

Final Copy
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CARSON TOWN CENTER

[Formerly known as the Golden Eagle Center]

Specific Plan City of Carson • California

Originally adopted: October 25, 1994 as Ordinance No. 94-1044

First Amendment: June 18, 1996

Prepared by:
Estrada Land Planning

CARSON TOWN CENTER

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Note: EIR, Traffic Study, Implementation/Fiscal Impact Analysis, and Signage Criteria are on file with the City of Carson Community Development Department.

CARSON TOWN CENTER

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I. INTRODUCTION

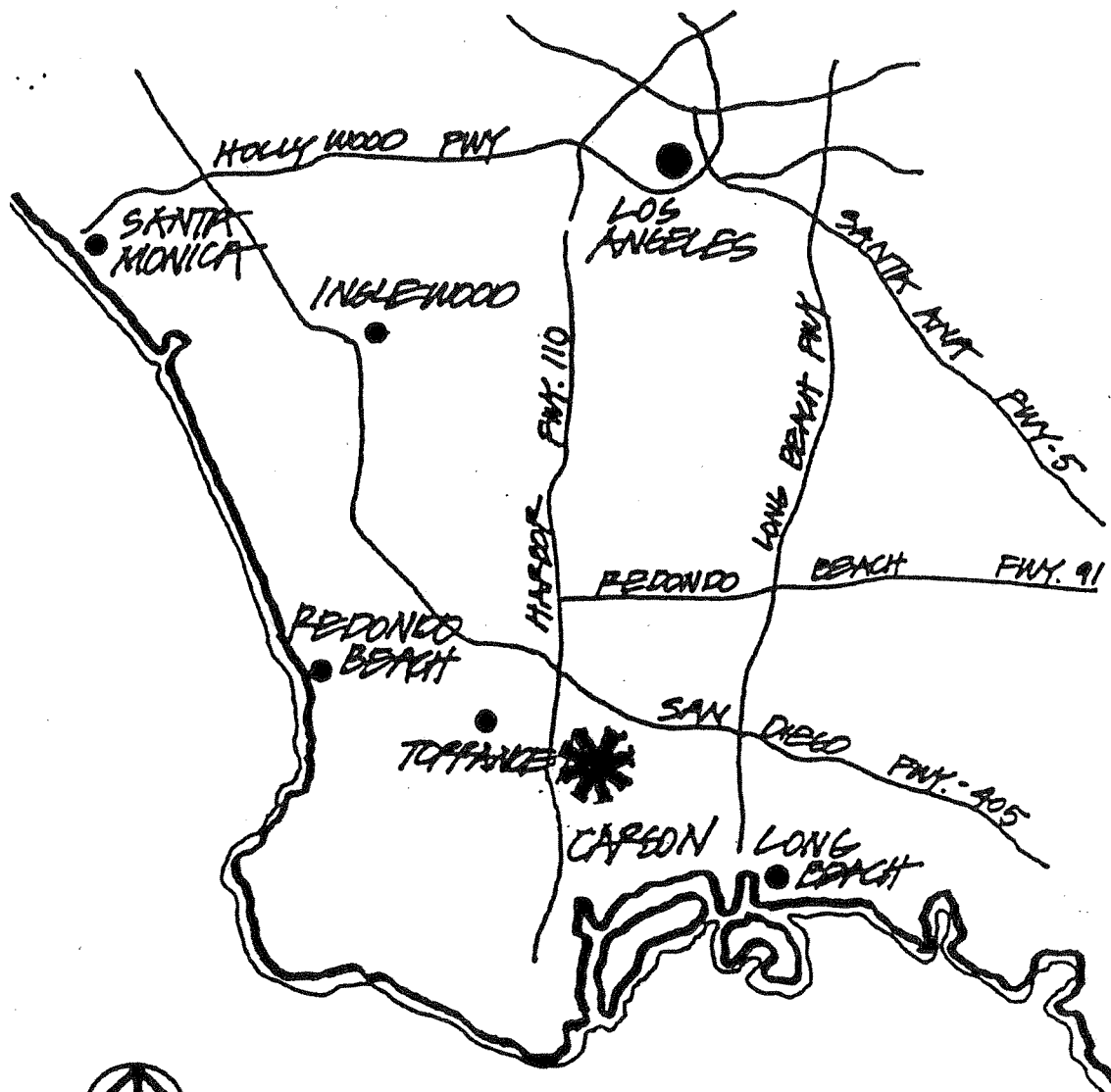
PURPOSE AND INTENT

The City of Carson has requested this Specific Plan to be a comprehensive guide for ensuring the orderly development of the Carson Town Center in a manner consistent with the General Plan. The purpose of the plan is to combine zoning standards, detailed site development standards, and other regulatory devices into one document.

As adopted by Ordinance No. 94-1044, the Carson Town Center Specific Plan has become a regulatory document for zoning. Any development agreement can only be approved if the City finds the agreement consistent with the General Plan and the Specific Plan. In the event that any portion of the Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, those portions will be considered a separate independent provision and shall not affect the validity of the remaining Specific Plan.

OWNERSHIP

The property is owned by Carson Town Center, Inc. and Kmart Corporation as of December 1995.



PROJECT LOCATION

EXHIBIT 1 - VICINITY MAP

LOCATION

The project area is located in the City of Carson in the southern portion of Los Angeles County. The Carson Town Center is a 76 acre site bounded by Torrance Boulevard, Main Street, and Figueroa Street.

The Carson Town Center is approximately 1/4 mile from the San Diego (405) Freeway and adjacent to the Harbor (Route 110) Freeway. Downtown Los Angeles is about 14 miles to the northeast, and Los Angeles Harbor is about 10 miles to the southeast. LAX Airport is approximately 15 miles to the northwest, and Long Beach Airport is approximately 10 miles to the east.

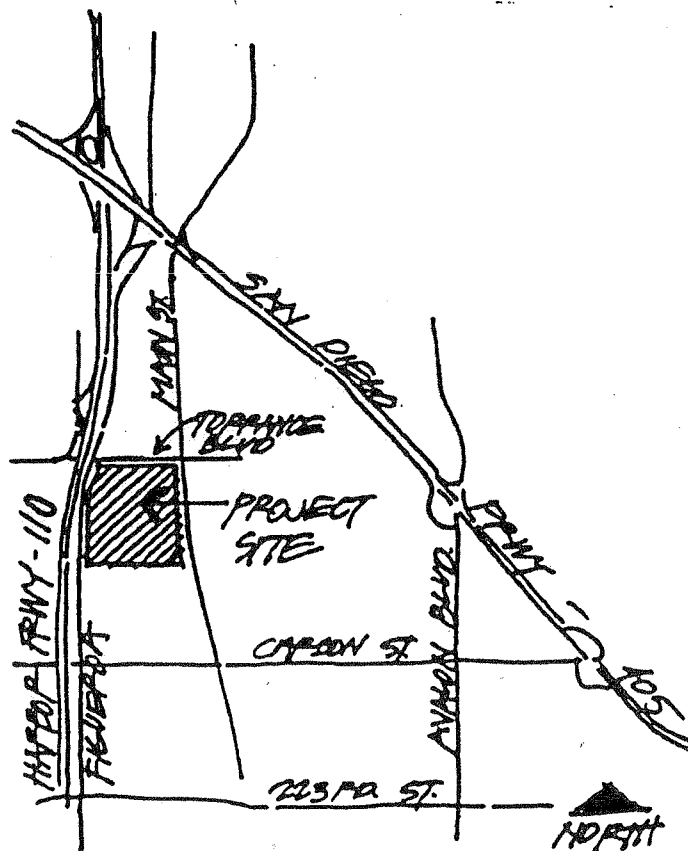


EXHIBIT 2-LOCATION MAP

PLANNING BACKGROUND

The City of Carson established an Industrial Development Project for the revitalization and rehabilitation of the industrial portion of the City. In June of 1989 an initial meeting was held with the City staff, the developer and Estrada Land Planning to establish the direction of the proposed project and to ensure that it would be consistent with the City's redevelopment goals. From this meeting a concept was developed for a high-quality business park and commercial center.

Following the meeting in June, a number of circulation and land use studies were prepared by Estrada Land Planning. These studies reflected input from the City staff and project consultants. Considerable attention was given to site entries, interior circulation, compatibility of land use and density.

On August 2, 1989 City staff reviewed several alternative concepts. From that review it was determined that the design, land uses and densities in this Specific Plan be formally presented to the City.

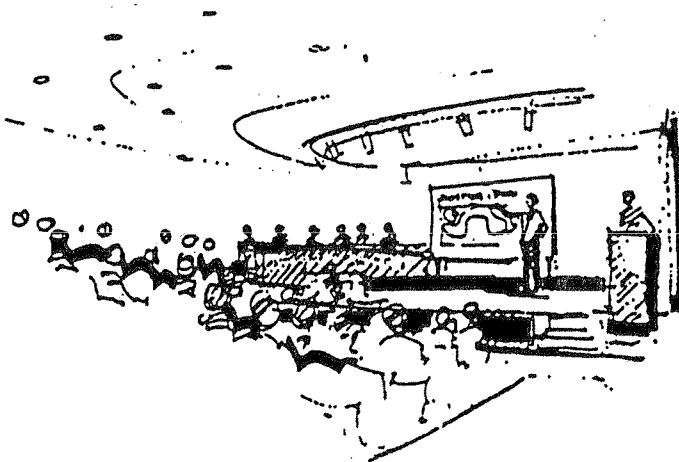
An EIR (State Clearinghouse No. 90010838) has been certified to determine the environmental impacts of the Specific Plan.

This Specific Plan reflects the refinement of many months of planning. It utilizes the site to its full potential and, when developed, will establish the Carson Town Center as a landmark in the City as well as the entire South Bay.

DEVELOPMENT AND PROCESSING ISSUES

Consistent with City ordinances and procedures, this report and related graphics were prepared as an integral part of the Specific Plan requirements. The primary objectives of this submittal are to:

- Obtain concept approval of land uses and densities, pursuant to the Specific Plan, which will serve as a basis for subsequent Tentative Maps, Final Tract Maps, Grading Permits, and other design/engineering approvals required by the City.
- To provide design guidelines and standards for community design and for subsequent site developments.



IMPLEMENTATION

PROJECT REVIEW

Prior to actual development, project Covenants, Conditions and Restrictions (CC&Rs) will be written to address design specifics. An Architectural Review Board will be formed to determine, define and implement the CC&Rs. Initial Board members will be the Developers, and subsequent members will be appointed as provided in the CC&Rs. All projects proposed in the Carson Town Center must submit a Development Plan package as described below. The Application must be approved by the Architectural Review Board and then by the City of Carson Community Development Department for conformance with the Specific Plan.

DEVELOPMENT PLAN APPLICATION

The following items are required for submittal:

- A preliminary site plan which includes:
 - Dimensions and orientation of each lot.
 - Location, size, shape and use of structures on contiguous properties.
 - Location, size, shape and use of all proposed structures, including the square footage of buildings, parking areas and open spaces.
 - Location and height of walls, fences, trash enclosures, handicap facilities and other circulation features.
- A grading plan, if modifications to the existing graded lot are proposed.
- Building floor plans and exterior elevations, drawn to scale, adequate to show design intent. Exterior wall colors and materials must be included.

- A landscaping concept including the quantity and location of all plant materials. Plants should be identified by botanical names and keyed by number to the location on the plan. A complete sprinkler plan should be included.
- Preliminary details of project signage, including entry monuments, freeway oriented pylon signs, wall signs and address numbers.
- Preliminary details of project lighting.

CITY REVIEW AND APPROVAL

A development plan application must be submitted to the City of Carson for approval by the Director of Community Development. The Director's findings and approval will be based on the following criteria:

- Compatibility with the General Plan, this Specific Plan, and surrounding uses.
- Compatibility of architecture and design with other projects in the Carson Town Center, including aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- Convenience and safety of circulation for pedestrians and vehicles.
- Attractiveness, effectiveness and restraint in signing, graphics and color.
- Development scheduling (if phased development) which will satisfy the above criteria in each phase.
- Conformance to design standards and guidelines of this Specific Plan.

If the proposed development complies with the above criteria, and the Director of Community Development finds that the criteria has been met or can be met if specified conditions are observed, approval shall be granted, subject to such specified conditions. If the Director of Community Development finds that the proposed devel-

opment cannot meet and cannot be modified to meet the requirements and criteria, the application shall be disapproved. In all cases, findings shall be made concerning the grounds for approval or disapproval. Disapprovals may be appealed to the Planning Commission within 15 days of the date of the Director's decision. Disapproval from the Commission may be appealed to the City Council as provided by the Zoning Ordinance.

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

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

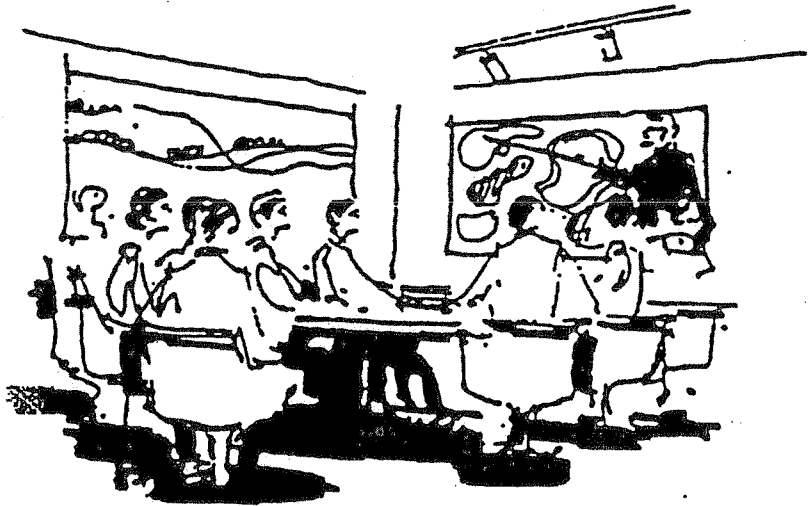
- Such existing improvements are to be altered in connection with the proposed construction, grading or remodeling; or
- Such existing improvements are directly affected by such proposed construction, grading or remodeling; or
- The value of the proposed new or replacement construction, alterations,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

After development plan approval has been granted, proposed modifications, additions or deletions to the development plan are subject to the review process described above. The approval is valid for one year, at which time a building permit must be obtained. Work authorized by the building permit shall commence within 180 days from the date of issuance of the permit, unless the permit is extended or expires under conditions described in the Zoning Ordinance.

FINAL APPROVAL

Upon approval from the City, the plans must be resubmitted to the Architectural Review Board for a final review. This review will allow the Board to consider modifications to the plan that may have occurred during the City review process.

Conditional uses identified in the Site Development Standards section will also be required to submit a conditional use permit (CUP) and accompanying Application for Environmental Initial Study (AEIS). The approval process is as described above, but final approval will be from the Planning Commission.



CEQA COMPLIANCE

A complete Environmental Impact Report (EIR) has been certified for the Carson Town Center site. The EIR addresses the land use plan, circulation and infrastructure plans, implementation mechanisms and development standards. The EIR may be applicable to future development proposals processed on conformance with this Specific Plan and the City of Carson's development regulations.

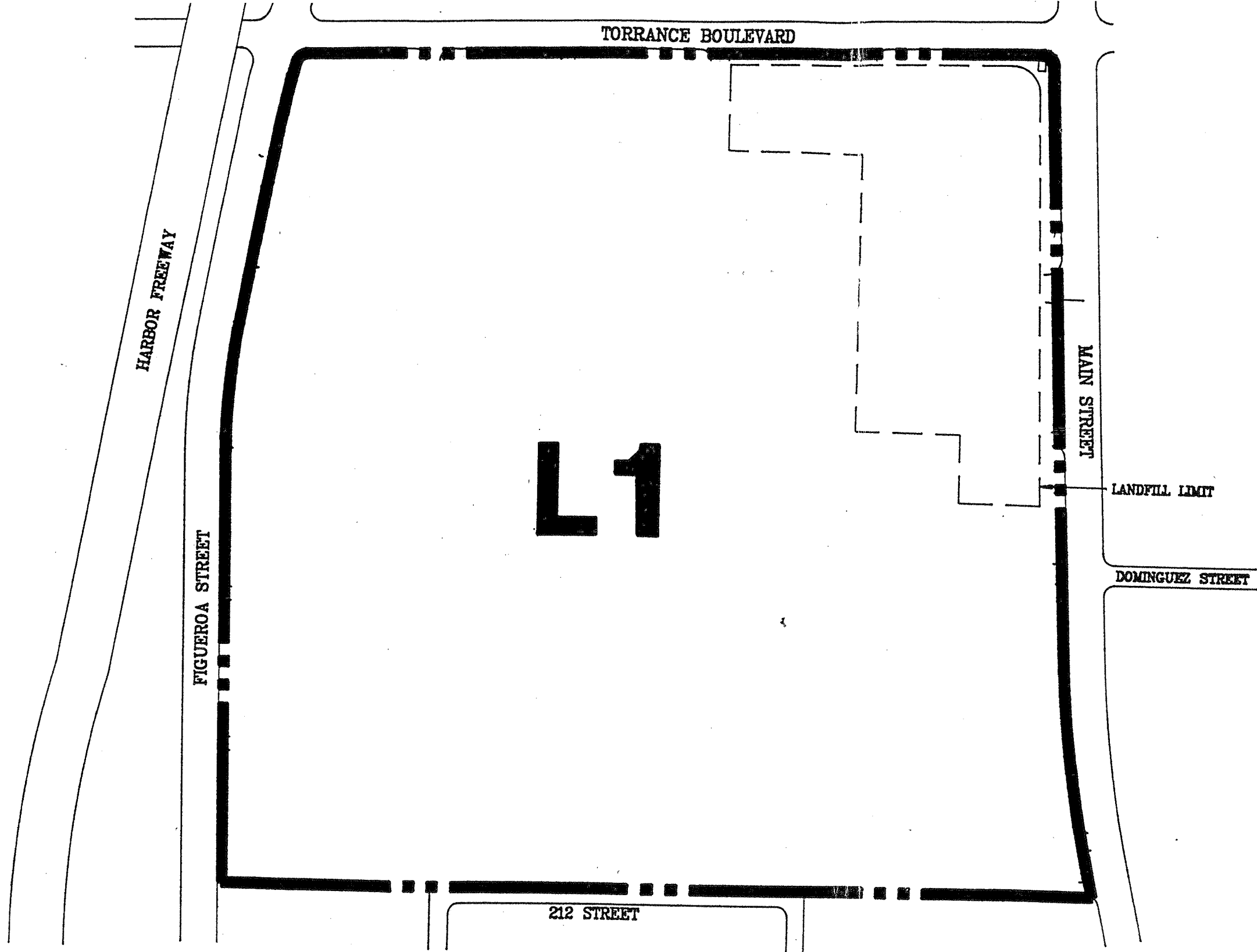
SUPPORTING DOCUMENTS

Special reports and plans were prepared in support of the Specific Plan including the following:

- Glossary of Terms **
- Environmental Impact Report *
- Traffic Study *
- Implementation/Fiscal Impact Analysis *

* On file with the City of Carson Community Development Department.

** See the Appendix.



LEGEND

L1 LIGHT INDUSTRIAL

GENERAL PLAN

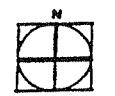
EXHIBIT 3

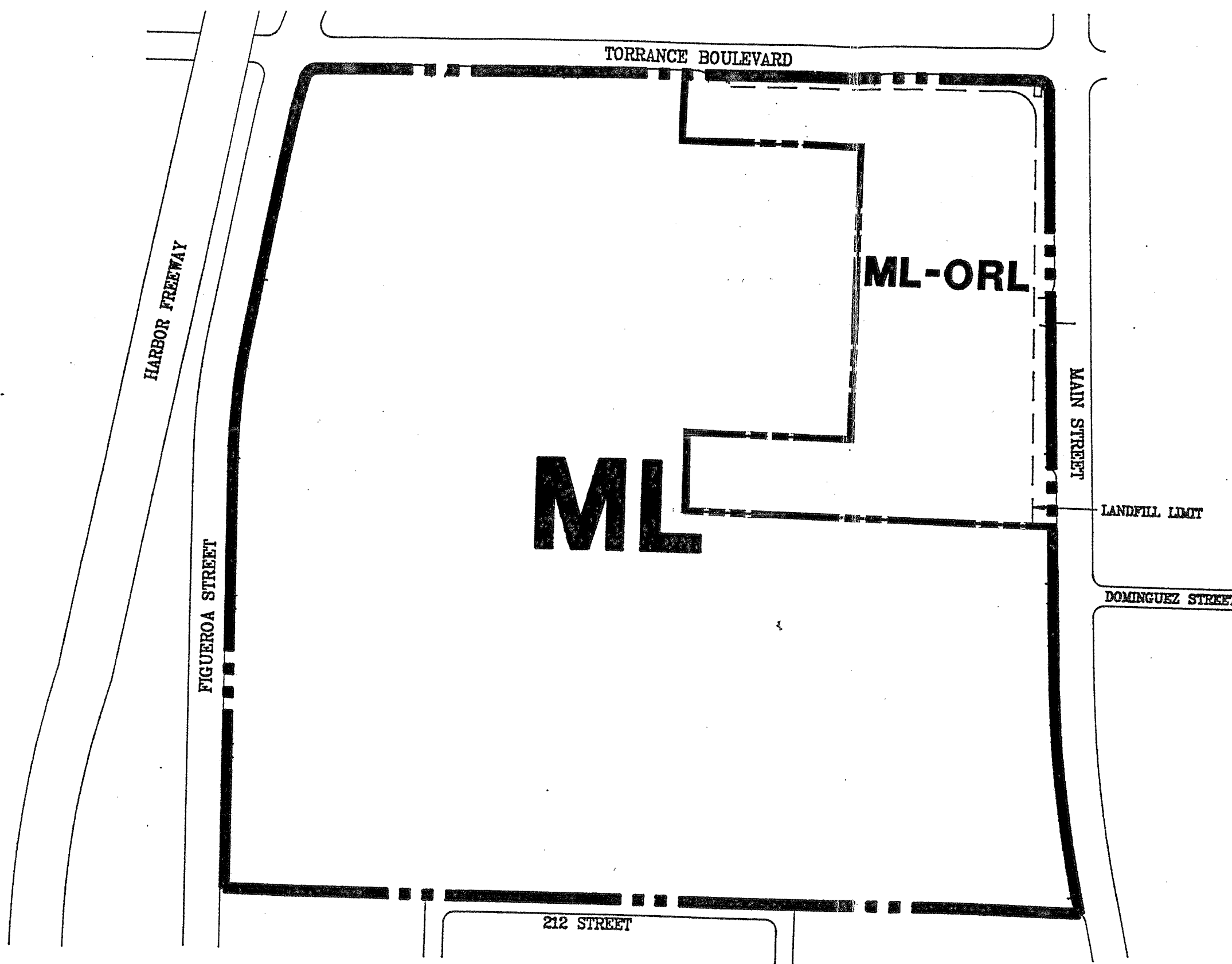
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PROJECT NO 89032 DATE 10/11/89 © SGPA

SCALE 1" = 100'





LEGEND

- ML MANUFACTURING LIGHT
- ML-ORL MANUFACTURING LIGHT WITH ORGANIC REFUSE LANDFILL

ZONING

EXHIBIT 4

CARSON TOWN CENTER
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II. DEVELOPMENT PLAN

