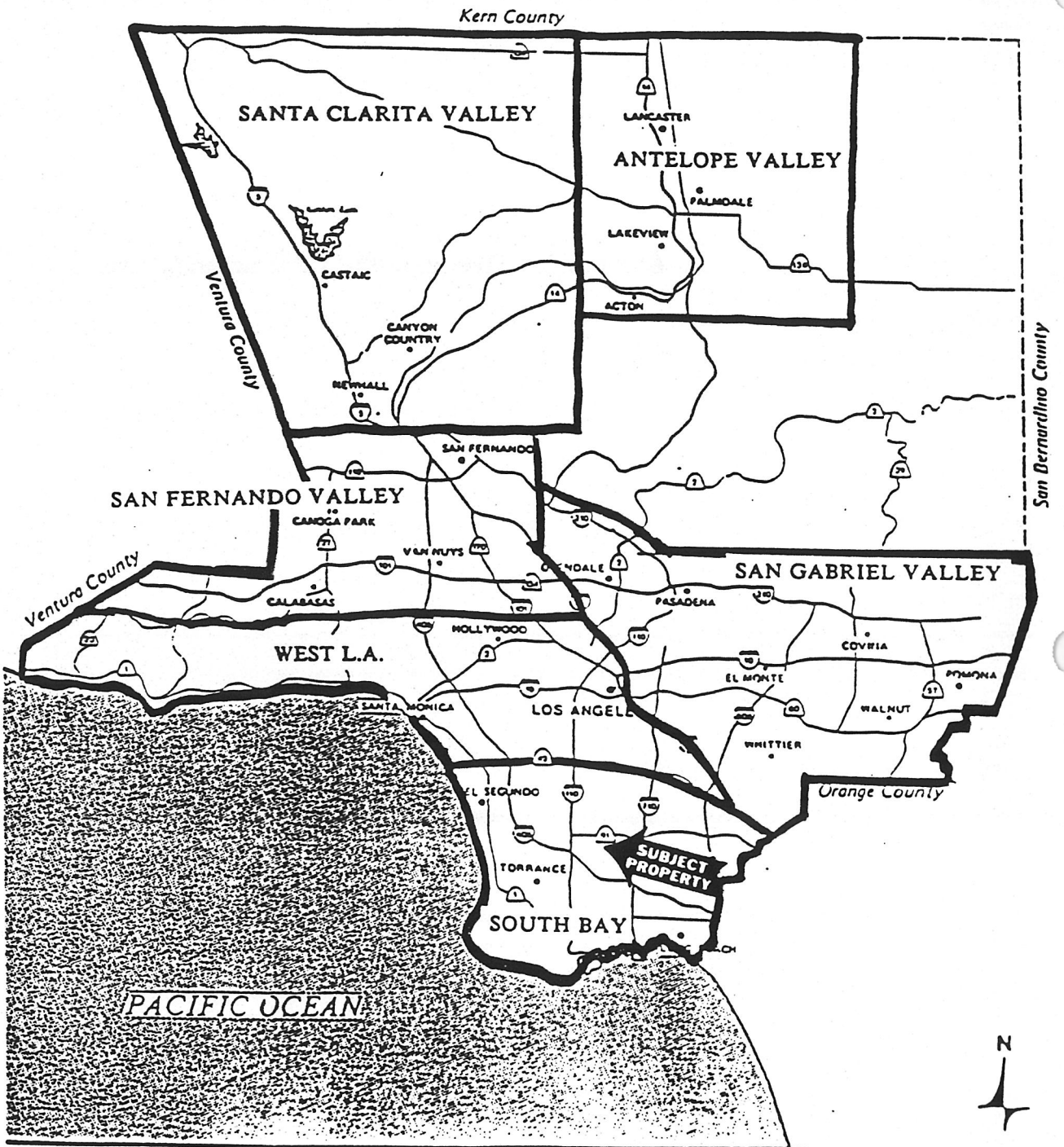
The Meyers Group has been commissioned to conduct an independent market analysis of the subject property. All information contained in this study is believed to be accurate, reliable and timely. We have no reason to doubt the accuracy of the data compiled in this report; however, we are unable to guarantee its contents.

APPENDIX

LIST OF FISCAL ANALYSIS EXHIBITS

- A. Location Overview and Recommendations:
- I-1 Subject Property Location in Los Angeles County
 - I-2 Recommended Development Program and Annual Absorption
 - I-3 Product Values and Total Project Valuation
 - I-4 Product Recommendations
 - I-5 Product A: Patio Homes Competitive Market Positioning
 - I-6 Product B: Duplexes Competitive Market Positioning
 - I-7 Products C & D: Townhouse/Flats Competitive Market Positioning
- B. Residential Market Characteristics:
- II-1 Quarterly Summaries for Attached Product
 - II-2 Quarterly Summaries for Detached Product
 - II-3 South Bay SFD Projects with Lot Sizes Under 4,000 s.f.
 - II-4 South Bay Attached Projects
 - II-5 Single Family Resales with Lot Sizes 4,000 s.f. and Under
 - II-6 Condominium Resales with Unit Sizes from 700 - 1,600 s.f.
 - II-7 South Bay New Home Market Future Supply
 - II-8 City of Carson New Home Market Future Supply
 - II-9 Annual Demand for New Housing Units Priced \$85,000 - \$250,000
 - II-10 Selected Apartment Projects, Carson Market Area
 - II-11 Apartment Sales: 10+ Unit Apartment Projects
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- III-1 1986 to 1993 Retail Sales by Store Type
 - III-2 1986 to 1993 Retail Outlets
 - III-3 Retail Store Sales from 1/93 - 3/94
 - III-4 Retail Market Characteristics
- D. Fiscal Impact Analysis:
- IV-1 Project Summary
 - IV-2 Projected Land Use Phasing by Lot Number
 - IV-3 Property Taxes
 - IV-4 Sales Tax Revenues and Other Revenues
 - IV-5 Per Capita Revenues
 - IV-6 Recurring City Costs
 - IV-7 Net Recurring Fiscal Impacts
 - IV-8 Summary of One-Time Impacts
 - IV-9 Planning Fees
 - IV-10 Building and Safety Fees
 - IV-11 Park Land Dedication and Fee Computation and School Fees

A: Location Overview and Recommendations



LOS ANGELES COUNTY

EXHIBIT I-1

THE MEYERS GROUP
LASTUD\LA6J2REC.XLS

EXHIBIT I-2
DOMINGUEZ HILLS VILLAGE
RECOMMENDED DEVELOPMENT PROGRAM AND ANNUAL ABSORPTION

PRODUCT	TOTAL # OF UNITS	EST. OPEV. INC	LOT SIZE/ DENSITY	UNIT SIZE RANGE	BASE PRICE RANGE	BASE PRICE PER SQ. FT.	WKLY EST SALES	YFLY EST SALES	COMMUNITY ABSORPTION											
									1995	1996	1997	1998	1999	2000	2001	2002				
DETACHED																				
A PATIO HOMES	231		3,000	1,350 - 1,700	\$:60,000 - \$:200,000	\$123.08 - \$117.65	0.75	39												
LOTS 5 & 6	53	Jan-96	8-10 dt/ac					39	14											
LOT 7	74	Mar-37							30	39	5									
LOT 8	72	Sep-37							10	39	23									
LOT 9	54	Mar-38								30	24									
LOT 11	28	Jun-98								20	8									
ATTACHED																				
B DUPLEXES	63		15-16 d/j/a:	1,200 - 1,500	\$:40,000 - \$:170,000	\$116.67 - \$113.33	1.00	52												
LOTS 1 & 4	63	Jan-96						52	11											
C TOWNHOMES	337		19-20 d/j/a:	900 - 1,300	\$:110,000 - \$:140,000	\$122.22 - \$:07.69	1.00	52												
LOTS 2 & 3	121	Jan-96						52	52	17										
LOT 18	50	Mar-37							39	11										
LOT 21	62	Sep-38								17	45									
LOTS 13 & 14	124	Jan-99								52	52									
D TH/FLAT	311		21-27 d/j/a:	755 - 1,250	\$95,000 - \$135,000	\$129.25 - \$108.00	1.00	52												
LOTS 16 & 17	116	Jan-96						52	52	42										
LOT 19	68	Sep-37							17	52	19									
LOT 20	77	Sep-38								17	52	8								
TOTALS AVG FOR-SALE	932			1,054 - 1,438	\$:26,250 - \$:161,250	\$122.80 - \$116.7	0.74	-95	195	225	284	223	50	0	0	0	0	0		

THE MEYERS GROUP
LASTUDYLA6J2REV.XLS

EXHIBIT I-3
DOMINGUEZ HILLS VILLAGE
PRODUCT VALUES AND TOTAL PROJECT VALUATION

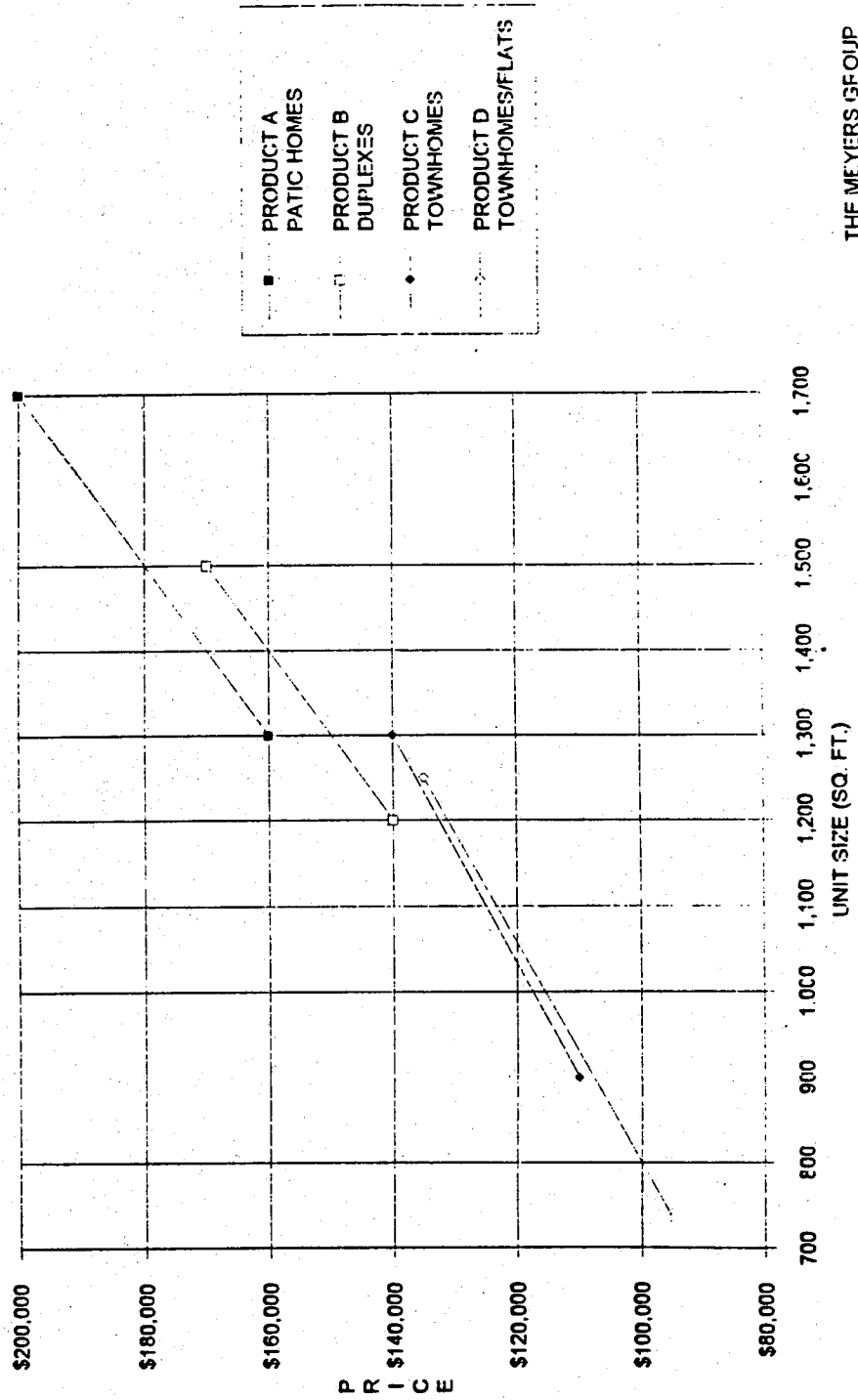
PRODUCT	TOTAL # OF UNITS	EST. OPENING	LOT SIZE/ DENSITY	UNIT SIZE RANGE	BASE PRICE RANGE	BASE PRICE PER SQ. FT.	AVG UNIT VALUE	TOTAL VALUE (000s)
DETACHED								
A FATIO HOMES	286	Jan-96	3,000 8-10 du/ac	1,300 - 1,700	\$160,000 - \$200,000	\$123.08 - \$117.85	\$180,000	551,480
ATTACHED								
B DUPLEXES	63	Jan-96	15-16 du/ac	1,200 - 1,500	\$140,000 - \$170,000	\$116.67 - \$113.33	\$155,000	\$9,765
C TOWNHOMES	337	Jan-96	19-20 du/ac	900 - 1,300	\$110,000 - \$140,000	\$122.22 - \$107.65	\$125,000	\$42,125
D TH/FLAT	311	Jan-96	21-27 du/ac	735 - 1,250	\$95,000 - \$133,000	\$129.25 - \$108.00	\$115,000	\$35,765
NON-RESIDENTIAL								
CHILD CARE CAMPLS	LOT 12	Mar-98	1.6 acres	17,424 sq. ft.		\$545 per acre	\$50 per sq. ft.	\$871
NEIGHBORHOOD SHOPPING CENTER		Jun-99	5.0 acres	50,000 sq. ft.		\$545 per acre	\$50 per sq. ft.	\$2,725
TOTAL PROJECT VALUE:								\$142,721

THE MEYERS GROUP
LASTUDY\LA\J21EV.XLS

EXHIBIT I-3
DOMINGUEZ HILLS VILLAGE
PRODUCT VALUES AND TOTAL PROJECT VALUATION

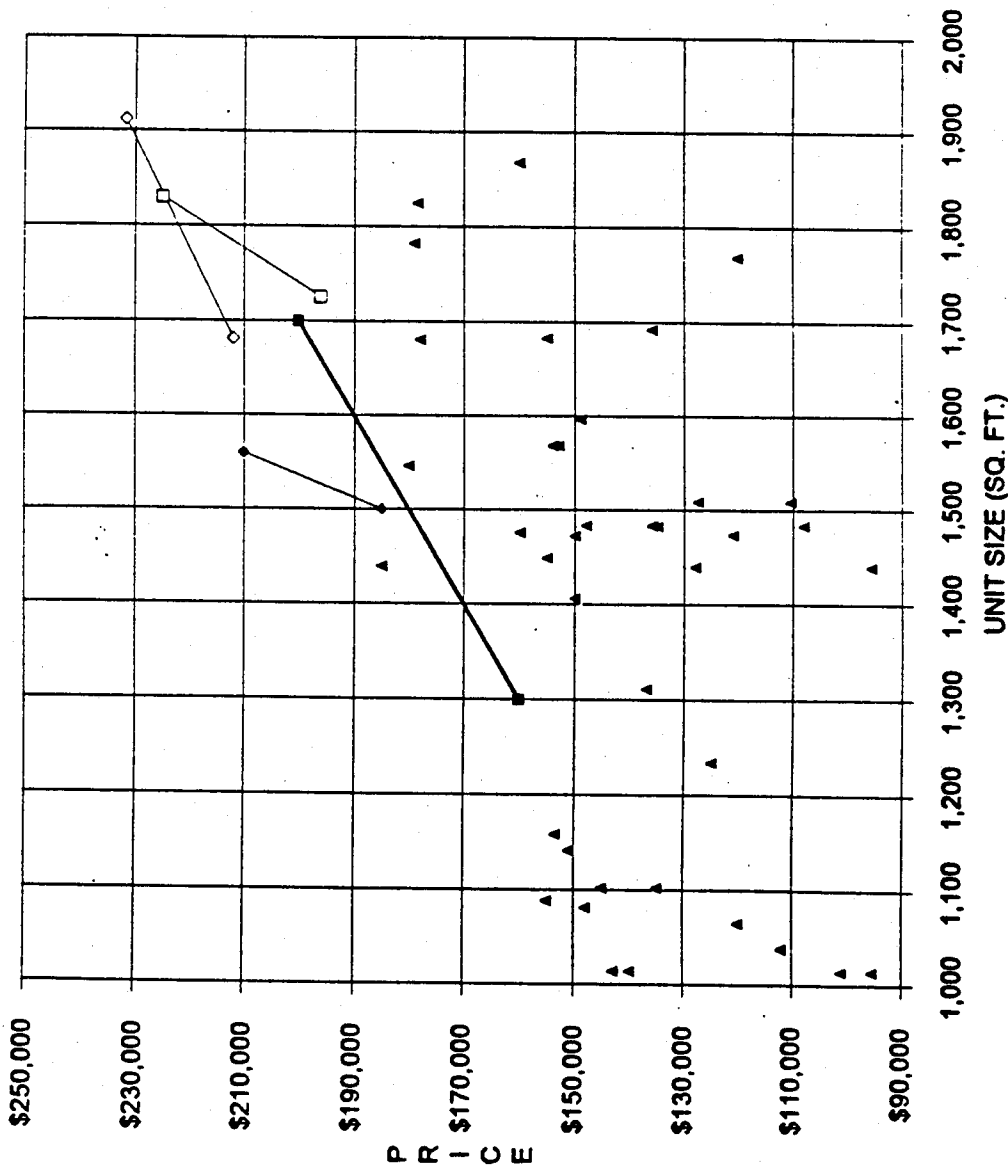
PRODUCT	TOTAL NO. OF UNITS	EST. OPEN- ING	LOT SIZE/ DENSITY	UNIT SIZE RANGE	BASE:		AVG UNIT VALUE	TOTAL VALUE (000s)
					PRICE RANGE	PRICE PER SQ. FT.		

DOMINGUEZ HILLS VILLAGE
 PRODUCT RECOMMENDATIONS
 MARCH 1994



THE MEYERS GROUP
 LASTUDYLAB/MP XLC

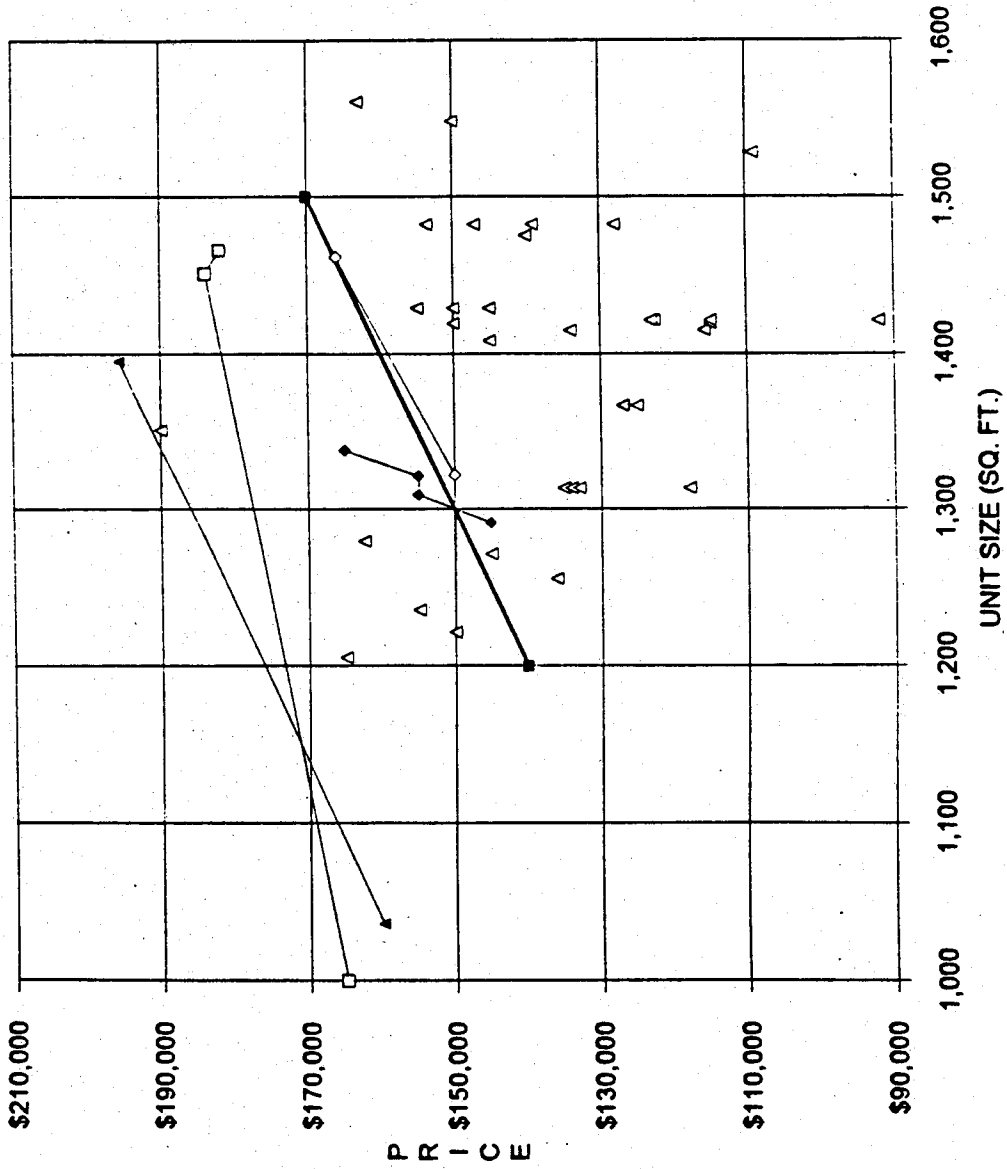
DOMINGUEZ HILLS VILLAGE
 PRODUCT A - PATIO HOMES
 COMPETITIVE MARKET POSITIONING
 FOURTH QUARTER 1993



- SUBJECT PROPERTY
3,000 SF LOTS
CARSON (0.75 UNITS/WK)
- IMPRESSIONS
4,000 SF LOTS
COMPTON (0.11 UNITS/WK)
- THE PACIFIC SERIES I
4,000 SF LOTS
LONG BEACH (0.08 UNITS/WK)
- CLEARWATER COURT
3,200 SF LOTS
PARAMOUNT (0.12 UNITS/WK)
- ▲ CARSON RESALES
LOT SIZES 4,000 SF
AND UNDER
1/93-3/94