INTRODUCTION

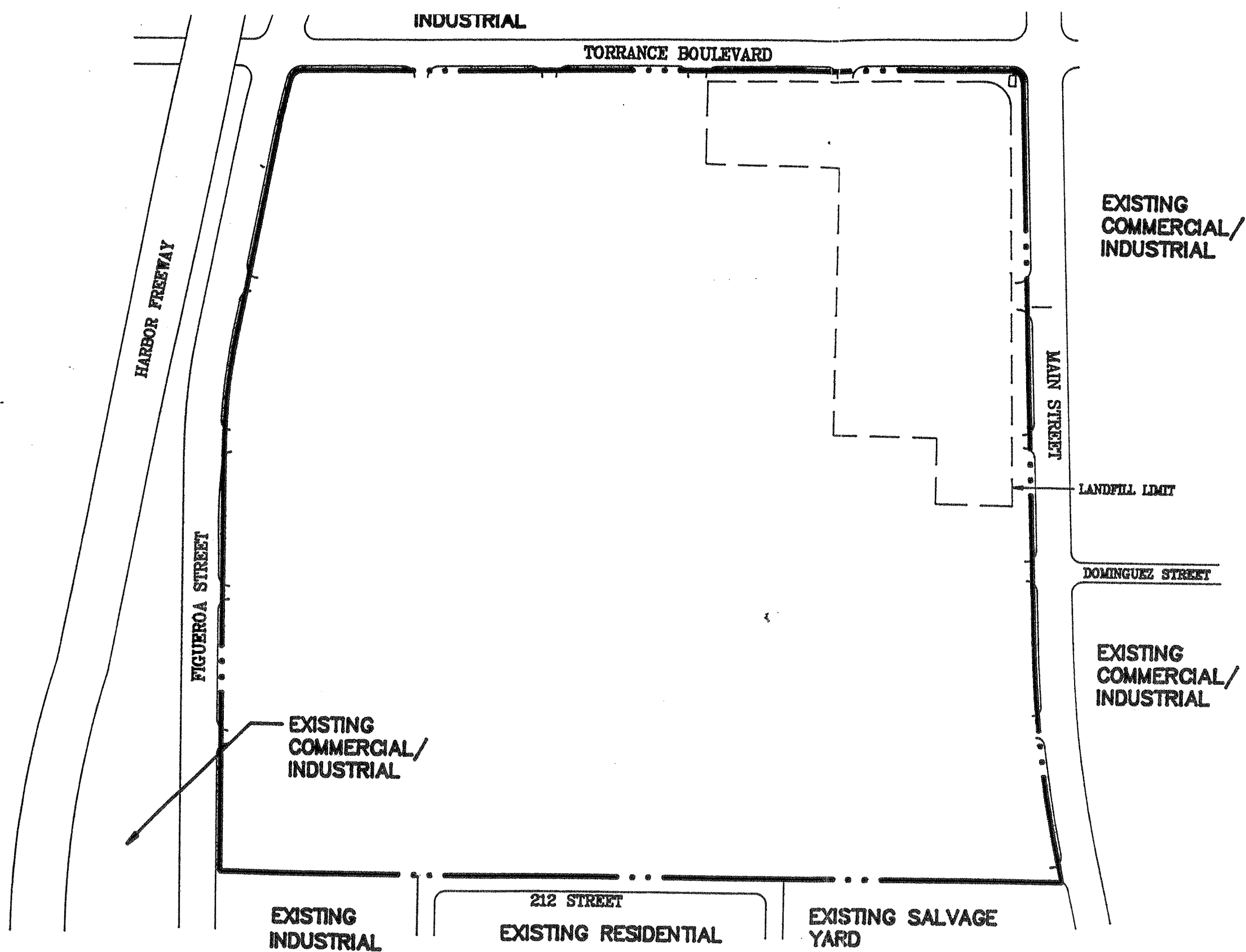
The Development Plan provides a schematic design which illustrates development within the permitted potential of the site. The design provides for Retail Commercial (including recreational/entertainment uses), Office, Research and Development, and Light Industrial land uses, such as single and multi-tenant warehousing, light manufacturing, etc. This mix of land use offers a synergy of professional, economic, fiscal (tax base) and aesthetic interactions not possible in a single-use office, industrial or commercial park. The Plan responds to the General Plan's stated policies and supports the City's redevelopment goals which are:

- To effect a positive climate that encourages the highest and best land uses while adequately and effectively addressing economic, social and environmental concerns, and to create a physically attractive and functionally efficient environment which encourages and sustains quality development, redevelopment and revitalization.
- Promote the City of Carson's image as a desirable location to establish and conduct business, and as a City that promotes and encourages quality development/ redevelopment while eliminating detrimental and undesirable conditions.
- Create a strong economic climate in the City of Carson that encourages and is conducive to the desired quality of development and which maximizes economic and social benefits to the City as a whole.
- Ensure the availability of adequate public infrastructure to support planned development/redevelopment activities.

CONTEXT

The site is located within the City of Carson Redevelopment Planning Area 1-D where heavy manufacturing uses are being replaced with limited manufacturing and business parks. Changing economics and increased awareness of environmental concerns has phased out many of the large, heavy industries such as the Golden Eagle Refinery, the previous occupant of the Carson Town Center site. Currently the site is partially vacant as an interim between the removal of the oil refinery and the proposed retail/business park. Because of its previous use and its urban context, the site is devoid of positive environmental features. The proposed use will environmentally improve the site from its previous use. It will be less pollutive, less consumptive of natural resources, quieter, more aesthetically pleasing and more compatible with the surrounding area as redevelopment takes place. Currently surrounding the site are:

- North - Torrance Boulevard and a mixture of commercial developments which are also part of the Redevelopment Area.
- East - Main Street and small parcels of mixed commercial and industrial developments. Some of the businesses fronting on Main Street extend east into a residential neighborhood. A high priority in the City's redevelopment efforts is to remove incompatible uses from the residential neighborhood. An aggressive code enforcement program will eliminate non-conforming uses. The City may also assist in consolidation of small parcels to make way for more unified and substantial development.
- South - A residential neighborhood and an auto salvage yard border the site on the south. The salvage yard is a heavy manufacturing use, so it may be redesigned for light industrial or office use.
- West - Figueroa Street and the Harbor Freeway border the site to the west. There is also a narrow strip of small commercial parcels between Figueroa and the freeway along the southwest part of the site. An aggressive code enforcement program, coupled with implementation of a low interest rehabilitation loan program, is proposed to improve this area in conjunction with the development of the Carson Town Center.



SURROUNDING LAND USES

EXHIBIT 5

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SCALE 1" = 100'



PLANNING CONCEPTS

Flexibility is one of the key issues in the design of this project. Basic patterns of circulation and parcel configuration have been designed to allow for alternate land uses and parcel consolidation. In this way, the design can respond to market conditions and other unforeseen changes in Carson's commercial and industrial needs. Adjustments may be desirable to keep pace with the success of this and nearby projects as they move from drawing board to construction, then to actual occupancy and public use.

A unifying character for the project will be accomplished through the coordination of architectural, landscape, signage and lighting elements. These elements are addressed in the Community Design Section. Elements of the planning concept which directed the organization of land uses in the site are:

RETAIL/VISITORCOMMERCIAL

S. W. District

Retail and Visitor Commercial uses (including recreational / visitor commercial uses) in the site will optimize accessibility and visibility from the freeway and the surrounding streets. A retail center is proposed for approximately the western half of the project area facing Figueroa Street. Additional retail uses are possible on the northeastern portion of the site. Retail uses in this area may be destination commercial, and will not need to rely on direct freeway visibility, but can still take advantage of freeway proximity. Storefronts in these areas will be oriented to Main Street and Torrance Blvd. Signalized entries and additional entries on the surrounding streets will expedite traffic movement through the commercial areas.

OFFICE / RETAIL COMMERCIAL

N.E. Quad

Office or retail commercial uses (including recreational / visitor commercial uses) are proposed for the northeastern portion of the site. Because the proposed commercial businesses are "destination commercial" they will not need to rely on direct freeway visibility, but can still take advantage of freeway proximity. The storefronts will be oriented to Torrance Boulevard and Main Street. A signalized entry and additional entries on those streets will expedite traffic movement through the commercial area.

A major development constraint of Carson Town Center is the former landfill area in this portion of the site. This area cannot support structures without using special construction technique so it may only be used for parking. The large commercial or office business with high parking demands make ideal use of this area.

OFFICE/R&D/LT. INDUSTRIAL/RETAIL COMMERCIAL

S.E. QUAD

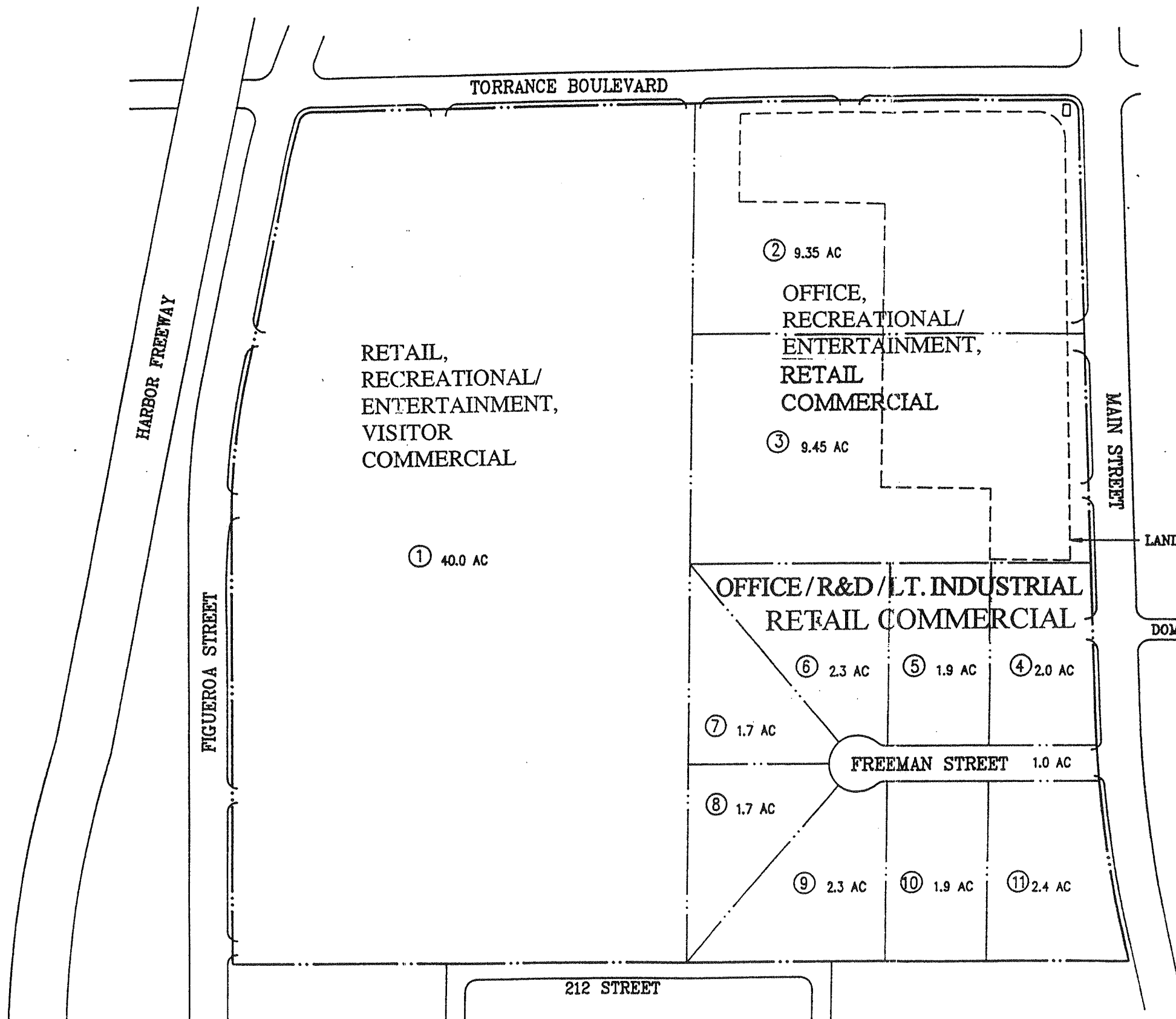
Business park development is proposed for the southeastern portion of the site. The site's proximity to the freeway will optimize its potential for corporate identity and accessibility. The business park is envisioned as a composition of office and light industrial buildings ranging from 1 to 6 stories facing a formal, tree-lined entry street.

LAND USE SUMMARY

The Land Use Plan on the following page is a schematic design which illustrates the maximum potential development of the site. Suggested land uses are shown on the Plan, however, due to the need for flexibility in the development program, alternate uses have been identified in the Site Development Standards section. Alternate uses are considered to be in conformance with this Specific Plan and will be processed in the same manner as described in the Implementation section.

The property is currently subdivided into 14 lots. To provide flexibility to the Map, individual projects may occupy multiple parcels or, if necessary, Lot Line Adjustments may be made to better accommodate development needs. At a future date, an additional subdivision map may be provided if required. Multiple related buildings, such as the 40 acre retail commercial center, may require further subdividing, but they are to be considered a single development. Actual building footprints and parking layouts will be submitted as development proceeds. All development within the Center will conform to the minimum criteria found in the Site Development Standards section of this report.

The Land Use Table provides a detailed description of the Plan, including land uses, acreage and other technical information.



LAND USE SUMMARY

LAND USE	PARCEL NUMBERS	ACRES	F.A.R.	BUILDING SQ. FT.	MAXIMUM STORIES
RETAIL, RECREATIONAL/ ENTERTAINMENT, VISITOR COMMERCIAL *	1	40.0	.35	640,000	2/RETAIL 10/VISITOR
OFFICE, RECREATIONAL/ ENTERTAINMENT, RETAIL COMMERCIAL **	2 & 3	18.8	.35	158,500	6
OFFICE/R&D LT. IND./RETAIL COMMERCIAL ***	4-11	16.2	.55	158,500	6
STREETS		1.0	-	-	-
TOTAL		76.0		957,000	-

* Square footage is based on Retail Commercial use only. Visitor Commercial and Recreational/Entertainment uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.

** Square footage is based on Office use only. Retail Commercial and Recreational/Entertainment uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.

*** Square footage is based on Office use only. Retail Commercial uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.

LAND USE CONCEPT

EXHIBIT 6

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III. CIRCULATION

INTRODUCTION

The circulation plan establishes onsite improvements required to support vehicular movement in and around the project. The plan addresses area wide circulation, vehicular access and on site circulation, street improvements, street sections, and pedestrian circulation. The proposed improvements are supported by a traffic study completed for the project.

AREA WIDE CIRCULATION PLAN

Excellent regional access is supplied to the site via the Harbor Freeway adjacent to the site on the west and the San Diego I-110 Freeway on the north. Visibility to the site from the Harbor Freeway is supportive of commercial and office land uses.

EXISTING CIRCULATION

The site is bounded by Torrance Boulevard (an 80' right-of-way secondary highway) on the north and by Figueroa and Main Streets (100' right-of-way major highways) on the west and east respectively. These streets were recently improved to the standards required for their classifications in the General Plan. Torrance Boulevard is designated as a parkway requiring sidewalks and street trees, and it is also designated as a Class II bicycle route. All surrounding streets are designated truck routes. Signalized intersections occur at the Torrance/Figueroa and Torrance/Main Street intersections.

**VEHICULAR
ACCESS
AND ON-SITE
CIRCULATION**

If required, an internal drive (Freeman Street) will provide access for the Office, Industrial, R & D, Recreational / Entertainment, and Retail Commercial parcels. The drive will have a 76 -foot right-of-way, as opposed to the General Plan requirement for industrial cul-de-sac street right-of-way of 64-feet. The wider street is anticipated to meet the needs of the project's traffic. Primary access points will be at signalized intersections on the surrounding streets. Unsignalized left and right turn access drives will also be located on the perimeter streets as shown on the Circulation Plan (Exhibit 9). However, it should be noted that at the time of development it will be determined, based on the land use, if the improvements for Freeman Street are required; if it is not installed, driveway locations shall be subject to City approval.

Five foot wide sidewalks will be provided adjacent to the curb on the perimeter and interior streets. Individual projects shall

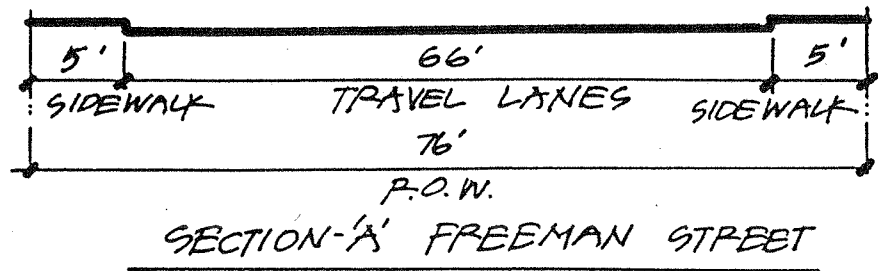


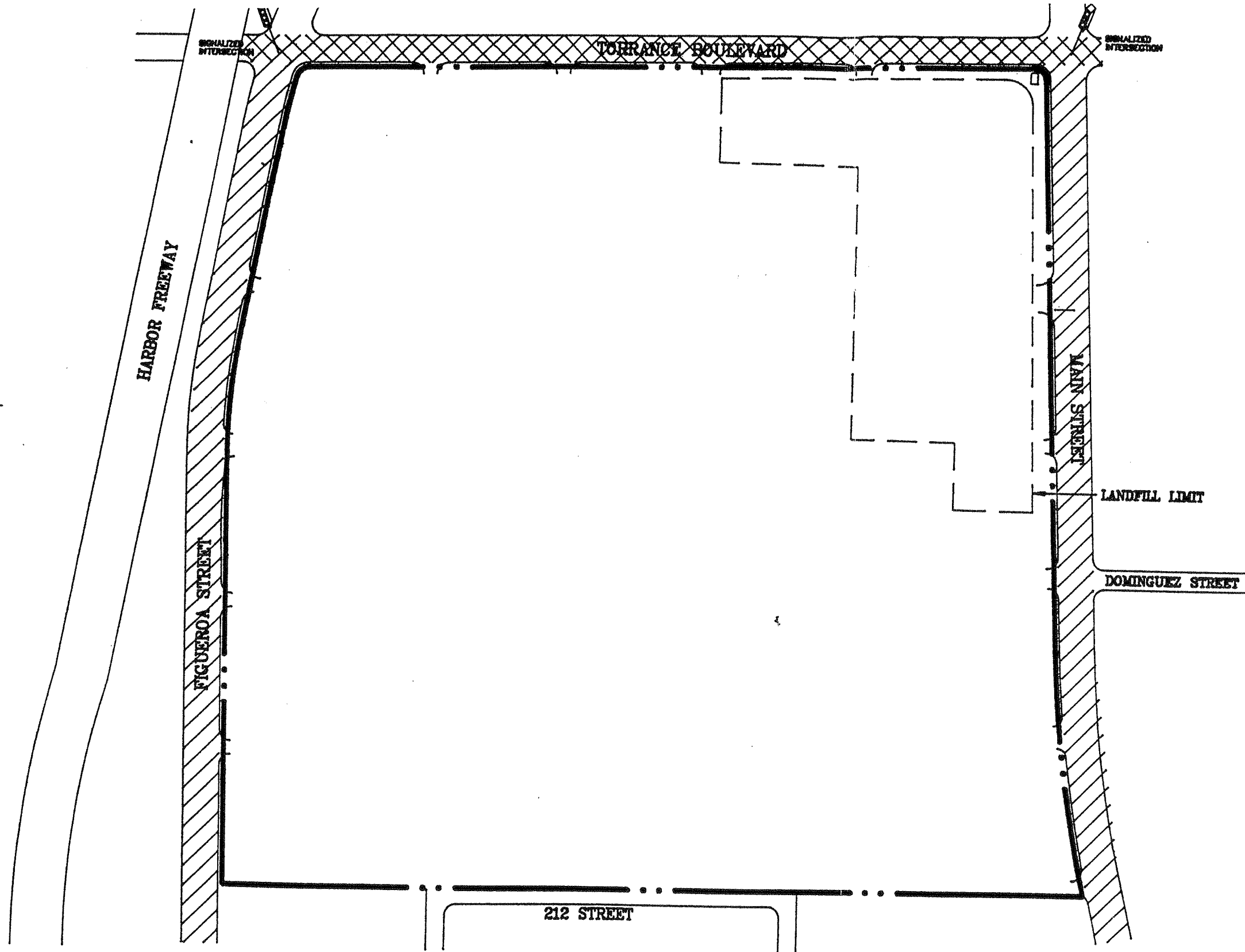
EXHIBIT 7-STREET SECTION

**PEDESTRIAN
CIRCULATION
AND
MASS TRANSIT**




provide additional sidewalks where deemed necessary to promote safe pedestrian access through the site as required by the General Plan. Torrance Boulevard is a Class II bicycle route and should be supported through the provision of bicycle storage facilities by individual project developers. Bus stops on the perimeter streets will be provided as required by the City. Care will be taken to provide safe pedestrian spaces and connections to the interior pedestrian circulation system.

PARKING

All parking on the project shall be off-street. Parking standards are included in the Site Development section of this Specific Plan.



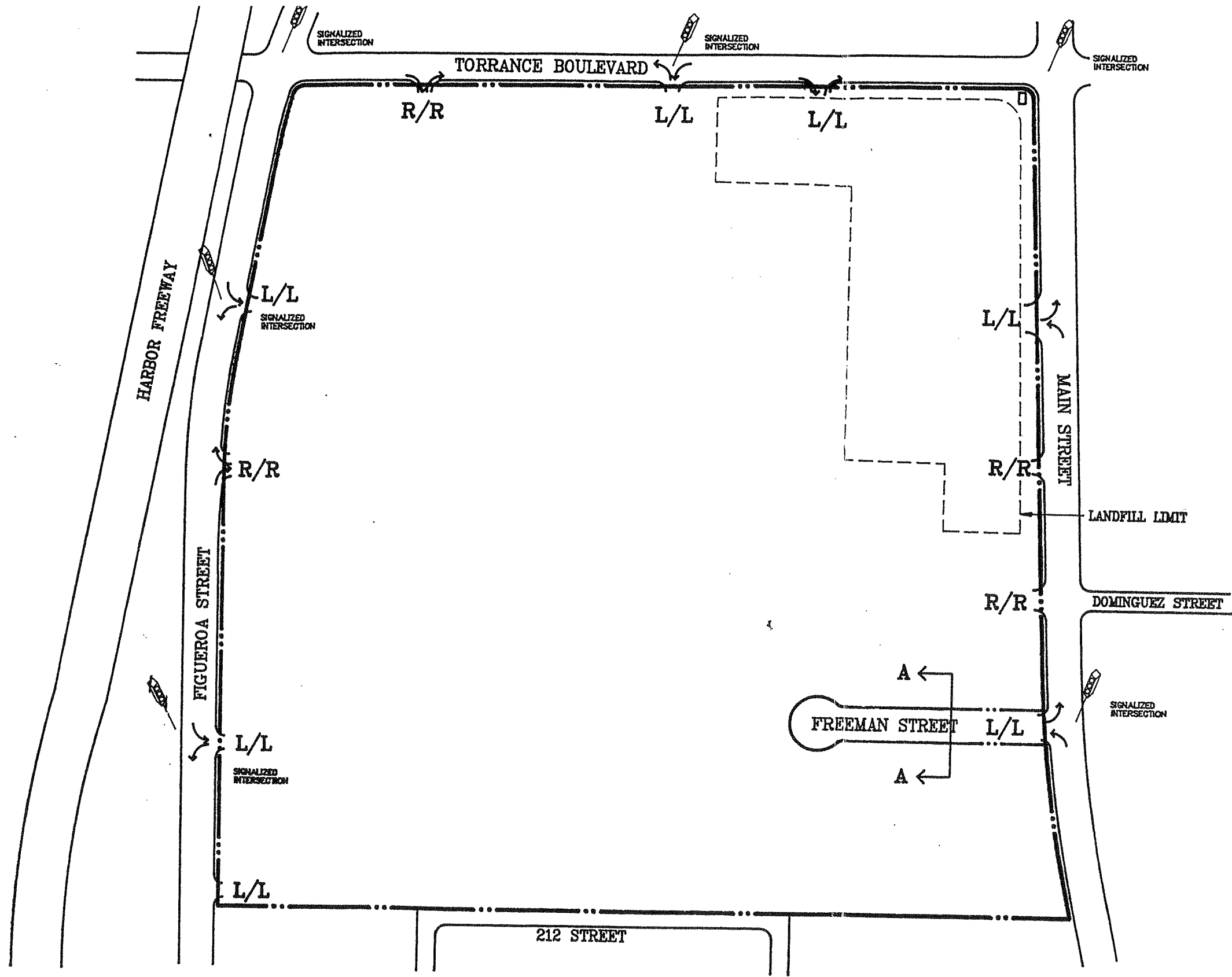
LEGEND

-  EXISTING SIGNALIZED INTERSECTION
-  MAJOR HIGHWAY 100' R.O.W.
-  SECONDARY HIGHWAY 80' R.O.W.

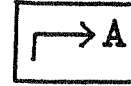
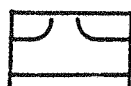


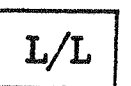
EXISTING STREET IMPROVEMENTS

EXHIBIT 8





LEGEND

-  SECTION LOCATION
-  ACCESS DRIVE
-  SIGNALIZED INTERSECTION
-  RIGHT IN/RIGHT OUT
-  LEFT IN/LEFT OUT

CIRCULATION PLAN

CARSON TOWN CENTER

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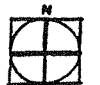
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PROJECT NO. 8903

EXHIBIT 9

DATE 10/11/89 © SGPA

SCALE 0 50 100 200



IV. COMMUNITY DESIGN

INTRODUCTION

This section provides a conceptual framework with key design details and criteria for the development of the Carson Town Center. The Community Design section describes features that will be implemented by the master developer in the initial development stage. The map below shows the area addressed in this section.

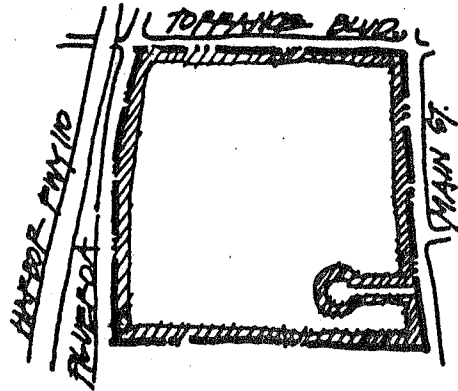


EXHIBIT 10-COMMUNITY DESIGN AREA

The master developer will be responsible for implementation of street improvements, utility systems and landscaping. Individual project developers will be responsible for improvements within the site which are outlined in Section V and for the streetscape surrounding the 40-acre western parcel. Improvements in the 40-acre western parcel will be consistent and compatible with the remaining Specific Plan area.

Goals for the Carson Town Center are to establish a distinctive image, attract prestige businesses, implement landmark office building, and beneficially influence surrounding properties. To achieve this requires:

- A strong initial phase of landscaping and street improvements.
- Clear visibility of the Center from the surrounding streets.
- Attractive and well-coordinated design themes.

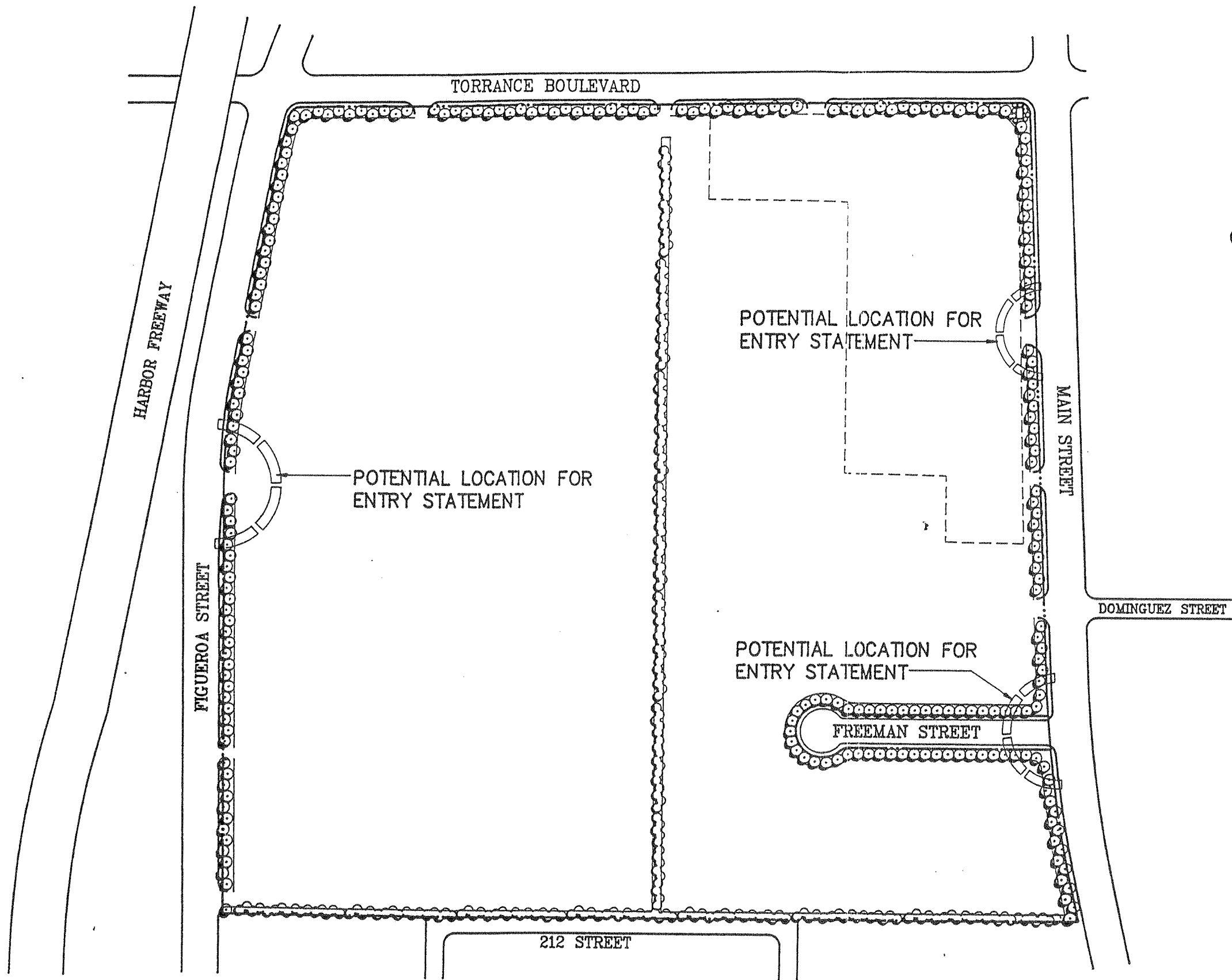
LANDSCAPE CONCEPT

The landscape for the Center, especially the palette of plantings, is crucial to a visually strong and attractive design theme. The visual continuity of street trees is especially valuable in creating a harmonious commercial/business park. Mounds and berms are integral to the landscape solution, especially along the perimeter streets and at the front of buildings, to screen parking areas and to provide soft vertical relief to this essentially flat site.



In addition to plant materials, attention will be given to other landscape elements. Enhanced paving will occur at seating and gathering places and building entries. Benches, bike racks, trash containers and other outdoor furnishings will be a style that is compatible with the Center's architecture. The same style will be used throughout the project to promote a sense of continuity.

The various types of plant material and the micro-environment of the site require that all irrigation systems within the landscape areas will be fully automatic and divided into at least two zones, lawn areas and ground cover/shrub beds.

A conceptual Landscape Plan has been prepared as part of this submittal. It depicts species and sizes of trees, shrubs, ground covers and lawns within the Community Design area.



LEGEND

- 
STREET TREE 24 INCH BOX
 TIPIANA TIPI (TIPI TREE)
- 
SCREEN TREES 15 GALLON
 EUCALYPTUS NICHOLII (NICHOL'S WILLOW-LEAFED PEPPERMINT)
 EUCALYPTUS SIDEROXYLON 'ROSEA' (RED IRONBARK)
 MELALEUCA QUINQUENERVIA (CAJEPUT TREE)
 PODOCARPUS MACROPHYLLUS
- PARKING AREA TREES** 15 GALLON
 CUPANIOPSIS ANACARDIODES (CARROT WOOD)
 KCEUTERIA BIPINNATA (CHINESE FLAME TREE)
 LASERSTROEMIA INDICA (CAPE MYRTLE)
 LIRIODENDRON TULIPIFERA (TULIP TREE)
 NERUM OLEANDER, STANDARD (OLEANDER)
 PYRUS KAWAKAMII (EVERGREEN PEAR)
 ALNUS RHOMBIFOLIA (ALDER)
- SCREEN SHRUBS** 5 GALLON
 ACACIA LONGIFOLIA (SYDNEY GOLDENWATTLE)
 NERUM OLEANDER 'CASA BLANCA' (OLEANDER)
 XYLOSMA CONGESTUM (SHINY XYLOSMA)

LANDSCAPE CONCEPT PLAN


EXHIBIT 11



PERIMETER STREETSCAPES

The streets surrounding the Carson Town Center will be improved by the master developer and by individual project developers. A consistent landscape theme will be used throughout the project to provide a sense of cohesiveness.

The following guidelines are for Torrance Boulevard, Figueroa and Main Streets:

- The perimeter of Torrance Blvd. and Main St. will be planted with the project theme tree, Tipu Tree (*Tipuana tipu*). The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 40 feet apart in a triangular formation.
- The perimeter of Figueroa St. may be planted with one of the following trees, Honey Locust (*Gleditsia triacanthos*), Jacaranda (*Jacaranda mimosifolia*), Floss Silk Tree (*Chorisa speciosa*-Majestic Beauty). The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 40 feet apart in a triangular formation.
- All trees planted along the streets shall be planted in the 15-20 foot landscape setback. (See Site Development Standards for setback requirement.)
- All trees shall be planted at least 5 feet from any driveway and 25 feet from any street lighting standards.
-  A continuous berm shall be incorporated into the design to soften the street edge and screen parking areas. The maximum slope gradient shall not exceed 3 to 1 and the berm height shall be 3 feet.
- All landscape areas along the perimeter streets shall be initially planted with lawn as ground cover.

INTERIOR STREETSCAPES

If constructed, the interior public street (Freeman Street) will have a 76-foot right-of-way and a 66-foot curb-to-curb width. There will be a 5-foot sidewalk contiguous with the curb. Landscape setbacks will be improved with permanent irrigation, trees, shrubs, lawns and ground covers. In this way, the entire project will be coordinated with a visually soft zone of landscape between the streets and buildings.

The interior street will continue the theme established by the perimeter street with the following criteria:

Freeman Street

- A 20-foot landscape setback will occur along the street.
- It will be lined with a single row of Tipu Trees (*Tipuana tipu*) from the entry on Main Street to the end of the cul-de-sac. The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 25-feet apart.
- All trees will be planted within the 20-foot landscape setback and at least 5 feet from any driveway.
- Berms planted with grass will be incorporated in the design to screen parking areas. Berming shall follow the same criteria as described previously.
- A 5-foot sidewalk will be constructed adjacent to the street curb.

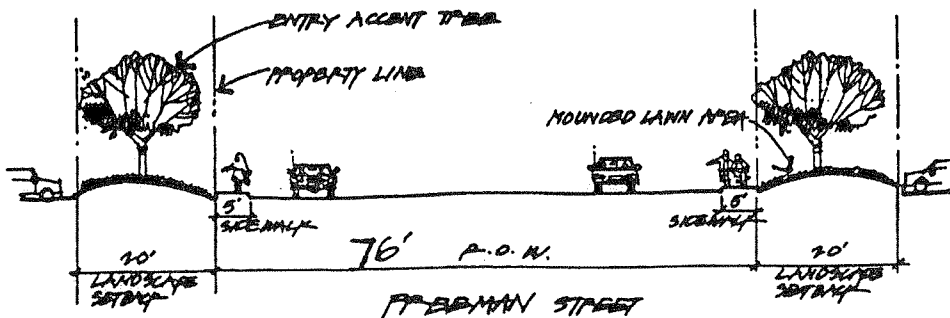


EXHIBIT 13-FREEMAN STREET

BUFFERS

Three buffer zones will be required to separate conflicting uses. One will occur between the Retail Commercial loading areas and the Retail Commercial/Office Park, the second will occur between the Retail Commercial/Office/R&D/Light Industrial and residential neighborhood to the south, and the third will screen the methane burnoff building from the street. The zones will be lushly planted with trees and shrubs for visual screening. The methane burnoff building will be screened with the shrubs listed below. Criteria for the other buffer zones are as follows:

- Selected screening trees are Eucalyptus and Melaleuca. The trees will be a minimum 15 gallon size, planted 15 feet on center.
- Shrubs shall be a minimum 5 gallon size, planted 5 feet on center. Shrubs used to screen the methane burnoff building will be planted 3' on center. Selected shrubs are:
 - *Nerium oleander* 'casa blanca'
 - *Acacia longifolia*
 - *Xylosma congestum*

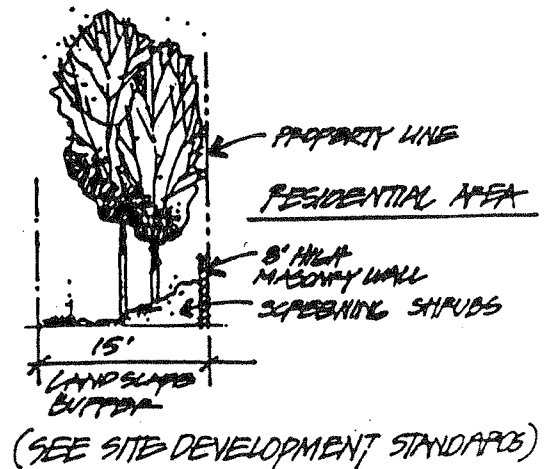
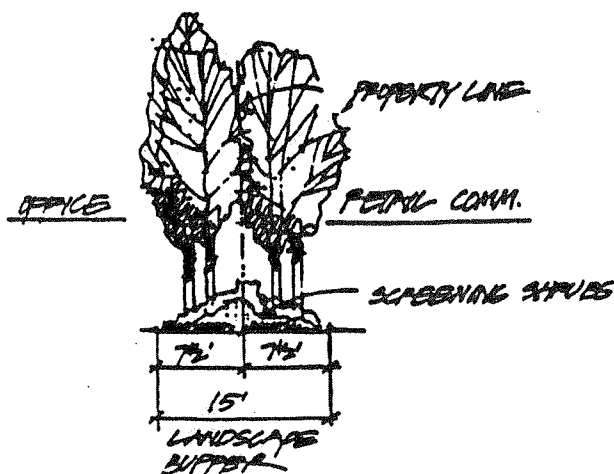
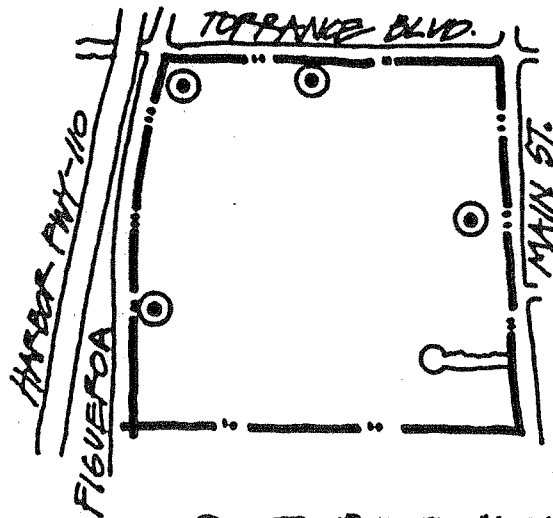


EXHIBIT 14 - BUFFERS

SIGNAGE

The Carson Town Center will provide a unified graphics and signage program for both public and private areas. This continuity will ensure necessary employee and public orientation, direction, and sense of unique destination or relative place in the project. The sign program will be reviewed through the normal City processes.



⊙ TEMPORARY MARKETING SIGNS

EXHIBIT 15-SIGN LOCATION

Temporary marketing signs will be located along the perimeter streets. Marketing signs will be constructed as follows:

-
- A hand-drawn diagram of a rectangular sign. The overall dimensions are 10'0" in width and 6'0" in height. A dashed rectangle inside indicates the "SIGN TEXT AREA" for "WHITE LETTERS". The outer frame is labeled "PLYWOOD SIGN FACE". At the bottom, there is a "PAINTED DETAIL" showing a base and some decorative elements.

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LIGHTING

Lighting in the public areas within the Center will be provided on three levels: street lighting, pedestrian lighting and landscape lighting.

STREET LIGHTING

Public streets will utilize City-approved fixtures. Specific locations and heights will be approved by the appropriate City department per Carson requirements for illumination.

PEDESTRIAN LIGHTING

Walkways within landscape areas will be adequately lighted for safe nighttime pedestrian traffic. A continuous level of .5 foot candles will be used as a minimum criterion. Pedestrian lighting fixtures will be of uniform design throughout the project and will be selected to complement the architectural theme.

ACCENT LIGHTING

Select landscape features, specimen trees and directional signage will be highlighted throughout the project with power-saving "up-light" and/or floodlight fixtures. Lighting will emphasize the informational and dramatic elements within the landscape (monument signs, groups of trees and shrubs and architectural features) rather than uniform, flat lighting of the entire development. Special attention will be given to lighting the project entries.

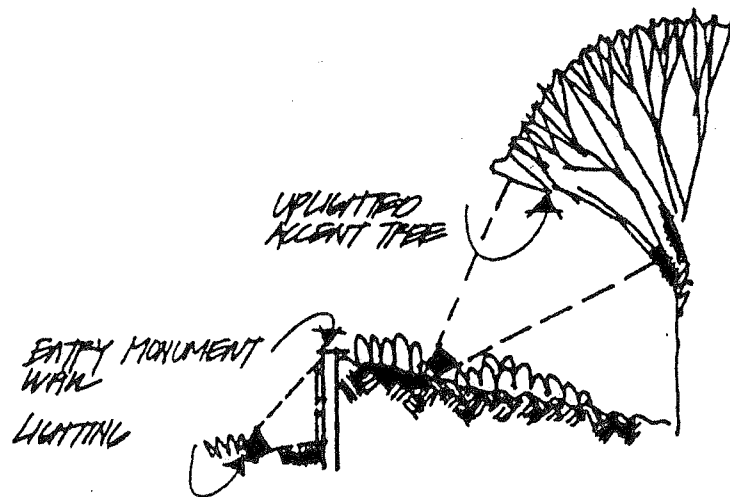


EXHIBIT 17 - LIGHTING EXAMPLE

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V. SITE DEVELOPMENT STANDARDS

INTRODUCTION

The following standards are intended to direct the individual project developer. The objective of these standards is to create projects that contribute to the overall design continuity of the Retail Commercial/Business Park while maintaining their own sense of individuality. Standards have been provided for land development, landscaping, architecture, signage and lighting.

Alternate uses are listed within the following section. This is to provide for unforeseen marketing or economic situations that would make different uses more viable than those initially proposed in this Specific Plan. Alternate uses do not require approvals other than those described in the Implementation section. Alternate uses are required to adhere to the design criteria specified for that use.

DEVELOPMENT STANDARDS

RETAIL/VISITOR COMMERCIAL



The Retail/Visitor Commercial development is intended to serve as a destination commercial center and 300 room hotel site with freeway proximity. It will draw shoppers from the South Bay region and serve local residents and businesses. Development Standards for retail sales and services and hotel are as follows:

Retail Commercial Permitted Uses:

- Any Retail Commercial Uses and Restaurants (except as noted in the Conditional and Prohibited Use Section).
- Alternate use: Office, R&D, Light Industrial.

Setbacks:

Perimeter Streets

- Building - 20' from property line
- Parking - 15' from property line

Side Yard

- Building - 10' from property line
- Parking - 10' from property line

Rear Yard

- Building - 10' from property line
- Parking - 10' from property line

Floor Area Ratio:

F.A.R. of .35 is allowed.

Building Height:

2 story maximum, not to exceed 35'. Architectural elements to 50' will be permitted.

Parking Requirements:

- Retail commercial - 1 space per 200 square feet of gross floor area for entire 40 acre Retail Center (except for recreational/entertainment uses, to be determined through the C.U.P. process).

Parking Area Design:

- Standard 60 degree one-way parking
 - Stall size -- 9' x 19.5'
 - Aisle width -- 20'
 - Bay spacing -- 55' on center
- Standard 90 degree two-way parking
 - Stall size -- 8.5' x 18'
 - Aisle width -- 26'
 - Bay spacing -- 62' on center

- Compact 90 degree two-way parking
 - Stall size -- 8' x 15'
 - Aisle width -- 26'
 - Bay spacing -- 56' on center
 - Compact car spaces are allowed at the rate of 33 percent of total spaces

Walls, Fences and Enclosures:

- Materials and design shall conform to the architectural theme and standards established for the Center and will be subject to approval by an Architectural Review Board and Community Development Department staff.
- Buffer wall height shall not exceed 8 feet for rear and side yards when adjacent to residential development. Landscape walls shall not exceed 4 feet.
- All rooftop equipment, vents, fans and appurtenances shall be screened by parapets or other architecturally integrated roof forms.
- Roof mounted satellite antennae shall be screened as described above. Satellite antennae at ground level shall be screened by materials compatible with adjacent structures and shall not be visible from the public right-of-way or located within the front setback.
- Trash enclosures, loading and storage areas shall be screened at locations where they are visible from the public right-of-way or adjacent properties.
- All of the above mentioned structures shall be designed per City Building Code.

Signage:

Specific design guidelines for the Commercial development are described in the Signage section.

Visitor Commercial Permitted Uses:

- Hotel (C.U.P. required).
- Alternate use: Office, R&D and Light Industrial.

Setbacks:

Perimeter Streets

- Building - 30 feet from property line for first 30 feet of building height. Buildings over 30 feet require a 1 foot setback per 1 foot of building height.
- Parking - 20 feet from property line.

Side Yard

- Building - 30' from property line
- Parking - 10' from property line

Rear Yard

- Building - 30' from property line
- Parking - 10' from property line

Floor Area Ratio:

Hotel - 300 room (F.A.R. does not apply).

Building Height:

Hotel - 10 story maximum, not to exceed 135 feet.

Parking Requirements:

- Hotel - 1 space per guest room, plus two spaces for the resident manager's unit.
- Hotel with banquet facility or other ancillary uses - 1.2 spaces per guest room.

Parking Area Design:

- Standard 90 degree two-way parking
 - Stall size -- 8.5' x 18'
 - Aisle width -- 26'
 - Bay spacing -- 62' on center
- Compact 90 degree two-way parking
 - Stall size -- 8' x 15'
 - Aisle width <19'> 26'
 - Bay spacing -- 56' on center
 - Compact car spaces are allowed at the rate of 33 percent of the total spaces.

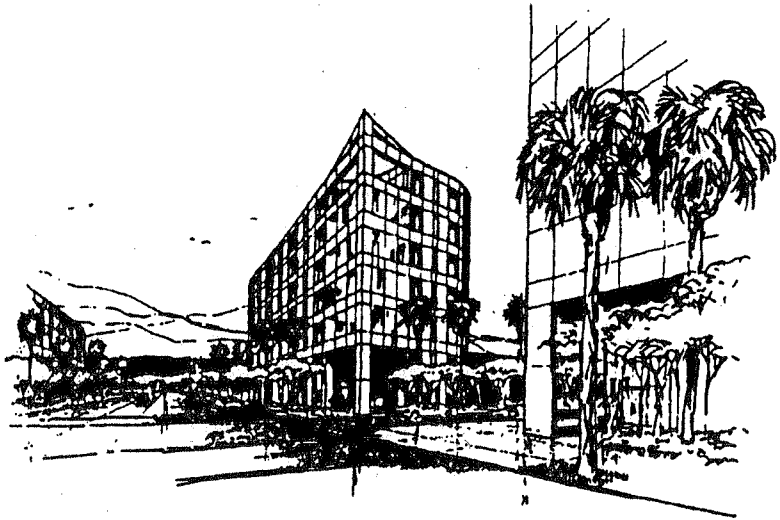
Walls, Fences and Enclosures:

- Materials and design shall conform to the architectural theme and standards established for the Center and will be subject to approval by an Architectural Review Board and Redevelopment Staff.
- Buffer wall height shall not exceed 8 feet for rear and side yards when adjacent to residential development. Landscape walls shall not exceed 4 feet.
- All rooftop equipment, vents, fans and appurtenances shall be screened by parapets or other architecturally integrated roof forms.
- Roof mounted satellite antennae shall be screened as described above. Satellite antennae at ground level shall be screened by materials compatible with adjacent structures and shall not be visible from the public right-of-way.
- Trash enclosures, loading and storage areas shall be enclosed and screened with substantial materials compatible with the main buildings. These areas shall be located so as not to be visible from the public right-of-way or adjacent properties.
- All of the above mentioned structures shall be designed per City Building Code.