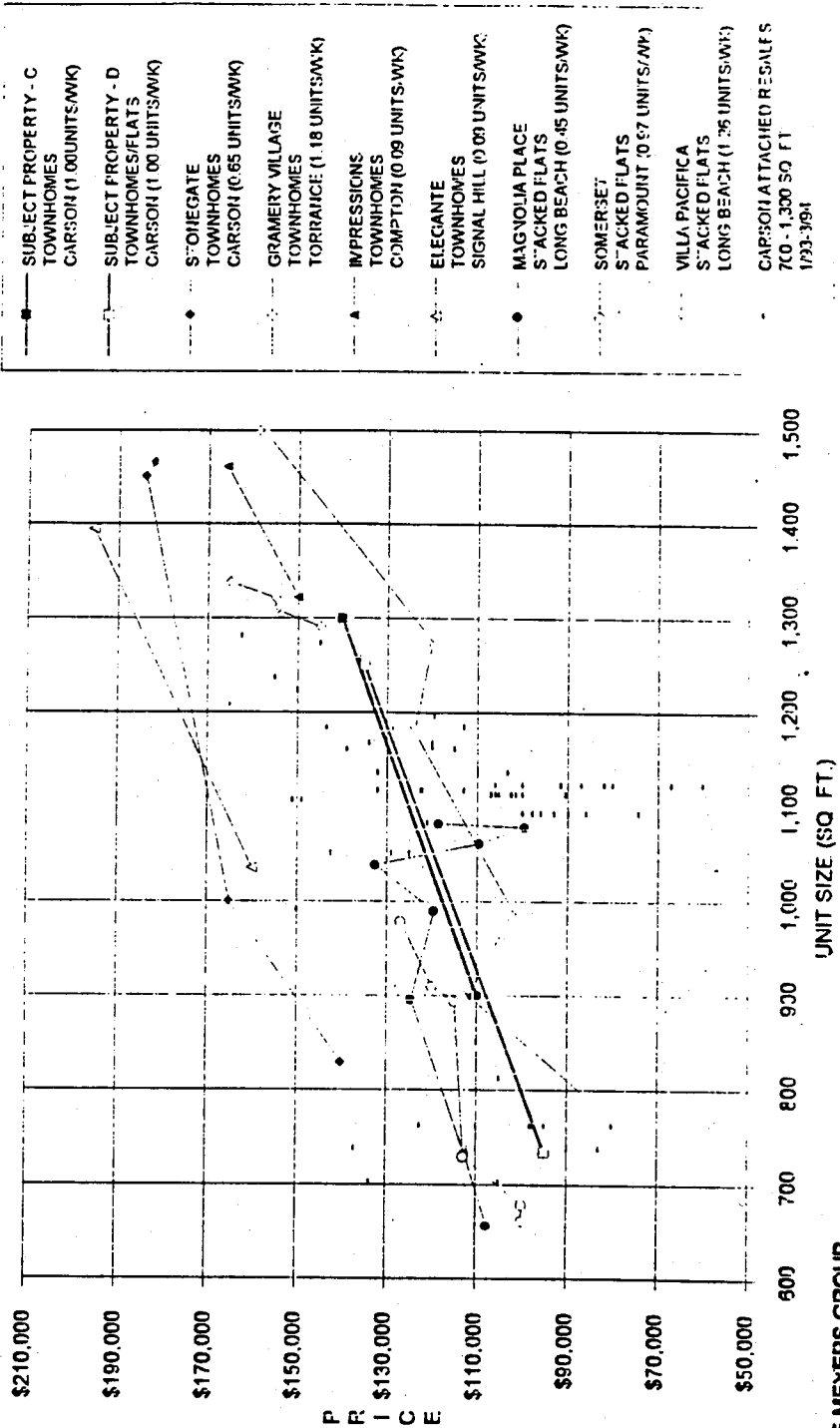
THE MEYERS GROUP
 LASTUDYLA6JMP1.XLC

DOMINGUEZ HILLS VILLAGE
 PRODUCT B - DUPLEXES
 COMPETITIVE MARKET POSITIONING
 FOURTH QUARTER, 1993



THE MEYERS GROUP
 LASTUDYLA6JMP2.XLC

DOMINGUEZ HILLS VILLAGE
 PRODUCT C & D - TOWNHOMES/FLATS
 COMPETITIVE MARKET POSITIONING
 FOURTH QUARTER 1993



THE MEYERS GROUP
 LASTUDY\LA3J2MP3.X.C

B: Residential Market Characteristics

FISCAL IMPACT ANALYSIS APPENDIX

QUARTERLY SUMMARIES FOR ATTACHED PRODUCT
WEST LOS ANGELES/SOUTH BAY MARKET, SOUTH BAY SUBMARKET AND CARSON
FIRST QUARTER 1991 - FOURTH QUARTER 1993

THE MEYERS GROUP
LASTUDY\LA6JHM1.XLS

WEST LOS ANGELES/SOUTH BAY MARKET							
QUARTER	MEDIAN BASE PRICE	MEDIAN SQUARE FEET	AVERAGE PRICE/ SQ.FT.	UNITS OF AVAILABLE INVENTORY	% OF MARKET	UNITS SOLD	% OF MARKET
1/91	\$196,500	1,275	\$160	1,214	-	372	-
2/91	\$229,500	1,301	\$176	1,440	-	490	-
3/91	\$164,000	1,171	\$147	1,576	-	429	-
4/91	\$158,000	1,100	\$141	1,478	-	313	-
1/92	\$149,500	1,295	\$144	1,319	-	430	-
2/92	\$159,900	1,275	\$144	1,601	-	327	-
3/92	\$154,900	1,176	\$148	1,541	-	403	-
4/92	\$223,650	1,328	\$163	1,676	-	282	-
1/93	\$140,000	976	\$167	1,831	-	337	-
2/93	\$138,500	1,275	\$135	1,724	-	297	-
3/93	\$165,000	1,500	\$124	1,574	-	292	-
4/93	\$178,900	1,500	\$147	1,243	-	152	-

SOUTH BAY SUBMARKET							
QUARTER	AVERAGE BASE PRICE	AVERAGE SQUARE FEET	AVERAGE PRICE/ SQ.FT.	AVAILABLE INVENTORY	% OF MARKET	UNITS SOLD	% OF MARKET
1/91	\$181,423	1,247	\$144	413	34.0%	195	52.4%
2/91	\$181,310	1,198	\$153	679	47.2%	235	48.0%
3/91	\$156,299	1,151	\$138	837	53.1%	305	71.1%
4/91	\$142,284	1,021	\$139	787	53.2%	173	55.3%
1/92	\$155,127	1,164	\$136	548	41.5%	271	63.0%
2/92	\$171,838	1,291	\$135	763	47.7%	105	32.1%
3/92	\$140,639	974	\$143	655	42.5%	184	45.7%
4/92	\$193,683	1,200	\$162	754	45.0%	64	22.7%
1/93	\$166,899	1,148	\$147	810	44.2%	112	33.2%
2/93	\$121,757	1,098	\$116	654	37.9%	189	63.6%
3/93	\$165,255	1,405	\$121	629	40.0%	109	37.3%
4/93	\$144,536	1,215	\$128	397	31.9%	61	40.1%

CARSON							
QUARTER	AVERAGE BASE PRICE	AVERAGE SQUARE FEET	AVERAGE PRICE/ SQ.FT.	AVAILABLE INVENTORY	% OF MARKET	UNITS SOLD	% OF MARKET
1/91	-	-	-	-	-	-	-
2/91	\$130,483	679	\$194	54	3.8%	12	2.4%
3/91	\$147,900	1,000	\$148	48	3.0%	6	1.4%
4/91	\$146,000	965	\$153	38	2.6%	10	3.2%
1/92	\$133,650	738	\$186	14	1.1%	24	5.6%
2/92	\$135,233	767	\$182	2	0.1%	12	3.7%
3/92	\$128,900	650	\$198	1	0.1%	1	0.2%
4/92	\$172,869	1,270	\$142	17	1.0%	9	3.2%
1/93	\$169,696	1,193	\$147	21	1.1%	17	5.0%
2/93	\$167,490	1,074	\$160	17	1.0%	4	1.3%
3/93	\$153,990	1,041	\$154	17	1.1%	0	0.0%
4/93	\$181,535	1,415	\$129	6	0.5%	11	7.2%

OVERALL SUMMARY

WEST LOS ANGELES/SOUTH BAY							
1991	\$187,000	1,212	\$156	1,427	-	1,604	-
1992	\$171,888	1,269	\$150	1,534	-	1,442	-
1993	\$155,600	1,313	\$143	1,593	-	1,078	-
SOUTH BAY SUBMARKET							
1991	\$165,329	1,154	\$144	679	47.6%	908	56.6%
1992	\$165,322	1,157	\$144	680	44.3%	624	43.3%
1993	\$149,612	1,217	\$128	623	39.1%	471	43.7%
CARSON							
1991	\$141,461	881	\$165	47	3.3%	28	1.7%
1992	\$142,663	856	\$177	9	0.6%	46	3.2%
1993	\$168,178	1,181	\$148	15	1.0%	32	3.0%

Exhibit II-1

FISCAL IMPACT ANALYSIS APPENDIX

QUARTERLY SUMMARIES FOR DETACHED PRODUCT
WEST LOS ANGELES/SOUTH BAY MARKET, SOUTH BAY SUBMARKET AND CARSON
FIRST QUARTER 1991 - FOURTH QUARTER 1993

THE MEYERS GROUP
LASTUDY\LA6JHM.XLS

WEST LOS ANGELES/SOUTH BAY MARKET

QUARTER	MEDIAN BASE PRICE	MEDIAN SQUARE FEET	AVERAGE PRICE/ SQ FT.	UNITS OF AVAILABLE INVENTORY	% OF COUNTY	UNITS SOLD	% OF COUNTY
1/91	\$475,950	2,542	\$207	313	-	71	-
2/91	\$640,000	2,877	\$198	230	-	125	-
3/91	\$489,900	2,540	\$191	222	-	83	-
4/91	\$374,700	2,612	\$192	181	-	36	-
1/92	\$379,990	2,517	\$149	173	-	83	-
2/92	\$319,000	2,300	\$138	170	-	102	-
3/92	\$338,000	2,475	\$138	149	-	91	-
4/92	\$519,950	2,598	\$167	180	-	8	-
1/93	\$330,000	2,450	\$134	194	-	32	-
2/93	\$399,000	2,553	\$149	158	-	51	-
3/93	\$326,000	2,455	\$134	173	-	50	-
4/93	\$360,000	2,541	\$142	146	-	52	-

SOUTH BAY SUBMARKET

QUARTER	AVERAGE BASE PRICE	AVERAGE SQUARE FEET	AVERAGE PRICE/ SQ FT.	AVAILABLE INVENTORY	% OF COUNTY	UNITS SOLD	% OF COUNTY
1/91	\$505,236	2,490	\$198	265	84.7%	72	101.4%
2/91	\$540,687	3,031	\$179	170	73.9%	129	103.2%
3/91	\$505,444	2,737	\$181	174	78.4%	60	72.3%
4/91	\$488,566	2,563	\$183	144	79.6%	35	97.2%
1/92	\$416,079	2,595	\$163	143	82.7%	76	91.6%
2/92	\$342,588	2,312	\$147	142	83.5%	94	92.2%
3/92	\$358,214	2,399	\$149	128	85.9%	75	82.4%
4/92	\$543,262	2,822	\$179	154	85.6%	-10	N/A
1/93	\$369,918	2,431	\$150	178	91.8%	39	121.9%
2/93	\$411,068	2,574	\$156	141	89.2%	41	80.4%
3/93	\$407,976	2,522	\$154	149	86.1%	44	88.0%
4/93	\$385,067	2,511	\$148	104	71.2%	46	88.5%

CARSON

QUARTER	AVERAGE BASE PRICE	AVERAGE SQUARE FEET	AVERAGE PRICE/ SQ FT.	AVAILABLE INVENTORY	% OF COUNTY	UNITS SOLD	% OF COUNTY
1/91	\$370,700	2,593	\$144	49	15.7%	22	31.0%
2/91	\$377,199	2,741	\$138	64	27.8%	16	12.8%
3/91	\$353,788	2,618	\$136	71	32.0%	18	21.7%
4/91	\$298,968	1,863	\$170	53	29.3%	18	50.0%
1/92	\$344,420	2,619	\$132	49	28.3%	28	33.7%
2/92	\$334,534	2,451	\$136	36	21.2%	13	12.7%
3/92	\$326,625	2,411	\$135	32	21.5%	4	4.4%
4/92	\$327,327	2,401	\$136	39	21.7%	-7	N/A
1/93	\$329,873	2,590	\$128	27	13.9%	12	37.5%
2/93	\$345,990	2,691	\$129	20	12.7%	1	2.0%
3/93	\$315,990	2,422	\$130	20	11.6%	4	8.0%
4/93	\$372,990	2,953	\$126	24	16.4%	-4	N/A

OVERALL SUMMARY

WEST LOS ANGELES/SOUTH BAY							
1991	\$495,138	2,643	\$197	237	-	315	-
1992	\$389,235	2,473	\$148	168	-	284	-
1993	\$353,750	2,500	\$140	168	-	185	-
SOUTH BAY SUBMARKET							
1991	\$509,983	2,705	\$185	188	79.6%	296	94.0%
1992	\$415,036	2,532	\$160	142	84.4%	235	82.7%
1993	\$393,507	2,510	\$152	143	85.2%	170	91.9%
CARSON							
1991	\$350,164	2,454	\$147	59	25.1%	74	23.5%
1992	\$333,227	2,471	\$135	39	23.2%	38	13.4%
1993	\$341,211	2,664	\$128	23	13.6%	13	7.0%

Exhibit II-2

THE MEYERS GROUP												FOURTH QUARTER 1993											
STANDARD PROJECT REPORT												SOUTH BAY - SFD PROJECTS LOT SIZES UNDER 4,000 SF											
PROJECT NAME/	OPEN DATE/	UNITS REL/	REMAINING FOR DEVELOPMENT/	DEVELOPER NAME/	LOT SIZE/	UNITS COM/	OVERALL SALES RATE/	LOCATION/	LOT DIMENSIONS/	STND INV/	LAND PLAN/	CONSTRUCTION LENDER/	BED/	BATH	LEVELS/	PARKING	SOFT	PRICE	PR/SOFT	PREMIUMS	PLAN	PLAN OVERALL	
COMMUNITY	DENSITY	UNITS SLD	UNITS SLD	COMMUNITY	DENSITY	UNITS SLD	UNITS SLD	COMMUNITY	DENSITY	UNITS SLD	UNITS SLD	CONSTRUCTION LENDER/	BED/	BATH	LEVELS/	PARKING	SOFT	PRICE	PR/SOFT	PREMIUMS	QTR SOLD	SALES RATE	
IMPRESSIONS	06/20/92	14	0			14	0						3/2.5	2/2	2/2		1,725	\$ 195,990	\$ 113.62	\$ 0	0	0.07	
ROBINSON & CO	4000	14	0.11			14	0.11						4/2.5	2/2	2/2		1,831	\$ 224,990	\$ 122.88	\$ 4,000	0	0.04	
200 S. LONG BEACH BL	35 X 105	5	DOUBLE LOADED			5	DOUBLE LOADED																
COMPTON	0.00	9	QUEEN CITY BANK			9	QUEEN CITY BANK																
SPINNAKER BAY	04/09/89	178	63			178	63						2/2.5/L	2/2	2/2		1,904	\$ 525,000	\$ 275.74	\$ 0	0	0.15	
FIELDSTONE DVLPHMT	3000	182	0.68			182	0.68						3/2.5/L	2/2	2/2		2,176	\$ 475,000	\$ 218.29	\$ 0	0	0.12	
5501 CHINA POINT	N/A	8	DOUBLE LOADED			8	DOUBLE LOADED						3/2.5/L	2/2	2/2		2,503	\$ 535,000	\$ 213.74	\$ 50,000	0	0.17	
LONG BEACH	0.00	170	BANK OF AMERICA/SP			170	BANK OF AMERICA/SP						4/3/8	2/2	2/2		2,540	\$ 530,000	\$ 208.66	\$ 60,000	0	0.20	
													2/2.5/D	2/2	2/2		2,175	\$ 440,000	\$ 202.30	\$ 95,000	0	0.05	
THE PACIFIC SERIES I	11/14/91	14	8			14	8						3/3	2/2	2/2		1,500	\$ 185,000	\$ 123.33	\$ 0	0	0.08	
KENDRICK ENTERPRISES	4000	14	0.08			14	0.08						3/3	2/2	2/2		1,560	\$ 210,000	\$ 134.62	\$ 0	0	0.00	
2570 ORIZABA	40 X 100	5	DOUBLE LOADED			5	DOUBLE LOADED																
LONG BEACH	0.00	9	MAT'L BANK OF L.B.			9	MAT'L BANK OF L.B.																
CLEARWATER COURT	04/25/92	13	15			13	15						3/2.5	2/2	2/2		1,681	\$ 212,000	\$ 126.12	\$ 0	2	0.06	
BENTALL PROPERTIES	3200	15	0.12			15	0.12						4/2.5	2/2	2/2		1,912	\$ 231,800	\$ 121.23	\$ 2,000	4	0.07	
15115 COLONY COURT	32 X 100	2	DOUBLE LOADED			2	DOUBLE LOADED																
PARAMOUNT	0.00	11	MAT'L BANK OF SO. CA			11	MAT'L BANK OF SO. CA																
PACIFIC COLONY	07/20/91	48	42			48	42						3/2.5	2/2	2/2		2,403	\$ 350,000	\$ 145.65	\$ 40,000	7	0.10	
TAI INVESTMENTS	3500	51	0.37			51	0.37						4/2.5	2/2	2/2		2,541	\$ 360,000	\$ 141.68	\$ 40,000	12	0.13	
5501 TORRANCE BLVD.	35 X 105	0	DOUBLE LOADED			0	DOUBLE LOADED						4/3	2/2	2/2		2,583	\$ 370,000	\$ 143.24	\$ 40,000	10	0.14	
TORRANCE	0.00	48	N/A			48	N/A																
TOTALS/AVERAGES:		128				128																	
TOTALS/AVERAGES (weighted by plan qtr sold):		0.27				0.27																	
# PROJECTS		5		# PLANS		14																	

THE MEYERS GROUP		SOUTH BAY COMMUNITIES - ATTACHED PROJECTS										FOURTH QUARTER 1993	
STANDARD PROJECT REPORT													
PROJECT NAME/	OPEN DATE/	UNITS REL/	REMAINING FOR DEVELOPMENT/	BED/	LEVELS/	SOFT	PRICE	PR/SQFT	PREMIUMS	PLAN	PLAN OVERALL		
DEVELOPER NAME/	LOT SIZE/	UNITS COM/	OVERALL SALES RATE/	BATH	PARKING					QTR SOLD	SALES RATE		
LOCATION/	LOT DIMENSIONS/	STND INV/	LAND PLAN/										
COMMUNITY	DENSITY	UNITS SLD	CONSTRUCTION LENDER/										
STONEGATE	11/07/92	46	6	2/2	1/2	829	\$ 139,990	\$ 168.87	\$ 3,000	0	0.13		
LEVIS HOMES	0	50	0.65	2/2	1/2	1,000	\$ 164,990	\$ 164.99	\$ 6,000	1	0.11		
1169 23RD STREET	6.64 ACRE	6	TOMHOMES	3/3	2/2	1,451	\$ 183,990	\$ 126.80	\$ 4,000	6	0.15		
CARSON	7.80	40	BANK OF AMERICA	3/2.5	2/2	1,466	\$ 181,990	\$ 124.14	\$ 6,000	4	0.26		
IMPRESSIONS.	06/20/92	10	0	2/2.5	2/2	1,322	\$ 149,990	\$ 113.46	\$ 0	0	0.05		
ROBINSON & CO	0	10	0.09	3/2.5	2/2	1,461	\$ 165,990	\$ 113.61	\$ 0	0	0.04		
200 S. LONG BEACH BL	N/A	3	TOMHOMES										
COMPTON	0.00	7	QUEEN CITY BANK										
147TH ST TOMHOMES	11/01/92	10	0	3/2.5	2/2	1,600	\$ 149,000	\$ 93.13	\$ 0	0	0.02		
FUTURE ESTATES INC	0	10	0.11	3/2.5	2/2	1,644	\$ 149,000	\$ 90.63	\$ 10,000	0	0.10		
1705 W. 147TH STREET	N/A	3	TOMHOMES										
GARDENA	0.00	7	N/A										
LA SALLE SOUTH	09/15/92	12	0	3/2.5	2/2	1,520	\$ 179,000	\$ 117.76	\$ 10,000	1	0.20		
STEVE MCCARROLL CONS	0	12	0.20										
16008 LA SALLE	N/A	0	TOMHOMES										
GARDENA	0.00	12	N/A										
VILLAGE GROVE	06/30/89	60	0	2/2	1/2	1,030	\$ 147,900	\$ 143.59	\$ 17,000	0	0.06		
STATEWIDE INVESTORS	0	60	0.22	2/2.5	2/2	1,100	\$ 179,900	\$ 163.55	\$ 4,000	0	0.04		
5437 CENTRALIA	N/A	7	CONVERSION	2/2	1/2	1,230	\$ 177,900	\$ 144.63	\$ 3,000	0	0.06		
LONG BEACH	0.00	53	N/A	1/1.5	2/2	1,400	\$ 192,900	\$ 137.79	\$ 20,000	0	0.06		

THE MEYERS GROUP										SOUTH BAY COMMUNITIES - ATTACHED PROJECTS										FOURTH QUARTER 1993	
STANDARD PROJECT REPORT																					
PROJECT NAME/ DEVELOPER NAME/ LOCATION/ COMMUNITY	OPEN DATE/ LOT SIZE/ LOT DIMENSIONS/ DENSITY	UNITS REL/ UNITS COM/ STND INV/ UNITS SLD	REMAINING FOR DEVELOPMENT/ OVERALL SALES RATE/ LAND PLAN/ CONSTRUCTION LENDER/	BED/ BATH	LEVELS/ PARKING	SOFT	PRICE	PR/SQFT	PREMIUMS	PLAN QTR SOLD	PLAN SALES RATE	PLAN QTR SOLD	PLAN SALES RATE	PLAN QTR SOLD	PLAN SALES RATE	PLAN QTR SOLD	PLAN SALES RATE				
MAGNOLIA PLACE	02/07/91	82	0	1/1	1/2	657	\$ 107,500	\$ 163.62	\$ 3,000	0	0.05										
GUY GAGNON CONST	0	82	0.45	1/1	1/2	732	\$ 112,500	\$ 153.69	\$ 3,000	0	0.05										
535 MAGNOLIA AVENUE	N/A	13	STKD-FLTS	1/1	1/2	896	\$ 124,500	\$ 138.95	\$ 2,000	0	0.02										
LONG BEACH	0.00	69	UNION BANK	2/1.5	1/2	990	\$ 119,500	\$ 120.71	\$ 5,000	0	0.09										
				2/2	1/2	1,039	\$ 132,500	\$ 127.53	\$ 8,000	0	0.05										
				2/2	1/2	1,062	\$ 109,500	\$ 103.11	\$ 8,000	0	0.04										
				2/2	1/2	1,079	\$ 99,500	\$ 92.22	\$ 8,000	0	0.13										
				2/2	1/2	1,083	\$ 118,500	\$ 109.42	\$ 0	0	0.02										
VILLA DEL OBISPO	06/03/91	33	0	1/1	1/2	717	\$ 110,900	\$ 154.67	\$ 0	0	0.01										
WK DEVELOPMENT	0	33	0.17	1/1	1/2	740	\$ 115,900	\$ 156.62	\$ 0	0	0.02										
1207 OBISPO AVENUE	N/A	10	STKD-FLTS	2/2	1/2	957	\$ 125,900	\$ 131.56	\$ 11,000	0	0.07										
LONG BEACH	0.00	23	NATIONAL BANK	2/2	1/2	1,000	\$ 139,900	\$ 139.90	\$ 8,000	0	0.04										
				3/2	1/2	1,204	\$ 159,900	\$ 132.81	\$ 0	0	0.03										
				3/2.5	1/2	1,252	\$ 169,900	\$ 135.70	\$ 0	0	0.01										
MARBORPLACE TOWERS	05/09/91	87	0	1/1	1/2	704	\$ 105,000	\$ 149.15	\$ 91,000	0	0.04										
KOAR/URBAN PACIFIC	0	87	0.12	1/1	1/2	973	\$ 108,000	\$ 111.00	\$ 152,000	0	0.04										
530 E. OCEAN BLVD.	N/A	70	HI-RISE	2/2	1/2	1,172	\$ 240,000	\$ 204.78	\$ 150,000	0	0.01										
LONG BEACH	0.00	17	DAI-ICHI KANGYO	1/1.5/D	1/2	1,382	\$ 255,000	\$ 184.52	\$ 156,000	0	0.01										
				2/2	1/2	1,529	\$ 251,000	\$ 164.16	\$ 134,000	0	0.03										
				2/2	1/2	1,854	\$ 490,000	\$ 264.29	\$ 35,000	0	0.00										
				2/2.5/L	1/2	2,499	\$ 612,000	\$ 244.90	\$ 0	0	0.01										
				3/2.5	1/2	2,903	\$ 682,000	\$ 234.93	\$ 53,000	0	0.00										
DRAKE VILLAGE	08/01/91	28	0	2/2.5	2/2	1,139	\$ 115,000	\$ 100.97	\$ 14,000	0	0.13										
COX DEVELOPMENT	0	28	0.15	2/2.5	2/2	1,196	\$ 124,000	\$ 103.68	\$ 0	0	0.01										
9TH ST. & MAGNOLIA	N/A	9	TOWNHOMES	3/2	2/2	1,255	\$ 124,000	\$ 98.80	\$ 0	0	0.01										
LONG BEACH	0.00	19	QUEEN CITY BANK																		

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

PREPARED FOR THE ESTATE OF ALBERT LEVINSON

THE MEYERS GROUP
STANDARD PROJECT REPORT

SOUTH BAY COMMUNITIES - ATTACHED PROJECTS

FOURTH QUARTER 1993

PROJECT NAME/ DEVELOPER NAME/ LOCATION/ COMMUNITY	OPEN DATE/ LOT SIZE/ LOT DIMENSIONS/ DENSITY	UNITS REL/ UNITS COM/ STND INV/ UNITS SLD	REMAINING FOR DEVELOPMENT/ OVERALL SALES RATE/ LAND PLAN/ CONSTRUCTION LENDER/	BED/ BATH	LEVELS/ PARKING	SOFT	PRICE	PR/SQFT	PREMIUMS	PLAN SOLD	PLAN OVERALL SALES RATE
PINE PLAZA	04/13/91	55	0	1/1	1/2	688	\$ 100,000	\$ 145.35	\$ 0	0	0.02
H.M. DEVELOPMENT	0	55	0.37	2/2	1/2	918	\$ 124,000	\$ 135.08	\$ 0	0	0.06
801 PINE AVENUE	N/A	2	STKO-FLT4	2/2	1/2	930	\$ 119,000	\$ 127.96	\$ 0	1	0.06
LONG BEACH	0.00	53	N/A	2/2	1/2	1,020	\$ 135,000	\$ 132.35	\$ 0	0	0.06
				2/2	1/2	1,047	\$ 129,000	\$ 123.21	\$ 0	1	0.06
				2/2	1/2	1,091	\$ 119,000	\$ 109.07	\$ 0	0	0.05
				2/2	1/2	1,135	\$ 120,000	\$ 105.73	\$ 0	0	0.02
				2/2/R	1/2	1,136	\$ 139,000	\$ 122.36	\$ 0	0	0.06
EMERALD VILLAS	11/14/91	123	0	1/2	1/2	821	\$ 115,900	\$ 141.17	\$ 34,000	0	0.11
EMERALD INV CO	0	123	0.95	2/2	1/2	929	\$ 121,900	\$ 131.22	\$ 0	0	0.03
555 MAINE	N/A	16	STKO-FLT4	2/2	1/2	1,002	\$ 128,900	\$ 128.64	\$ 22,000	0	0.38
LONG BEACH	0.00	107	IMPETIAL BANK	2/2	1/2	1,009	\$ 122,900	\$ 121.80	\$ 31,000	0	0.35
				3/2	1/2	1,176	\$ 153,900	\$ 130.87	\$ 19,000	0	0.07
CAYMEN WAY	11/11/91	36	0	2/2.5	3/2	1,310	\$ 129,900	\$ 99.16	\$ 0	0	0.18
68TH ST. PROPERTIES	0	36	0.30	3/2.5	3/2	1,500	\$ 139,900	\$ 93.27	\$ 0	0	0.12
1625 E. 68TH STREET	N/A	2	THMS-FLTS								
LONG BEACH	0.00	34	GUARDIAN BANK								
VIEWS OF THE PACIFIC	06/27/92	59	0	2/2	1/2	1,108	\$ 109,900	\$ 99.19	\$ 22,000	3	0.16
GM PETERS DVLPHMT	0	59	0.37	2/2	1/2	1,130	\$ 109,900	\$ 97.26	\$ 6,000	0	0.07
2600 E. PAC EST HWY	N/A	29	STKO-FLT4	2/2	1/2	1,140	\$ 109,900	\$ 96.40	\$ 6,000	1	0.01
LONG BEACH	0.00	30	FARMERS & MERCHANTS	2/2	1/2	1,170	\$ 109,900	\$ 93.93	\$ 6,000	2	0.03
				3/2	1/2	1,279	\$ 119,900	\$ 93.75	\$ 6,000	0	0.03
				3/2	1/2	1,330	\$ 127,900	\$ 96.17	\$ 32,000	-1	0.04
				3/3	1/2	1,458	\$ 178,900	\$ 122.70	\$ 0	2	0.04
BEECHWOOD TERRACE	10/24/92	25	0	2/2	1/2	1,043	\$ 124,900	\$ 119.75	\$ 20,000	0	0.00
OCEAN CITIES DVLPHMT	0	25	0.00	2/2	1/2	1,209	\$ 132,900	\$ 109.93	\$ 15,000	0	0.00
1117 ELM AVENUE	.53 ACRE	25	THMS-FLTS	2/2	1/2	1,232	\$ 128,900	\$ 104.63	\$ 21,000	0	0.00
LONG BEACH	47.00	0	HARBOR BANK	2/2.5	2/2	1,373	\$ 159,900	\$ 116.46	\$ 6,000	0	0.00

THE MEYERS GROUP
STANDARD PROJECT REPORT

SOUTH BAY COMMUNITIES - ATTACHED PROJECTS

FOURTH QUARTER 1993

PROJECT NAME/ DEVELOPER NAME/ LOCATION/ COMMUNITY	OPEN DATE/ LOT SIZE/ LOT DIMENSIONS/ DENSITY	UNITS REL/ UNITS COM/ STND INV/ UNITS SLD	REMAINING FOR DEVELOPMENT/ OVERALL SALES RATE/ LAND PLAN/ CONSTRUCTION LENDER/	BED/ BATH	LEVELS/ PARKING	SOFT	PRICE	PR/SOFT	PREMIUMS	PLAN QTR SOLD	PLAN OVERALL SALES RATE
VILLAGE ON THE GREEN	09/15/92	52	48	1/1	1/2	561	\$ 123,950	\$ 220.94	\$ 18,000	2	0.23
PC INVESTMENTS	0	52	0.75	1/1	1/2	651	\$ 131,950	\$ 202.69	\$ 15,000	0	0.32
6012 BIXBY VILLAGE	5.5 ACRE	0	CONVERSION	2/2	1/2	940	\$ 173,950	\$ 185.05	\$ 11,000	0	0.20
LONG BEACH	18.00	52	N/A								
PARK REGENCY	12/01/92	28	0	2/2.5/R	1/2	1,598	\$ 195,000	\$ 122.03	\$ 0	1	0.07
G.B. RANDE & ASSOC.	0	28	0.12	2/2.5/D	2/2	1,728	\$ 290,000	\$ 167.82	\$ 0	0	0.00
1901 E. OCEAN BLVD.	N/A	21	THMS-FLTS	2/2.5/R	1/2	1,767	\$ 195,000	\$ 110.36	\$ 0	1	0.03
LONG BEACH	0.00	7	N/A	2/3/D	2/2	1,789	\$ 250,000	\$ 139.74	\$ 0	0	0.00
				2/2.5/D	1/2	1,909	\$ 400,000	\$ 209.53	\$ 0	0	0.00
				2/2.5/D	1/2	1,962	\$ 425,000	\$ 216.62	\$ 0	0	0.02
LOMA GARDEN VILLAS	07/01/92	29	0	1/1	1/2	781	\$ 79,000	\$ 101.15	\$ 0	0	0.06
MARBROS	0	29	0.32	2/2.5	2/2	976	\$ 117,000	\$ 119.88	\$ 0	1	0.21
1355 LOMA AVENUE	N/A	3	STKD-FLTS	2/2	2/2	1,046	\$ 117,000	\$ 111.85	\$ 0	1	0.05
LONG BEACH	0.00	26	N/A								
VILLA PACIFICA	01/01/93	100	0	1/1	1/2	790	\$ 85,000	\$ 107.59	\$ 0	0	0.17
CORAL TREE INVESTORS	0	100	1.26	1/1/L	2/2	900	\$ 111,900	\$ 124.33	\$ 0	0	0.17
4144 MENDEZ STREET	N/A	32	STKD-FLTS	1/1/D	1/2	990	\$ 101,990	\$ 103.02	\$ 0	0	0.11
LONG BEACH	0.00	68	N/A	2/2	1/2	1,275	\$ 119,990	\$ 94.11	\$ 0	0	0.26
				1/1/D/L	2/2	1,180	\$ 123,990	\$ 105.08	\$ 0	0	0.22
				2/2/L	2/2	1,500	\$ 157,990	\$ 105.33	\$ 0	0	0.33
OCEANAIRE TOWNHOMES	05/01/92	12	0	2/3/B	3/2	2,000	\$ 339,000	\$ 169.50	\$ 0	0	0.10
CENTURY 21	0	12	0.10								
4289 E. OCEAN BLVD.	N/A	3	TOWNHOMES								
LONG BEACH	0.00	9	N/A								

THE MEYERS GROUP										SOUTH BAY COMMUNITIES - ATTACHED PROJECTS										FOURTH QUARTER 1993	
STANDARD PROJECT REPORT																					
PROJECT NAME/ DEVELOPER NAME/ LOCATION/ COMMUNITY	OPEN DATE/ LOT SIZE/ LOT DIMENSIONS/ DENSITY	UNITS REL/ UNITS COM/ STND INV/ UNITS SLD	REMAINING FOR DEVELOPMENT/ OVERALL SALES RATE/ LAND PLAN/ CONSTRUCTION LENDER/	BED/ BATH	LEVELS/ PARKING	SOFT	PRICE	PR/SOFT	PREMIUMS	PLAN QTR SOLD	PLAN SALES RATE	PLAN QTR SOLD	PLAN SALES RATE	PLAN QTR SOLD	PLAN SALES RATE						
NEWPORT VILLAS	12/15/92	26	0	1/1	1/1	814	\$ 115,000	\$ 141.28	\$ 5,000	0	0.03										
WK DEVELOPMENT	0	26	0.16	1/1	1/1	914	\$ 125,000	\$ 136.76	\$ 0	0	0.00										
1335 NEWPORT AVENUE	N/A	17	CONVERSION	2/2	1/2	1,022	\$ 137,000	\$ 134.05	\$ 2,000	0	0.00										
LONG BEACH	0.00	9	NAT'L BANK OF L.B.	2/2	1/2	1,029	\$ 137,000	\$ 133.14	\$ 2,000	0	0.02										
				2/2	1/2	1,075	\$ 135,000	\$ 125.58	\$ 4,000	0	0.02										
				2/2	1/2	1,110	\$ 149,000	\$ 134.23	\$ 0	0	0.02										
				2/2	1/2	1,218	\$ 143,000	\$ 117.41	\$ 4,000	0	0.03										
				3/2	1/2	1,472	\$ 159,000	\$ 108.02	\$ 0	0	0.03										
EXETER	11/01/90	17	0	2/1	1/2	925	\$ 133,900	\$ 144.76	\$ 0	1	0.03										
JERRY YEAGER	0	17	0.10	2/2	2/2	1,040	\$ 138,900	\$ 133.56	\$ 0	0	0.05										
7315 EXETER STREET	N/A	1	TOWNHOMES	3/1	1/2	1,100	\$ 144,900	\$ 131.73	\$ 0	0	0.01										
PARAMOUNT	0.00	16	MARITIME BANK	3/1	1/2	1,280	\$ 159,900	\$ 124.92	\$ 0	0	0.01										
PACIFICA GARDENS	09/10/91	22	0	3/2.5	2/2	1,500	\$ 159,000	\$ 106.00	\$ 10,000	4	0.20										
JOHN BOOGAARD	0	22	0.20																		
15928 HUNSAKER ST.	N/A	0	TOWNHOMES																		
PARAMOUNT	0.00	22	N/A																		
SOMERSET	09/18/91	182	6	1/1	1/2	662	\$ 99,900	\$ 150.91	\$ 0	4	0.31										
SURFSIDE DEVELOPMENT	0	188	0.97	1/1	1/2	679	\$ 99,900	\$ 147.13	\$ 2,000	2	0.09										
15000 DORNEY AVENUE	N/A	64	STKD-FL13	1/1	1/2	730	\$ 112,900	\$ 154.66	\$ 0	0	0.15										
PARAMOUNT	0.00	118	N/A	1/1/L	2/2	894	\$ 114,900	\$ 128.52	\$ 0	0	0.05										
				2/1	1/2	910	\$ 119,900	\$ 131.76	\$ 2,000	0	0.25										
				2/2	1/2	979	\$ 126,900	\$ 129.62	\$ 0	0	0.12										
TOWN AND COUNTRY	02/01/92	65	0	1/1	1/1	450	\$ 65,900	\$ 146.44	\$ 0	0	0.11										
CASE BOGARD	0	65	0.58	1/1	1/1	650	\$ 85,900	\$ 132.15	\$ 0	0	0.08										
14819 DORNEY AVENUE	N/A	6	CONVERSION	2/1.5	1/2	900	\$ 105,900	\$ 117.67	\$ 0	0	0.12										
PARAMOUNT	0.00	59	HAUTHORNE S & L	2/1.5	2/2	888	\$ 110,900	\$ 124.89	\$ 0	2	0.17										
				2/1.5	2/2	1,002	\$ 115,900	\$ 115.67	\$ 0	0	0.11										

THE MEYERS GROUP

STANDARD PROJECT REPORT

SOUTH BAY COMMUNITIES - ATTACHED PROJECTS

FOURTH QUARTER 1993

PROJECT NAME/ DEVELOPER NAME/ LOCATION/ COMMUNITY	OPEN DATE/ LOT SIZE/ LOT DIMENSIONS/ DENSITY	UNITS REL/ UNITS COM/ STND INV/ UNITS SLD	REMAINING FOR DEVELOPMENT/ OVERALL SALES RATE/ LAND PLAN/ CONSTRUCTION LENDER/	BED/ BATH	PARKING LEVELS/	SOFT	PRICE	PR/SOFT	PREMIUMS	PLAN QTR SOLD	PLAN OVERALL SALES RATE	
ELEGANTE	12/02/90	17	0	2/2	1/2	1,036	\$ 160,000	\$ 154.44	\$ 35,000	0	0.06	
KYLCOR DEVELOPMENT	0	17	0.09	2/2.5	2/2	1,395	\$ 195,500	\$ 140.14	\$ 29,000	0	0.03	
2100 E. HILL STREET	N/A	3	TOWNHOMES									
SIGNAL HILL	0.00	14	SUNQUEST BANK									
LA TERRAZZA	04/27/91	31	100	3/2.5	2/3	1,800	\$ 312,900	\$ 173.83	\$ 4,000	0	0.04	
WATT PACIFIC	0	35	0.13	3/2.5	2/3	1,828	\$ 316,900	\$ 173.36	\$ 4,000	0	0.03	
2801 WEST SEPULVEDA	N/A	12	TOWNHOMES	3/2.5	2/3	1,926	\$ 335,900	\$ 174.40	\$ 4,000	-1	0.01	
TORRANCE	0.00	19	N/A	4/3	2/3	2,035	\$ 354,900	\$ 174.40	\$ 4,000	-2	0.03	
				4/3	2/2	2,189	\$ 355,900	\$ 162.59	\$ 0	0	0.01	
PARK PLAZA ESTATES	06/28/92	54	30	3/2.5	2/3	2,115	\$ 245,000	\$ 115.84	\$ 0	4	0.25	
PALOS VERDES DEVELOP	0	57	0.67	3/2.5	2/3	2,185	\$ 250,000	\$ 114.42	\$ 0	1	0.25	
2825 PLAZA DEL AMO	5.33 ACRES	0	TOWNHOMES	4/3	2/3	2,200	\$ 250,000	\$ 113.64	\$ 0	0	0.17	
TORRANCE	0.00	54	METRO BANK									
GRAMERY VILLAGE	05/01/93	23	0	2/2	2/2	1,291	\$ 145,000	\$ 112.32	\$ 0	0	0.10	
KEENAN DEVELOPMENT	0	23	1.18	2/2	2/2	1,309	\$ 155,000	\$ 118.41	\$ 0	0	0.82	
2003 ARTESIA BLVD.	N/A	0	TOWNHOMES	2/2	2/2	1,321	\$ 155,000	\$ 117.34	\$ 0	0	0.20	
TORRANCE	0.00	23	N/A	2/2	2/2	1,338	\$ 165,000	\$ 123.32	\$ 0	0	0.05	
BRISAS DEL SOL	10/23/93	14	19	1/1	1/1	620	\$ 109,000	\$ 175.81	\$ 18,000	10	0.82	
GASCON MAR LTD.	0	15	0.82									
EL PRADO AVENUE	N/A	4	CONDOS									
TORRANCE	0.00	10	N/A									
TOTALS/AVERAGES:											209	
TOTALS/AVERAGES (weighted by plan qtr sold):											0.40	
# PROJECTS											29 / # PLANS	122
											52	
											56	
											0.10	
											0.28	

FISCAL IMPACT ANALYSIS APPENDIX

THE MEYERS GROUP
LASTUDY\LA6JRSF.XLS

SINGLE FAMILY RESALES FROM 1993 TO MARCH 1994
WITH LOT SIZES OF 4,000 SQ. FT. AND UNDER
AND UNIT SIZES FROM 1,000 - 2,000 SQ. FT.
CARSON

ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	GAR-AGE	SALES DATE	SALES PRICE	PRICE/SQ. FT.
2759 E HARRISON ST	1968	1,473	3	1.7	2,875	Y	7/29/93	\$121,000	\$82.15
2755 E VAN BUREN ST	1975	1,682	3	2	2,750	Y	5/4/93	\$155,000	\$92.15
2532 E VAN BUREN ST	1977	1,596	3	2	2,750	Y	4/23/93	\$149,000	\$93.36
2546 E JACKSON ST	1955	1,065	3	1	2,750		3/1/93	\$120,000	\$112.68
2662 E ADAMS ST	1973	1,311	3	1.5	2,750	Y	12/21/93	\$137,000	\$104.50
17614 AMANTHA AVE	1966	1,508	4	1.7	3,450	Y	11/3/93	\$110,400	\$73.21
17514 SCUDDER CT	1966	1,439	4	1.7	3,167	Y	2/25/94	\$128,000	\$88.95
17402 KEENE AVE	1966	1,508	4	1.7	3,629	Y	7/20/93	\$127,580	\$84.60
17510 KEENE AVE	1966	1,439	4	1.7	3,467	Y	5/12/93	\$95,589	\$66.43
17409 KEENE AVE	1966	1,439	4	1.7	3,450	Y	1/19/93	\$185,000	\$128.56
17516 NAUSET CT	1966	1,692	3	1.7	3,859	Y	8/26/93	\$136,000	\$80.38
17405 NAUSET CT	1966	1,472	4	1.7	3,500	Y	3/3/94	\$150,000	\$101.90
17414 BAUCHARD CT	1966	1,568	5	1.7	3,900	Y	11/23/93	\$154,000	\$98.21
17725 LYSANDER DR	1981	1,825	3	2.5	3,947	Y	8/20/93	\$178,500	\$97.81
17819 TAMCLIFF AVE	1966	1,568	5	1.7	4,000	Y	1/11/94	\$153,000	\$97.58
17819 LYSANDER DR	1966	1,475	3	3	4,000	Y	2/5/93	\$160,000	\$108.47
17403 SUDBURY CT	1977	1,680	3	3	3,300	Y	6/16/93	\$178,000	\$105.95
1453 E 215TH PL	1955	1,014	3	1	3,780	Y	12/17/93	\$101,000	\$99.61
1450 E 215TH PL	1955	1,014	3	1	3,780	Y	7/15/93	\$95,500	\$94.10
21812 FOLEY AVE	1966	1,448	4	0.7	3,690	Y	10/12/93	\$155,000	\$107.00
21821 S EDGAR ST	1966	1,768	4	1.7	3,724	Y	9/10/93	\$120,087	\$67.92
1241 E 222ND ST	1955	1,014	3	1	3,570	Y	6/7/93	\$140,000	\$138.07
1150 E JOEL ST	1955	1,038	2	1	3,570		3/10/94	\$112,000	\$107.90
1142 E 222ND ST	1964	1,483	4	1.7	3,320	Y	6/28/93	\$136,000	\$91.71
1103 E 222ND ST	1964	1,483	4	1.7	3,320	Y	3/3/94	\$108,000	\$72.83
1111 E 222ND ST	1964	1,483	4	1.7	3,320		2/4/94	\$148,000	\$99.80
1154 E RENTON ST	1955	1,102	3	1	3,655	Y	7/19/93	\$145,000	\$131.58
1150 E RENTON ST	1955	1,102	3	1	3,655	Y	9/1/93	\$135,000	\$122.50
1116 E RENTON ST	1955	1,014	3	1	3,570	Y	5/4/93	\$140,000	\$138.07
1042 E SPICER ST	1955	1,158	3	1	3,780		4/23/93	\$153,500	\$132.56
1035 E JOEL ST	1955	1,014	3	1	3,654	Y	1/12/94	\$143,000	\$141.03
157 E 214TH ST	1954	1,234	3	1	3,800		2/23/93	\$125,000	\$101.30
416 E 214TH ST	1954	1,406	3	1	3,400		5/21/93	\$150,000	\$106.69
21805 ORRICK AVE	1954	1,081	3	1	4,000		6/17/93	\$148,000	\$136.91
653 E 220TH ST	1956	1,088	3	1.5	4,000	Y	8/17/93	\$155,000	\$142.46
21933 MONETA AVE	1983	1,868	4	3	2,960	Y	11/16/93	\$160,000	\$85.65
23235 MAIN ST	1987	1,782	4	3	3,175		4/1/93	\$179,000	\$100.45
23229 MAIN ST	1987	1,546	3	2	3,175		10/29/93	\$180,000	\$116.43
639 E BONDS ST	1984	1,482	3	2.5	3,250	Y	2/24/94	\$135,000	\$91.09
841 E DELORAS DR	1960	1,141	3	1.5	3,990	Y	4/30/93	\$151,000	\$132.34
AVERAGE:		1,388	3	1.6	3,492			\$141,329	\$104.37