Signage:

Signs shall be designed per City Zoning Ordinance as approved by the Architectural Review Board. Specific design guidelines for project monument and temporary leasing and sales signs are described in the signage section.

OFFICE/RETAIL COMMERCIAL



The northeast portion of the site is proposed for retail commercial uses or multi-story offices and research and development uses. A large part of the area is a capped landfill. The landfill may only be used for parking since it cannot support building structures without using special construction techniques. Mitigation measures associated with the landfill are described in the architecture and landscaping sections. Development standards for this area are as follows:

Permitted Uses:

- Retail Commercial, Office, and R&D.
- Alternate use: Light Industrial.

Setbacks:

Perimeter Streets

- Building - 30 feet from property line for first 30 feet of building height. Buildings over 30 feet require a 1 foot setback per 1 foot of building height.
- Parking - 20 feet from property line.

Side and Rear Yard Setbacks

- Per City Zoning Ordinance.

Floor Area Ratio:

- F.A.R. of .35 is allowed.

Building Height:

- 6 story maximum, not to exceed 110 feet.

Parking Requirements:

- Retail commercial - 1 space per 200 square feet of gross floor area (except for recreational/entertainment uses to be determined through the C.U.P. process).
- Office - 1 space per 250 square feet of gross floor area is required.
- Light Industrial and R&D - 1 space per 400 square feet of gross floor area is required.

Compact car size spaces are allowed at the rate of 33 percent of the total spaces. The parking area design (stall size, aisle width, circulation pattern and lighting) shall conform to the City's Zoning Ordinance.

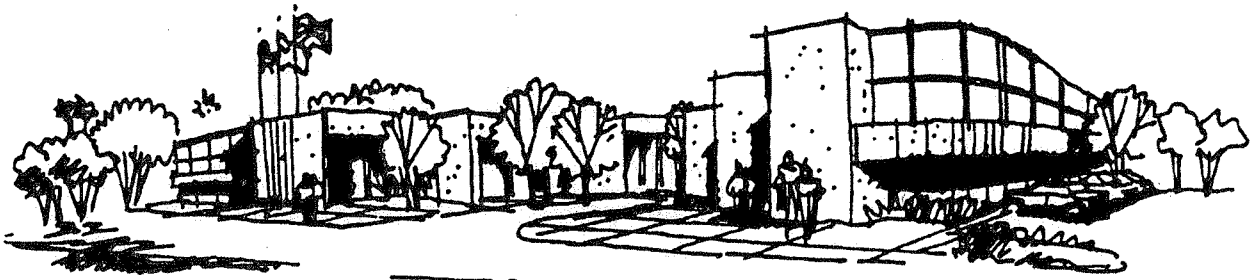
If it can be demonstrated that the amount of parking required is less than as shown above, and the individual developer has a transportation demand management plan, then the parking ratios could be reduced if approved by the Director of Community Development.

Walls, Fences and Enclosures:

Same as described in "Retail Commercial."

Signage:

Signs shall be designed per City Zoning Ordinance as approved by the Architectural Review Board. Specific design guidelines for project monument and temporary leasing and sales signs are described in this section.



A mix of R&D, light manufacturing and assembly uses are proposed for Carson Town Center. The design of these facilities will maintain the high aesthetic standards of the Center and also consider their functional needs (loading areas, etc.) They may also be designed as multi-tenant facilities. Development Standards for these uses are as follows:

Permitted Uses:

- Office, R&D and Light Industrial, (including Warehouse) and Retail Commercial.
- Alternate Use: Recreational/Entertainment.

Setbacks:

Perimeter Streets

- Building - 30 feet from property line for first 30 feet of building height. Buildings over 30 feet require a 1 foot setback per 1 foot of building height.
- Parking - 20 feet from property line.

Freeman Street

- Building - 30 feet from property line for first 30 feet of building height. Buildings over 30 feet require a 1 foot setback per 1 foot of building height.
- Parking - 20 feet from property line.

Side and Rear Yard Setbacks

- Per City Zoning Ordinance.

Floor Area Ratio:

F.A.R. of .55 is allowed.

Building Height:

6 story maximum, not to exceed 110 feet.

Parking Requirements:

- Office - 1 space per 250 square feet of gross floor area is required.
- R&D and Light Industrial - 1 space per 400 square feet of gross floor area is required.
- Warehouse - per City standards. 1/1500
- Retail commercial - 1 space per 200 square feet of gross floor area (except for recreational/entertainment uses to be determined through the C.U.P. process).

Compact car size spaces are allowed at the rate of 33 percent of the total spaces. The parking area design (stall size, aisle width, circulation pattern and lighting) shall conform to the City's Zoning Ordinance.

If it can be demonstrated that the amount of parking required is less than as shown above, and the individual developer has a transportation demand management plan, then the parking ratios could be reduced if approved by the Director of Community Development.

Walls, Fences and Enclosures:

Same as described in "Retail Commercial."

Signage:

Signs shall be designed per City Zoning Ordinance as approved by the Architectural Review Board. Specific design guidelines for project monument and temporary leasing and sales signs are described in this section.

CONDITIONAL AND PROHIBITED USES

The land uses allowed in Carson Town Center have been identified in the previous section. The City Zoning Ordinance identifies uses requiring various types of approval. This Specific Plan has modified the Ordinance by permitting uses which will require conditional use permits (C.U.P.s) and by prohibiting some uses allowed in the ML Zone. Any proposed uses not found in the following lists shall be as permitted by the Ordinance or by the findings of the Community Development Director.

USES WHICH REQUIRE CONDITIONAL USE PERMITS

Recreational/Entertainment

- Uses including but not limited to theaters, arenas, sports complexes, gymnasiums, health clubs, entertainment facilities or arcades

Manufacturing

- Furniture, bedsprings, boxes, coffins, fences, sash and doors, venetian blinds, window shades.

Manufacturing Products from the Following Materials:

- Aluminum, sheet metal, ornamental iron, steel.
- Rubber

Industrial Activities Involving the Following:

- Tire retreading and recapping.
- Raw rubber processing.
- Metal plating and finishing.
- Metal engraving, metal fabrication (no snap riveting) metal spinning, tool tempering, welding.
- Foundry (no brass or bronze) - precision investment casting, die casting.
- Grinding, dressing or cutting of stone, granite or marble; sand washing.
- Starch mixing and bottling, paint spray booth, shellac mixing (no cooking), paint or enamel mixing (except laquer, synthetic enamel, polyurethane).

Resource Extraction

- Oil fields, oil wells.

Service and Repair

- Boat repair, vehicle repair (no limit on size of vehicle), equipment and machinery repair, subject to the limitations of Section 9138.2 of City Zoning Ordinance if within 300 feet of other than industrial use.

Equipment Sale and Rental

- Motor vehicles and heavy equipment of all types and sizes, contractor's equipment, agricultural equipment.
- Automobile parts, used (all activities within an enclosed building).

Storage

- Glass, lumber (no boxes or crates), naval stores, plaster, empty barrels, metal (no scrap), machinery, equipment.
- Natural gas above ground - not more than 500,000 cubic feet.

Transportation, Communications, Utilities, Public Service

- Service Yard - public utility or public service.

Uses in a Commercial Zone

- Golf driving range, pitch-and-putt course, golf course.
- Massage or turkish bath as an accessory use to an allowed use.
- Automobile service station, subject to the requirements of Sections 9138.12 and 9148.3 of the City Zoning Ordinance.
- Vehicle repair, subject to the limitations of Section 9138.2 if within 300 feet of other than an industrial zone.

PROHIBITED USES

The following uses are permitted in the ML Zone by the City Ordinance. However, in this Specific Plan area, the uses will not be allowed.

Manufacturing of the Following Products:

- Ink, polish, putty, enamel (except lacquer, synthetic enamel, polyurethane), ethylene glycol.
- Laquer, synthetic enamel, polyurethane.
- Engines (with foundry).

Manufacturing of the Following Materials:

- Polyurethane foam.

Industrial Activities Involving the Following Processes:

- Mattress renovation.
- Mixing of lacquers, synthetic enamel, polyurethane paint.
- Oil canning and packaging.

Resource Extraction

- Borrow pit.

Food Manufacturing and Processing

- Fish barbecuing or smoking.
- Cigars, cigarettes.

Wholesale

- Poultry.

Storage (except as an accessory to approved uses)

- Polyurethane foam.
- Rock, sand and gravel.
- Clay and clay products.
- Cement silo, grain elevator.
- Fuel yard.
- Waste paper.
- Motor vehicles.

Transportation, Communications, Utilities, Public Service

- Jail farm, honor farm.
- Truck terminal or yard.

Recreation

- Archery range.
- Outdoor drive-in theater.
- Fairgrounds, outdoor festival (permanent).

Agriculture

- Earthworm farm.
- Mushroom farm.
- Egg candling.

Animal Services

- Horse stable, riding academy - commercial or private.
- Animal shelter, pound kennel, training school.

Outdoor Advertising

- Outdoor advertising sign.
- Large collection recycling facility.
- Processing facility for recyclables.

Uses in a Commercial Zone

- Massage parlor, turkish bath, escort bureau.

Uses in Manufacturing Zones

- Tent revival.
- Carnival, mechanical rides, pony rides, outdoor festival and similar uses.
- Circus, rodeo.

MITIGATION MEASURES FOR LANDFILL SITE

City/County Building Code Section 308c will be required for any structures built on the ML-ORL portion of the site. Certification from a licensed engineer is required to prove that adequate natural or man-made methane migration barriers are provided. As enforced by the County Departments of Building and Safety and Public Works, this essentially involves the installation of a subfloor membrane with passive venting under each building or other approved alternative system. Each individual building permit application must be accompanied by a plan for methane mitigation containing County-required stipulations for periodic monitoring. Prior to issuing a Certificate of Occupancy, the City/County will require certification that the mitigation system was installed per the approved plans, and that the building is safe from methane hazards. Projects may also be required to comply with the State Department of Toxic Substance Control consent orders.

ARCHITECTURAL DESIGN

The design theme of the Carson Town Center will be established by the use of common design elements used throughout the project. Repetitive use of street trees, lighting, signage, paving materials, bollards, benches and other street furniture will unify the Center. It is not the intent of this Specific Plan to mandate an architectural theme for the project. The commercial buildings and business park have different design requirements. Those uses will also utilize distinctive architecture to establish their "corporate identity." However, the architecture of individual projects should reflect a relationship to the whole Center. This can be accomplished by incorporating landscape, lighting and other elements from the Community Design into individual projects. Additionally, individual projects should be designed with consideration of adjacent developments' form, scale, materials, colors, etc. Design review of each building, as part of the Supplemental Application procedure, will assure compatibility of all buildings.

FORM AND SCALE

The form and scale of individual buildings will have a significant impact on the architectural continuity of the project. The following guidelines address these issues:

- A building's form should be based on program requirements, along with its relationship to adjoining buildings and significant land forms on the site.
- The mix of uses within the project site will most likely result in a variety of building heights. Although heights may vary, all buildings should incorporate design features that relate to the human scale.
- Building forms should reflect a strong relationship to outdoor landscaped areas. The design of buildings should relate to adjacent plazas and pedestrian links.
- Large scale uninterrupted walls should be visually reduced to human scale by horizontal lines or textures, landscaping and mounding, and clustering of small scale building elements around the major form.

MATERIALS

It is anticipated that a variety of materials will be used in the Carson Town Center, however, a simple, direct use of materials is necessary. Materials used in their natural form and color produce the most lasting and highest quality design. Use of a limited palette of subtle materials is encouraged. Building materials samples must be submitted for Architectural Review Board and City approval. Recommended exterior building materials for the Center are:

Retail Commercial:

- A Concrete block (stucco, texture or paint finishes)
- Stucco
- Wood (only for trellises, canopies or accents)
- Aluminum (painted or integral color) or painted metal windows and storefronts
- Tile or stone accents
- Metal sloped roofs/tile
- Concrete (painted)

Visitor Commercial:

- Glass curtain wall (low or medium reflective glass)
- Metal (aluminum, drivit or other similar pre-assembled components)
- Cast in place or precast concrete (texture or paint finishes)
- Stucco
- Aluminum (painted or integral color) or painted metal inset frames
- Tile or stone accents

Office:

- Glass curtain wall (low or medium reflective glass)
- Metal (aluminum, drivit or other similar pre-assembled components)
- Cast in place or precast concrete (texture or paint finishes)
- Stucco
- Aluminum (painted or integral color) or painted metal inset frames
- Tile or stone accents
- Brick

R&D/Light Industrial:

- Glass curtain wall (low or medium reflective glass)
- Metal (aluminum, drivit or other similar pre-assembled components) as architectural treatment, but not for walls.
- Cast in place or precast concrete (texture or paint finishes)
- Tilt-up concrete (texture or paint finishes)
- Concrete block (stucco, texture or paint finishes)
- Aluminum (painted or integral color) or painted metal inset frames
- Tile or stone accents
- Brick

COLORS

Colors shall be coordinated for all exterior elevations of the buildings to provide total continuity for the design within the site. The following guidelines apply to colors for individual projects.

- No exterior walls of any building in the Carson Town Center shall be painted or otherwise finished until the materials and colors have been approved by the Architectural Review Board and the City.
- Colors of the adjacent and surrounding buildings shall be taken into account, and those colors must be presented in the Supplemental Application Package with the proposed building colors.
- Colors of all elements on the site including fences, walls, light standards, accessory uses, signs, etc. shall be compatible with the main structures.
- Bright colors, or colors which are for the purpose of calling inappropriate attention to the building for its given use are prohibited.

LANDSCAPE DESIGN

Individual lot developers may design landscapes to complement the themes of their projects. However, in order to provide continuity throughout the business park, the following criteria has been established for streetscapes, entry areas, parking areas and transition zones between buildings and screening areas:

ENTRY THEME

There will be entry statements on Figueroa Street and Main Street into the project site (refer to Landscape Concept Plan exhibit). The design theme of the Center will be introduced at these entries will consist of project monuments, trees and flowering plants and other features appropriate to their enhancement.

FIGUEROA STREET ENTRY/MAIN STREET ENTRY

The sketch below shows the business park entry design. Features at this entry include the following:

- Sidewalks at the curb edge will be 8' wide patterned concrete paving.
- Monument sign will be of similar style as ones described on page 58 for the business park.
- A single row of entry accent trees will be planted 15' on center as a dramatic backdrop to the sign.
- Minimum tree size is 15 gallon, with a minimum height of 7 to 8 feet. The following tree varieties may be used:
 - *Lagerstroemia indica* - Crape Myrtle
 - *Nerium oleander* (standard) - Oleander
 - *Pyrus kawakamii* - Evergreen Pear
- Flowering shrubs and groundcover.

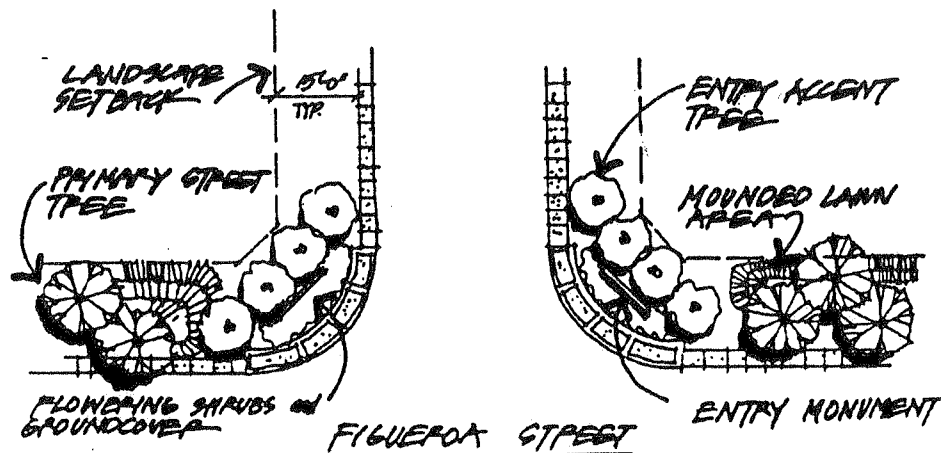


EXHIBIT 18 - ENTRY THEME

PARKING AREAS

- Minimum tree size is 15 gallon, with a minimum height of 7 to 8 feet. The following tree varieties may be used in the parking areas:
 - *Alnus rhombifolia* - Alder
 - *Cupaniosis anacardioides* - Carrot Wood
 - *Koelreuteria bipinnata* - Chinese Flame Tree
 - *Lagerstroemia indica* - Crape Myrtle
 - *Liriodendron tulipifera* - Tulip Tree
 - *Nerium oleander* (standard) - Oleander
 - *Pyrus kawakamii* - Evergreen Pear
- Retail Commercial 40-acre parcel will require 5% of the gross parking area (not counting landscape setback areas) to be landscaped.
- ✕ • Tree wells with a minimum inside planting dimension of 4 feet must be provided for every 5 parking stalls in parking bays. The wells shall be constructed with a 6-inch curb which will act as a wheel stop. ✓
- ✕ • Landscape islands with a minimum width of 5 feet and length equal to that of the adjacent parking stall must be provided. Islands shall be located at the ends of parking stall rows and at every tenth parking stall where adjacent to landscape areas. At least one tree must be planted in each island. ✓
- Project developers may replace lawn areas with approved shrubs and groundcovers in landscape setback areas within 4 feet of parking areas. The purposes of this provision are to encourage screening of parking areas from surrounding streets, to create more variety in the streetscape and to reduce maintenance requirements.
- ✕ • Landfill parking areas are required to provide above-grade landscaping because plant roots must not penetrate into the capped landfill. Movable, concrete planters are recommended. Drip irrigation type systems may be installed in channels in the top layer of asphalt paving. ✓

TRANSITION ZONES

Transition zones are the areas between streetscape and buildings or parking lots within individual developments. Transition zones must incorporate some of the project theme trees and screening trees to blend the general development landscapes with individual landscapes. Criteria for landscapes in transition zones are:

- Transition zones shall incorporate a minimum of 60 percent of the same trees used in the general development area.
- Shrub massing shall be used to extend streetscape planting into individual sites and for separation and screening of incompatible uses between individual sites.

LANDSCAPE SCREENING

- Screening to conceal unattractive views, such as trash enclosures and service areas, shall be accomplished through the use of dense landscaping, vines, earth berms and architecturally compatible walls.
- Loading areas shall be screened so as not to be visible from adjacent lots, neighboring properties or streets.
- Transformers and site equipment that may be visible from adjacent streets and properties shall be screened with plantings or a durable, non-combustible enclosure.

IRRIGATION STANDARDS

- For water conservation, permanent, underground, automatic irrigation systems incorporating tensiometers and automatic shut-off valves shall be provided in all landscape areas. Irrigation systems shall provide for precipitation rates that will not cause saturated soil conditions, erosion, or an excessive amount of runoff water to flow into public streets or adjacent properties.
- Pop-up type sprinklers shall be used in lawn areas and low precipitating head or drip irrigation systems shall be used in shrub areas.
- Drip irrigation shall be used in the landfill parking lot landscaping.

- All landscaping and irrigation shall conform to the standards outlined in the City's Water Conservation Ordinance.
- All irrigation systems should be designed so that areas of separate maintenance responsibility are controlled independently.
- All irrigation systems will conform to the City of Carson plumbing code.

SIGNAGE

A variety of signage will be allowed in the business park to accommodate different uses. All projects in the business park will be allowed to have entry monuments and building identification signs. Commercial areas will be allowed additional tenant identification signage. Temporary marketing and construction signs are also allowed.

INDIVIDUAL LOT MONUMENT SIGNS

The following criteria will apply to all project monument signs, unless otherwise approved pursuant to a comprehensive sign plan:

- One double-faced entry sign will be allowed for each single or multi-tenant project. All project signs will be a maximum of 6 feet high and 13 feet wide. They will be cast-in-place, white integral color concrete, with a hammered rough formed or sandblasted texture.
- The monument signs must be located adjacent to the main project entry drives. Signs must be a minimum distance of 2 feet from the public right-of-way.
- Text and logos must fit proportionally into the face of the sign. Company logos may be incorporated into the sign face. Signs may be externally illuminated by ground level lights.

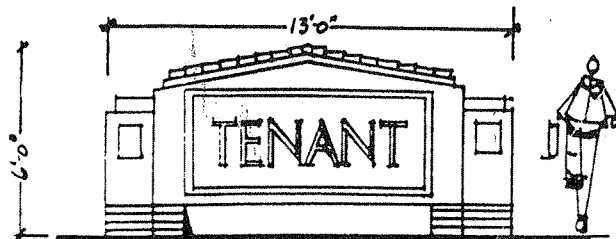


EXHIBIT 19-INDIVIDUAL LOT MONUMENT SIGNS

Returns -
min. 3"
For non-illum.

BUILDING WALL SIGNS

Building wall signs and address numbers must follow these criteria:

- Buildings fronting onto one street are allowed a single building identification sign facing the street. Buildings facing onto the interior street and a perimeter street will be allowed two signs, one facing each street.
- Building wall signs shall be individual dimensional letters.
- The text of the signs shall be limited to the business name. Company logos may also be incorporated into the sign.
- Building wall signs must be integrated with and proportional to the overall building design. The sign area will not exceed 1/3 of the length of the building face. Letter size will not exceed 24" and should not overpower the overall design in size, style and color.
- Address numbers shall be a minimum of 10 inches high and must be located on the building face to be clearly visible to first time.