Source: Dataquick Information Services

CONDOMINIUM RESALES FROM 1993 TO MARCH 1994
 WITH UNIT SIZES FROM 700 - 1,600 SQ. FT.
 CARSON

THE MEYERS GROUP
 LASTUDY\LA6JRSC.XLS

ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALES PRICE	PRICE/SQ. FT.
35 SCOTTSDALE N	1963	1,091	3	2	3,171	2/8/94	\$74,249	\$68.06
8 STAGE COACH LN	1963	1,111	3	2	3,171	1/3/94	\$90,500	\$81.46
12 UNION HILL LN	1963	1,121	3	2	3,171	1/25/94	\$80,000	\$71.36
5 VAQUERO LN	1963	1,121	3	2	3,171	1/4/94	\$82,000	\$73.15
8 VAQUERO LN	1963	1,421	4	2	3,171	3/26/93	\$115,000	\$80.93
36 CAMELBACK 9	1963	1,091	3	2	3,171	2/15/94	\$95,000	\$85.24
32 CAMELBACK AVE N	1963	1,091	3	2	3,171	4/5/93	\$96,000	\$87.99
12 QUAIL ROW LN	1963	1,121	3	2	3,171	3/12/93	\$87,000	\$77.61
10 QUAIL ROW LN	1963	1,121	3	2	3,171	1/28/94	\$67,000	\$59.77
2 RAWHIDE LN	1963	1,121	3	2	3,171	12/22/93	\$60,000	\$53.52
9 RAWHIDE LN	1963	1,111	3	2	3,171	2/26/93	\$107,000	\$96.31
5 RAWHIDE LN	1963	1,121	3	2	3,171	12/21/93	\$100,000	\$89.21
6 SQUAW PEAK LN	1963	1,111	3	2	3,171	4/16/93	\$100,000	\$90.01
1 SCOTTSDALE DR	1963	1,421	4	2	3,171	12/27/93	\$63,000	\$44.33
8 MILLWARD LN	1963	1,421	4	2	3,171	10/6/93	\$115,000	\$80.93
6 OCOTILLO LN	1963	1,111	3	2	3,171	3/30/93	\$106,000	\$95.41
11 OCOTILLO LN	1963	1,111	3	2	3,171	1/4/94	\$105,254	\$94.74
19 SCOTTSDALE S	1963	1,091	3	2	3,171	2/3/94	\$100,000	\$91.66
11 CACTUS LN	1963	1,421	4	2	3,171	6/21/93	\$115,000	\$80.93
8 COYOTE LN	1963	1,421	4	2	3,171	12/16/93	\$55,000	\$38.71
4 CAMELBACK AVE S	1963	1,091	3	2	3,171	10/22/93	\$97,841	\$89.68
6 CAMELBACK 29	1963	1,091	3	2	3,171	10/4/93	\$86,000	\$78.83
22 CAMELBACK AVE S	1963	1,091	3	2	3,171	10/7/93	\$90,000	\$82.49
3 PARADISE VLY S	1963	1,421	4	2	3,171	1/12/93	\$122,500	\$86.21
18 PARADISE VLY S	1963	1,421	4	2	3,171	7/2/93	\$92,000	\$64.74
11 KINGSWOOD LN	1963	1,421	4	2	3,171	6/4/93	\$123,000	\$86.56
51 PARADISE VLY S	1963	1,111	3	2	3,171	4/22/93	\$102,500	\$92.26
1 GOLD DUST LN	1963	1,121	3	2	3,171	4/7/93	\$106,000	\$94.56
12 HICKOCK LN	1963	1,111	3	2	3,171	1/15/93	\$101,500	\$91.36
11 IRONWOOD LN	1963	1,121	3	2	3,171	10/1/93	\$91,500	\$81.62
849 E VICTORIA ST 502	1981	1,313	2	3		7/29/93	\$135,000	\$102.82
849 E VICTORIA ST 604	1981	1,115	2	2		8/20/93	\$113,000	\$101.35
849 E VICTORIA ST 412	1981	1,313	2	3		11/30/93	\$118,000	\$89.87
849 E VICTORIA ST 406	1981	1,115	2	2		3/1/94	\$122,000	\$109.42
849 E VICTORIA ST 201	1981	1,313	2	3		6/17/93	\$134,000	\$102.06
849 E VICTORIA ST 205	1981	1,115	2	2		2/17/93	\$132,000	\$118.39
849 E VICTORIA ST 209	1981	1,115	2	2		11/4/93	\$122,500	\$109.87
849 E VICTORIA ST 101	1981	1,313	2	3		1/31/94	\$133,000	\$101.29
803 E VICTORIA ST 106	1985	1,134	2	3		10/18/93	\$103,278	\$91.07
803 E VICTORIA ST 113	1985	1,134	2	3		4/2/93	\$132,000	\$116.40
21610 S PERRY ST 7	1981	1,182	2	3		1/6/93	\$113,000	\$95.60
23319 MARIBEL AVE 18 1/2	1944	736	2	2		12/21/93	\$110,000	\$149.46
23323 MARIBEL AVE 20 1/2	1944	700	2	2		8/6/93	\$133,495	\$190.71
23303 MARIBEL AVE 22	1944	736	2	2		3/23/93	\$112,000	\$152.17
23285 MARIBEL AVE 26	1944	736	2	2		9/16/93	\$90,000	\$122.28

CONDOMINIUM RESALES FROM 1993 TO MARCH 1994
 WITH UNIT SIZES FROM 700 - 1,600 SQ. FT.
 CARSON

THE MEYERS GROUP
 LASTUDYLA6JRSC.XLS

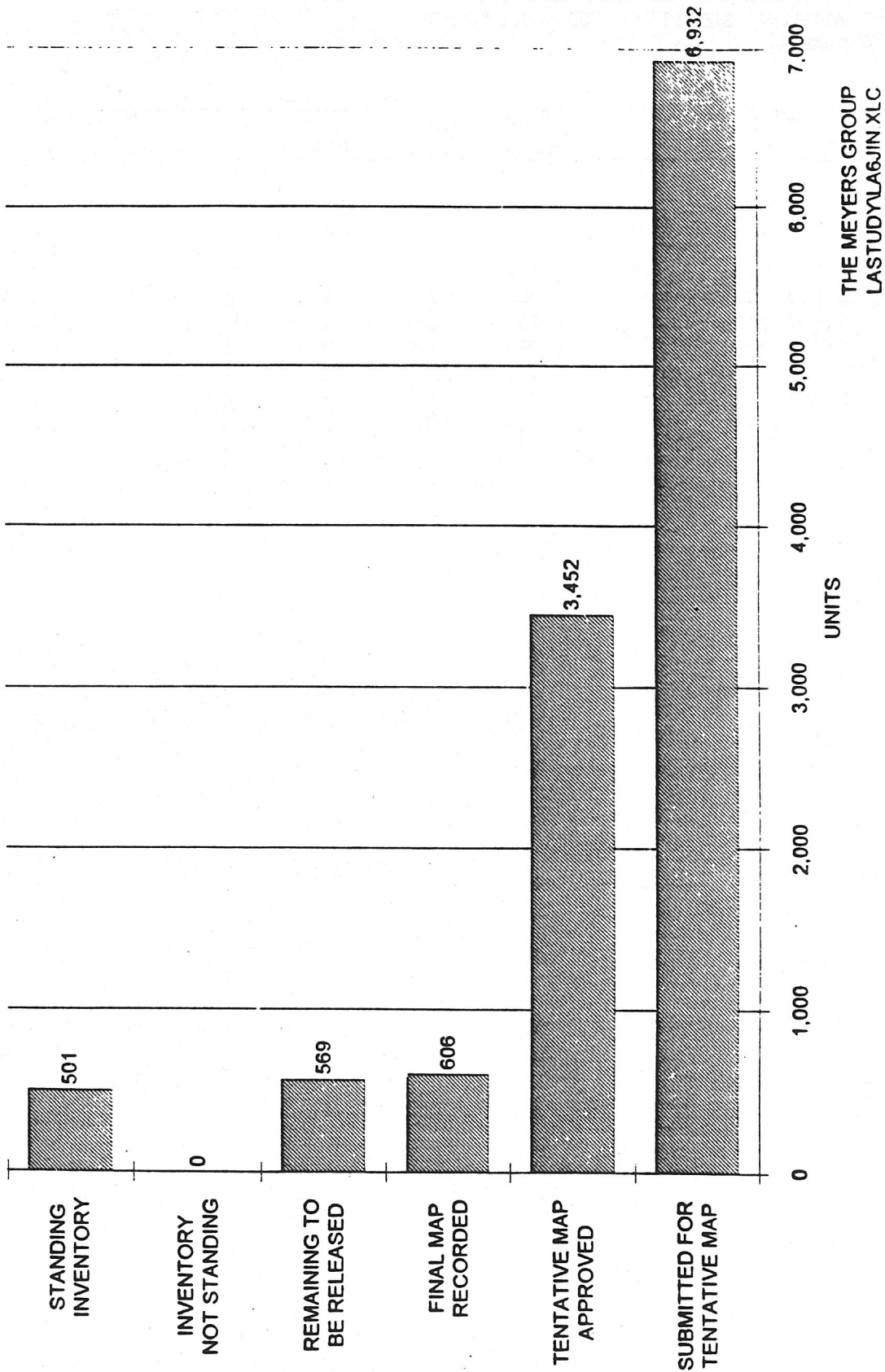
ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALES PRICE	PRICE/SQ. FT.
23255 MARIBEL AVE 45 1/2	1944	700	2	2		5/7/93	\$105,000	\$150.00
23217 MARIBEL AVE 68	1944	760	2	2		2/17/93	\$122,500	\$161.18
515 BAYPORT ST 113	1944	760	2	2		4/30/93	\$110,000	\$144.74
543 BAYPORT ST 132	1944	848	2	2		8/30/93	\$110,000	\$129.72
23317 MARIBEL AVE 12	1944	700	2	2		1/5/94	\$105,000	\$150.00
523 BAYPORT ST	1944	736	2	2		11/3/93	\$136,985	\$186.12
451 E 234TH WALK 25	1944	760	2	2		10/5/93	\$95,000	\$125.00
23506 MARIBEL AVE	1944	736	2	2		1/7/94	\$83,000	\$112.77
530 FAIRHAVEN ST 5 1/2	1944	760	2	1		8/20/93	\$98,000	\$128.95
500 FAIRHAVEN ST 26	1944	760	2	1		8/6/93	\$80,000	\$105.26
23549 MARIBEL AVE 68	1944	760	2	2		2/8/94	\$97,649	\$128.49
21717 DOLORES ST 106	1982	1,475	3	3		9/21/93	\$140,000	\$94.92
21730 GRACE AVE 3	1979	1,161	2	2		6/18/93	\$120,000	\$103.36
21728 GRACE AVE 106	1979	1,166	2	2		2/28/94	\$120,000	\$102.92
604 E 220TH ST 4	1986	1,181	3	3		1/15/93	\$143,500	\$121.51
604 E 220TH ST 10	1986	896	2	3		1/29/93	\$111,500	\$124.44
604 E 220TH ST 12	1986	1,179	3	3		6/14/93	\$128,761	\$109.21
535 E 223RD ST 4	1985	1,560	3	3		6/22/93	\$163,000	\$104.49
204 E 220TH ST	1991	1,351	3	3		7/9/93	\$190,000	\$140.64
229 E 223RD ST	1990	1,279	2	2		1/3/94	\$162,428	\$127.00
22107 FIGUEROA ST D5	1979	1,528	3	2		12/27/93	\$109,000	\$71.34
22123 FIGUEROA ST 124	1988	1,166	2	3		12/2/93	\$134,000	\$114.92
22123 FIGUEROA ST 140	1988	1,408	3	3		6/18/93	\$145,000	\$102.98
410 W 220TH ST 1	1986	1,221	3	3		11/24/93	\$150,000	\$122.85
410 W 220TH ST 2	1986	1,221	3	3		11/29/93	\$150,000	\$122.85
410 W 220TH ST 10	1986	989	2	3		7/22/93	\$150,000	\$151.67
164 W 220TH ST 3	1981	1,049	2	2		7/26/93	\$142,478	\$135.82
164 W 220TH ST 8	1981	1,049	2	2		9/30/93	\$129,000	\$122.97
164 W 220TH ST 13	1981	1,049	2	2		5/28/93	\$125,000	\$119.16
22031 MAIN ST 4	1988	1,255	3	2		11/19/93	\$136,000	\$108.37
22031 MAIN ST 7	1988	1,105	2	2		1/27/93	\$149,000	\$134.84
22031 MAIN ST 10	1988	1,271	3	2		11/23/93	\$145,000	\$114.08
22031 MAIN ST 55	1988	1,105	2	2		7/8/93	\$151,000	\$136.65
22031 MAIN ST 57	1988	1,205	2	2		12/13/93	\$165,000	\$136.93
120 W 223RD ST 7	1985	1,194	3	3		6/29/93	\$119,527	\$100.11
22716 S FIGUEROA 19	1974	1,081	3	2	1,677	12/14/93	\$121,000	\$111.93
22718 S FIGUEROA 21	1974	1,367	3	2	1,677	5/21/93	\$127,000	\$92.90
22724 S FIGUEROA 6	1974	1,367	3	2	1,677	9/3/93	\$125,000	\$91.44
22730 S FIGUEROA 31	1974	810	2	2	1,677	2/11/94	\$105,000	\$129.63
22539 FIGUEROA ST 102	1983	1,419	2	3		8/30/93	\$150,000	\$105.71
22539 FIGUEROA ST 204	1983	1,415	2	3		2/3/94	\$134,000	\$94.70
22539 FIGUEROA ST 208	1983	1,419	2	3		1/31/94	\$115,000	\$81.04
22539 FIGUEROA ST 507	1983	1,415	2	3		2/17/94	\$115,873	\$81.89
21249 FIGUEROA ST 17	1988	1,159	3	3		2/19/93	\$115,000	\$99.22
21249 FIGUEROA ST 21	1988	1,159	3	3		12/13/93	\$138,851	\$119.80

CONDOMINIUM REALES FROM 1993 TO MARCH 1994
WITH UNIT SIZES FROM 700 - 1,600 SQ. FT.
CARSON

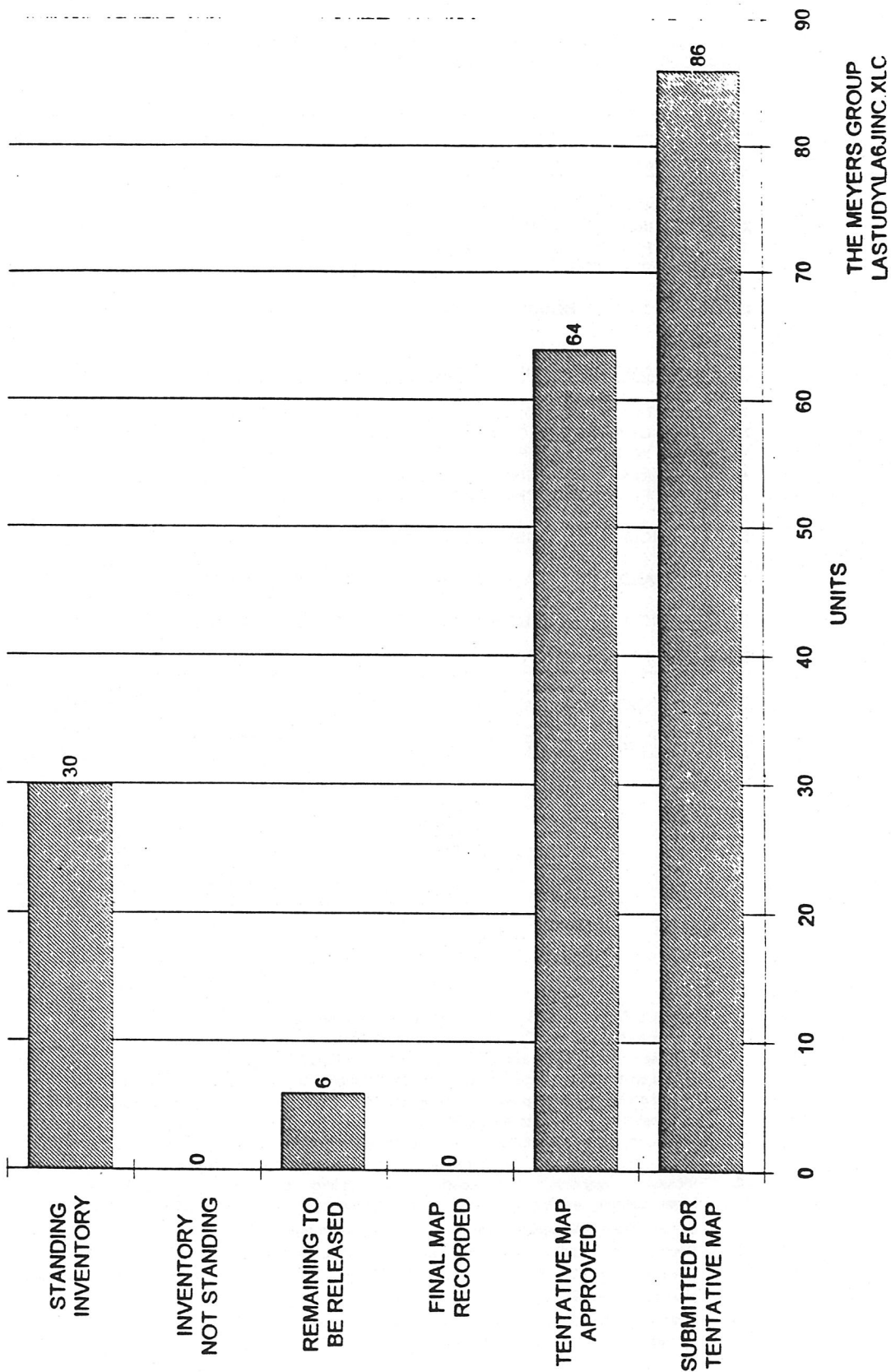
ADDRESS	YEAR BUILT	UNIT SIZE	BED	BATH	LOT SIZE	SALE DATE	SALES PRICE	PRICE/ SQ. FT.
21901 MONETA AVE 16	1984	1,482	3	3		11/4/93	\$127,902	\$86.30
21901 MONETA AVE 33	1984	1,482	3	3		3/15/93	\$147,000	\$99.19
21901 MONETA AVE 38	1984	1,482	3	3		5/19/93	\$153,590	\$103.64
21901 MONETA AVE 45	1984	1,482	3	3		10/29/93	\$139,000	\$93.79
401 W 220TH ST 23	1986	1,548	3	3		7/30/93	\$150,000	\$96.90
549 W 220TH ST 44	1989	1,429	3	2		4/6/93	\$155,000	\$108.47
549 W 220TH ST 45	1989	1,429	3	2		1/24/94	\$145,000	\$101.47
526 W 219TH ST 7	1989	1,235	3	2		12/22/93	\$155,000	\$125.51
536 W 219TH ST 16	1989	1,429	3	2		2/24/94	\$150,000	\$104.97
400 W 223RD ST 108	1982	989	2	2		6/4/93	\$119,000	\$120.32
AVERAGE:		1,158	3	2.3			\$118,377	\$105.37

Source: Dataquik Information Services

SOUTH BAY SUBMARKET - LA COUNTY
NEW HOME MARKET FUTURE SUPPLY
FOURTH QUARTER 1993



CITY OF CARSON
 NEW HOME MARKET FUTURE SUPPLY
 FOURTH QUARTER 1993



THE MEYERS GROUP
 LASTUDYLA6JINC.XLC

ANNUAL DEMAND FOR NEW HOUSING UNITS PRICED \$85,000-\$250,000
LOS ANGELES COUNTY AND SOUTH BAY SUBMARKET

THE MEYERS GROUP
LASTUDYLA6JDM.XLS

	NUMBER
DEMAND FROM NEW HOUSEHOLD GROWTH	
AVERAGE ANNUAL HOUSEHOLD GROWTH 1/	5.464
X PERCENT INCOME QUALIFIED 2/	43.0%
X PERCENT PLAN TO PURCHASE A HOME 3/	48.0%
X PERCENT PLAN TO PURCHASE A NEW HOME 4/	12.5%
DEMAND FROM NEW HOUSEHOLD GROWTH	141
DEMAND FROM EXISTING HOUSEHOLDS	
TOTAL EXISTING HOUSEHOLDS 1/	3,057,138
X PERCENT OF HOUSEHOLDS IN TURNOVER 5/	15.0%
X PERCENT INCOME QUALIFIED 2/	43.0%
X PERCENT PLAN TO PURCHASE A HOME 3/	48.0%
X PERCENT PLAN TO PURCHASE A NEW HOME 4/	12.5%
DEMAND FROM NEW HOUSEHOLD GROWTH	11,831
TOTAL DEMAND FROM NEW HOUSEHOLD GROWTH AND TURNOVER	11,972
DEMAND FROM OTHER SOURCES NOT ACCOUNTED FOR ABOVE 6/	5.0%
TOTAL DEMAND FOR NEW DETACHED HOUSING FROM ALL SOURCES	12,571
SOUTH BAY CAPTURE OF NEW HOUSING 7/	10.0%
ESTIMATED SOUTH BAY DEMAND	1,257
PRODUCT TYPE 8/	
ATTACHED	73.0% 918
DETACHED	27.0% 339
TOTAL	1,257

Footnotes:

- 1/ 1990 US Census, 1993 - 1998 UDS estimate and projections.
- 2/ Assumes \$35,000-\$100,000 annual income. Estimate based on Urban Decision Systems 1993 estimates. Translates into units of approximately \$85,000 to \$250,000.
- 3/ Based on 1993 Los Angeles County tenure estimate from Urban Decision Systems.
- 4/ Based on Meyers Group estimate of number of new homes sold in 1991-1992, and DataQuick Information Systems total resales.
- 5/ Percent of households changing place of residence in given year. Estimate based on Census data, observed market trends and interviews with real estate professionals.
- 6/ Includes households such as elderly couples with large existing equity in home but lower incomes, investors, multiple turnover households, etc. (anyone not meeting criteria demand from other areas or from non-identified segments).
- 7/ South Bay submarket capture rate base on historical average figures from the new home sales in 1992-1993. Based on The Meyers Group data as compiled in the quarterly "Competitive Housing Market Report."
- 8/ Based on Meyers Group 1992-1993 ratio of condominium vs. single family sales. Derived from figures from Meyers Group quarterly, "Competitive Housing Market Report."