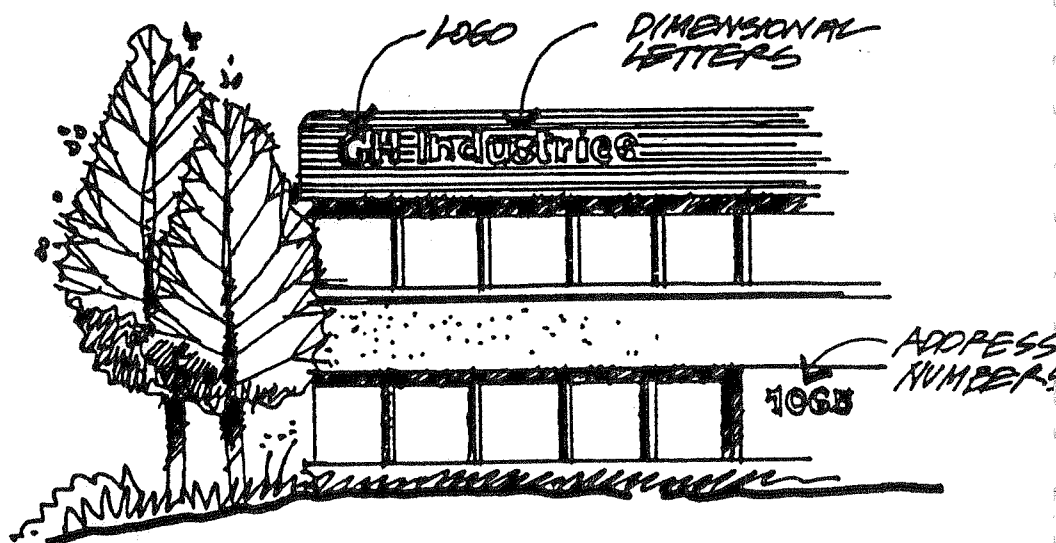
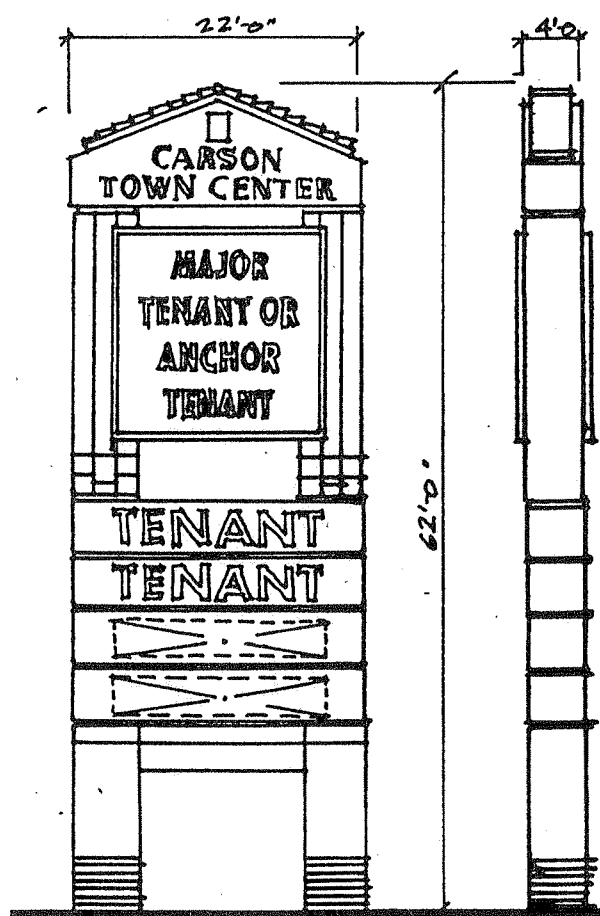


EXHIBIT 20 - BUILDING WALL SIGNS

RETAIL COMMERCIAL SIGNS

Retail commercial uses have different signage requirements than the other uses proposed for the development. The following criteria apply to commercial signage:

- A detailed, comprehensive sign plan shall be submitted with retail commercial development plans. The sign plan shall describe sizes, colors, materials and lettering styles for all project signs.
- In multi-tenant commercial developments, major tenants will be allowed a single wall or fascia sign for each wall facing a customer parking area, unless otherwise approved pursuant to the comprehensive sign plan.
- Small shop tenants will be allowed a single wall or fascia shop identification sign for each wall facing a customer parking area or street.
- Wall or fascia signs shall be attached 1/2" to 3/4" from the building surface or per approval of the developer and the City of Carson.
- Company logos, colors and type styles may be used on all commercial signs.
- All signs will be individual, internally illuminated letters, except that secondary signs for anchor or major tenants may be non-illuminated.
- Three freeway oriented multiple tenant pole signs, 62-feet in height (see EXHIBIT 20a).
- Tenants can have top billing on only one pylon sign.
- Restrictions on window signs (on file with the City of Carson Community Development Department).
- Final approval of all signage shall be obtained from the City.
- Signs shall conform with the City of Carson's municipal code (including banners, pennants, and flags).



**EXHIBIT 20A
FREEWAY ORIENTED
MULTIPLE TENANT
POLE SIGNS**

Temporary marketing and construction signs shall be constructed in the same manner as the Community Design temporary sign described previously. Additional criteria are as follows:

- The maximum sign size is 12 feet high and 8 feet wide for individual project signs.
- The sign lettering style shall be helvetica, with the exception of company names, which may be in their own lettering style. The sign text shall be white over a blue background.
- A single marketing or construction sign may be placed on each lot. The signs should be positioned facing the street and set back a minimum of 20 feet from the curb. The placement may be reviewed by the City traffic engineer to ensure that the sign does not impair traffic visibility.

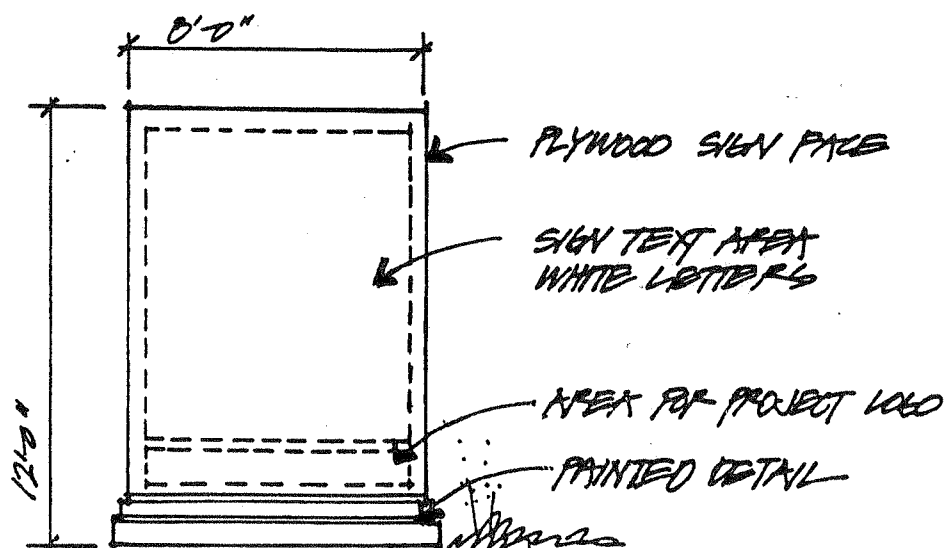


EXHIBIT 21 - TEMPORARY LEASING & CONSTRUCTION SIGNS

LIGHTING

Individual project lighting shall incorporate similar design elements for consistency throughout the project. The following criteria shall be followed:

- All site, landscape or building exterior lighting should be of a configuration, style and finish color that complements the architectural theme and materials established by the building architecture.
- A single type of parking lot light fixture, or one approved by the Architectural Review Board, shall be used consistently throughout the project. The landfill parking lot shall be illuminated from the perimeter of the capped area. Appropriate fixture configuration and size shall be selected to adequately light parking areas.
- Walkway and landscape feature lighting is encouraged for safety and aesthetic purposes.
- High intensity lighting should not be substituted for site or landscape lighting or general exterior building illumination, but should be limited to service areas or other similar locations. Care shall be taken that this type of light source is not a nuisance to neighboring development.

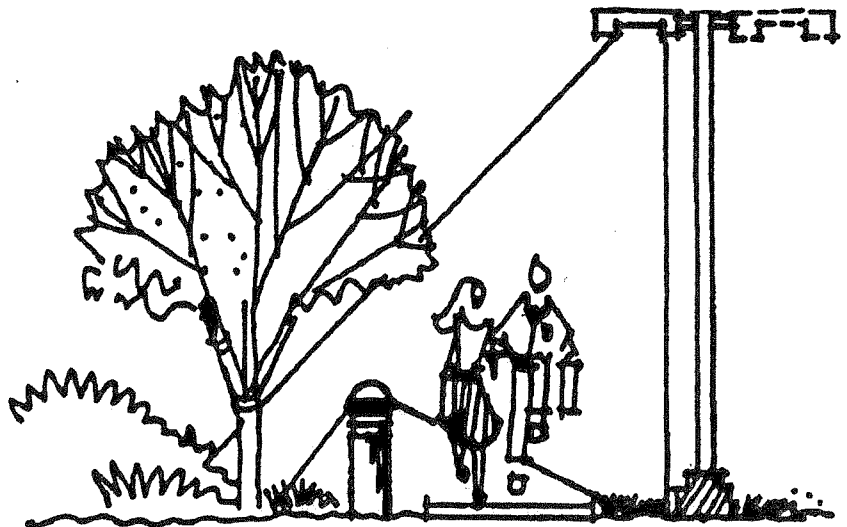


EXHIBIT 22 - INDIVIDUAL PROJECT LIGHTING

MAINTENANCE

SITE MAINTENANCE

Maintenance of the Carson Town Center will be the responsibility of the master developer until that responsibility is transferred to individual project developers. Pre-development site maintenance requires the graded site to be maintained in a debris and weed-free condition, the installed landscape maintained in a healthy and attractive condition, and temporary signs in a clean, attractive condition. Upon transference of maintenance responsibility, individual project sites must be kept clean, and equipment and materials must be confined to fenced or screened utility areas. As differential settling of the landfill area occurs, repaving will be required to prevent water-collecting depressions.

BUILDING MAINTENANCE

Individual project developers must maintain buildings and other improvements in good condition, adequately cleaned and painted or otherwise finished to present a sightly and well-kept appearance.

LANDSCAPE MAINTENANCE

Landscape maintenance requires keeping the landscape in a healthy and attractive condition. This includes adequate irrigation, fertilization, pruning, replacement of dead or marginal plant material and removal of plant debris and trash. The irrigation system must also be maintained in a functioning and efficient manner.

VI. INFRASTRUCTURE

OVERVIEW

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

UTILITIES

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

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

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

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

SOILS AND SEISMICITY

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

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

GRADING

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

DRAINAGE

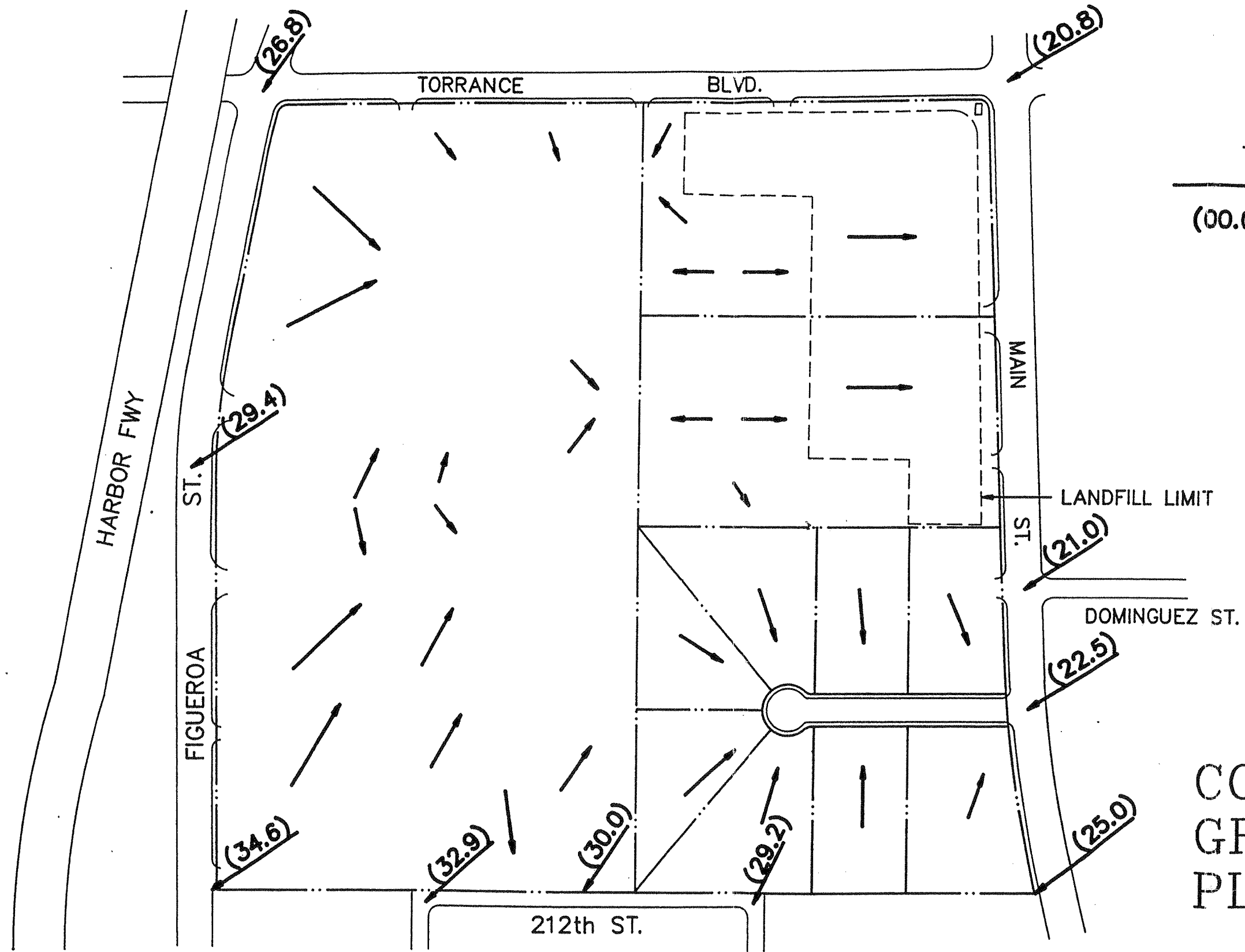
The Storm Drain Concept, as shown in Exhibit 24, utilizes a system of on-street flow, catch basins and underground pipes to conduct runoff to the existing storm drain system. The existing system is adequate to handle anticipated runoff from the site.

WATER

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

SEWER

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



LEGEND

- INDICATES DIRECTION OF FLOW
- (00.0) EXISTING ELEVATION

CONCEPTUAL GRADING PLAN

EXHIBIT 23

CARSON TOWN CENTER
City of Carson • California

SGPA

ARCHITECTURE AND PLANNING
SAN DIEGO 619 297-0131 • SAN FRANCISCO 415 398-0131

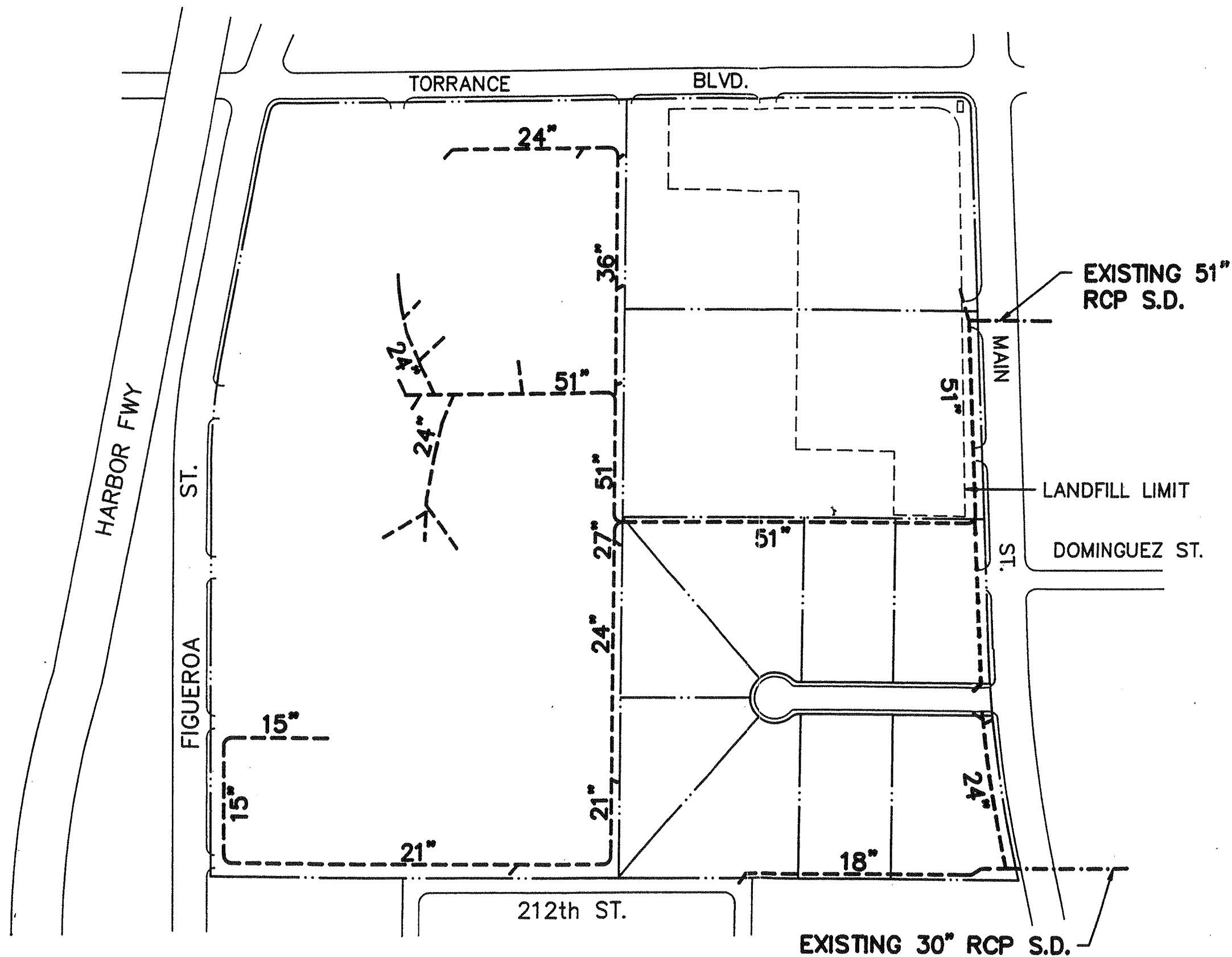
PROJECT NO. 89032

DATE 10/11/89 © SGPA

SCALE 0 50 100 200

REV.





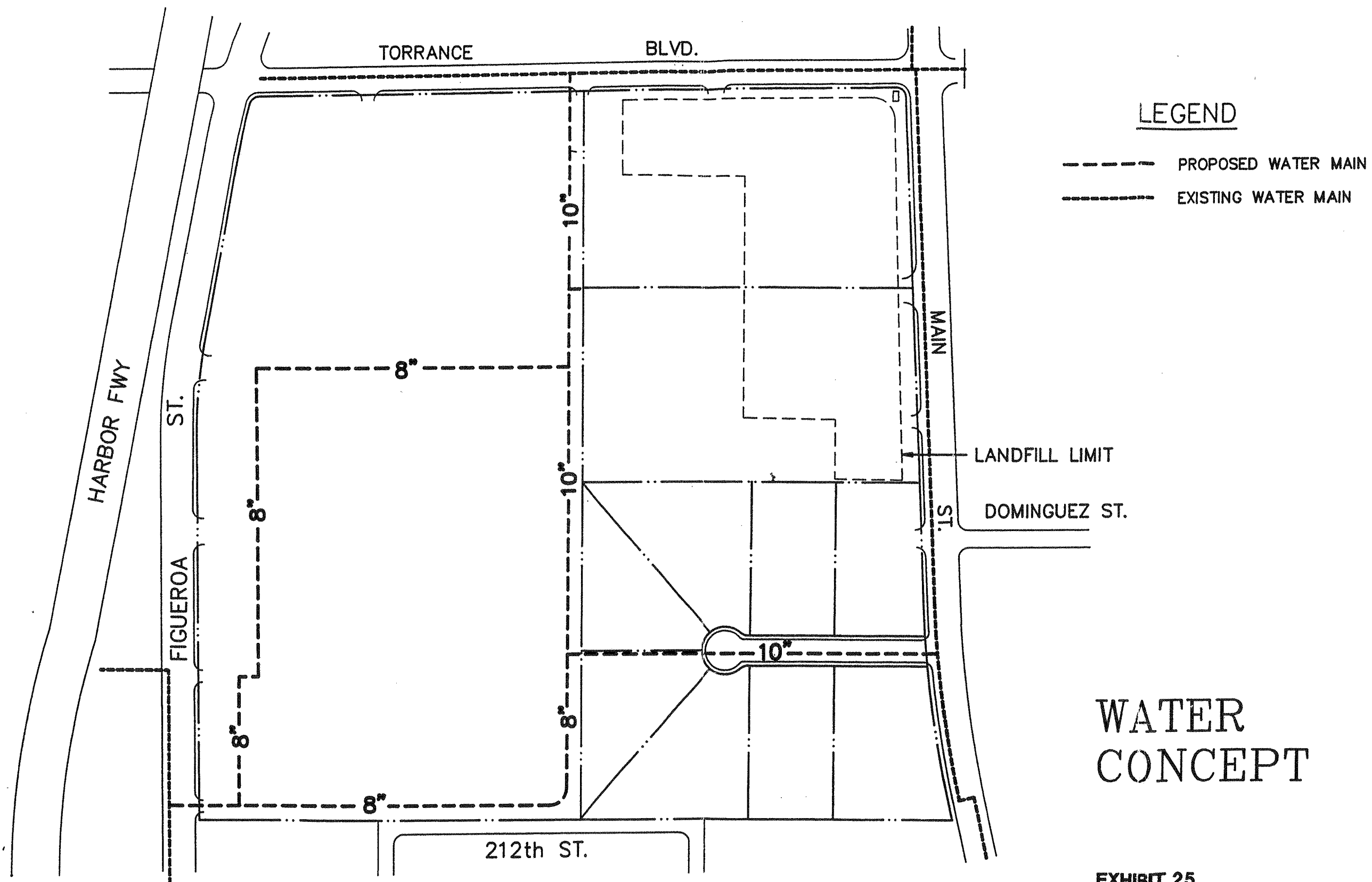
LEGEND

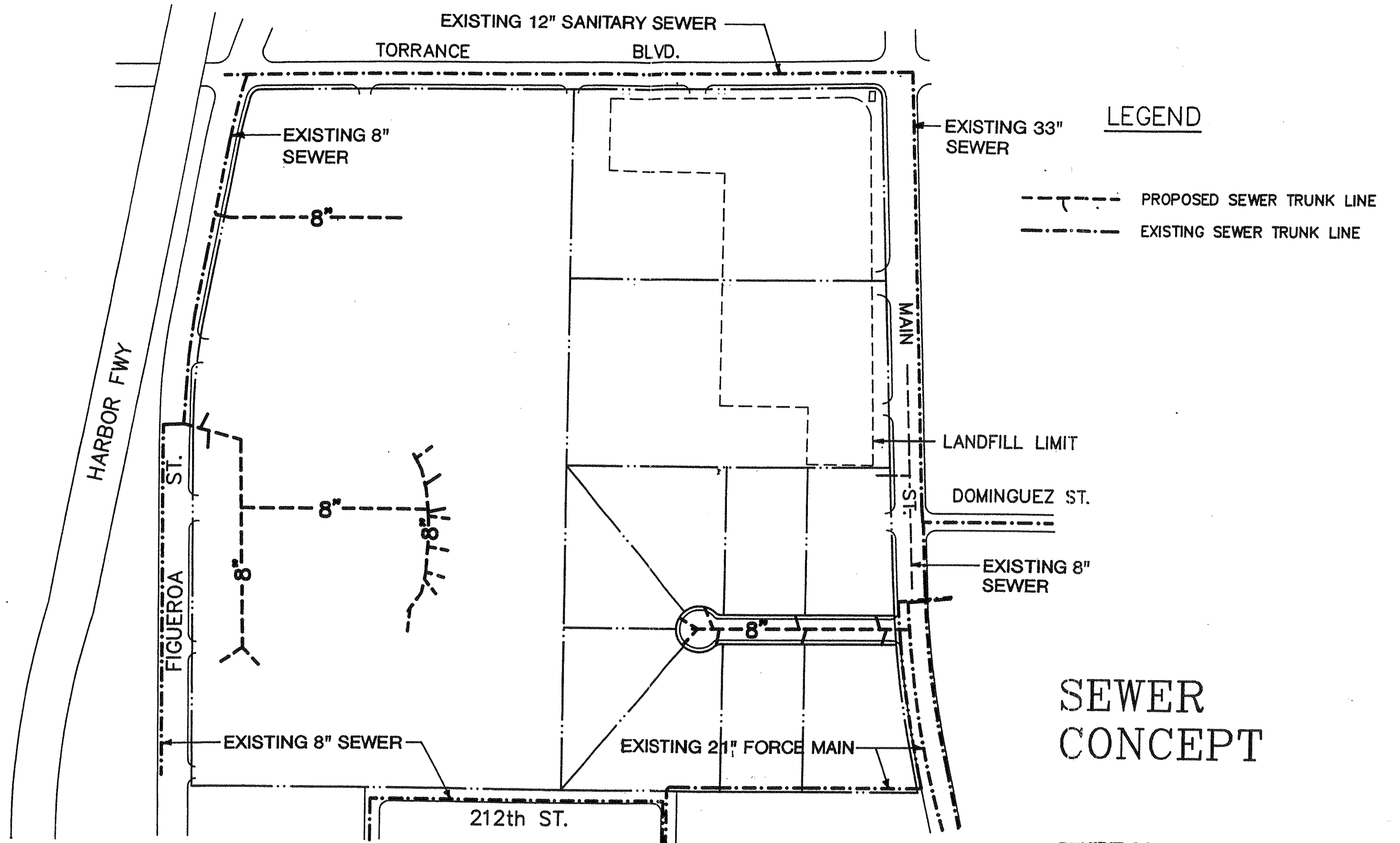
- PROPOSED STORM DRAIN
- . - . - . EXISTING STORM DRAIN

STORM DRAIN CONCEPT

EXHIBIT 24







LEGEND

- T --- PROPOSED SEWER TRUNK LINE
- EXISTING SEWER TRUNK LINE

SEWER CONCEPT

EXHIBIT 26

CARSON TOWN CENTER
City of Carson • California

SGPA

ARCHITECTURE AND PLANNING
SAN DIEGO 619-297-0131 • SAN FRANCISCO 415-398-0131

PROJECT NO. 89032

DATE 10/11/89 © SGPA

SCALE 0 50 100 200

REV.



VII. CONFORMANCE WITH THE CITY OF CARSON GENERAL PLAN

The Specific Plan prepared for Carson Town Center is intended to implement each of the elements of the General Plan. The General Plan contains 11 elements to guide development activities within the City. The following analysis provides a detailed comparison between the elements of the General Plan and Carson Town Center.

GENERAL GOALS AND OBJECTIVES

LAND USE ELEMENT

Goal 1: Allow each type of land use sufficient area to develop to the fullest extent indicated by the economy and general welfare.

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

Goal 2: Separate non-conforming uses, replace substandard buildings and prevent deterioration of residential, commercial and industrial areas.

Conformance: Proposed uses within and surrounding the project are compatible with the exception of the residential neighborhood to the south. Buffering and screening techniques will be used to enhance the project and separate those specific uses which may be incompatible.

Goal 3: Provide a comprehensive guide for public improvements and private investment.

Conformance: A complete infrastructure system, including streets, water and waste water improvements is proposed for the project.

Goal 4: Provide a guide for continued development of a strong retail commercial center.

Conformance: Approximately 40 acres of the project is proposed for Retail Commercial development. Retail Commercial uses are also allowed as alternative uses in other areas within the project site.

Goal 5: Improve development standards in order to control urban blight and protect property values.

Conformance: Development standards for construction, landscaping, and maintenance described in the Specific Plan are designed to insure a high quality project.

Goal 6: Encourage the development of stable, industrial and commercial uses which will broaden the economic base to create a more self-sufficient local economy.

Conformance: Carson Town Center will increase employment opportunities and significantly contribute to the local economy.

Goal 7: Expand public community facilities in accordance with increasing population.

Conformance: An increase in the resident population is not an anticipated impact of the proposed project.

Goal 8: Plan for orderly future growth by updating and revising the General Plan whenever necessary.

Conformance: The General Plan was amended in 1986 to designate the project site as Light Industrial with ML(Manufacturing Light) and ML-ORL (Manufacturing Light-Organic Refuse Landfill) zoning. The Specific Plan will provide for additional flexibility for future growth.

Goal 9: Promote annexation of those areas originally within the Carson area prior to incorporation.

Conformance: The project is within the Carson city limits.

RESIDENTIAL LAND USE

Goal 1: Residential areas should be organized into distinct districts and located in harmonious relationship with other adjacent or nearby land uses.

Conformance: No residential development is proposed. Existing residential development shall be buffered from the Center.

Goal 2: Housing should be provided for a variety of income groups.

Conformance: No residential development is proposed.

Goal 3: Residential areas should be served with schools, adequate parking, recreational parks and shopping areas in close proximity.

Conformance: The commercial areas of the Center will provide shopping for the surrounding residential development.

Goal 4: Residential areas should be protected from noise, odor, smoke and excessive traffic.

Conformance: The residential area to the south of Carson Town Center will be buffered with a noise attenuation wall and landscaping. Uses that produce noxious odors and smoke will be prohibited in the project. Traffic from the project will not pass through the residential area, but will circulate on the surrounding streets.

Goal 5: Realistic density standards should be established to ensure adequate space, light and safety.

Conformance: No residential development is proposed.

Goal 6: Residential conflicts should be minimized by securing the abatement of non-conforming land uses.

Conformance: The project zoning is in conformance with the General Plan.

COMMERCIAL LAND USE

Goal 1: The Carson Mall and its periperal areas should continue to serve as the major retail center in the City offering the widest range of goods and services to the citizens of Carson and nearby communities. This regional shopping center, anchored on one side by the Civic Center complex and on the other side by California State University- Dominguez Hills, serves as a needed focal point for the City of Carson and links the northern and southern areas of the City.

Conformance: The proposed project does not effect this goal.

Goal 2: Existing neighborhood and strip shopping areas should be strengthened through property rehabilitation, land use consolidation and elimination of nonconforming uses wherever possible.

Conformance: The proposed project does not effect this goal.

Goal 3: Most commercial areas should be served with arterial highway access, and all commercial businesses should have an adequate supply of parking.

Conformance: The site is bounded by the Harbor Freeway, Torrance Boulevard (a secondary highway) and Figueroa and Main Streets (major highways). Parking will be provided at a ratio of 1 space per 200 SF gross floor area for retail commercial and 1 space for 250 SF gross floor area for office uses.

Goal 4: Commercial activities should be screened or buffered from adjacent residential uses wherever possible.

Conformance: The Specific Plan provides extensive landscape setbacks and buffer zones where adjacent to residential uses.

Goal 5: Commercial activities should be encouraged to have a broader commercial base to develop a self-sufficient economy.

Conformance: Proposed commercial uses with Carson Town Center will be broad base and will include hotel and visitor commercial use, retail commercial, and office uses.

Goal 6: Minimize commercial land use conflicts by securing the abatement of nonconforming land uses.

Conformance: The proposed project provides compatible land uses with the existing and proposed commercial uses.

INDUSTRIAL LAND USE

Goal 1: Heavy Industrial areas should be separated from residential and commercial activities.

Conformance: No Heavy Industrial uses are allowed by the General Plan or by the Zoning Ordinance for the project site.

Goal 2: Light Industrial areas and controlled industrial parks should be screened or buffered from adjacent residential commercial or other heavier industrial areas.

Conformance: Buffer areas have been designated in these areas by the Specific Plan.

Goal 3: All industrial areas should be served with adequate accessibility to transportation, utilities, public streets or highways, and with adequate internal circulation, off-street parking and loading and service facilities.

Conformance: The location of the project is well-suited for traffic circulation in and around the project. Parking, loading and service facilities are described in the Site Development Standards section of the Specific Plan to assure that this goal is met.

Goal 4: Appropriate pollution and environmental standards should be enforced.

Conformance: The EIR provides for the mitigation of pollution and environmental controls. Restricted uses within the Specific Plan will further protect the City from hazardous environmental pollutants.

Goal 5: Industrial businesses should be encouraged to provide broader-based industries and provide greater diversity for economic stability.

Conformance: Permitted uses within the Specific Plan will provide for a broad base of Light Industrial uses.

Goal 6: The City should attempt to maintain the industrial areas mainly in the sections of the City presently designated for industrial land uses.

Conformance: The Specific Plan provides for Light Industrial uses as designated by the General Plan, however, commercial and office uses are also provided as "higher uses" which are encouraged by the City of Carson.

Goal 7: Industrial land use conflicts should be minimized by securing the abatement of nonconforming land uses.

Conformance: The proposed plan will eliminate conflicts of land use.

PUBLIC AND QUASI-PUBLIC LAND USES

These land uses include the broad range of civic, governmental, institutional and utility uses in the City including parks, playgrounds, public buildings areas, public open spaces and utility transmission corridors which do not apply to this project.

OPEN SPACE ELEMENT

Goal 1: Ensure protection and preservation of the City's open space and recreational land, and provide open space throughout the City as equally and evenly as possible, particularly in potentially unsafe areas subject to such natural disasters as unstable soils, faulting, fire and flooding.

Goal 2: Provide for the managed production of resources, such as agricultural lands and areas of economic importance for the production of food and fiber, as long as it is economically feasible for them to operate in the Community.

Goal 3: Promote acquisition of land until adequate areas of open space for future park development have been assured.

Goal 4: Serve all age groups in the City through a cohesive parks and recreation system providing both active and passive recreation.

Goal 5: Ensure adequate future open space through use of zoning, acquisition and other means of land use control while, at the same time, not unduly infringing upon the development rights of private landowners.

Goal 6: Increase neighborhood open and recreational space, such as increasing open space requirements for multi-family dwelling units.

Goal 7: Beautify and utilize, on a lease basis when necessary, those areas currently used for utility easements in the most aesthetic and efficient manner, such as for open space parks and/or recreational purposes, etc.

Conformance: The above goals will not be affected by the proposed project.

Goal 8: Maintain existing street planting and maintenance programs for visual relief with emphasis placed on major and secondary highways in residential and commercial areas.

Conformance: All perimeter and interior streets will be landscaped with trees and groundcover.

Goal 9: Encourage school authorities to maintain a reasonable balance between landscaped and paved playground areas.

Goal 10: Encourage the planting and maintenance of landscaping along the Dominguez Channel right-of-way.

Goal 11: Encourage owners of vacant lots to maintain them in a neat and uncluttered manner, thus enhancing citizen pride in the Community.

Goal 12: Encourage more comprehensive freeway landscaping programs, and provide bicycle trails in the City.

Conformance: The above goals will not be affected by the proposed project.

Goal 13: Promote attractive landscaping on commercial and industrial developments, and utilize landscaping buffers for screening incompatible land uses.

Goal 14: Initiate innovative programs to improve the open space-to-building ratio on public and private projects.

Goal 15: Improve urban form through review of zoning regulations pertaining to lot size, coverage, setbacks, parking and open space requirements, and work to minimize environmental hazards for public health and safety.

Conformance: These goals are fully met by the Landscape Plan in this Specific Plan.

Goal 16: Coordinate the City's open space, recreation and natural corridors with neighboring local jurisdictions and regional organizations.

Goal 17: Encourage legislation, both state and federal, which increases open space funding of various types.

Goal 18: Maintain a program designed to review, obtain and efficiently utilize all available state and federal grants

matching funds or subsidy programs to purchase and/or develop open space or recreational lands.

Conformance: The proposed project will not affect the above goals.

Goal 19: Ensure the City's continued economic well-being and increase property values by making it an attractive and suitable place to live, work, conduct business and be educated.

Conformance: Carson Town Center will accomplish this goal through the guidelines set forth in this Specific Plan.

**PUBLIC SERVICES
AND FACILITIES
ELEMENT**

Goal 1: Provide Civic Center complex accessible and convenient for residents and surrounding communities.

Goal 2: Create a focal center to further community identity and architecturally represent the City's Spanish heritage, with Spanish tile roof and adobe-type facades to be utilized in the design of the Civic Center facilities.

Goal 3: Provide a site which would allow space for a City Hall and related activities, i.e., county office, federal office, court buildings, law enforcement offices and jail, and community center. The site should serve the needs of the community both present and future.

Goal 4: Ensure that the site is such that the surrounding area and land uses are, or will be, compatible to the public use concept of the Civic Center for the mutual benefit of the community.

Goal 5: Provide a site which is highly accessible by two major arterial streets and by good connections with both the San Diego and Harbor freeways.

Goal 6: Provide a site which is adjacent to the major shopping, office and commercial centers of the City.

Goal 7: Provide a site which would minimize total cost through ease of acquisition and lack of extensive clearance, grading or installation of utilities.

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

RECREATION ELEMENT

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

Conformance: The Specific Plan does not include recreational amenities due to the business/commercial nature of the project and the availability of Carson Park and Municipal Pool near the project site. The Plan encourages plazas and outdoor seating areas and provides for a continuous landscape parkway through the site. Permitted commercial land uses allow for recreational facilities such as a health spa.

CIRCULATION ELEMENT

Goal 1: Support planned land uses, and relate transportation to land uses.

Conformance: The Specific Plan proposes an integrated land use and circulation plan.

Goal 2: Promote the efficient transport of goods and the safe and effective movement of all segments of the population.

Conformance: The project is suitably located adjacent to the Harbor Freeway and major highways.

Goal 3: Make efficient use of existing transportation facilities.

Conformance: Efficient utilization of the existing transportation facilities is an integral component of the Specific Plan.

Goal 4: Protect environmental quality and protect the wise and equitable use of economic and natural resources.

Conformance: The non-polluting industrial commercial uses planned for the project produce no significant environmental

impacts. Traffic associated with the project may increase the point source pollution of the area.

Goal 5: Reduce congestion on City streets.

Conformance: The adjacency of the site to the freeway should minimize surface street usage.

Goal 6: Minimize non-local traffic within residential neighborhoods.

Conformance: The circulation in and around the site will not penetrate into the residential neighborhoods.

Goal 7: Correct localized traffic operational problems.

Conformance: Traffic control mitigation measures will be instituted in accordance with the traffic study prepared for the project.

Goal 8: Ensure that all streets within the City have surface drainage systems in good repair.

Conformance: The streets and drainage system constructed for Carson Town Center will be built to City and County standards.

Goal 9: Ensure adequate street improvements, such as curbs, gutters, sidewalks, pavement and street lights.

Conformance: Street improvements will be constructed to City standards.

Goal 10: Provide specialized routes for commercial vehicles to minimize residential and public school disturbances.

Conformance: The streets surrounding the project are designated as truck routes by the General Plan and will have no disturbance on public schools.

Goal 11: Conform to and support the Regional Transportation Plan.

Conformance: No alternations to the existing circulation designations are proposed.

Goal 12: Encourage the development of mass transit facilities within the City and surrounding planning area.

Conformance: Bus stops will be provided on perimeter streets as required by the City.

Goal 13: Promote the widening of highways, opening of streets, construction of railroad grade separations and coordination of local circulation with regional facilities.

Conformance: A new street will be provided. Existing street widening has already been completed and will not be required by the development.

Goal 14: Ensure adequate ingress and egress to all land use developments to protect the safety of vehicular and pedestrian circulation patterns.

Conformance: Ingress and egress are provided as required by the accompanying Traffic Study and are described in the Circulation section of the Specific Plan.

Goal 15: Streets in poor condition will be repaired, resurfaced, reconstructed or replaced as necessary through the implementation of an ongoing capital improvement, coordinated with the installation repair or replacement of underground utilities.

Conformance: All utilities will be underground. Development regulations for Carson Town Center will require maintenance of internal streets in accordance with this goal.

BICYCLE FACILITIES ELEMENT

Goal: Torrance Boulevard is designated as a Class II bicycle route. This classification provides a restricted bike lane on the existing public street.

Conformance: Individual project developers within Carson Town center will be encouraged to provide bicycle storage facilities for employees and visitors to the site.

SAFETY ELEMENT

FIRE SAFETY

Goal 1: Provide for the protection of life and property from both natural and man-made hazards within the community.

Goal 2: Provide for the protection of public order through effective fire protection and rescue programs.

Goal 3: Work closely with other city, county, state and federal departments and the citizens of the community to develop and implement emergency communications and disaster preparedness programs to help ensure the overall health and safety of all those who reside and/or work within the City of Carson.

Goal 4: Prepare and present to the resident, schools, businesses and industries up-to-date educational programs on fire safety and rescue practices.

Goal 5: Maintain proper fire prevention, pre-fire planning and inspections of all commercial, public and industrial occupancies within the City.

Goal 6: Maintain the highest degree of proficiency in the fields of protection and rescue practices by providing continuous updated training and educational programs to members of the Fire Department.

Conformance: Fire protection to Carson Town Center will be provided by adherence to Fire Department requirements for access, fire hydrants, placement and insurance of adequate fire flows.

SAFETY FROM GEOLOGIC HAZARDS

Goal 1: Implement procedures and legislation to reduce geologic hazard to an acceptable level of risk.

Goal 2: Promote local, regional and state-wide programs, research and legislation which will provide scientific identification and practical protection from geologic activity.

Goal 3: Maintain and improve whenever necessary, present zoning and subdivision regulations requiring geologic approval prior to project implementation.

Goal 4: Ensure protection from geologic hazards in compliance with Division of Mines and Geology standards and such other standards as adopted by ordinance or resolution.

Goal 5: Collect data relating to local geology and ensure its availability and retrieval.

Goal 6: Notify property owners and/or tenants of known geologic hazards relating to those structures that could be vulnerable during an earthquake.

Goal 7: Require adherence to the Building Code standards to ensure protection from geologic hazards.

Conformance: All development within the Carson Town Center will adhere to legislation and Building Code practices which insure protection from geologic hazards.

SEISMIC SAFETY POLICY

Goal 1: Reduce loss of life, injuries, property damage and other effects associated with future earthquakes.

Goal 2: Locate any existing surface and sub-surface faults for the purpose of preventing future building on hazardous sites.

Goal 3: Develop a realistic contingency plan to be operational should the area be affected by a future earthquake.

Goal 4: Locate any substandard structures vulnerable to earthquake damage and to set standards for an orderly abatement.

Goal 5: Inform the public of potential structural seismic hazards.

Goal 6: Develop an effective and safe land use policy in conjunction with the seismologic factors of earthquake hazards, including the development of separate standards for the following different uses: housing, commercial and industrial uses, and community and essential facilities.

Conformance: All development with the Carson Town Center will adhere to legislation and building code practices which insure protection from seismic hazards.

FLOOD SAFETY/GOALS AND PROGRAMS

Goal: The City maintains an emergency plan in case of flooding. The City's Public Works Department is responsible for ensuring the property damage improvements are provided in the street and highway system. As vacant or under-utilized areas are developed or redeveloped, the Department is also responsible for maintaining the City streets during periods of inundation.

Conformance: The General Plan identifies deficiency in storm drainage at the Carson Town Center site. This problem has been rectified in the clearance of the oil refinery operation. Completion of the infrastructure and grading will integrate the site into the City and County flood control programs. Carson Town Center will follow the Emergency Plan adopted by the City of Carson.

CRIME PROTECTION AND PREVENTION

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

Conformance: The Specific Plan provides a circulation system designed for easy access for all areas for patrol vehicles. Individual projects within the site will be encouraged to use 'defensible space' design concepts.

**NOISE
ELEMENT**

Goal: Provide information on noise levels; development strategies for abatement of excessive noise; enforce insulation standards for new construction; encourage inter-governmental coordination; enforce current noise regulation; adopt construction and industrial noise standards and promote public awareness concerning the effects of noise.

Conformance: Noise mitigation will consist of: 1) Building construction hours limited to normal workday hours, 2) Separation of land uses that create high noise levels, 3) Construction of 8 foot masonry walls for noise attenuation along residential property line, 4) Insulation of buildings in conformance with the Uniform Building Code.

**HISTORIC
PRESERVATION
ELEMENT**

Goal: To identify and preserve historically significant areas.

Conformance: There are no significant historical features on the site. Freeman Street, in the southwest portion of the site, is named for Mr. Burl Freeman to commemorate his many years as Manager of the Golden Eagle Refinery.

**FINE ARTS
ELEMENT**

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

Conformance: The Specific Plan encourages open space and plazas in the center which may be used for fine arts display and programs.

CONSERVATION ELEMENT

CLEAN AIR

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

Conformance: The Specific Plan recognizes the problems caused by polluting industrial uses and will permit only non-polluting enclosed uses in Carson Town Center. The project will provide employment in the City and the area, reducing the need for residents to commute.

WATER SUPPLY

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

Conformance: The infrastructure plan for Carson Town Center includes provisions for adequate water supply and storm water and sewer discharge facilities. The landscape plan for the Center will provide low precipitating irrigation heads and the use of low water requirement type plant material to further conserve water. Also, measures have been taken to prohibit water penetration into the landfill area which is described in the Specific Plan.

SOIL EROSION AND EARTH SUBSIDENCE

Goal: To monitor and study sanitary landfills to minimize the danger of collapse.

Conformance: The sanitary landfill on the site was closed in compliance with Subchapter 15 Closure requirements. In August 1987, SCS Engineers completed designing a Landfill Closure Plan Facilities for Golden Eagle Refining Company. The facilities consist of four major components: landfill cover, monitoring system, collection system, and the blower/flare system. An Operation, Maintenance, and Monitoring Manual was also developed to describe the as-built system and assist personnel in the operation and maintenance of the system to insure conformance with the above goal.

CONSERVATION OF LAND RESOURCES

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

Conformance: The removal of the Golden Eagle Oil Refinery and the proposed development are in accordance with this goal.

SOLID WASTE DISPOSAL

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

Conformance: Solid waste disposal for this project will be by private contractors authorized by the City of Carson to handle solid waste. Individual project developers will be encouraged to recycle waste products.

SCENIC HIGHWAY ELEMENT

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

Conformance: The Community Design and Site Development Standards sections of the Specific Plan describe setbacks, landscaping, and signage that promote these goals.

PARKWAY ELEMENT

Goal: A full-width sidewalk is placed between the back of the curb and the rear portion of the parkway section, six inches from the property line, except in those areas designated on the Parkway Map as areas where sidewalks are not required. In those areas, landscaping shall be installed with a permanent irrigation system.

Conformance: The proposed project will provide for the specific improvements as outlined above for all public streets.

VIII. APPENDIX

APPROVAL PROCESSING TERMS

GLOSSARY OF TERMS

The purpose for which land or building is arranged, designed, or intended, or for which land or building is or may be occupied or maintained.

Alternate Uses - Uses identified in the Site Development Standards section of this Specific Plan which are approved in the same manner as Permitted Uses.

Conditional Uses - Uses identified in this Specific Plan, in the City Zoning Ordinance or by the Planning Director which require approval by the Planning Commission.

Permitted Uses - Uses allowed by this Specific Plan, the City Zoning Ordinance or by the Planning Director.

Prohibited Uses - Uses not allowed by this Specific Plan, the City Zoning Ordinance or by the Planning Director.

Architectural Review Board - A three-member board whose purpose is to review proposed projects for conformance to this Specific Plan and to make aesthetic judgements to determine if projects will be compatible with others in the Center. Initially, the board will be made up of the Master Developer and his selected representatives.

SITE DEVELOPMENT TERMS

Building - Any structure having a roof, but excluding all forms of vehicles even though immobilized.

Building Height - The vertical distance measured from the average level of the highest and lowest points of that portion of the building site covered by the building to the average level of the highest and lowest point of the roof.

Floor Area Ratio (F.A.R.) - The total (gross) square feet of building area divided by the total (gross) square feet of lot area.

Landscape Setback - Landscaped area adjacent to the Parkway but within individual lots in the Center.

Parkway - Landscaped area between the street curb and the property line within the public right-of-way.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above it, the ceiling next above it.

Street - A public or recorded private thoroughfare which affords the primary means of access to abutting property.

Structure - Anything constructed or erected which requires location on the ground or is attached to something having a location on the ground, but not including fences or walls six feet or less in height.

ORDINANCE NO. 94-1044

AN ORDINANCE OF THE CITY OF CARSON ADOPTING THE
GOLDEN EAGLE CENTER SPECIFIC PLAN (SPECIFIC PLAN NO.
3-90) 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, Carson Town Center, Inc., with respect to real property located at 21000 South Figueroa Street and described in Exhibit "A" attached hereto, requesting approval of the Golden Eagle Center Specific Plan (Specific Plan No. 3-90), dated August, 1994, pursuant to California Government Code Sections 65450 through 65457, for the development of a 76-acre site to be known as the Golden Eagle Center (the "Project"). The Project will consist of 640,000 square feet of commercial/retail, 126,800 square feet of light industrial, 158,500 square feet of office and 31,700 square feet of research and development uses located in the ML (Manufacturing, Light) and ML-ORL (Manufacturing, Light-Organic Refuse Landfill) zoned districts and within Redevelopment Project Area One. The Project site is generally bounded by Torrance Boulevard on the north, Main Street on the east, 212th Street on the south and Figueroa Street on the west.