THE MEYERS GROUP
LASTUDYLAGJAP XLS

SELECTED APARTMENT PROJECTS
CARSON MARKET AREA

PROJECT NAME	RENT			EXTRA COV.	FIRE- EX.	PKG	PL	RM.	SPA	POOL	SAUNA	AREA	AVAIL	PAID	FAC.	HKUP	BALC.	FACIL.	HOUSE	AGE	LINE	
	STUD	1 BED	2 BED																			3 BED
CERRITOS Casa Madrid Apts		\$635	\$770																			
HARBOR CITY Bayou Apts		\$490	\$575																			
HAWTHORNE 5476 W 99th Pl		\$600																				
4856 W 117th Hawthorne Apts		\$575																				
LAKEWOOD Casa Madrid Apts		\$635	\$770																			
SOUTH GATE Southwood Apts		\$420	\$475	\$550																		
TORRANCE Bayview Plaza		\$550	\$595	\$845	\$975	1-2																
Spencer Arms		\$590	\$720			1-2																
Summer Winds Apt		\$875	\$1,015	2																		
LONG BEACH Beverly Plaza Apts		\$735	\$800	\$1,100	1-2																	
941 E. Broadway		\$325	\$450			1-2																
561 E 64th St		\$525				1																
Pacific Holiday Towers		\$494	\$750	\$950	n/a	1-2																
Park Montair		\$675	\$750			1-2																
AVERAGE:		\$456	\$601	\$773	\$1,030																	

SENIORS
Betcourt - Norwalk

\$575 \$750

Exhibit II-10

Source: For Rent Magazine

FISCAL IMPACT ANALYSIS APPENDIX

APARTMENT SALES FROM 1/93 THROUGH 3/94
 CARSON MARKET AREA 1/
 SALE OF 10 APARTMENT UNITS OR MORE

THE MEYERS GROUP
 LASTUDYLA&JRES XLS

ADDRESS	COMM-UNITY	YEAR BUILT	# OF UNITS	SIZE SQ. FT.	SALE DATE	SALE AMOUNT	PRICE/UNIT	PRICE/SQ FT
2080 ATLANTIC AVE	LB	1922	10	4,700	1/18/94	\$180,000	\$18,000	\$38.30
1240 DAWSON AVE	LB	1922	12	4,010	11/17/93	\$150,000	\$12,500	\$37.41
1241 DAWSON AVE	LB	1922	10	4,075	6/21/93	\$125,000	\$12,500	\$30.67
2465 PASADENA AVE	LB	1923	10	3,680	3/11/94	\$175,000	\$17,500	\$47.55
1460 GAVIOTA AVE	LB	1923	12	4,842	12/14/93	\$195,000	\$16,250	\$40.27
842 ALAMITOS AVE	LB	1923	12	4,096	9/24/93	\$125,000	\$10,417	\$30.52
920 NEW YORK ST	LB	1923	12	6,936	8/18/93	\$575,000	\$47,917	\$82.90
420 ORANGE AVE	LB	1927	11	9,940	3/12/93	\$385,000	\$35,000	\$38.73
1152 E 1ST ST	LB	1929	30	20,168	10/22/93	\$495,000	\$16,500	\$24.54
1115 GARDENIA AVE	LB	1933	12	5,576	6/30/93	\$230,000	\$19,167	\$41.25
1520 E 2ND ST	LB	1941	32	17,142	8/18/93	\$350,000	\$10,938	\$20.42
1405 E OCEAN BLVD	LB	1941	20	12,636	3/22/93	\$810,000	\$40,500	\$64.10
2035 PINE AVE	LB	1942	12	6,442	6/30/93	\$395,000	\$32,917	\$61.32
436 W 4TH ST	LB	1947	10	5,290	3/16/94	\$385,000	\$38,500	\$72.78
373 TERMINO AVE	LB	1948	10	7,000	10/1/93	\$545,000	\$54,500	\$77.86
7001 ORANGE AVE	LB	1955	12	9,844	11/5/93	\$272,500	\$22,708	\$27.68
1740 REDONDO AVE	LB	1956	30	21,016	5/20/93	\$1,095,000	\$36,500	\$52.10
2201 LOCUST ST	LB	1958	12	7,312	8/3/93	\$170,000	\$14,167	\$23.25
1470 ELM AVE	LB	1959	10	6,678	3/31/93	\$360,000	\$36,000	\$53.91
1750 CORONADO AVE	LB	1961	17	14,176	12/10/93	\$565,000	\$33,235	\$39.86
4307 E 4TH ST	LB	1962	12	7,710	3/1/94	\$461,000	\$38,417	\$59.79
2027 E BROADWAY	LB	1962	10	7,906	5/19/93	\$285,000	\$28,500	\$36.05
246 CORONADO AVE	LB	1962	10	7,906	3/26/93	\$675,000	\$67,500	\$85.38
3828 W 182ND ST	TO	1962	21	15,153	7/22/93	\$1,130,000	\$53,810	\$74.57
3101 5TH ST	LB	1963	10	7,336	8/10/93	\$190,000	\$19,000	\$25.90
3281 E ARTESIA BLVD	LB	1963	36	26,784	12/21/93	\$1,145,000	\$31,806	\$42.75
321 CHERRY AVE	LB	1964	12	10,150	2/23/94	\$367,500	\$30,625	\$36.21
360 LIME AVE	LB	1964	42	27,541	12/29/93	\$1,280,000	\$30,476	\$46.48
709 E 3RD ST	LB	1965	16	13,197	4/30/93	\$680,909	\$42,557	\$51.60
1835 MOLINO AVE	SH	1965	20	18,260	3/18/93	\$1,000,000	\$50,000	\$54.76
4315 W 182ND ST	TO	1965	130	111,598	12/30/93	\$6,310,000	\$48,538	\$56.54
3845 W 226TH ST	TO	1965	72	40,372	12/10/93	\$2,500,000	\$34,722	\$61.92
1755 E 3RD ST	LB	1969	14	10,155	2/1/94	\$525,000	\$37,500	\$51.70
18156 PRAIRIE AVE	TO	1971	82	72,819	3/23/94	\$4,650,000	\$56,707	\$63.86
651 E. 46TH ST	LB	1973	12	10,062	2/10/93	\$500,000	\$41,667	\$49.69
336 E 8TH ST	LB	1983	13	11,992	5/21/93	\$375,000	\$28,846	\$31.27
1950 CHESTNUT AVE	LB	1986	12	9,972	7/9/93	\$540,000	\$45,000	\$54.15
800 ROSE AVE	LB	1986	22	17,746	4/26/93	\$675,000	\$30,682	\$38.04
9191 ALAMITOS AVE	LB	1986	18	12,798	4/1/93	\$600,000	\$33,333	\$46.88
5101 E ANAHEIM ST	LB	1987	19	22,619	2/23/94	\$1,115,000	\$58,684	\$49.29
801 REDONDO AVE	LB	1987	18	17,334	3/25/93	\$1,250,000	\$69,444	\$72.11
1624 SHERMAN PL	LB	1987	10	10,440	11/12/93	\$347,500	\$34,750	\$33.29
497 ST LOUIS AVE	LB	1987	30	23,591	12/15/93	\$1,200,000	\$40,000	\$50.87
534 ROSE AVE	LB	1987	12	9,640	3/23/93	\$650,000	\$54,167	\$67.43
747 OLIVE AVE	LB	1987	10	8,138	11/22/93	\$220,000	\$22,000	\$27.03
605 JUNIPERO AVE	LB	1988	15	14,094	10/29/93	\$775,000	\$51,667	\$54.99
6651 ORIZABA AVE	LB	1989	34	39,734	12/22/93	\$1,200,000	\$35,294	\$30.20
1451 PINE AVE	LB	1991	16	17,718	11/24/93	\$875,000	\$54,688	\$49.38
AVERAGE:			21	16,215		\$814,675	\$35,335	\$48.07

1/ Carson market area includes Carson, Long Beach, Signal Hill, Compton, and Torrance.
 LB = Long Beach
 SH = Signal Hill
 TO = Torrance

Source: Dataquick Information Services

C: Retail Market Characteristics

THE MEYERS GROUP
LASTUDY\LA6JRET.XLS

COMPARISON OF 1986 THROUGH 1993 RETAIL OUTLETS AND SALES BY STORE TYPE
CITY OF CARSON

Retail Category	RETAIL SALES (\$000s)										% CHANGE 1986-1992	
	1986	1987	1988	1989	1990	1991	1992	1993	thru 2nd qtr 1993			
Apparel Stores	\$17,161	\$20,040	\$22,250	\$20,962	\$20,782	\$19,606	\$18,469	\$8,732				7.6%
General Mdse.	\$54,180	\$67,265	\$76,252	\$79,776	\$78,169	\$72,248	\$68,182	\$31,980				25.8%
Drug Stores	\$6,099	\$6,755	\$7,302	\$7,787	\$7,984	\$8,262	\$9,330	\$4,870				53.0%
Food Stores	\$49,617	\$37,165	\$37,065	\$38,271	\$36,991	\$41,031	\$35,190	\$14,563				-29.1%
Packaged Liquor	\$6,211	\$6,124	\$6,635	\$6,205	\$5,855	\$6,038	\$6,053	\$2,726				-2.5%
Eating/Drinking	\$37,056	\$40,682	\$42,314	\$44,077	\$47,123	\$47,289	\$45,386	\$22,254				22.5%
Home Furn./Appl.	\$5,519	\$7,147	\$6,968	\$10,955	\$8,676	\$9,271	\$12,576	\$16,777				127.9%
Bldg Materials	\$31,449	\$33,621	\$38,463	\$42,871	\$35,809	\$25,153	\$27,048	\$12,922				-14.0%
Auto Dirs/Sup	\$212,866	\$222,921	\$258,040	\$242,747	\$202,560	\$171,767	\$158,159	\$77,227				-25.7%
Service Stations	\$46,464	\$63,328	\$46,807	\$63,000	\$82,250	\$96,475	\$78,313	\$30,775				68.5%
Specialty/Other	\$134,656	\$149,425	\$108,452	\$113,363	\$123,849	\$182,527	\$159,154	\$59,784				18.2%
Retail store tot:	\$601,278	\$654,473	\$650,548	\$670,014	\$649,948	\$679,667	\$617,860	\$282,610				2.6%
All Other Outlets	\$325,314	\$374,730	\$465,339	\$551,942	\$580,170	\$516,377	\$487,636	\$246,147				48.9%
Tot all outlets:	\$926,592	\$1,029,203	\$1,115,887	\$1,221,956	\$1,210,118	\$1,196,044	\$1,105,496	\$528,757				19.3%

NOTES:

- 1) "Building Materials" category includes farm implement dealers
- 2) "Auto Dirs. & Supply" includes new and used auto dealers and auto supply outlets
- 3) "Specialty/Other" includes specialty stores, second hand mdse., farm & garden supply stores, fuel & ice dealers, and mobile homes, boat, motorcycle and airplane dealers
- 4) "All Other Outlets" includes business and personal services, contract, wholesale and part time vendors, non-store retailers, contractors, etc.

Source: The Meyers Group, State Board of Equalization

THE MEYERS GROUP
LASTUDYLA6JRET XLS

COMPARISON OF 1986 THROUGH 1993 RETAIL OUTLETS AND SALES BY STORE TYPE
CITY OF CARSON

Retail Category	RETAIL OUTLETS										1st qtr 1993	% CHANGE 1986-1992	
	1986	1987	1988	1989	1990	1991	1992						
Apparel Stores	58	70	71	72	68	71	71	74					22.4%
General Mdse.	19	20	24	20	20	22	24	27					26.3%
Drug Stores	8	8	8	8	8	8	7	8					-12.5%
Food Stores	55	52	53	53	56	54	52	56					-5.5%
Packaged Liquor	18	18	19	17	18	17	17	17					-5.6%
Eating/Drinking	144	144	151	152	160	160	167	169					16.0%
Home Furn./Appl.	18	22	20	21	21	20	21	24					16.7%
Bldg Materials	26	27	25	28	27	25	27	25					3.8%
Auto Dir/s/Sup	54	53	48	47	48	55	48	46					-11.1%
Service Stations	51	47	48	38	39	44	37	39					-27.5%
Specialty/Other	157	170	181	182	185	186	195	203					24.2%
Retail store tot:	608	631	648	638	650	662	666	688					9.5%
All Other Outlets	1,568	1,589	1,545	1,582	1,601	1,579	1,595	1,660					1.7%
Tot all outlets:	2,176	2,220	2,193	2,220	2,251	2,241	2,261	2,348					3.9%

NOTES:

- 1) "Building Materials" category includes farm implement dealers
- 2) "Auto Dir. & Supply" includes new and used auto dealers and auto supply outlets
- 3) "Specialty/Other" includes specialty stores, second hand mdse., farm & garden supply stores, fuel & ice dealers, and mobile homes, boat, motorcycle and airplane dealers
- 4) "All Other Outlets" includes business and personal services, contract, wholesale and part time vendors, non-store retailers, contractors, etc.

Source: The Meyers Group, State Board of Equalization

RETAIL STORE SALES FROM 1/93 THROUGH 3/94
CARSON MARKET AREA 1/

ADDRESS	COMM-UNITY	YEAR BUILT	LOT SIZE (SF)	UNIT SIZE (SF)	SALE DATE	SALE AMOUNT	UNIT PRICE/SF	LOT PRICE/SF
5252 N LONG BEACH BLVD	LB	1923	3,128	690	6/29/93	\$52,000	\$75.36	\$16.62
240 N LONG BEACH BLVD	LB	1924	12,497	12,000	12/22/93	\$204,000	\$17.00	\$16.32
1631 E COMPTON BLVD	CO	1928	5,785	1,180	1/11/94	\$50,000	\$42.37	\$8.64
1731 E ARTESIA BLVD	LB	1929	4,180	4,180	1/18/94	\$180,000	\$43.06	\$43.06
3855 ATLANTIC AVE	LB	1931	9,788	6,250	4/28/93	\$455,000	\$72.80	\$46.49
307 W COMPTON BLVD	CO	1933	N/A	3,060	1/10/94	\$150,000	\$49.02	N/A
3941 N LONG BEACH BLVD	LB	1941	3,716	1,480	9/21/93	\$40,000	\$27.03	\$10.76
2480 SANTA FE AVE	LB	1941	8,934	3,556	7/9/93	\$285,000	\$80.15	\$31.90
5780 E 2ND ST	LB	1944	2,396	1,300	2/18/94	\$110,527	\$85.02	\$46.13
1551 SANTA FE AVE	LB	1946	5,502	2,006	1/20/94	\$70,000	\$34.90	\$12.72
1133 E ARTESIA BLVD	LB	1947	6,172	3,510	3/11/94	\$175,000	\$49.86	\$28.35
5615 DAIRY AVE	LB	1947	2,470	956	4/26/93	\$114,000	\$119.25	\$46.15
1975 LONG BEACH BLVD	LB	1947	17,550	17,550	5/10/93	\$925,000	\$52.71	\$52.71
649 W COMPTON BLVD	CO	1948	N/A	860	5/4/93	\$66,000	\$76.74	N/A
1083 E ARTESIA BLVD	LB	1948	5,998	1,750	5/28/93	\$169,500	\$96.86	\$28.26
1711 E BROADWAY	LB	1948	8,246	4,845	8/3/93	\$85,000	\$17.54	\$10.31
1815 E ALONDRA BLVD	CO	1949	3,149	1,200	9/10/93	\$56,454	\$47.05	\$17.93
5834 ATLANTIC AVE	LB	1949	4,600	4,028	3/8/93	\$250,000	\$62.07	\$54.35
5615 DAIRY AVE	LB	1951	2,470	828	4/26/93	\$114,000	\$137.68	\$46.15
4484 ATLANTIC AVE	LB	1951	N/A	15,000	3/15/94	\$2,000,000	\$133.33	N/A
4801 ROSECRANS AVE	CO	1952	4,025	3,300	5/21/93	\$98,000	\$29.70	\$24.35
1036 E COMPTON BLVD	CO	1953	7,170	3,511	1/19/94	\$142,028	\$40.45	\$19.81
1069 E WARDLOW RD	LB	1955	9,827	4,440	7/27/93	\$320,000	\$72.07	\$32.56
3657 SANTA FE AVE	LB	1956	6,821	874	3/11/93	\$55,000	\$62.93	\$8.06
5151 ATLANTIC AVE	LB	1957	26,567	22,614	7/26/93	\$485,000	\$21.45	\$18.2
2100 E ANAHEIM ST	LB	1958	5,846	3,900	5/21/93	\$320,000	\$82.05	\$54.74
1065 E ARTESIA BLVD	LB	1961	5,998	3,690	5/28/93	\$169,500	\$45.93	\$28.26
201 E ARTESIA BLVD	LB	1962	5,550	2,568	8/31/93	\$250,000	\$97.35	\$45.05
5766 E 2ND ST	LB	1965	2,528	2,528	2/18/93	\$200,000	\$79.11	\$79.11
494 SOUTH ST	LB	1973	10,171	2,100	12/7/93	\$300,000	\$142.86	\$29.50
25920 ROLLING HILLS RD	TO	1973	10,890	1,768	9/1/93	\$225,000	\$127.26	\$20.66
2630 SEPULVEDA BLVD	TO	1974	8,355	3,457	3/19/93	\$85,000	\$24.59	\$10.17
6252 N PARAMOUNT BLVD	LB	1976	N/A	6,015	3/29/93	\$475,000	\$78.97	N/A
3001 PACIFIC AVE	LB	1977	14,950	4,400	2/9/93	\$192,000	\$43.64	\$12.84
1000 LONG BEACH BLVD	CO	1988	N/A	13,876	8/11/93	\$354,049	\$25.52	N/A
6600 CHERRY AVE	LB	1990	25,722	43,150	12/3/93	\$2,240,000	\$51.91	\$87.08
AVERAGE			8,097	5,789		\$318,391	\$65.15	\$31.85

1/ Carson market area includes Carson, Long Beach, Signal Hill, Compton, and Torrance.

LB = Long Beach

CO = Compton

TO = Torrance

Source: Dataquick Information Services

THE MEYERS GROUP
LASTUDYLA6JRTC.XLS

RETAIL MARKET CHARACTERISTICS
CARSON MARKET AREA

ADDRESS	COMMUNITY	TOTAL SQ. FT.	AVAILABLE SQ. FT.	% VACANT	PRICE/ SQ. FT.	ANCHOR TENANTS
SWC Carson & Bonita	Carson	25,000	7,120	28.5%	\$1.30	none
SWC Carson & Main	Carson	47,274	7,500	15.9%	\$1.25	none
Carson & Moneta	Carson	7,500	2,155	28.7%	\$1.25	none
NEC Carson & Main	Carson	10,000	1,000	10.0%	\$1.50	none
Avalon & Dominguez	Carson	10,000	1,200	12.0%	\$1.50	Color Tile
SWC 220th & Avalon	Carson	5,225	1,400	26.8%	\$1.20	none
NWC Carson & Grace	Carson	25,212	11,000	43.6%	\$1.15	Thai Restaurant
NEC Carson & Delores	Carson	16,000	600	3.8%	\$1.00	Omega Burger
SWC Pacific Coast Hwy & Island	Wilmington	9,216	1,113	12.1%	\$1.00	Chief Auto Parts
SWC Palos Verde Dr. N. & Anaheim	Harbor City	7,829	2,650	33.8%	\$1.00	7-11 Store
SEC Pacific Coast Hwy & Walnut	Lomita	4,910	1,680	34.2%	\$1.30	7-11 Store
NEC Pacific Coast Hwy & Pennsylvania	Lomita	18,000	4,800	26.7%	\$1.35	none
NWC Pacific Coast Hwy & Narbonne	Lomita	11,988	3,200	26.7%	\$1.30	Union Bank
1735-1751 Pacific Coast Hwy	Lomita	14,390	4,400	30.6%	\$1.00	Tool City

TOTALS/AVERAGES:	212,544	49,618	23.4%	\$1.22
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D: Fiscal Impact Analysis

EXHIBIT IV - 1
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

THE MEYERS GROUP
L:\STUDY\LA6J2F1.XLS

PROJECT SUMMARY

LOTS	USE	DENSITY OR % SITE COVERAGE	DWELLING UNITS OR S.F.	ABSORP. RATE (DU/WK)	ABSORP. PERIOD (YRS)	ASSESSED VALUATION (\$1000)	FACTOR	TOTAL VALUE (\$1000)	POP. FACT. (PERS/DU) (SF/EMP)	POP/EMP TOTAL
5,6,7,8,9,11	RES - TYPE A	8-10 du/ac	281	0.75	40	\$180	PER UNIT	\$50,580	3.15	895
1,4	RES - TYPE B	15-16 du/ac	63	1.00	10	\$155	PER UNIT	\$9,765	2.50	158
2,3,13,14,18,21	RES - TYPE C	19-20 du/ac	337	1.00	60	\$125	PER UNIT	\$42,125	2.18	735
16,17,19,20	RES - TYPE D	21-27 du/ac	311	1.00	50	\$115	PER UNIT	\$35,765	2.05	638
12	CHILD CARE	0.25	17,424	N/A	N/A	\$545	PER ACRE	\$872	500	35
	SHOPPING CENTER	0.23	50,000	N/A	N/A	\$545	PER ACRE	\$2,725	500	100
	OPEN SPACE									
	ROADS									
	EASEMENT/RETENTION BASIN									
TOTAL		77.0	992 DU 67,424 Sq. Ft.					\$141,832	Residents Employees	2,415 135

THE MEYERS GROUP
LASTUDY\LA6\FI XLS

EXHIBIT IV - 2
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

PROJECTED LAND USE PHASING
BY LOT NUMBER

FISCAL YEAR	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
1	1996	2	1997	3	1998	4	1999
2		3		4		5	
3		4		5		6	
4		5		6		7	
5		6		7		8	
6		7		8		9	
7		8		9		10	
8		9		10		11	
9		10		11		12	
10		11		12		13	
11		12		13		14	
12		13		14		15	
13		14		15		16	
14		15		16		17	
15		16		17		18	
16		17		18		19	
17		18		19		20	
18		19		20		21	
19		20		21		22	
20		21		22		23	
21		22		23		24	
22		23		24		25	
23		24		25		26	
24		25		26		27	
25		26		27		28	
26		27		28		29	
27		28		29		30	
28		29		30		31	
29		30		31		32	
30		31		32		33	
31		32		33		34	
32		33		34		35	
33		34		35		36	
34		35		36		37	
35		36		37		38	
36		37		38		39	
37		38		39		40	
38		39		40		41	
39		40		41		42	
40		41		42		43	
41		42		43		44	
42		43		44		45	
43		44		45		46	
44		45		46		47	
45		46		47		48	
46		47		48		49	
47		48		49		50	
48		49		50		51	
49		50		51		52	
50		51		52		53	
51		52		53		54	
52		53		54		55	
53		54		55		56	
54		55		56		57	
55		56		57		58	
56		57		58		59	
57		58		59		60	
58		59		60		61	
59		60		61		62	
60		61		62		63	
61		62		63		64	
62		63		64		65	
63		64		65		66	
64		65		66		67	
65		66		67		68	
66		67		68		69	
67		68		69		70	
68		69		70		71	
69		70		71		72	
70		71		72		73	
71		72		73		74	
72		73		74		75	
73		74		75		76	
74		75		76		77	
75		76		77		78	
76		77		78		79	
77		78		79		80	
78		79		80		81	
79		80		81		82	
80		81		82		83	
81		82		83		84	
82		83		84		85	
83		84		85		86	
84		85		86		87	
85		86		87		88	
86		87		88		89	
87		88		89		90	
88		89		90		91	
89		90		91		92	
90		91		92		93	
91		92		93		94	
92		93		94		95	
93		94		95		96	
94		95		96		97	
95		96		97		98	
96		97		98		99	
97		98		99		100	
98		99		100			
99		100					
100							

USE ACRES

PHASE-----

RES - TYPE A 25.6

RES - TYPE B 4.1

RES - TYPE C 16.8

RES - TYPE D 12.4

CHILD CARE 1.6

SHOPPING CENTER 5.0

ANNUAL RESIDENTIAL OCCUPANCIES (UNITS/YR)

RES - TYPE A 39
RES - TYPE B 41
RES - TYPE C 16.8
RES - TYPE D 12.4

ANNUAL TOTAL 195
CUMULATIVE TOTAL 195

COMMERCIAL COMPLETIONS (ACRES/YR)

CHILD CARE 1.6
SHOPPING CENTER 5.0

ANNUAL TOT 0.0
CUMULATIVE TOT 0.0

EXHIBIT IV - 3
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

THE MEYERS GROUP
LASTUDYL6J2FT XLS

PROPERTY TAXES

SECURED PROPERTY TAX ASSUMPTIONS:
CITY OF CARSON
GENERAL FUND
C COUNTY FIRE DEPARTMENT

APPORTIONMENT FACTORS
(FRACTION OF 10% PROP TAX)
CITY OF CARSON
GENERAL FUND
C COUNTY FIRE DEPARTMENT

UNSECURED PROPERTY TAX ASSUMPTIONS:
RESIDENTIAL
RETAIL

UNSECURED TAXES AS A % OF SECURED
RESIDENTIAL
RETAIL

FISCAL YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
1	2	3	4	5	6	7	8	
1996	1997	1998	1999	2000	2001	2002	2003	

ASSESSED VALUE CALCULATION (x1000)

USE	ACRES	RES - TYPE A	RES - TYPE B	RES - TYPE C	RES - TYPE D	CHILD CARE	SHOPPING CENTER	TOTAL
	25.6	\$7,020	\$9,720	\$23,040	\$19,800	\$0	\$0	\$0
	4.1	\$8,660	\$1,705	\$0	\$0	\$0	\$0	\$0
	16.0	\$6,500	\$11,375	\$5,625	\$12,125	\$6,500	\$0	\$0
	12.4	\$5,980	\$7,935	\$12,735	\$3,165	\$920	\$0	\$0
	1.6	\$0	\$0	\$872	\$0	\$0	\$0	\$0
	5.0	\$0	\$0	\$0	\$2,725	\$0	\$0	\$0
		\$27,560	\$30,735	\$42,372	\$33,815	\$7,420	\$0	\$0

CUMULATIVE ASSESSED VALUES (x1000)

RES - TYPE A	25.6	\$7,020	\$16,740	\$39,730	\$51,530	\$50,580	\$50,580	\$50,580
RES - TYPE B	4.1	\$8,660	\$9,765	\$9,735	\$3,785	\$9,765	\$9,765	\$9,765
RES - TYPE C	16.0	\$6,500	\$17,875	\$23,500	\$35,625	\$42,125	\$42,125	\$42,125
RES - TYPE D	12.4	\$5,980	\$13,915	\$26,630	\$34,845	\$35,765	\$35,765	\$35,765
RES TOTAL		\$27,560	\$58,295	\$59,725	\$131,815	\$138,235	\$138,235	\$138,235
CHILD CARE	1.6	\$0	\$0	\$872	\$872	\$872	\$872	\$872
SHOPPING CENTER	5.0	\$0	\$0	\$0	\$2,725	\$2,725	\$2,725	\$2,725
TOTAL		\$27,560	\$58,295	\$160,537	\$144,832	\$141,832	\$141,832	\$141,832

THE MEYERS GROUP
LASTUDY\A6J2FT XLS

EXHIBIT IV - 3
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

PROPERTY TAXES

UNSECURED PROPERTY TAX ASSUMPTIONS:
UNSECURED PROPERTY TAX AS A % OF SECURED RESIDENTIAL RETAIL
0.00%
10.0%

APPORTIONMENT FACTORS
(FRACTION OF 1% PROP TAX)
CITY OF CARSON
GENERAL FUND
COUNTY FIRE DEPARTMENT
0.000%
0.167%

FISCAL YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
1996	1	2	3	4	5	6	7	8
	1996	1997	1998	1999	2000	2001	2002	2003

REVENUE

CITY OF CARSON SECURED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UNSECURED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CHILD CARE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHOPPING CENTER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COUNTY FIRE DEPT.