Section 2. An Initial Study was completed for the Project by the Community Development Department of the City of Carson, pursuant to Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines, which identified there was substantial evidence the Project may have significant impact on several environmental resources. Pursuant to CEQA Guidelines' Sections 15064 and 15081, a decision was made to prepare an Environmental Impact Report (EIR) for the Project. The EIR consists of three separate volumes: the Draft EIR, dated April, 1993 (Volume I); the Technical Appendices to the Draft EIR, dated April, 1993 (Volume II); and the Final EIR, dated August, 1994 (Volume III). All three volumes are 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 were prepared by the City and were distributed to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on August 24, 1990. Subsequent changes in the proposed Project and the site remediation process necessitated circulation of a second NOP, dated April 13, 1992, containing a revised Project description.

Section 4. A Draft EIR was prepared by a consultant, The Planning Center, retained by the City for the purpose of complying with CEQA. On May 4, 1993 the Draft EIR was completed. Pursuant to CEQA Guidelines' Section 15085, the City prepared the Notice of Completion of the Draft EIR which was filed with the State Office of Planning and Research on May 4, 1993. The Draft EIR was circulated to interested agencies on May 4, 1993 for a 45-day comment period pursuant to CEQA Guidelines' Section 15087. Comments were received and incorporated into the Final EIR. A copy of the Final EIR is on file in the City of Carson's City Clerk and Community Development Department offices.

Section 5. The Planning Commission conducted a workshop at a duly noticed meeting on May 11, 1993 at 6:30 pm at City Hall, Council Chambers, 701 East Carson Street, Carson, California to discuss the CEQA process and its relationship to the Project's Specific Plan and Draft EIR. The Environmental Commission conducted a duly noticed public meeting to receive and provide comments on the Draft EIR, on June 2, 1993 at 7:00 pm at City Hall, Council Chambers, 701 East Carson Street, Carson, California.

Section 6. The Planning Commission held a duly noticed public hearing on the Draft EIR on June 8, 1993 at 6:30 pm at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the aforesaid meeting was duly provided in accordance with California Government Code Sections 65355 and 65090.

Section 7. The Planning Commission conducted a duly noticed public hearing on the Golden Eagle Center Specific Plan (Specific Plan No. 3-90) on September 27, 1994, at 6:30 pm at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the 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 Specific Plan No. 3-90.

Section 8. The City Council conducted a duly noticed public hearing on Specific Plan No. 3-90 on October 4, 1994 at 6:00 pm at City Hall Council Chambers, 701 East Carson Street, Carson, California. Notice of time, place and purpose of the aforesaid meeting was duly provided in accordance with California Government Code Sections 65355 and 65090.

Section 9. 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 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 Specific Plan No. 3-90 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. The City Council finds that the EIR has adequately addressed the environmental remediation of the Project site giving due regard to the fact that a separate action under CEQA must be taken by the State of California Environmental Protection Agency's (EPA) Department of Toxic Substances Control ("Department") for approval of a Remedial Action Plan (RAP) for the Project site. This subsequent CEQA action is required for the remediation of the site with the State EPA Regional Water Quality Control Board ("Board") Board and the Department as the joint lead agencies for site remediation. The Draft RAP was submitted for the Department's approval and a public meeting was held on August 2, 1994 at 7:00 pm at the Carson Community Center, 3 Civic Plaza, Carson, California to obtain public comment on the Draft RAP and the proposed Mitigated Negative Declaration. On August 31, 1994, the Department approved the RAP and Mitigated Negative Declaration. Approvals granted by the City for the Project will be contingent upon implementation of the RAP and remediation of the Project site in the manner specified therein.

Section 12. With respect to the potential significant environmental effects identified in the EIR, the City Council finds as follows:

a) DEGRADATION OF AIR QUALITY: The EIR identified the development of the Project would result in a significant direct impact to air quality in the South Coast Air Basin. Development of the Project would generate peak daily construction equipment emissions from truck hauling, grading, and general construction emissions estimated at 11.7 pounds of carbon monoxide, 115.0 pounds of nitrogen oxides, 6.0 pounds of reactive organic compounds and 7.7 pounds of particulate matter. In addition, daily construction emissions from construction-related vehicle trips includes an estimated 9.7 pounds of carbon monoxide, 1.2 pounds of nitrogen oxides and 0.3 pounds of reactive organic compounds. The total daily emissions from the operation of the Project would be 3,117 pounds of carbon monoxide, 309 pounds of nitrogen oxides, 222 pounds of reactive organic compounds and 41 pounds of particulate matter. Changes or alterations have been required in, or incorporated into, the

Project which may avoid or substantially lessen this potentially significant environmental effect. The mitigation measures required by the conditions of approval to be implemented with respect to such effect include, among numerous others, extensive dust control measures during grading and construction phases; use of alternative building materials and architectural coatings; providing for alternative modes of transportation, including the provision of funding for an established bus operator to provide services to the Project, bicycle racks, providing incentives to carpooling through the requirement of a Transportation Management Association and providing for future electric vehicles by identifying preferential locations that have access to an electrical supply. Despite the application of these mitigation measures, the EIR determined the total emissions load resulting from the Project permitted by Specific Plan No. 3-90 will exceed the thresholds recommended by the South Coast Air Quality Management District (SCAQMD) for determining significant air quality impacts. The significance thresholds for construction and regional air quality impacts are not health-based standards and have been set by the SCAQMD for the sole purpose of imposing mitigation measures for all but the smallest of general development projects. The air quality analysis contained within the Draft EIR, as amended via the Final EIR, provides an adequate analysis of Project and cumulative impacts and sets forth all feasible air quality mitigation measures, and these mitigation measures are required in or incorporated into the Project by the Conditions of Approval (Exhibit "B" attached hereto).

b) **SIGNIFICANT TRAFFIC IMPACTS AT SEVEN INTERSECTIONS AND ON A SEGMENT OF THE HARBOR (I-110) FREEWAY:** The development of the Project will generate a total of 20,530 vehicle trips on a daily basis. The transportation mitigation measures identified in the Final EIR and required in, or incorporated into, the Project by the Conditions of Approval, were designed to accommodate the projected trips and have the roads operate at acceptable levels of service. However, at seven of the intersections and a segment of the Harbor (I-110) Freeway--Figueroa Street/Torrance Boulevard, Figueroa Street/I-110 NB On-Ramp, Vermont Avenue/Torrance Boulevard, Hamilton Avenue/Torrance Boulevard, Vermont Avenue/Del Amo Boulevard, Hamilton Avenue/I-110 SB Ramps, Hamilton Avenue/Del Amo Boulevard and the Harbor (I-110) Freeway segment between Carson Street and the San Diego (I-405) Freeway junction--the mitigation may not be feasible solely due to interjurisdictional coordination. It is anticipated, though, the mitigations will take place because the Project's applicant will be financially responsible for them and not another jurisdiction; also, many of the mitigations are merely roadway restripings. If the mitigations take place at these seven intersections that are located outside the City of Carson, they will all operate at acceptable levels of service after development of the Project is complete in 1998. The improvements required for these intersections are as follows: Figueroa Street/Torrance Boulevard--Restripe southbound Figueroa to provide a separate right-turn lane; add one lane eastbound on Torrance and designate the three eastbound lanes for one left, a left/through, and a through/right; split east/west signal operation; these measures will require the widening of Torrance Boulevard through the underpass below the I-110 Freeway by the elimination of one of the two existing sidewalks; Figueroa Street/I-110 NB On-Ramp--Restripe Figueroa to provide a second northbound left-turn lane and a separate southbound right-turn lane; Vermont Avenue/Torrance Boulevard--Restripe Vermont to provide separate northbound and southbound right-turn lanes; Hamilton Avenue/Torrance Boulevard--Add a separate eastbound left-turn lane on Torrance and Hamilton; provide two westbound through lanes on Torrance and two southbound approach lanes on Hamilton; Vermont Avenue/Del Amo Boulevard--Restripe Del Amo to provide a second eastbound through lane; Hamilton Avenue/I-110 SB Ramps--Monitor future traffic volumes and prepare a detailed traffic signal warrant analysis based on actual conditions; install traffic signal when warranted; and Hamilton Avenue/Del Amo Boulevard--Monitor future traffic volumes and prepare a detailed traffic signal warrant analysis based on actual conditions; install traffic signal when warranted; and Harbor Freeway segment between Carson Street and the San Diego (I-405) Freeway junction--The applicant shall pay a "fair-share" cost of the improvements that will be necessary to eliminate the present merge conditions and enhance the freeway to freeway movements at the traffic study freeway ramp locations; the ramp/freeway improvements will be necessary to off-set the impact of existing and future traffic volumes and enhance regional (freeway to freeway) traffic flow. If, however, all the identified improvements are not implemented prior to the completion of the Project, then this represents a significant traffic impact.



Section 13. The EIR also identifies potentially significant adverse project and cumulative environmental effects in other issue areas. However, the City Council finds, pursuant to California Public Resources Code Section 21081, that mitigation measures addressed in the EIR will mitigate these impacts to a level of insignificance and the identified mitigation measures either (i) are incorporated into the Conditions of Approval attached hereto, or (ii) are within the jurisdiction and control of other public agencies, which can and should adopt them. Each of the potentially adverse Project and cumulative environmental impacts and the mitigation measures the City Council finds will reduce those impacts to a level of insignificance are briefly summarized below, with citations to the portions of the EIR addressing those impacts and mitigation measures:

a) The buried waste, groundwater contamination, landfill gases, lead and hydrocarbon contaminated soil and floating petroleum product underlying or on the surface of the Project would cause significant Project and cumulative impacts in the form of risks to human health (DEIR at Sections 2.2.1-2.2.3). Mitigation measures, including but not limited to Regional Water Quality Control Board and Department of Toxic Substances Control approval and oversight of the ongoing remediation of the Project site and certain subsequent development activities, and the operation of approved collection and treatment facilities, will reduce the impacts to a level of insignificance and/or are within the jurisdiction of the Board and Department or other public agencies (DEIR at Sections 2.2.-2.2.3). In addition, any structural development on the existing landfill will require a conditional use permit approved by the Planning Commission and the City Council (DEIR at Section 4.1.2 and FEIR at Section 2).

b) The Project potentially would cause significant Project and cumulative traffic impacts at a number of intersections (FEIR at Sections 2, 4 and Appendix). Reduction in the size of the Project as described in the Draft EIR, coupled with various changes to the factors employed in the supplemental traffic impact analysis for the Project, has lessened the required mitigation. Mitigation measures, including but not limited to, physical modifications and transportation control measures, will reduce the impacts to a level of insignificance at all but seven of those intersections and cumulative impact on the operating conditions of the Harbor (I-110) Freeway segment between Carson Street and the San Diego (I-405) Freeway junction, which are discussed in Section 12 b) above (FEIR at Sections 2, 4 and Appendix). As discussed in Section 12 b), interjurisdictional coordination would be the sole reason the mitigation measures needed to reduce the impacts to a level of insignificance at these seven intersections and the Harbor Freeway segment would not take place.

c) The noise caused by remediation of the Project site, construction on the Project site and operation of the Project potentially would cause significant impacts, particularly to the residential area to the south of the Project (DEIR at Sections 4.4.1-4.4.2). Mitigation measures, including but not limited to limiting hours of operation for construction activities, routing construction vehicles away from residential areas and orienting truck loading areas to minimize noise intrusion into the residential areas, will reduce the impacts to a level of insignificance (DEIR at Sections 4.4.3-4.4.3 and FEIR at Sections 2 and 4).

d) The Project potentially would cause significant adverse Project and cumulative effects on human lives and buildings in the event of an earthquake (DEIR at Sections 4.5.1-4.5.2). Mitigation measures, including but not limited to, engineering in conformance with the recommendations of geotechnical analyses and various seismic safety standards, and the development of an access and disaster plan for employees and visitors of the Project, will reduce the impacts associated with geologic hazards to a level of insignificance (DEIR at Sections 4.5.3-4.5.4 and FEIR at Sections 2 and 4).

e) Although the impacts on population, housing and employment as related to local jobs/housing balance are not thought to be significant, a mitigation measure is included for the proposed office, light industrial and R&D component of the Project that future development applications for these categories shall include estimates of job numbers and the potential for generating long-distance commutes (Draft EIR at Sections 4.7.1-4.7.4).

f) The Project's proposed R&D and light industrial uses present normal risks of upset that periodically occur in modern urban settings. Due to the extensive existing regulatory framework no significant impact is expected. However, mitigation measures have been included that address the presence of an abandoned oil well on the site; these include the closing of the oil well under the auspices of the State Oil and Gas Supervisor. In addition, since structures may be located within 1000 feet of an organic landfill, which generates methane gas that can create a risk of explosion, a mitigation measure has been included that requires the design and installation of landfill gas monitoring and protection measures as needed (Draft EIR at Sections 4.8.1-4.8.4 and FEIR at Section 2).

g) The Project potentially would cause significant Project and cumulative impacts related to fire risks and to the adequacy of public services in the area (DEIR at Sections 4.9.1-4.9.2). Mitigation measures, including but not limited to, compliance with fire code requirements, obtaining approvals for all wastewater/sewerage connection fees, informing future tenants of solid waste recycling services available, the applicant providing a hydrology study to determine the adequacy of the existing drainage system to handle the expected storm water flows, and compliance with the City's Water Efficient Landscape section of the City's Zoning Ordinance, will reduce the impacts to a level of insignificance (DEIR at Sections 4.9.3-4.9.4 and FEIR at Sections 2 and 4).

Section 14. With respect to the significant impacts included in Sections 12 a) and b) that cannot be mitigated to a level of insignificance, the City Council finds, pursuant to California Public Resources Code Section 21081 and 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; (b) certain changes or alterations are within the responsibility and jurisdiction of other public agencies and not the City of Carson, those changes or alterations can and should be adopted by such other agencies, and the City of Carson does not have concurrent jurisdiction with such other agencies to deal with such feasible mitigation measures; and (c) the specific economic, social, public health and safety and other considerations of approving Specific Plan No. 3-90 make infeasible certain mitigation measures or Project alternatives identified in the EIR and offer numerous benefits that outweigh the unavoidable impacts associated with the development of the Project. Sections 12 a) and b) above and Section 15 below specify in further detail the rationale for these findings.

Section 15. 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 and as required by the Conditions of Approval. Irrespective of these measures, the City Council finds some impacts cannot be feasibly mitigated to a level of insignificance through mitigation measures or project alternatives. In addition to the individualized findings contained in Section 12 above, the City Council finds the individual and collective benefits provided by the Project will outweigh any adverse impacts caused by the Project. These benefits are determined by the City Council to include the following:

a) The Southern California region as a whole and the sub-region including the Project site are experiencing severe unemployment with consequent social harm. As of July, 1994, the City's unemployment rate was 9.8 %. The Project is expected to add temporary construction jobs and would gradually add about 3,401 permanent jobs as



individual developments on the site begin operations. These jobs will contribute to the expansion and improvement of the economy in the City of Carson and Los Angeles County.

b) The Project's development will provide both temporary and permanent jobs which are a good match with the local work force. The provision of these jobs provides employment opportunities for local residents at projected income levels to make affordable to employees housing now available in the Carson area.

c) The development of the Project will result in the further remediation of contaminated land and its beneficial reuse. Implementation of the California Environmental Protection Agency's Department of Toxic Substances Control-approved Remediation Action Plan (RAP) is required prior to development of the Project. Since implementation of the RAP would appropriately address on-site contamination, development of the Project would eliminate existing potential health risks to the citizens of Carson, particularly for those residing adjacent to the Project site.

d) The Project serves to develop a substantial portion of Redevelopment Project Area One consistent with the stated intent and policies of the Redevelopment Plan. From a land use planning perspective, the Project is a large-scale mixed-use urban infill development which integrates retail, commercial, office, research and development and light industrial facilities within the existing City and freeway circulation system, thereby creating meaningful opportunities for reductions in vehicle trips and vehicle miles traveled.

e) The development of the Project would provide an annually recurring source of substantive revenues to the City. The Golden Eagle Center, once fully-operational, is expected to generate approximately \$1,891,000 in sales tax revenues per year and property tax increment revenues of approximately \$815,300 per year. Given the low cost of providing municipal services to the Project, estimated at \$128,212 per year in the first year of operation, the Project is expected to generate a large net surplus of revenues over costs; when fully built-out, the Project is anticipated to provide to the City a surplus of approximately \$2,483,310 per year. In addition to any direct economic benefits to the City, development of the Project would substantially diversify the range of retail shopping opportunities available within the City. Therefore, development of the Project would strengthen the overall attractiveness of the City as a primary shopping destination.

f) As conditioned, the Project would improve the City's circulation system to address identified Project impacts. In many instances Project impacts represent only a portion of the total future traffic impact currently forecast at an individual location. Identified roadway mitigation measures result in the creation of additional travel lanes via restriping and new construction. These improvements cannot be implemented in a manner which solely address the incremental impact attributable to the Project. Therefore, implementation of the identified mitigation measures would increase roadway capacity beyond that required to mitigate the Project's impact and as such would serve to improve overall traffic flow in general on several major roadways located in the west-central area of the City.

Section 16. The City Council has reviewed and considered the alternatives to the Project discussed in the EIR. Those alternatives are (1) a "No Project/No Development" Alternative; (2) a "No Project/Permitted Use" Alternative; (3) a "Specific Plan A" Alternative and (4) alternative sites. In addition, the original project description in the Draft EIR was of a project larger (1,174,743 square feet plus a 300-room hotel) than that included in the Final EIR (957,000 square feet); this change to the Specific Plan resulted in fewer significant environmental impacts to be considered and, where possible, mitigated.

With respect to these alternatives to the Project, the City Council finds, pursuant to California Public Resources Code, Section 21081, that there are direct and indirect economic,

social, public health and safety, and other considerations of the Project that make these alternatives infeasible.

In addition to the general reasons stated above, the City Council finds the following: (1) that Alternative 1, the "No Project/No Development" alternative, although environmentally superior in some respects to the Project, is not feasible as it would preclude many necessary remaining site remediation activities from taking place, resulting in a continuation of existing environmental contamination on the Project site and would also result in the land remaining vacant and thus contribute to the overall atmosphere of the area being rundown as well as prevent positive fiscal and social impacts, including increased employment opportunities, from occurring; (2) that Alternative 2, the "No Project/Permitted Use" alternative, which would allow the site to be developed per the City of Carson's General Plan and Redevelopment Plan, is not a feasible alternative because it would permit some land uses that are not as compatible with the residential area to the south as those proposed in the specific plan and thus increase negative environmental impacts such as noise and odors; (3) that Alternative 3, the "Specific Plan A" alternative, which would permit a 1,625,440 square feet mixed-use development, is not a feasible alternative as it would increase traffic, noise, air quality and demand on public services compared to the specific plan; and (4) that Alternative 4, the "alternative site" alternative, is not feasible since four of the sites are on landfills and are not characterized and as far along toward being cleaned up, and are expected to have high redevelopment costs as would the Ascot Raceway site. In addition, the Gardena Valley Landfills 1 & 2 site is infeasible because, at 14 acres, is much too small for the Project. The Project site is preferable to the alternative sites because a) the alternative sites are not owned or controlled by the project applicant; 2) the essential goal of the Project is to develop the proposed site and 3) the proposed Project is appropriate for the site as demonstrated by the goals of the City's General Plan and the Redevelopment Plan of the area.

Section 17 With respect to the Golden Eagle Center Specific Plan (Specific Plan No. 3-90), the City Council finds:

a) The Golden Eagle Center Specific Plan (Specific Plan No. 3-90), dated August, 1994, which is on file in the office of the City Clerk 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 Ordinance as "Exhibit 'B', Conditions of Approval, Specific Plan No. 3-90", Specific Plan No. 3-90 ("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 proposed distribution, location, 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 paragraphs i), ii) and iii); and

v) A statement of the relationship of the Specific Plan to the General Plan.

Section 18. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefor, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes, 1991.

Section 19. The City Council hereby certifies the EIR for the Project, which includes the Draft EIR (Volume I) and the Technical Appendices (Volume II), the Final EIR (Volume III), any comments received, any responses of the City to the comments received, and other materials as set forth in the staff report dated October 4, 1994.

Section 20. The City Council has reviewed and considered the Mitigation Monitoring Program ("Program") for the Golden Eagle Center (Specific Plan No. 3-90), dated August 1994 and contained in a separate document, which is on file in the office of the City Clerk and is hereby incorporated herein 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 21. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 3-90 for the property described in Exhibit "A" attached hereto, subject to the Conditions of Approval set forth in Exhibit "B" 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 4TH DAY OF OCTOBER, 1994.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

GOLDEN EAGLE CENTER SPECIFIC PLAN
(SPECIFIC PLAN NO. 3-90)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 AND 35 OF TRACT NO. 6378, IN THE CITY OF CARSON AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOTS 26, 27, 28, AND 29 THOSE PORTIONS THEREOF INCLUDED WITHIN FIGUEROA STREET 100 FEET WIDE, AS CONVEYED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 9, 1935 IN BOOK 13459 PAGE 359 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOTS 22 AND 26 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 22, DISTANT ALONG SAID LINE NORTH 89 DEGREES 24 MINUTES 07 SECONDS EAST 187.02 FEET FROM THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 11 DEGREES 50 MINUTES 19 SECONDS WEST 595.01 FEET TO THE POINT OF TANGENCY WITH A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1450.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 12 DEGREES 25 MINUTES 38 SECONDS AN ARC DISTANCE OF 314.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE WITH THE EAST LINE OF FIGUEROA STREET 4,100 FEET WIDE.

ALSO EXCEPT FROM THE REMAINDER THOSE PORTIONS OF SAID LOT 22 DESCRIBED AS PARCELS 13-5 AND 6-5 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 901,401 SUPERIOR COURT, IN THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, A CERTIFIED COPY THEREOF BEING RECORDED ON APRIL 1, 1969 AS INSTRUMENT NO. 7334, IN BOOK D4325 PAGES 345 AND OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERALS IN AND UNDER ALL OF SAID REAL PROPERTY, LOCATED BELOW FIVE HUNDRED (500) FEET FROM THE SURFACE OF SAID REAL PROPERTY, TOGETHER WITH THE PERPETUAL AND EXCLUSIVE RIGHT OF SUBSURFACE PASSAGE THROUGH ALL OF SAID REAL PROPERTY BELOW SAID DEPTH OF FIVE HUNDRED (500) FEET FROM THE SURFACE, FOR THE PURPOSE OF DRILLING AN UNLIMITED NUMBER OF WELLS AND THE PRODUCING OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS FROM SAID REAL PROPERTY, AS RESERVED IN DEED RECORDED APRIL 3, 1958, AS INSTRUMENT NO. 1679, OFFICIAL RECORDS.

EXHIBIT "B"

CONDITIONS OF APPROVAL

GOLDEN EAGLE CENTER SPECIFIC PLAN

(SPECIFIC PLAN NO. 3-90)

GENERAL CONDITIONS

1. This Specific Plan ("Plan") for the Golden Eagle Center project ("Project") shall run with the land and shall bind upon the applicant, his/her successors and assigns, and any future owners, encumbrances and their successors or assigns, and shall continue in effect until otherwise released by the authority of the Planning Commission, Redevelopment Agency or City Council of the City 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. 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 City Council Resolution.
4. It is made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the Plan shall lapse, provided the applicant or other responsible party has been given written notice to cease such violation and has failed to do so for a period of thirty days.
5. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Community Development Department a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Community Development Department the above-noted cashier's check or money order, the approval for the project granted herein may be considered null and void.
6. Should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Community Development Department, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$850 (eight hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
7. A modification of the conditions of this Plan, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance. Modification may require additional environmental review as required by CEQA.
8. A landfill gas protection plan prepared by a licensed Civil Engineer designated by the applicant and approved by the City, shall be submitted to the Community Development Department (in accordance with Section 9141.12 of the Zoning Ordinance) prior to the issuance of building permits for property designated as ORL (Organic Refuse Landfill).
9. Surface treatments, accessibility or landscaping strategies shall be designed to deter graffiti including the use of graffiti-resistant material where possible. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti. Graffiti shall be removed within 48 hours of it being reported to the applicant or his/her representative.