SECURED	\$44	\$93	\$131	\$215	\$227	\$227	\$227	\$227
UNSECURED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CHILD CARE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHOPPING CENTER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$44	\$93	\$131	\$216	\$228	\$228	\$228	\$228

GRAID TOTAL

TOTAL	\$44	\$93	\$131	\$216	\$228	\$228	\$228	\$228
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EXHIBIT IV - 4
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

OTHER REVENUES

SALES TAX REVENUE	1.00%	PROPERTY TRANSFER TAXES:	
	0.23	RESIDENTIAL TURNOVER (/YR)	14.00%
	\$150	RETAIL TURNOVER (/YR)	5.00%
		TRANSFER TAX % OF RESALE AMT.	0.055%

SALES TAX REVENUE	5.00%	CABLE	5.00%	\$8.10 /00
		PROJECTED # OF BUSINESSES	10	
		BUSINESS LICENSE FEE	\$215.60	
		BUSINESS LICENSE FEE	\$686.00	

SALES TAX REVENUE

SALES TAXES PASSED THROUGH	1.00%	PROPERTY TRANSFER TAXES:	
RETAIL SITE COVERAGE	0.23	RESIDENTIAL TURNOVER (/YR)	14.00%
RETAIL TAXABLE SALES PER S.F.	\$150	RETAIL TURNOVER (/YR)	5.00%
		TRANSFER TAX % OF RESALE AMT.	0.055%

MISC. REVENUE

PROPERTY TRANSFER TAXES:	
RESIDENTIAL TURNOVER (/YR)	14.00%
RETAIL TURNOVER (/YR)	5.00%
TRANSFER TAX % OF RESALE AMT.	0.055%

FISCAL YEAR	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
TAXABLE SALES (x1000)	\$0	\$0	\$0	\$7,514	\$7,514	\$7,514	\$7,514
RETAIL	\$0	\$0	\$0	\$75	\$75	\$75	\$75
TOTAL	\$0	\$0	\$0	\$75	\$75	\$75	\$75

TAXABLE SALES (x1000)

RETAIL	\$0	\$0	\$0	\$75	\$75	\$75	\$75
TOTAL	\$0	\$0	\$0	\$75	\$75	\$75	\$75

PROPERTY TRANSFER TAX

NEW RES	\$15	\$19	\$28	\$26	\$14	\$11	\$11
RES RESALE	\$15	\$17	\$23	\$17	\$4	\$0	\$0
NON-RES NEW	\$0	\$2	\$4	\$8	\$10	\$11	\$11
NON-RES RESALE	\$0	\$0	\$0	\$1	\$0	\$0	\$0
TOTAL	\$15	\$19	\$28	\$26	\$14	\$11	\$11

FRANCHISE TAX CALCULATION (CUMULATIVE)

CABLE RESIDENTIAL	\$2	\$3	\$6	\$8	\$8	\$8	\$8
WELLS 1/	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL	\$4	\$6	\$8	\$10	\$10	\$10	\$10

BUSINESS LICENSE FEE (CUMULATIVE)

CHILD CARE	\$0	\$0	\$1	\$1	\$1	\$1	\$1
SHOPPING CENTER	\$0	\$0	\$0	\$2	\$2	\$2	\$2
BREA CANYON OIL 2/	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL	\$2	\$2	\$3	\$5	\$5	\$5	\$5

1/ Fees for Brea Canyon Oil including Grantor's Fees (\$1,714), Franchise Fees (\$214) and Publication Fees (\$296). Based on information provided by the Estate of Albert Levinson.

2/ Includes business license fees of \$777 + \$19.60 per employee (\$855 based on 4 employees) and \$117 + \$94 per well (\$681 based on 6 wells). Based on information provided by the Estate of Albert Levinson.

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EXHIBIT IV - 5
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

PER CAPITA MULTIPLIERS
POPULATION FACTORS 2.43
PERSONS PER HOUSEHOLD 500
SQ. FT. PER EMPLOYEE

PER-CAPITA REVENUES
PER CAPITA MULTIPLIERS:
MOTOR VEHICLE \$37
GAS TAX \$10
FINES, FORFEITURES, ETC. \$4.82

SALES TAX REVENUE (CUMULATIVE)

FISCAL YEAR	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
POPULATION	474	547	600	554	166	0	0
ANNUAL INCREASE							
CUMULATIVE	474	1,021	1,711	2,265	2,411	2,411	2,411

POPULATION	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
ANNUAL INCREASE	0	0	35	100	0	0	0
CUMULATIVE	0	0	35	135	135	135	135

EMPLOYMENT/RETAIL

ANNUAL INCREASE	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
ANNUAL INCREASE	0	0	35	100	0	0	0
CUMULATIVE	0	0	35	135	135	135	135

CITY REVENUES, PER CAPITA AND RELATED SOURCES

MOTOR VEHICLE	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
MOTOR VEHICLE	\$18	\$38	\$43	\$46	\$89	\$89	\$89
GAS TAXES	\$5	\$10	\$17	\$23	\$24	\$24	\$24
FINES, ETC.	\$2	\$5	\$8	\$12	\$12	\$12	\$12
TOTAL PER CAPITA	\$25	\$53	\$69	\$118	\$126	\$126	\$126

CITY REVENUE SUMMARY

PROP. TAXES	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
PROP. TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SALES TAXES	\$0	\$0	\$0	\$75	\$75	\$75	\$75
OTHER REVENUE	\$21	\$27	\$38	\$41	\$26	\$26	\$26
PER CAPITA	\$25	\$53	\$69	\$118	\$126	\$126	\$126
TOTAL TO CITY	\$46	\$80	\$127	\$236	\$230	\$226	\$227

TOTAL TO CITY AND COUNTY FIRE	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
TOTAL TO CITY AND COUNTY FIRE	\$90	\$173	\$288	\$450	\$458	\$226	\$454

THE MEYERS
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EXHIBIT IV - 6
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

RECURRING CITY COSTS

COST FACTORS	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
OTHER COSTS							
ANIMAL CONTROL SERVICES PER CAPITA (NET FEES)						\$1.07	
GENERAL GOVT. COSTS AS A % CF ALL OTHER COSTS						18.1%	

FISCAL YEAR	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
	1	2	3	4	5	6	7
	1996	1997	1998	1999	2000	2001	2002
CUM. PROJECT FOF.	474	1,021	1,711	2,265	2,411	2,411	2,411
CUM. PROJECT EMP.	0	0	35	135	135	135	135

GENERAL FUND COSTS (CUMULATIVE, X'000)

POLICE - RES	\$22	\$46	\$60	\$106	\$113	\$113	\$113
POLICE - COMM	\$0	\$0	\$0	\$2	\$2	\$2	\$2
ANIMAL CTRL	\$1	\$1	\$2	\$2	\$3	\$3	\$3
GEN GOVT	\$4	\$7	\$0	\$12	\$13	\$13	\$13
TOTAL	\$27	\$56	\$62	\$122	\$133	\$130	\$130

ANNUAL MAINTENANCE

PUBLIC ROADS	\$5	\$5	\$5	\$5	\$5	\$5	\$5
INTERSECTIONS	\$20	\$20	\$0	\$20	\$20	\$20	\$20
TOTAL	\$25	\$25	\$5	\$25	\$25	\$25	\$25
TOTAL COSTS	\$32	\$81	\$117	\$147	\$153	\$155	\$155

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EXHIBIT IV - 7
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

NET RECURRING FISCAL IMPACTS

FISCAL YEAR	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:	YEAR:
1	1996	2	1997	3	1998	4	1999
2	1996	3	1997	4	1998	5	1999
3	1996	4	1997	5	1998	6	2000
4	1996	5	1997	6	1998	7	2001
5	1996	6	1997	7	1998	8	2002
6	1996	7	1997	8	1998	9	2003

CITY OF CARSON GENERAL FUND

ONGOING REV.	\$46	\$80	\$127	\$234	\$230	\$226	\$227	\$227
ONGOING COSTS	\$52	\$81	\$117	\$147	\$155	\$155	\$155	\$155
REVENUE/COST RATIO	0.87	0.99	1.09	1.59	1.48	1.46	1.46	1.46
SURPLUS/(DEFICIT)	(\$7)	(\$1)	\$10	\$87	\$75	\$71	\$72	\$72
CUMULATIVE	(\$7)	(\$8)	\$2	\$89	\$164	\$236	\$307	\$379

EXHIBIT IV - 8
DOMINGUEZ HILLS VILLAGE
FISCAL IMPACT REPORT

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DOMINGUEZ HILLS VILLAGE
SUMMARY OF ONE-TIME IMPACTS

FEE	AMOUNT	FACTOR	FUNCTION	TOTAL REVENUE	COMMENTS
RESIDENTIAL		992 units			
Planning	\$146	per unit	Planning	\$145,010	See Exhibit IV - 9
Engineering	\$4	per unit	Engineering Review	\$3,600	Based on est. \$4,000 fee for entire project
Building	\$2,049	per unit	Structure Safety Review	\$2,032,568	See Exhibit IV - 10
Park	\$0	per unit	Parks & Recs	\$0	See Exhibit IV - 11
Schools	\$1.72	per s.f.	Capital Expenditures	\$1,706,240	Average unit size est. 1,000 sf
TOTAL	\$4.074	per unit		\$3,887,418	

COMMERCIAL		Project Total S.F. = 67,424			
Planning	\$0.15	per s.f.	Planning	\$10,005	See Exhibit IV - 9
Engineering	\$0.01	per s.f.	Engineering Review	\$400	Based on est. \$4,000 fee for entire project
Building	\$0.92	per s.f.	Structure Safety Review	\$61,910	See Exhibit IV - 10
Schools	\$0.28	per s.f.	Capital Expenditures	\$18,879	
TOTAL	\$1.35	per s.f.		\$91,193	

EXHIBIT IV - 9
 PLANNING FEES
 COMMUNITY DEVELOPMENT DEPARTMENT

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PERMIT	FEE PER AREA	TOTAL RESIDENTIAL	TOTAL COMMERCIAL
General Plan Amendment	\$2,500	\$2,250	\$250
Zone Change	\$2,500	\$2,250	\$250
Variance	\$1,000	\$900	\$100
Design Overlay Review	\$750	\$675	\$75
Tentative Tract Map	\$2,000	\$14,000	\$4,000
+ additional fee per lot	\$100	\$99,200	\$200
Certificate of Compliance	\$300	\$2,100	\$600
Specific Plan	\$4,000	\$3,600	\$400
+ additional fee per acre	\$100	\$5,890	\$660
Environmental Assessment	\$500	\$450	\$50
EIR	10% of contract	\$6,750	\$750
Landscape Plan Check	\$120-\$440	\$1,880	\$880
Landscape Permit & Inspection	\$120-\$440	\$1,880	\$880
Field Inspection Review	\$50	\$350	\$100
Plot Plan Review	\$55	\$385	\$110
Sign Permit	\$50	\$350	\$100
Sign Program	\$250	\$1,750	\$500
Sidewalk, Parking Lot, Tent Sales	\$50	\$350	\$100
TOTAL:		\$145,010	\$10,005
992 residential units		\$146 per unit	\$0.15 per sq. ft.

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EXHIBIT IV - 10
BUILDING & SAFETY FEES
DOMINGUEZ HILLS

PERMITS	RESIDENTIAL FEES	NONRESIDENTIAL FEES
BUILDING PERMIT FEES		
SFD	\$2,224.60	\$625,113
MF-B	\$2,024.60	\$63,775
MF-C	\$1,784.60	\$100,235
MF-D	\$1,704.60	\$44,178
Child Care Campus	\$8,141.88	\$8,142
Shopping Center	\$21,823.80	\$21,824
Building Permit Issuance Fee	\$26.00	\$133
Plan Check Fees		
SFD	\$1,890.91	\$531,346
MF-B	\$1,720.91	\$54,209
MF-C	\$1,518.91	\$85,200
MF-D	\$1,448.91	\$37,551
Child Care Campus	\$6,920.60	\$6,921
Shopping Center	\$18,550.23	\$18,553
ELECTRICAL PERMIT FEES		
Permit Issuance Fee	\$26.00	\$25,792
SFD	\$180.00	\$50,580
MF-B	\$162.00	\$10,206
MF-C	\$110.00	\$37,070
MF-D	\$93.30	\$30,882
Child Care Campus	\$170.00	\$173
Shopping Center	\$550.00	\$553

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EXHIBIT IV - 10
BUILDING & SAFETY FEES
DOMINGUEZ HILLS

PERMITS	FEES	RESIDENTIAL FEES	NONRESIDENTIAL FEES
PLUMBING PERMIT FEES			
Permit Issuance Fee		\$25,792	\$545
Residential	992 \$188.00 per unit	\$186,496	\$69
Child Care Campus	\$20 per fixture		\$600
Shopping Center	\$20 per fixture	\$600.00	
MECHANICAL INSTALLATION PERMIT FEES			
Permit Issuance Fee		\$25,792	\$545
Residential	992 \$95.00 per unit	\$94,240	\$825
Child Care Campus		\$925.00	\$2,500
Shopping Center		\$2,500.00	
TOTAL		\$2,038,715	\$61,910
		\$2,049 per unit	\$0.92 per sq. ft.

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EXHIBIT IV - 11
PARK LAND DEDICATION AND FEE COMPUTATION
AND SCHOOL FEES
DOMINGUEZ HILLS

PRODUCT	# OF UNITS	TOTAL ASSESSED		TOTAL ESTIMATED		GROSS ACRES	GROSS SQ. FT.	REQUIRED LAND DEDICATION	MARKET VALUE/SF	FEE IN LIEU OF DEDICATION	
		VALUE 1/	VALUE 2/	LAND VALUE 2/	LAND VALUE 2/					FEE PER UNIT	FEE PER UNIT
SFD	281	\$50,580,000	\$15,174,000	25.6	1,115,136	109,283	\$13.61	\$1,487,052	\$5,292		
MF-B	63	\$9,765,000	\$2,929,500	4.1	176,596	17,502	\$16.40	\$287,091	\$4,557		
TOTAL/AVG:	344	\$60,345,000	\$18,103,500	29.7	1,293,732	126,786	\$13.99	\$1,774,143	\$5,157		

Current estimated acreage planned in the community for park/open space: 3.3 acres or 143,748 sq. ft.
More than sufficient park space planned for the single family and duplex product per City of Carson Park and Recreation Department as indicated by the 126,786 sq. ft of park space required, as noted above.

All development exceeding 15 du/ac are to provide amenities as specified in the Phasing Plan (Section V-F), the Open Space and Recreation Plan (Section V-G) and the Architectural Design Guidelines (Section VI-3).

- 1/ Includes finished land with buildings.
- 2/ Estimated at 30% of the total assessed value.

SCHOOL FEES	
RESIDENTIAL	\$1.72 per sq ft (habitable area)
COMMERCIAL	\$0.28 per sq ft

Project Zoning Ordinance

ORDINANCE NO. 96-1084

AN ORDINANCE OF THE CITY OF CARSON AMENDING
THE LAND USE ELEMENT OF THE GENERAL PLAN,
ADOPTING A ZONE CHANGE, ADOPTING DOMINGUEZ
HILLS VILLAGE SPECIFIC PLAN NO. 4-93 AND
CERTIFYING THE ENVIRONMENTAL IMPACT
REPORT THEREOF

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS
AS FOLLOWS:

Section 1. An application was duly filed by the applicant, the Estate of Albert Levinson, with respect to real property at 1007-1441 E. Victoria Boulevard and described in Exhibit "A" attached hereto, requesting approval of Specific Plan No. 4-93 pursuant to California Government Code Sections 65450 through 65457, for the development of a 100 acre site to be known as the Dominguez Hills Village Project (the "Project") and seeking approval to change the Land Use Element of the General Plan from Low Density Residential (1-8 dwelling units per acre) to High Density Residential (maximum of 25 dwelling units per acre) and to change the zoning designation from RS (Residential, Single-family) to RM-25 (Residential-Multi-family-25 dwelling units per acre). The Project will consist of 893 residential units with densities ranging from 8 units per acre to 25 units per acre, a 1.6 acre child care facility, two submersible oil wells and one injection well on Parcel 1 located on the west side of Central Avenue north of Victoria Boulevard and a tank farm, 50,000 sq. ft. of commercial use, 355,000 square feet of industrial uses and oil wells on Parcel 2 located on the east side of Central Avenue north of Victoria Boulevard. Parcel 1 contains approximately 72 acres and Parcel 2 has approximately 28 acres. Parcel 1 is zoned RS (Residential, Single-family) and Parcel 2 is zoned MH (Manufacturing, Heavy).

Section 2. An Initial Study was completed for the Project by the Community Development Department, pursuant to Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, which identified that there was substantial evidence that the Project may have a significant impact on several environmental resources. Pursuant to State CEQA Guidelines 15064 and 15081, a decision was made to prepare an Environmental Impact Report (EIR) for the Project. The EIR consists of one volume dated June, 1995. The EIR is on file in the City of Carson's Community Development Department office.

Section 3. In compliance with CEQA Section 21080.4, a Notice of Preparation (NOP) and Initial Study was prepared by the City and was distributed to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on December 8, 1993.

Section 4. A Draft EIR was prepared by a consultant, Robert Bein, William Frost & Associates, retained by the City for the purpose of complying with CEQA. On July 3, 1995, the Draft EIR was completed. Pursuant to State CEQA Guidelines Section 15085, the City prepared

Notice of Completion of the Draft EIR which was filed with the State Office of Planning and Research on July 3, 1995. The Draft EIR was circulated to interested agencies between July 3, 1995 and August 21, 1995, for a 50-day comment period pursuant to State CEQA Guidelines Section 15087. Comments were received and responses prepared and incorporated into the EIR. A copy of the Final EIR is on file in the office of the Community Development Department.

Section 5. The Environmental and Planning Commissions conducted a duly noticed joint public hearing on August 8, 1995 at 6:30 PM at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of time, place and purpose of the aforesaid meetings were duly provided in accordance with the California Government Code Sections 65355 and 65090.

Section 6. The Planning Commission conducted a duly noticed public hearing on Specific Plan No. 4-93 on October 10, 1995 at 6:30 PM at City Hall Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of aforesaid meeting was duly provided in accordance with California Government Code Sections 65355 and 65090. Following the aforesaid public hearing at which evidence was presented to and considered by said Commission, the Commission voted to recommend certification of the EIR and Approval of the General Plan Land Use Element Amendment, Zone Change and Specific Plan No. 4-93.

Section 7. The City Council conducted a duly noticed public hearing on Specific Plan No. 4-93 on December 5, 1995 at 6:00 PM and on December 19, 1995 at 6:00 PM at City Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of aforesaid meeting was duly provided in accordance with California Government Code Sections 65355 and 65090.

Section 8. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

Section 9. The City Council finds that the additional information provided in the staff report and any attachments accompanying the EIR does not represent significant new information so as to require recirculation of the EIR pursuant to Public Resources Code Section 21092.1.

Section 10. The City Council finds that the Draft EIR, the comments to the Draft EIR and the responses to those comments have been reviewed by the City Council, that the City Council has reviewed and considered those documents prior to acting on the General Plan Land Use Element Amendment, Zone Change and Specific Plan No. 4-93 and finds pursuant to CEQA Guidelines Section 15090, that the Final EIR has been completed in compliance with CEQA, the CEQA Guidelines and the City's CEQA Guidelines. The City Council also finds that the City Council has independently reviewed and analyzed the EIR and, that the EIR reflects the independent judgment of the City Council.

Section 11. With respect to the potential significant environmental effects identified in the EIR, the City Council finds the following:

(a) **DEGRADATION OF AIR QUALITY:** Short term impacts on air quality would occur during the grading and construction activities required to implement the proposed project. The temporary impacts would include particulate (fugitive dust) emissions from demolition, clearing, grading activities on-site; off-site air pollutant emissions at the power plant(s) serving the site, while temporary power lines are needed to operate construction equipment and provide lighting; exhaust emissions and potential odors from the construction equipment used on site as well as the vehicles used to transport materials to and from the site; exhaust emissions from the motor vehicles of the construction crew; and potential release of asbestos during demolition. The above described power plant and vehicle emissions are generated during construction activities. Emissions from these sources would continue, however, after project completion as a result of long-term electricity consumption and traffic generated by Dominguez Hills Village. Long term impacts consist of mobile source emissions generated from project-related traffic and stationary source emissions (generated directly from natural gas consumed and indirectly from the power plant providing electricity to the project site.) The mobile vehicle emissions and stationary natural gas and power plant emissions would exceed the South Coast Air Quality Management District (SCAQMD) threshold for reactive organic gases, (ROC) carbon monoxide (CO) and nitrogen oxides (NOx). Mitigation measures will not reduce emissions below SCAQMD standards therefore long term air quality emissions are significant. The significance thresholds for construction and regional air quality impacts are not health based standards and have been set by SCAQMD for the sole purpose of imposing mitigation measures for all but the smallest of general development projects. The air quality analysis contained in the Draft EIR provides an adequate analysis of project impacts and sets forth all feasible air quality mitigation measures.

b) **SIGNIFICANT CUMULATIVE NOISE IMPACTS:** Project noise impacts would result from attracting additional vehicle travel on the surrounding road networks. As the majority of the project would travel to and from the site via Victoria Avenue (from Avalon Blvd. and Wilmington Avenue) and Central Avenue the project would contribute to future noise level increases along these roadways. The noise estimates were based on a Federal Highway Administration model. Under future conditions, some segments of the roads would experience significant noise increases although less than 1 dBA CNEL would be due to the project. The noise projections do not account for any attenuation due to existing walls, berms, intervening structures or topography. On Avalon Boulevard and Wilmington Avenue, significant cumulative noise impacts may result to the church and school on Avalon Boulevard (65.8 CNEL at 100 feet from the centerline) and Anderson Park on Wilmington Avenue (65.3 CNEL at 100 feet from centerline). The project would only represent a maximum of 1 dBA CNEL increase on any road segment, is therefore not considered to have an individually significant impact, and therefore no project mitigation is proposed.

Section 12. The EIR also analyzed the following issues: Geology, Soils, Seismicity, Hydrology and Drainage, Land Use, Aesthetics/Visual/Glare, Transportation/Circulation, Air

Quality, Noise, Public Services and Utilities, and Human Health/Risk of Upset. The conditions of approval attached hereto mitigate these impacts to a level of insignificance.

Section 13. With respect to the significant impacts included in Sections 11(a) and (b) that cannot be mitigated to a level of insignificance, the City Council finds, pursuant to Public Resources Code Section 21081 and State CEQA Guidelines Section 15091, that (a) certain changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen certain significant environmental effects as identified in the Final EIR; and (b) specific economic, social and other considerations of approving Specific Plan No. 4-93 make infeasible certain mitigation measures or Project alternatives identified in the Final EIR and outweigh unavoidable impacts associated with the development of the Project. Sections 11a and 11b and Section 14 below specify in further detail the rationale for these findings.

Section 14. The City Council finds that individual and cumulative adverse impacts generated by the Project will be mitigated to the extent feasible through the Mitigation Measures as contained in the Environmental Impact Report. Irrespective of these measures, the City Council finds that some impacts cannot be feasibly mitigated to a level of insignificance. In addition to the individualized findings of overriding considerations contained in Section 11 above, the City Council finds that the benefits provided by the project will outweigh any adverse impacts caused by the Project. These benefits include the following:

- a. The project implementation will accelerate remediation of the existing oil producing and storage facility site, including removal of aesthetic nuisances and remediation of existing soil contamination.
- b. Project implementation will improve the City's jobs/housing balance by providing a wide range of housing types in a jobs rich area of the county.
- c. Project implementation will respond to the community's need for a child care center and a neighborhood retail center.
- d. The project will provide retail and housing opportunities with convenient access to freeways including the Artesia Freeway (SR-91) and the San Diego Freeway (I-405).
- e. The project will generate additional sales tax revenue for the City of Carson.

Section 15. The City Council has reviewed and considered the alternatives to the Project discussed in the EIR. The alternatives for Parcel 1 are (1) a "No Development" Alternative; (2) a "No Project" (Existing General Plan) Alternative; and (3) a "Reduced Residential Density" Alternative. The Alternatives for Parcel 2 are (1) "Retail/Commercial and Light Industrial" Alternative and (2) a "Heavy Industrial Uses Only" Alternative (current zoning). With respect to these alternatives to the Project, the City Council finds, pursuant to the Public Resources Code, Section 21081, that there are economic, social and other considerations of the Project that make the alternatives infeasible.

In addition to the reasons stated above, the City Council finds the following; (1) that Parcel 1 Alternative 1, the "No Development" alternative is not feasible as it would be inconsistent with

the City's General Plan, not meet the project objectives, not provide housing or improve the City's jobs/housing balance; and would not accomplish site remediation goals in a timely manner; (2) Alternative 2, "No Project" Alternative, although it would have the least environmental impact, would not meet the projects objectives, not provide a wide variety of needed housing in Carson, would not avoid the identified unavoidable significant impacts of the project; and (3) Alternative No. 3, the "Reduced Residential Density" Alternative would have overall similar or greater impacts as the project due to similar traffic generation, would not avoid the identified unavoidable significant impacts of the project and would reduce the number of allowable dwelling units per acre in an area already considered to be housing poor. The Planning Commission further finds that (1) Parcel 2 Alternative 1 "Retail/commercial and Light Industrial" Alternative would not avoid the identified unavoidable significant impacts of the project; have greater impacts with respect traffic, air quality, noise and public services and utilities; and would cause an increase in traffic generation and create more intense land uses; and (2) Alternative 2, "Heavy Industrial Alternative", would not be compatible with the Parcel 1 residential uses, or Cal State Dominguez Hills (as described in the City General Plan Land Use Element); compete, relative to market feasibility, with the 4.7 million square feet of industrial uses approved for Dominguez Technology Center across Victoria Street; and would not meet the project objectives. Alternatives sites were evaluated in detail, as the unavoidable significant impacts of the project (air quality and noise) could not be avoided by developing the project at a different location. There are few, if any, sites of this size in the area that are relatively unconstrained with as direct access to major arterials and the Artesia Freeway (SR 91).

Section 16. The City Council finds that:

- a) The proposed high density residential designation for the 72 acre site, Parcel 1, with a maximum density if 893 units, is compatible with the university to the south, the industrially zoned land to the east. With the inclusion of conditions of approval, the implementation of the Specific Plan, and the reduction in density to 893 units which will allow for more single family attached units adjacent to existing single family units, the proposed designation will be compatible with the residential areas to the east and north of the property.
- b) Parcel 2 is zoned MH, (Manufacturing, Heavy) which allows the industrial and commercial development. The proposed industrial and commercial uses on Parcel 2 are in conformance with the General Plan and are compatible with adjacent industrial uses.
- c) The change of zoning on Parcel 1 from RS (Residential, Single-family) to RM-25 (Residential-Multi-family 25 dwelling units per acre) will allow the development of a planned cohesive community which will provide a variety of housing types as provided in the Specific Plan.
- d) The proposed project assists the City in meeting the goals and objectives of the Housing Element and the statewide goal of "identifying adequate sites which will be made available through appropriate zoning and development standards, including public services and facilities needed to encourage the development of a variety of housing types for all income levels.

e) The proposed design and development of the 893 unit residential for sale development governed by a Specific Plan is compatible with the surrounding community. All aspects of the site design and development will create an attractive and harmonious development. The specific mitigation measures are incorporated to provide for increased land use compatibility between the proposed residential development on Parcel 1 and the adjacent residential areas.

f) The Dominguez Hills Village Specific Plan, Specific Plan No. 4-93, which is on file in the office of the Community Development Department and is hereby incorporated herein by reference, will comply with the requirements of California Government Code Section 65451 in that, as revised to incorporate the conditions attached to this Resolution as "Exhibit D, Conditions of Approval, Specific Plan No. 4-93." Specific Plan No. 4-93 ("Plan") does specify in detail:

i) The distribution, location and extent of the uses of land, including open space within the area covered by the Plan;

ii) The distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;

iii) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

iv) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;

v) A statement of the relationship of the Specific Plan to the General Plan.

h) State Law requires compatibility between land use designation of the General Plan and the zoning designation. The Land Use Element for the Parcel 1 is proposed to be changed to High Density Residential (25 dwelling units per acre maximum) and the zoning is proposed to be changed to RM-25 (Residential-Multi-family- 25 dwelling units per acre) which are consistent designations. Parcel 2 is designated on the General Plan as Heavy Industrial Use and is Zoned MH (Manufacturing, Heavy) which are consistent with the Specific Plan.

Section 17. The City Council hereby certifies the Final EIR for the Project, which includes the Draft EIR and Appendices, any comments received, any responses of the City to the comments received, and other materials as set forth in the staff report dated December 5, 1995 and December 19, 1995.

Section 18. The City Council has reviewed and considered the Mitigation Monitoring Program ("Program") for the Project contained in a separate document on file in the office of the City Clerk is herein incorporated by reference and finds that the Program has been prepared

pursuant to the requirements of Public Resources Code Section 21081.6 and such Program is designed to ensure compliance with the mitigation measures during Project implementation. The City Council therefore adopts the Mitigation Monitoring Program for the Project.

Section 19. Based on the aforementioned findings, the City Council amends the Land Use Element of the Carson General Plan to change the designation of certain properties as described in Exhibit "A" (Parcel 1) and as shown in Exhibit "B" attached hereto from Low Density Residential Use to High Density Residential Use (25 dwelling units per acre maximum).

Section 20. Based on the aforementioned findings, the City Council adopts the zone change of certain properties described in Exhibit "A" (Parcel 1) as shown in Exhibit "C" attached hereto be changed from RS (Residential-Single-family) to RM-25 (Residential-Multi-family-25 dwelling units per acre).

Section 21. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 4-93 subject to the Conditions of Approval as shown in Exhibit "D" attached hereto.

Section 22. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS DAY OF , 1996.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

ASST. CITY ATTORNEY

EXHIBIT A

DOMINGUEZ HILLS VILLAGE

LEGAL DESCRIPTION AND DEED RESTRICTIONS

PARCEL 1:

THOSE PORTIONS OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF THE 273.89 ACRE TRACT ALLOTTED TO THE MERCHANTS EXCHANGE BANK AND OF THE 504.19 ACRE TRACT ALLOTTED TO J.G. DOWNEY BY THE DECREE OF PARTITION OF A PORTION OF SAID RANCHO IN CASE NO. 939 OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID 273.89 ACRE TRACT, SAID EASTERLY LINE BEING THE WESTERLY LINE OF CENTRAL AVENUE, 40 FEET WIDE, AS SHOWN ON THE MAP OF THE RECORD OF SURVEY FILED IN BOOK 82 PAGES 31 AND 32 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY LINE OF VICTORIA STREET, 66 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID VICTORIA STREET, SOUTH 87 DEGREES 59 MINUTES 40 SECONDS WEST 2294.72 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF TRACT NO. 23924, IN SAID COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 757 PAGES 3 TO 8, INCLUSIVE OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG SAID GENERAL EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THE FOLLOWING FOURTEEN COURSES:

NORTH 01 DEGREES 36 MINUTES 17 SECONDS WEST 619.03 FEET, SOUTH 88 DEGREES 23 MINUTES 43 SECONDS WEST 242.00 FEET, NORTH 01 DEGREES 36 MINUTES 17 SECONDS WEST 100.00 FEET, NORTH 88 DEGREES 23 MINUTES 43 SECONDS EAST 28.00 FEET, NORTH 01 DEGREES 36 MINUTES 17 SECONDS WEST 190.00 FEET, NORTH 88 DEGREES 23 MINUTES 43 SECONDS EAST 35.00 FEET, NORTH 01 DEGREES 36 MINUTES 17 SECONDS WEST 175.00 FEET, NORTH 88 DEGREES 23 MINUTES 43 SECONDS EAST 31.68 FEET, NORTH 01 DEGREES 36 MINUTES 17 SECONDS WEST 136.52 FEET, NORTH 88 DEGREES 23 MINUTES 43 SECONDS EAST 127.46 FEET, NORTH 01 DEGREES 59 MINUTES 17 SECONDS WEST 216.72 FEET, SOUTH 88 DEGREES 00 MINUTES 43 SECONDS WEST 207.32 FEET, NORTH 01 DEGREES 59 MINUTES 17 SECONDS WEST 87.35 FEET AND NORTH 88 DEGREES 00 MINUTES 09 SECONDS EAST 24.57 FEET TO THE SOUTHWESTERLY CORNER OF LOT 94 OF TRACT NO. 25491 AND THE SOUTHWESTERLY CORNER OF SAID TRACT, IN SAID COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 750 PAGES 66 TO 68, INCLUSIVE OF SAID MAPS; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 25491, NORTH 88 DEGREES 00 MINUTES 09 SECONDS EAST 989.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 25491 AND THE MOST WESTERLY SOUTHWEST CORNER OF TRACT NO. 24268, IN SAID COUNTY STATE, AS PER MAP RECORDED IN BOOK 747 PAGES 51 TO 57, INCLUSIVE OF SAID MAPS; THENCE ALONG THE GENERAL SOUTHERLY BOUNDARY OF SAID TRACT NO. 24268 THE FOLLOWING ELEVEN COURSES:

NORTH 87 DEGREES 56 MINUTES 57 SECONDS EAST 666.04 FEET, SOUTH 00 DEGREES 22 MINUTES 20 SECONDS EAST 55.75 FEET, SOUTH 89 DEGREES 37 MINUTES 40 SECONDS WEST 5.77 FEET, SOUTH 00 DEGREES 22 MINUTES 20 SECONDS EAST 262.54 FEET, NORTH 82 DEGREES 36 MINUTES 12 SECONDS EAST 165.97 FEET, NORTH 87 DEGREES 53 MINUTES 45 SECONDS EAST 188.07 FEET, SOUTH 00 DEGREES 22 MINUTES 20 SECONDS EAST 272.86 FEET, NORTH 89 DEGREES 38 MINUTES 40 SECONDS EAST 108.00 FEET, SOUTH 00 DEGREES 22 MINUTES 20 SECONDS EAST 11.81 FEET, NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 203.28 FEET AND NORTH 64 DEGREES 37 MINUTES 03 SECONDS EAST 35.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT NO. 24268, SAID CORNER BEING ALSO AN ANGLE POINT IN PARCEL 4 OF SAID RECORD OF SURVEY; THENCE ALONG A SOUTHERLY LINE OF SAID PARCEL 4 NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 186.85 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL 4, BEING A POINT IN SAID EASTERLY LINE OF THE 273.89 ACRE TRACT; THENCE ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS EAST 936.13 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OR DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY, AS RESERVED BY ADELE GATES, ET AL., IN VARIOUS DEEDS, BEING RECORDED DECEMBER 1, 1964, MARCH 10, 1965, MARCH 22, 1965, MARCH 25, 1965 AND APRIL 1, 1965.

PARCEL 2:

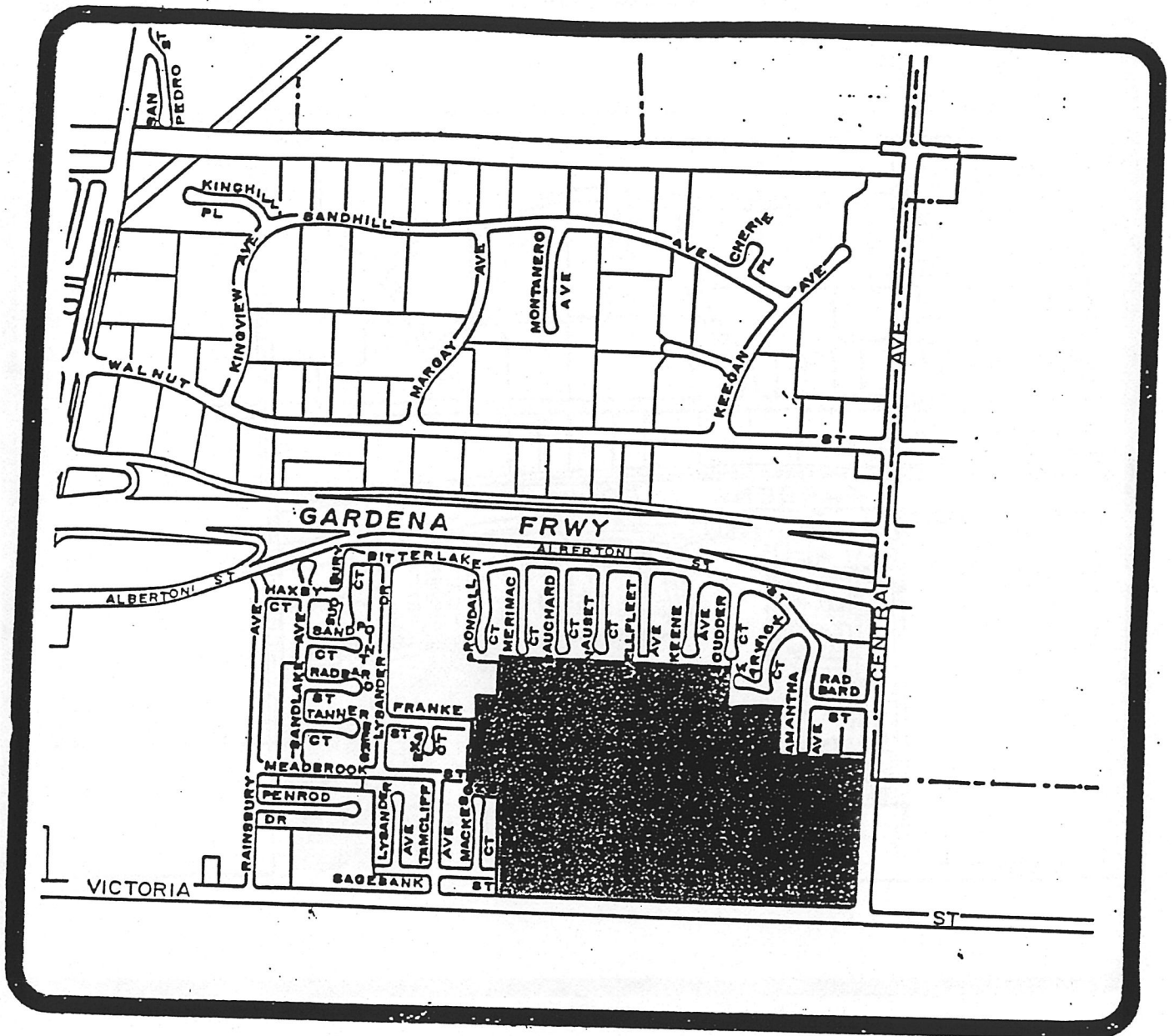
THAT PORTION OF THE 716.03 ACRE TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ISAIAS W. HELLMAN, BY THE DECREE OF PARTITION OF A PORTION OF SAID RANCHO IN CASE NO. 15697 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 764 PAGE 185 OF DEEDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CENTRAL AVENUE, 40 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 150 PAGE 635 OF DEEDS, RECORDS OF SAID COUNTY, WITH THE NORTHERLY LINE OF VICTORIA STREET, 66 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 25660, RECORDED IN BOOK 657 PAGES 67 TO 72 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE NORTH 87 DEGREES 59 MINUTES 40 SECONDS EAST 1850.80 FEET; THENCE NORTH 2 DEGREES 00 MINUTES 20 SECONDS WEST 701.70 FEET; THENCE PARALLEL WITH SAID NORTHERLY LINE, SOUTH 87 DEGREES 59 MINUTES 40 SECONDS WEST 1830.75 FEET TO SAID EASTERLY LINE OF CENTRAL AVENUE; THENCE ALONG SAID EASTERLY LINE SOUTH 0 DEGREES 22 MINUTES 08 SECONDS EAST TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE SOUTHERN CALIFORNIA GAS COMPANY, RECORDED FEBRUARY 19, 1957 AS INSTRUMENT NO. 1778 IN BOOK 53680 PAGE 302 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, AS FOLLOWS: NORTH 89 DEGREES 37 MINUTES 52 SECONDS EAST 95.00 FEET; SOUTH 0 DEGREES 22 MINUTES 08 SECONDS EAST 100.00 FEET, AND SOUTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 95.00 FEET TO SAID EASTERLY LINE OF CENTRAL AVENUE; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 0 DEGREES 22 MINUTES 08 SECONDS EAST TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OF DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY.

EXCEPT THAT PORTION OF LAND DESCRIBED IN CONDEMNATION RECORDED AS INSTRUMENT NO. 93-482852.

EXHIBIT "B"



The Site as shown above, is designated as follows:

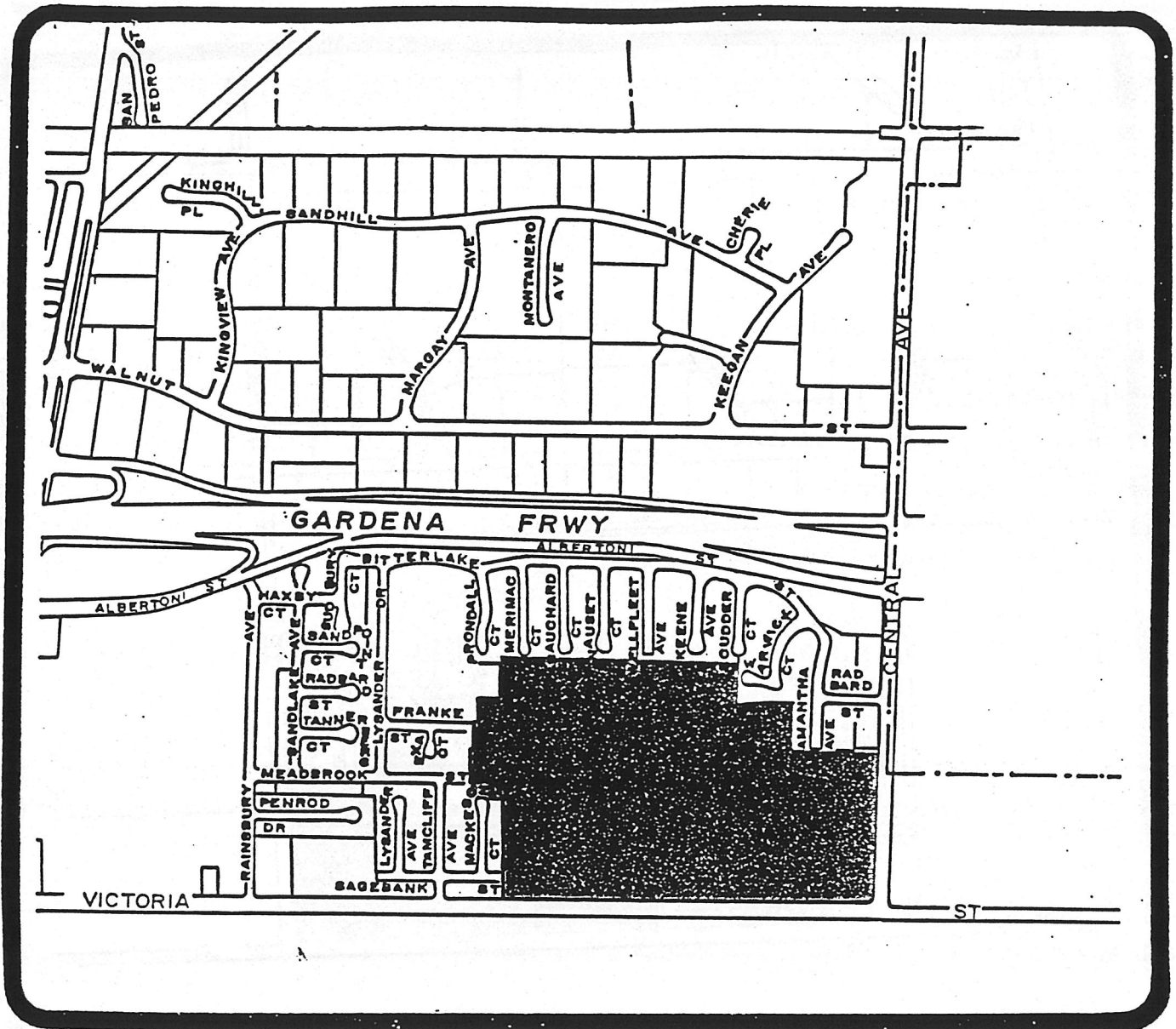
GENERAL PLAN: Low Density, Residential

Map Book 7319 Page 017 Parcel 100

It is proposed that the site be amended to the following:

GENERAL PLAN: High Density, Residential

EXHIBIT "C"



The Site as shown above, is designated as follows:

ZONING MAP: RS (Residential, Single-Family)

Map Book 7319 Page 017 Parcel 100

It is proposed that the site be amended to the following:

ZONING MAP: RM-25 (Residential, Multi-Family - 25 units per acre)

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EXHIBIT "D"

CONDITIONS OF APPROVAL

SPECIFIC PLAN NO. 4-93

GENERAL CONDITIONS

1. Specific Plan No. 4-93 ("Plan") for the Dominguez Hills Village Project ("Project") shall run with the land and shall bind upon the applicant, his/her successors and assigns, and shall continue in effect until otherwise released by the Authority of the Planning Commission or City Council of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Plan.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. Prior to issuance of any building permits Site Plan and Design approval shall be obtained from the Planning Commission pursuant to Section 9172.23 of the Zoning Ordinance.
4. The applicant shall file an Affidavit of Acceptance with the Community Development Department within thirty days of receipt of the City Council Ordinance. The applicant shall record said Affidavit and these Conditions of Approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Community Development Department within thirty days of receipt of the Planning Commission Resolution.
5. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit(s) shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
6. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. The Specific Plan shall be amended to include a provision requiring the project to provide the funding of sheriff services. The funding mechanism shall be subject to the review and approval of the City Council.

8. The applicant shall participate in the Fair Share Study with the total amount approved by the City Council. The amount shall be collected on a per unit basis by phase. Improvements made to intersections included in the Fair Share Study shall be deducted from the total amount owed by the applicant. The City shall administer the fund and assure that the funds are being used for improvements designated in the Fair Share Study.
9. The retail center on Parcel 2 shall be developed prior to occupancy of Phase 5.
10. When Planning Lot 8 develops access to the retention basin will be provided through the interior access roads minimizing the 15' retention basin easement pursuant to approval by the Planning Commission.
11. Setbacks provided in the Specific Plan are considered to be minimum standards and pursuant to approving the Site Design Review increased setbacks may be required.

SIGNS

12. A sign program shall be submitted to the Community Development Department as part of the application for Design Approval. The program shall be approved by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Community Development Department.
13. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

CONDOMINIUMS

14. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
15. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Community Development Department for review and approval.
16. All Conditions of Approval shall be contained within the CC&Rs.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

17. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:

- a) The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
- \$250 per unit, but not less than
 - \$3,000 for 10 or fewer units
 - \$5,000 for 11 or greater units.
- b) For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Community Development Director to substitute their own service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the Director may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
- c) For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d) Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e) Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:

- \$2,000 per unit for the first 10 units
- \$1,000 per unit for units above 10

The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.

- f) The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g) The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h) All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i) All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Community Development Department.
- j) The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
- k) The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.
- l) All fees shall be paid prior to any building permits or subdivision subject to determination by the Planning Commission at the time each lot is developed.

ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES

18. The project applicant shall comply with all recommendations identified within the Geotechnical Feasibility and Limited Site Seismicity Study, dated May 28, 1993, prepared by Pacific Soils Engineering, Inc. All recommendations of the certified geologist's study and requirements of the City's grading ordinances shall be included in the final grading plan. Recommendations within the study regarding the following issue areas shall be approved by the City Engineer and incorporated into the final grading plan:
- a) Site Clearing and Preparation
 - b) Over-excavation, Recompanction and Fill Placement
 - c) Foundation Design
 - d) Retaining Walls, Utility Trench Backfill and Drainage
 - e) Preliminary Pavement Design

19. An Erosion Control Plan shall be approved by the District Engineer, Building and Safety Division, prior to issuance of a grading permit. The Erosion Control Plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site. The erosion control measures may include one or more of the following:
 - a) Placing sandbags along the perimeter of the project site prior to initial grading if grading is to be undertaken during the rainy season (October to March).
 - b) Minimizing the length of time that soils lie exposed.
 - c) Revegetating (landscaping, hydro seeding or any other method of providing vegetative cover) graded areas, in a manner approved by the City if determined to be required for erosion control in areas not planned for development until subsequent phases. Landscaping and hydro seeding should be under the direction of a licensed landscape architect and approved by the City.
20. Due to the potential for ground shaking in a seismic event, the applicant shall comply with the standards set forth in the Uniform Building Code (most recent edition) to assure seismic safety to the satisfaction of the District Engineer, Building and Safety Division.
21. A structural engineer, civil engineer or architect, experienced with earthquake-resistant design, shall sign off on all building plans to determine the adequacy of seismic criteria for project structures, and to recommend appropriate design changes, if needed prior to issuance of building permits.
22. Prior to issuance of building permits, the Community Development Department, Building and Safety Division, shall review and approve all building plans to assure compliance with the latest Los Angeles County Building Code as adopted by the City of Carson.
23. All required drainage improvements, including the retention basins, shall be designed and constructed in accordance with the City of Carson and Los Angeles County Flood Control District standards and shall be reviewed and approved by both the City Engineer and L.A. County Flood Control District, prior to issuance of building permits.
24. The project is required to meet Storm water Management regulations. The project applicant/owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the California State Water Resources Control Board and abide by the conditions of the permit as issued. A copy of the NOI, Storm water Prevention Plan, and Monitoring Plan shall be submitted to the Engineering Services Department a minimum of thirty (30) days prior to commencing grading operations.

25. The applicant shall provide a temporary construction access point along Victoria Street in order to minimize truck traffic adjacent to the Phase 1 child care facility, prior to certificate of occupancy for the child care facility, to the satisfaction of the Community Development Director.
26. Excavation involving more than 1,000 cubic yards on vacant land must have a certified pest/rodent control service, licensed by the California Department of Food and Agriculture and Los Angeles County Agriculture Department, determine if there is a rodent problem at the project site. If there is a rodent problem, the contractor/developer must provide a rodent control and/or extermination program prior to commencement of excavation. Such rodent control and/or extermination program must comply with the eradication methods specified by the pest/rodent control service, until the service can provide written certification to the City that there is a 90 percent control of rodents.
27. Precise plans for the proposed project shall demonstrate that the site plan has incorporated appropriate design standards such as buffers (i.e. streets and landscaping), setbacks between proposed oil producing uses, and orientation/design of petroleum-related facilities and residential, retail and industrial facilities. This shall reflect requirements of the City's proposed Oil Well Ordinance for oil wells operating in residential areas. The State Division of Oil and Gas recommends an eight-foot high block wall or fence to restrict access to oil wells, in addition to use of landscaping that is not attractive to climbing.
28. As part of the CC&Rs, the applicant shall provide public notice to all potential residents and tenants within 500 feet of petroleum-related uses prior to completion of any real estate transaction (said uses include oil wells, oil tanks, gas plant and petroleum lines). A draft of said notice shall be submitted to the City Attorney for review and approval prior to issuance of building permits.
29. The Specific Plan shall provide special attention to screening techniques where retail uses are adjacent to tank farm industrial areas, east of Central Avenue (including building orientation and utilizing mature trees along the property line).
30. Project construction activities shall, to the extent feasible, be concentrated away from adjacent residential areas. Equipment storage and soil stockpiling shall be at least 100 feet from adjacent residential property lines.
31. During construction, a security fence, the height of which shall be determined by the City of Carson Community Development Department, Building and Safety Division shall be maintained around the perimeter of the site. The construction site shall be kept clear of all trash, weeds, etc.

32. City staff shall review and approve the project's landscape plans, prior to building permit issuance. Landscaping plans shall comply with the City of Carson's Development Standards.
33. Adequate external lighting (to be determined by the Division of Building and Safety) shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
34. The applicant shall construct the following improvements, which are necessary due to existing traffic ambient growth, other cumulative projects and project traffic:

Avalon Boulevard/Victoria Street

- a) construct a second southbound left turn lane.
- b) stripe northbound right turn lane.
- c) stripe a second westbound left turn lane
- d) provide a second eastbound lane

Central Avenue/Artesia Street

- a) stripe a southbound right turn lane prior to Phase I certificates of occupancy.

35. Prior to receiving the first Site Plan approval or construction of any residential or non-residential structures, the applicant shall submit a Traffic Improvement Phasing Plan, which demonstrates the timing required for implementation of all required improvements associated with the project.

36. In the absence of DTC improvements, the applicant shall construct the following improvements, which are necessary due to existing traffic, ambient growth, other cumulative projects, and project traffic:

Avalon Boulevard/Victoria Street

- a) stripe eastbound right turn lane

Central Avenue/Victoria Street

- a) stripe/construct second eastbound left turn lane

Wilmington Avenue/Del Amo Boulevard

- a) construct/stripe eastbound right turn lane

Wilmington Avenue/Artesia Street

- a) stripe a second westbound left turn lane

Wilmington/Albertoni Street

- a) construct a second southbound left turn lane

- b) construct northbound right turn lane
37. Based on a detailed access and capacity analysis as part of the Site Plan Review Process, driveways V2 and V4 shall be signalized, if warranted, to provide adequate level of service (driveway V4 would not be signalized, if at all, until the final phase occupancy). Driveway V2 must align properly with the existing CSUDH driveway. In addition, access C1 shall be signalized. Access C1 also requires extensive construction/improvements on Central Avenue, including but not limited to, a northbound left turn lane and dual southbound left turn lanes at Victoria Street. The median and left turn storage lengths shall be designed under the direction of the City Engineer to ensure that adequate deceleration is provided, and that adequate left-turn storage is provided.
38. The project shall comply with the City's Transportation Demand Ordinance. In addition, the LACMP requires all new non-residential developments of 50,000 square feet or more to provide preferential parking for carpools or vanpools, access for vanpool vehicles in parking areas, bicycle parking facilities and a transportation information area. The project shall accommodate these facilities in the layout plan of the commercial area east of Central Avenue.
39. In order to reduce fugitive dust emissions, the following measures shall be implemented during project grading and/or construction to the satisfaction of the City Engineering Services Department.
- a) The project shall comply with State, City, and UBC dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.
 - b) Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. Unpaved construction roads shall be watered at least three times a day.
 - c) SCAQMD Rule 403, as amended, shall be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. This shall include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).
 - d) The wheels and lower portions of transport trucks shall be sprayed with water before leaving the construction area.

- e) Any vegetative ground cover to be utilized on-site, in common residential or retail/industrial lots, shall be planted within 30 days of certificates of occupancy to reduce the amount of open space subject to wind erosion. Irrigation shall be installed to maintain the ground cover.
 - f) Grading activity shall be suspended when local winds exceed 30 miles per hour and during first and second stage smog alerts.
 - g) All trucks shall maintain a minimum of two feet of freeboard.
 - h) All trucks hauling dirt, soil or other loose dirt material shall be covered.
40. To limit emissions from project-related vehicle trips, employers of 100 or more employees shall prepare and implement trip reduction and ridesharing programs consistent with SCAQMD Regulation XV.
41. In accordance with the City of Carson General Plan Air Quality Element, the project shall, at a minimum, incorporate the following:
- a) Lockers and secure storage areas for bicycles
 - b) Marked pedestrian lanes and driver warning signs
 - c) Bicycle racks for employees and customers of commercial area
 - d) Transit access, including bus turnouts
 - e) Preferential parking zones, free parking and/or parking limits
 - f) Site access shall avoid queuing in driveways
 - g) Mulch, groundcover and native vegetation to reduce energy for pumping water
 - h) Charging outlets for electric vehicles
42. In order to reduce emissions from the power plant providing electricity to the site and from natural gas consumed by the project's users, on-site buildings shall, at a minimum, be constructed to comply with State Energy Efficiency Standards (Title 24).
43. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Community Development Director, that:
- a) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 - b) All operations shall comply with the City of Carson Noise Ordinance.

- c) **Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.**

Notations in the above format, appropriately numbered and included with other notations on the front sheet of grading plans, will be considered as adequate evidence of compliance with this condition.

- 44. **Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director. The study shall document projected ultimate noise exposure for interior office, retail and industrial space, and shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards. Sound attenuation is primarily required for residential units adjacent to Victoria Avenue and Central Avenue.**
- 45. **Prior to issuance of building permits, site plans shall undergo review by the Los Angeles County Sheriff's Department to ensure that all entryways, lobbies, stairways, and parking areas shall be illuminated and visually isolated areas shall be minimized for purposes of public safety and the enhancement of site security.**
- 46. **The City of Carson Station Crime Prevention Unit shall be contacted by project proponents prior to issuance of Certificates of Occupancy, for assistance on applicable crime prevention programs suitable for inclusion in the project, such as Neighborhood Watch.**
- 47. **Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Community Development Director, that:**
 - a) **All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.**
 - b) **All operations shall comply with the City of Carson Noise Ordinance.**
 - c) **Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.**

Notations in the above format, appropriately numbered and included with other notations on the front sheet of grading plans, will be considered as adequate evidence of compliance with this condition.

48. Prior to issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all project structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director. The study shall document projected ultimate noise exposure for interior office, retail and industrial space, and shall demonstrate that the project design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards. Sound attenuation is primarily required for residential units adjacent to Victoria Avenue and Central Avenue.
49. Prior to issuance of building permits, site plans shall undergo review by the Los Angeles County Sheriff's Department to ensure that all entryways, lobbies, stairways, and parking areas shall be illuminated and visually isolated areas shall be minimized for purposes of public safety and the enhancement of site security.
50. The City of Carson Station Crime Prevention Unit shall be contacted by project proponents prior to issuance of Certificates of Occupancy, for assistance on applicable crime prevention programs suitable for inclusion in the project, such as Neighborhood Watch.
51. Prior to issuance of building permits, the project proponent shall comply with all applicable code and ordinance requirements as required by the City of Carson Community Development Department for construction, access, water mains, fire flows, and fire hydrants.
52. Prior to issuance of building permits, the City of Carson Community Development Department shall require the project proponent to comply with the following measures:
 - a) Fire flow allowance of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration for multi-family residential, commercial or industrial uses, and 1,250 gallons per minute at 20 psi for a two-hour duration for single family uses;
 - b) Fire flows based on building size, its relationship to other structures and property lines, and type of construction.
 - c) Hydrant spacing every 600 feet for residential areas and 300 feet for commercial/industrial areas.
53. The project proponent will be assessed the current State Mandated School Fees, payable to the appropriate school district prior to the issuance of building permits.

54. Project proponent shall dedicate an "in lieu" portion of the proposed site for park use or pay the appropriate Park Dedication Fees to the City of Carson Recreation and Community Services Department, prior to building permit issuance.
55. Prior to approval of tentative subdivision maps, the project proponent shall incorporate the requirements of local water purveyors to provide new facilities in the form of pipelines, hydrants, booster station upgrade, and other services deemed necessary.
56. Prior to the issuance of building permits, the developer shall demonstrate use of low water use fixtures, plumbing fixtures and appliances, to the satisfaction of the City Building Inspector, as follows:

Interior:

- a) Supply line pressure: Reduce water pressure greater than 50 psi to 50 psi or less by means of a pressure-reducing valve.
- b) Drinking fountains: Equip drinking fountains with self-closing valves.
- c) Ultra-low flush toilets: Install 1.6 gallon per flush toilets in all new construction.

Exterior:

- a) Landscape with low water-consuming plants wherever feasible.
 - b) Minimize use of lawn by limiting it to lawn-dependant uses.
 - c) Group plants of similar water use to reduce over irrigation of low-water-using plants.
 - d) Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.
 - e) Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency and may be feasible for the project.
 - f) Use pervious paving material whenever feasible to reduce surface water runoff.
 - g) Investigate the feasibility of utilizing reclaimed wastewater, stored rain water, or gray water for irrigation.
57. The project applicant shall pay applicable connection fees prior to issuance of a connection permit.
58. Prior to issuance of occupancy permits, the project applicant shall provide the City and County with evidence of compliance with guidelines set forth by the

State of California in accordance with the California Integrated Waste Management Act of 1989 (AB 939) which requires jurisdictions to divert 25 percent of solid waste from landfills by the year 1995 and 50 percent by the 2000. This shall include consideration for relocating mature trees, and offering marketable materials to recyclers such as concrete, asphalt and steel.

59. Prior to the issuance of any building permits, a site plan delineating the capacity, number, and location of all proposed solid waste and recyclable collection areas shall be submitted to the Los Angeles County Department of Public Works for review and acceptance and shall be approved by the City of Carson. Further, each location shall be verified by the City of Carson Community Development Department, prior to the issuance of any certificates of use and occupancy.
60. The proposed project shall follow the current practice of the City of Carson for curbside collection and recycling programs in the residential areas of the City, including mixed waste processing and recovery in both residential and commercial areas.
61. The applicant shall utilize special landscape treatments to minimize the amount of yard trimmings and waste from the proposed project area, to the satisfaction of the City Community Development Department, as part of the Site Plan review and approval.
62. Prior to excavation of the contaminated and other areas for rough grading, the project sites shall be cleared of all excess vegetation, surface trash, piping, debris and other deleterious materials. These materials shall be removed and disposed of properly (recycled if possible). Trucks hauling this material shall utilize Central Avenue to SR-91 to avoid residential areas.
63. Unless underground utility locations are well documented, as determined by the City of Carson Engineering Services Department, the project applicant shall perform geophysical surveys prior to excavations to identify subsurface utilities and structures. Pipelines or conduits which may be encountered within the excavation and graded areas shall either be relocated or be cut and plugged according to the applicable code requirements.
64. Proper excavation procedures shall be followed to comply with OSHA's Safety and Health Standards (20 CFR Section 1926). If applicable, the South Coast Air Quality Management District (SCAQMD) Rule 1166 permit shall be obtained prior to the commencement of excavation and remedial activities.
65. During excavation activities, diversion ditches and/or temporary provisions (berms) shall be employed, as necessary, to limit surface water from entering the excavation areas and to provide drainage of adjacent areas. Adequate pumps and

- sumps shall be made available on the construction site to handle flows into the excavation areas and shall be approved by the City Engineer.
66. Trained environmental personnel, approved by the City Community Development Director, shall monitor the excavations on a full time basis to identify and supervise the segregation of the hydrocarbon contaminated soils from soils that have concentrations below the treatment goal of 1,000 parts per million total petroleum hydrocarbon (ppm TPH).
 67. An excavation plan and its design shall be submitted by the Contractor to the City Engineer for approval prior to grading permit issuance. Excavation walls shall be sloped back to the appropriate angle to meet Cal-OSHA requirements. No person shall be allowed to enter an excavation without wearing the proper personnel protective equipment as per the site Health and Safety Plan. Daily inspections shall be made of the excavations for tension cracks, bulging or other indication of cave-ins or slides. In the event that excavation walls appear to be unstable, the excavation/remediation work shall cease until the necessary measures have been taken to safeguard all persons and property.
 68. The project applicant shall follow all recommendations within the Remedial Action Plan regarding the construction and operation and closure of the Bioremediation Treatment Plot. Construction plans and monitoring reports shall be submitted to the City Engineer for approval and review, respectively.
 69. During remediation, if any soil is found to be hazardous due to contamination other than petroleum hydrocarbons, it will be segregated, stockpiled, and handled separately. All sample collection and analysis procedures will follow methods from EPA SW-846 and/or the CCR, Title 22, Division 4, Chapter 30, Article 11.
 70. The project applicant shall follow all recommendations contained within the adopted Remedial Action Plan for the project site.
 71. The clean-up level for crude oil is 1,000 mg/kg TPH-E (EPA Method 8015). This criterion will apply to soil excavated during remediation and to soil excavated in the future as a result of geotechnical removals. TPH-impacted soil, if used as backfill at the properties, will be treated to less than 1,000 mg/kg. The confirmation samples will be analyzed by a state-certified laboratory for TPH-E using EPA Method 8015. During excavation and treatment procedures, field screening techniques may be used to monitor removal and remedial progress.
 72. Excavated soil containing TPH will be placed in designated treatment areas utilizing bioremediation in the form of land farming. TPH concentrations in remediated soil will be verified by sampling the soil in a grid pattern (see Appendix 13.6, HAZARDOUS MATERIALS REPORTS). Samples may be screened on-site using field equipment or kits, but will ultimately be analyzed by

- a state-certified laboratory using EPA Method 8015 (extractable). The treated soil will be removed from the treatment areas when an overall maximum average TPH concentration of 1,000 mg/kg is obtained.
73. Dust and volatile organic emissions from excavation activities shall be controlled through water spray or by employing other approved vapor suppressants including hydromulch spray in accordance with Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements and the South Coast Air Quality Management District (SCAQMD) permit conditions.
 74. During excavation, monitoring shall be conducted to measure the volatile organic at a distance no more than 3 inches above the freshly excavated soil by using flame ionization detectors (FID). If the 50 ppm value as specified by SCAQMD Rule 1166 is exceeded, mitigation actions such as voluntary shut down of the operation shall be implemented. Written records of measurements and FID (or equivalent) calibrations shall be made and kept on file. Daily perimeter air monitoring shall also be performed during excavation activities. If and when petroleum hydrocarbon odor is noticed that could potentially migrate off-site and cause a public nuisance condition, the situation shall be mitigated immediately. Voluntary shut down of operation may be implemented prior to the control of volatile organic emissions until odor control can be achieved.
 75. Excavated soil containing volatile constituents as determined by field screening with an organic vapor meter will be analyzed using EPA Method 8020 and/or 8010. The proposed clean-up levels for soils found to contain BTEX will be 0.3, 1.22, 0.84 and 0.49 mg/kg, respectively. The identification of other volatile compounds using Method 8010 will be addressed on a case by case basis, including notification and discussion with the RWQCB.
 76. If asbestos is identified in below-ground structures, the project applicant shall obtain an Asbestos Abatement Contractor to survey the project site and assess the potential hazard. The project applicant shall contact the SCAQMD and the City of Carson prior to asbestos removal.
 77. Prior to initiating structure removal, the applicant must provide evidence, to the satisfaction of the City, that all debris and structure removals will be subject to a traffic control plan, as approved by the City Engineer. The intent of this measure is to minimize the time period and disruption of heavy duty trucks.
 78. If any hazardous substances not previously addressed in the mitigation measures contained herein are identified and/or released to the environment at any point during the site cleanup process, operations shall cease immediately. At the earliest possible time, the project applicant in that area shall notify the City Community Development Director of any such findings. Upon notification of all

- ... appropriate agencies, a course of action will be determined subject to the approval of the City Manager.
79. All structures must be cleaned of hydrocarbons prior to off-site transportation, or hauled off-site as a waste in accordance with applicable regulations.
 80. Structure removal operations shall comply with all regulations and standards of the South Coast Air Quality Management District (SCAQMD).
 81. The project applicant shall post signs prior to commencing remediation, alerting the public to the site cleanup operations in progress. The size, wording and placement of these signs shall be reviewed and approved by the City Community Development Department.
 82. The applicant shall comply with State Division of Oil and Gas notification and abandonment requirements regarding existing active and inactive abandoned oil wells. The applicant shall submit a Notice of Intent and receive DOG Clearance prior to receiving grading permits.
 83. The applicant shall provide for adequate methane gas protection, to the satisfaction of L.A. County Department of Public Works and the City Engineer, as reflected in grading plans and other appropriate design documents.
 84. The proposed oil well ordinance, if adopted by the City of Carson, shall provide for safety and land use compatibility requirements for existing oil wells to remain operational past year 2002 within a residential or commercial area.
 85. Prior to issuing grading or building permits for any portion of Parcel 2, the applicant shall submit a site plan for the entire parcel, demonstrating adequate design, buffers and setbacks between the tank farm, gas plant and oil wells, relative to adjacent off-site existing industrial uses and future on-site retail and industrial uses, to the satisfaction of the Planning Director.