10. A construction and construction-related activity monitor shall be retained by the applicant to document compliance with these Conditions of Approval. Said Construction Monitor's qualifications, identification, address and telephone number shall be listed in the construction and construction-related contracts and shall be placed in the pertinent files of the Community Development Department. The Construction Monitor will be required to monitor all construction and construction-related activities on the site on a periodic basis; keep written records which shall be open for public inspection; and to file monthly reports with the Director of Community Development and appropriate permit granting authorities.
11. Upon identification of instances of non-compliance of any mitigation measures, the Construction Monitor shall immediately notify the applicant and the designated representative of the Community Development Department, or other appropriate permit granting authority. Once notified of a condition of non-compliance, the applicant shall immediately act to ensure attainment of compliance. The applicant shall require in all construction and construction-related contracts and subcontracts, provisions requiring compliance with all special environmental conditions included in all relevant entitlement approval actions of the City. Said contracts shall reference or include copies of the Plan, this Ordinance and any other related documents. Such provisions shall also include retention of the power to effect prompt corrective action by the applicant, its representative or prime contractor, upon failure of a contractor, subcontractor or operator to correct noticed noncompliance. Should remedial action not occur, the Director of the Community Development Department is empowered to issue cease and desist orders.
12. Modifications to this Specific Plan or these Conditions of Approval may be considered upon the applicant or other relevant party (or parties) filing an application in accordance with Section 9173.1 of the Carson Municipal Code. If the Director, the Planning Commission or City Council concludes the proposed modification to the Plan or Conditions extends beyond the intent of the original approval of the Plan or Conditions, then a public hearing shall be held. In addition, modifications to the Plan may require, pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration, Subsequent EIR or other required document to be prepared by the City and paid for by the applicant or other relevant party.

EARTH: GRADING

13. Prior to the issuance of a building permit for the Project, a complete geotechnical report identifying seismic parameters, such as peak ground acceleration, to which buildings shall be built to enable structures to withstand the maximum credible earthquake and to alleviate any remaining weak soil characteristics after soil remediation shall be prepared by a California-registered geologist or engineering geologist and approved by the City's Building & Safety Division. This report shall include design requirements to address all site-specific soils, geologic and seismic hazards.
14. The Project shall adhere to the recommendations of the Project geotechnical reports as approved by the Building and Safety Division for foundation, excavation, subdrain system and other geotechnical components of project design.
15. The applicant shall provide to the City written clearance from the State's Environmental Protection Agency's Regional Water Quality Control Board ("Board") and Department of Toxic Substances Control ("Department") prior to the initiation of grading activities on the entire project site and portions thereof. This clearance shall be supported by submission of all requisite documentation, including the Remedial Action Plan approved by the Department and any subsequent amendments, and a mitigation monitoring plan as needed and deemed acceptable to the City.
16. The District Engineer of the City's Building and Safety Division, the Board and the Department, as applicable, shall review and approve any foundation plans prior to the issuance of any building permits.
17. To reduce soil erosion, an erosion control plan shall be prepared by a California-registered Civil Engineer and implemented.
18. To reduce hazards to construction workers, all excavations deeper than five feet shall be constructed in accordance with state and federal law. The geotechnical reports shall recommend the type of sloping or shoring to be employed.
19. The applicant shall obtain haul route approval for all imported materials from the City of Carson Department of Engineering Services and all agencies with jurisdiction along

the haul route. All truck staging shall be on the project site. No transport of imported materials shall be permitted through residential neighborhoods.

20. The applicant shall provide barriers, and warning signs as required by the Department of Engineering Services.
21. Any hydrocarbon-contaminated soil, or any other contaminated soil identified during grading must be removed and any contamination source must be remediated according to the recommendations of the Remedial Action Plan (RAP) as approved by the Department of Toxic Substances Control on August 31, 1994.
22. Any fill shall be placed under the inspection and approval of the District Engineer of the City's Building and Safety Division. No fill shall be placed until the City Grading Inspector has inspected and approved the bottom excavations. A compaction report shall be submitted to the Department of Building and Safety upon completion of the compaction.
23. A registered geotechnical engineer or engineering geologist and the District Engineer of the Building and Safety Division shall check all project excavation surfaces before concrete is poured. All footing excavations shall be inspected prior to concrete pouring.
24. If required, as determined by the District Engineer of the Building and Safety Division, the applicant shall retain a landfill gas consultant to review proposed project construction operations and provide recommendations regarding the safety of on-site workers, and to mitigate nuisance factors such as odors to adjacent property owners.

EARTH: GEOLOGICAL HAZARDS (Seismicity)

25. The Project shall be designed and built to sustain the maximum probable ground shaking effects of an earthquake in conformance with the Seismic Safety Element of the City of Carson General Plan, applicable portions of Los Angeles County Building Code Section 309, and the seismic safety requirements of the Building and Safety Division. The structural design of the buildings shall be in conformance with the recommendations included in the geotechnical reports prepared for the project and approved by the Building and Safety Division.
26. The project shall conform to criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
27. To assist in response to a seismic event, an emergency response and building-specific evacuation plan for all project structures shall be developed and posted on each occupied floor of buildings on the site. Such information shall be disseminated to occupants to reduce the potential for human injury.
28. To minimize the potential for injury to customers and employees, wall hangings, light fixtures, bookshelves, suspended ceilings and other objects which could cause personal injury shall be securely fastened to structural elements of buildings.
29. Vending machines, ice machines (if used) and other types of machines and equipment shall be bolted or braced and pictures and decorative items within common areas shall be secured for earthquake safety.
30. Safety glass or window film treatments shall be used on all overhead glass. In the event of an earthquake, overhead glass, untreated, has a potential to shatter into projectile shards. Efforts should be taken, either in design or materials, to mitigate this hazard.
31. If determined necessary by the Community Development Department Director, the applicant shall pay a pro-rated share of the cost of updating and implementing the City's Emergency Plan to include the Project.

TRANSPORTATION AND CIRCULATION: Traffic

32. At Figueroa Street/Torrance Boulevard, applicant shall, under the review and approval of the City of Carson and County of Los Angeles: re-stripe southbound Figueroa Street to provide a separate right turn lane, widen Torrance Boulevard through the underpass, add one eastbound lane on Torrance Boulevard and designate the three eastbound lanes for one left, a left/through, and a through/right; and split east/west signal operation. The applicant shall be permitted to obtain Certificates of Occupancy for up to 320,000 square feet of retail/commercial uses before this Condition No. 32 is required to be fulfilled, provided the City has received plans and specifications for the improvements,

as delineated by this Condition, before a Certificate of Occupancy is issued for any structures on the Project site.

- ✓33. At Figueroa Street/I-110 northbound on-ramp, applicant shall, under the review and approval of the City of Carson and Caltrans, re-stripe Figueroa Street to provide a second northbound left-turn lane and a separate southbound right-turn lane.
- ✓34. At Vermont Avenue/Torrance Boulevard, applicant shall, under the review and approval of the City of Carson and the County of Los Angeles, re-stripe Vermont Avenue to provide separate northbound and southbound right-turn lanes.
- ✓35. At Figueroa Street/Del Amo Boulevard, applicant shall, under the review and approval of the City of Carson, re-stripe northbound and southbound Figueroa Street to provide separate right-turn lanes. Re-stripe Del Amo Boulevard east of Figueroa Street to provide dual westbound left-turn lanes.
- ✓36. At Main Street/Torrance Boulevard, applicant shall, under the review and approval of the City of Carson, re-stripe Main Street to provide a second northbound left-turn lane and a separate southbound right-turn lane.
- ✓37. At Hamilton Avenue/Torrance Boulevard, applicant shall, under the review and approval of the City of Carson and County of Los Angeles, add a separate eastbound left-turn lane on Torrance Boulevard, provide two westbound through lanes on Torrance Boulevard and two southbound approach lanes on Hamilton Avenue. These improvements shall be coordinated with those listed in Condition 32 above. The applicant shall be permitted to obtain Certificates of Occupancy for up to 320,000 square feet of retail/commercial uses before this Condition No. 37 is required to be fulfilled, provided the City has received plans and specifications for the improvements, as delineated by this Condition, before a Certificate of Occupancy is issued for any structures on the Project site.
- ✓38. At Vermont Avenue//Del Amo Boulevard, applicant shall, under the review and approval of the City of Carson, County of Los Angeles and City of Los Angeles. re-stripe Del Amo Boulevard to provide a second eastbound through lane.
39. Applicant shall be required to fulfill Condition Nos. 33, 34, 35, 36, and 38 before a Certificate of Occupancy is issued for any structures on the Project site. Fulfillment of Condition Nos. 32, 33, 34, 37 and 38 may be waived or modified by the Community Development Department Director if it is determined interjurisdictional approval is unable to be achieved.
40. At Hamilton Avenue/I-110 southbound ramp, applicant shall, under the review and approval of the City of Carson, County of Los Angeles and Caltrans, monitor future traffic volumes and prepare a detailed traffic signal warrant analysis based on actual conditions. A traffic signal shall be installed when warranted and justified to the satisfaction of those agencies. Applicant shall participate in a "fair-share" study with the County of Los Angeles and the City of Carson to determine applicant's cost share of any new traffic signal.
41. At Hamilton Avenue/Del Amo Boulevard, applicant shall, under the review and approval of the City of Carson, County of Los Angeles and City of Los Angeles, monitor future traffic volumes and prepare a detailed traffic signal warrant analysis based on actual conditions. A traffic signal shall be installed when warranted and justified to the satisfaction of those agencies. Applicant shall participate in a "fair-share" study with the County of Los Angeles, City of Los Angeles and the City of Carson to determine applicant's cost share of any new traffic signal.
42. The applicant shall pay a "fair-share" cost of the improvements that will be necessary to eliminate the present merge conditions and enhance the freeway to freeway movements at the traffic study freeway ramp locations. The ramp/freeway improvements will be necessary to off-set the impact of existing and future traffic volumes and enhance regional (freeway to freeway) traffic flow.

Transportation Control Measures (TCM)/Transportation Demand Management (TDM)

43. The applicant shall submit a Transportation Demand Management (TDM) Plan for approval by the Community Development Department. The TDM Plan shall be approved before the first occupancy permit is granted for the Project and its provisions shall be included in all lease agreements for tenants of the Project and be included in the CC&Rs for all property owners and tenants of the Project.

44. A Transportation Management Association (TMA) shall be developed to implement the TDM Plan including a comprehensive rideshare marketing and information program coordinated with the City. The TMA shall be composed of all property owners and tenants located on the Project site and its services shall include, but not be limited to: carpool/vanpool matching, transit pass sales, transit route planning, promotional events, marketing, promotional incentives (such as prize drawings) and guaranteed ride-home services for TMA-member employees.
45. The TDM Plan shall contain a monitoring component to ensure that the project is reducing vehicle trips according to the goals developed mutually with the City and as specified in the conditions of approval for the Project. If these goals are not being met, the TDM Plan shall be revised and submitted to the City for approval. The City may impose additional TDM requirements and/or project limitations to the extent necessary to achieve reasonable goals for reducing vehicle trips.
46. For the duration of the life of this Project, the applicant (or any subsequent successor in interest to the Project) shall provide an on-site Transportation Coordinator (TC) with staff and facilities as required to organize and administer the trip reduction programs of the Project and to act as transportation liaison with the City. The TC shall be responsible for the following:
- a) Assist existing and prospective employees in obtaining commute information and forming ridesharing groups.
 - b) Provide information to all tenants regarding bus schedules, park-and-ride commuting, bicycle commuting, regional transit maps and other materials.
 - c) Provide education and outreach to newly-hired employees. The TDM Plan shall be presented as a benefit to potential employees in employment interviews.
 - d) Monitor annually the commute trip lengths and residential locations of all employees to determine changes in employee commute lengths.
 - e) Implement and operate an incentive program for employees that participate in ridesharing, use vanpools, use public transit, bicycle or walk to work. The incentive could include coupons that would be redeemable at retail stores within the Project, cash or increased employee vacation time.
 - f) Investigate the feasibility of promoting telecommuting and staggered work hours for certain jobs and employees and educate employers on the results.
 - g) Implement and operate a referral program to provide new and existing employees with services to direct them to housing opportunities within close proximity of the Project by providing information regarding available rental and for-purchase homes and condominiums. Such referrals shall cover a broad price range and focus on units located within 10 miles of the project site.
 - h) Work with on-site employers to actively advertise all job opportunities within the Carson area to target hiring programs to those potential employees already located in close proximity to the site.
 - i) Provide a transit pass subsidy program that consists of a \$60 monthly allowance (or other such amount as set forth within the Project's approved TDM plan or the Metropolitan Transit Authority's Congestion Management Plan) paid to employees by employers, to purchase a transit pass.
 - j) Provide a vanpool subsidy program that consists of a monthly vanpool allowance of \$32 (or other such amount as set forth within the Project's approved TDM plan or the Metropolitan Transit Authority's Congestion Management Plan) paid to employees by employers, to purchase vanpool fare.
 - k) Provide a monthly carpool allowance of \$24 (or other such amount as set forth within the Project's approved TDM plan or the Metropolitan Transit Authority's Congestion management Plan) paid by employers to employees who carpool.
 - l) Provide a monthly bicycle allowance of \$24 (or other such amount as set forth within the Project's approved TDM plan or the Metropolitan Transit Authority's Congestion Management Plan) paid by employers to employees who bicycle to work.

- m) Provide a monthly walking allowance of \$24 (or other such amount as set forth within the project's approved TDM plan or the Metropolitan Transit Authority's Congestion Management Plan) paid by employers to employees who walk to work.
 - n) Provide a bus or buspool subsidy program that consists of a monthly buspool/subscription bus service allowance of \$32 (or other such amount as set forth within the Project's approved TDM plan or the Metropolitan Transit Authority's Congestion Management Plan) to purchase a buspool subscription instead of parking.
 - o) Provide compliance with Sections 9165.1, 9165.2, and 9165.3 of the City of Carson Municipal Code relating to Transportation Demand and Trip Reduction Measures.
47. All tenants of the Project shall be required to assign a full-time employee to serve as a liaison, as needed, with the on-site Transportation Coordinator.
48. The applicant shall participate in funding for an established bus operator to provide services to the Project. The funding and commencement of services shall be subject to the approval of the Community Development Department Director.
49. The applicant shall include the following TDM-related physical features within the project, phased in accordance with the development schedule:

Parking and Loading Areas

- a) A minimum of 10 percent of employee parking spaces shall be designated for carpool/vanpool use only by employees. Preferential parking shall be located near building entrances in the most secure areas.
- b) Separate loading and waiting areas shall be made available for carpool and transit riders. Waiting areas shall be sheltered to make waiting safe and comfortable.
- c) Secure bicycle parking and/or storage lockers, clothes lockers and showers shall be provided near building entrances as determined by the Community Development Department Director.

Non-Motorized Transportation

- d) Attractively landscaped and safe indoor/outdoor pedestrian areas and walkways shall be provided to encourage employees to stay on-site during lunch and breaks.
- e) Pedestrian walks and bikeways shall be incorporated into the site plan to connect buildings with the adjacent arterials.

Information

- f) Transportation information display areas shall be provided in buildings and parking facilities for both customers and employees. The telephone number of the Transportation Coordinator shall be prominently displayed for customers and shall be widely available to all employees at the site.

Land Use

- g) Building space shall be set aside to accommodate, as feasible, a full set of services (e.g., banking, laundry, restaurant/food services, postage services, medical office facilities, bank automated teller machines).
- h) The applicant shall work with the City and provide funds as necessary to make day care available in the project vicinity.

AIR QUALITY

50. Graded surfaces shall be watered at least twice daily to form a wind-resistant temporary crust. This program should include control of wind-blown dust on site access roadways and in the existing paved areas of the Project.

51. The Project site and the construction equipment shall be sprayed with water at regular and frequent intervals as necessary to control fugitive dust.
52. Ground cover shall be planted as soon as practical in the construction process.
53. Any earth being transported shall be covered and the wheels and lower portions of transport trucks shall be sprayed with water before they leave the construction area.
54. Construction equipment shall be selected considering emission factors and energy efficiency. All equipment shall be properly tuned and maintained.
55. Electric or diesel-powered equipment shall be utilized to the extent feasible in-lieu of gasoline-powered engines.
56. Construction activities shall minimize obstruction of through traffic lanes adjacent to the Project site and, if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
57. Truck deliveries to on-site locations shall occur in off-peak hours to the greatest extent feasible.
58. The applicant shall utilize, as feasible, the following mitigation measures to help reduce the level of impact of the Project on air quality:

Energy Use

- a) Use light-colored roof materials to reflect heat.
- b) Use building materials that do not require use of paints and solvents such as pre-primed wood molding and trim products and pre-primed wallboard.
- c) Increase walls and attic insulation beyond Title 24 requirements.
- d) Provide extensive use of shade trees to reduce building heat.
- e) Use energy efficient and automated controls for air conditioners.
- f) Use energy efficient parking lot lights such as metal halide, clear lucalox or high pressure sodium.
- g) Use lighting controls and energy efficient lighting.
- h) Low-polluting and high-efficiency appliances shall be installed wherever possible.
- i) Synchronize any traffic signals installed in conjunction with the Project with other signals in the Project vicinity.
- j) Design parking lot layouts to limit access so that parking control could be easily added if parking pricing becomes a City-wide or regionwide strategy.
- k) Provide for future electric vehicle spaces by identifying preferential locations that have access to an electrical supply. Conduit access to electrical supply should be available so that reconstruction is not necessary to convert spaces.

NOISE: (MOBILE AND STATIONARY)

59. The applicant shall permit construction activities to take place only between 7:00 am and 6:00 pm, Monday through Saturday. Hours of operation shall be incorporated in all construction documents.
60. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. The construction contracts shall require that all equipment and noise mufflers are in proper working order.
61. Stationary equipment shall be placed such that emitted noise is directed away from occupied buildings in the Project area. The construction contracts shall require the proper placement of all stationary construction equipment.
62. Construction vehicle routing shall avoid routes adjacent to residential uses where feasible.

63. Site design of retail commercial areas in the Specific Plan's Parcel 1, in proximity to the Harbor Freeway, shall consider attenuation of roadway noise. Buildings can be setback to increase the distance to the roadway by locating parking areas and landscaping in intervening spaces.
64. Truck access, parking area design and air conditioning/heating units, and other rooftop units, shall be carefully designed and evaluated at more detailed levels of planning to minimize the potential for acoustic incompatibilities between land uses.
65. Truck loading areas shall be oriented and designed in a manner that minimizes noise intrusion into the residential areas south of the Project. Should noise from loading activities become a nuisance, truck access could be restricted to the hours between 7:00 am and 7:00 pm.

POPULATION, HOUSING, EMPLOYMENT

66. Future development applications involving Research and Development land uses within the "Office/R&D/Light Industrial" areas of the Project shall include an estimate of the number of jobs by income categories and the potential for generating long-distance commutes.

RISK OF UPSET/HUMAN HEALTH

67. The applicant shall obtain any permits required by the Los Angeles County Department of Public Works pursuant to the installation or removal of underground storage tanks, industrial waste or sewage discharge facilities.
68. Prior to issuance of a building permit for any structure to be constructed over an abandoned well, plans shall be transmitted to the State Oil and Gas Supervisor for review pursuant to Public Resources Code Section 3208.1. The applicant shall be responsible to reabandon the well to current specifications if required by the Supervisor.
69. If plugged and abandoned oil wells on site, or any unrecorded wells which may exist on the site, are damaged or uncovered during excavation, grading or other activities in the development of the Project, the applicant shall immediately contact the district office of the Division of Oil, Gas and Geothermal Resources of the State Department of Conservation. The damages or uncovered well shall be promptly remedied as required by the Division.
70. In accordance with Los Angeles County Uniform Building Code 308C, a state-registered civil engineer, whom the County recognizes as having experience and expertise in the control of landfill gas, shall design and install landfill gas monitoring and protection measures whenever structures are located within 1,000 feet of an organic waste landfill.

PUBLIC SERVICES: FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

71. The proposed project shall comply with all applicable State and local fire code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants. Safety features that shall be included in the design of the project are as follows: (1) primary and secondary water and power systems, (2) adequate fire alarm systems, (3) early warning systems, and (4) communications and extinguishing systems.
72. Automatic fire sprinkler systems shall be installed under the supervision of the Building and Safety Division and to the satisfaction of the Fire Department.
73. Fire flows of 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration shall be provided. The applicant shall address this and other fire life safety requirements at the building plan check stage.
74. Fire hydrants shall be placed at 300-foot intervals on interior site roadways.

ENERGY CONSERVATION

75. The applicant shall submit a report to the Community Development Department Director identifying cost-effective energy conservation measures which shall be incorporated into the final design of the Project. As part of the report preparation process, the applicant shall contact the Southern California Edison's Customer

Technology Application Center in Irwindale and the Gas Company's Marketing Department to identify all relevant energy conservation measures.

76. The applicant shall incorporate feasible opportunities to reduce on-site consumption of natural gas and electricity including the following:
 - a) Tinted or solar reflective double glazing;
 - b) Thermal insulation in walls which meets or exceeds state and local standards;
 - c) The use of fluorescent compact or other energy efficient light bulbs instead of incandescent light bulbs;
 - d) The use of reflectors in ceiling lights.
77. Consideration shall be given to high efficiency air conditioning, controlled by a computerized energy management system in the office and retail spaces, which provides the following:
 - a) A variable air volume system which results in minimum energy consumption and avoids hot water energy consumption;
 - b) A 100% outdoor air economizer cycle to obtain free cooling during cool and dry climatic periods;
 - c) Sequential operation of air conditioning equipment in accordance with building demands;
 - d) The isolation of air conditioning to selected areas;
 - e) Time-controlled interior and exterior public area lighting limited to what is necessary for security.

UTILITIES: WATER CONSERVATION AND SUPPLY

78. The Building and Safety Division shall review building plans to ensure that water reducing measures are utilized, as required by Title 20 and Title 24 of the California Administrative Code. These measures include, but are not limited to, water conserving dishwashers, low-volume toilet tanks, and flow control devices for faucets.
79. The Project shall comply with the City's Water Efficient Landscape Ordinance.
80. The Project shall participate in the West Basin Municipal Water District's "West Basin Water Recycling Program," when available, and facilitate participation in this program via the installation of a dual plumbing system capable of receiving and utilizing reclaimed water for applicable purposes. Verification shall be obtained from the local water purveyor or West Basin Municipal Water District prior to the issuance of building permits.
81. Landscaping of the Project site shall utilize low maintenance, drought-resistant plantings.
82. Automatic irrigation systems shall be set to insure irrigation during early morning or evening hours to minimize water loss due to evaporation. Sprinklers must be reset to water less in cooler months and during rainfall season so that water is not wasted on excessive landscape irrigation.
83. The Project shall be designed to recycle all water used in cooling systems to the maximum extent feasible.
84. To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the project for the following activities: (1) dust control, (2) soil compaction, and (3) concrete mixing.
85. Upon final design of the Project, the applicant shall consult with the Dominguez Water Corporation to ensure the connection of adequate flow for fire suppression.

UTILITIES: SEWERS

86. All required sewer improvements shall be designed and constructed according to the standards of the City of Carson and County of Los Angeles.

87. Fee payment is required prior to the issuance of a permit to connect to district sewer facilities.

UTILITIES: SOLID WASTE

88. Pursuant to the California Solid Waste and Recycling Access Act (Pub. Res. Code Section 42900 through 42911), adequate, accessible, and convenient space for collecting, storing, and loading of recyclable materials shall be provided.
89. The Project shall comply with all measures of the Integrated Waste Management Act of 1989 as implemented by the City of Carson.
90. The Project applicant and occupants shall comply with applicable waste management practices as detailed in the County of Los Angeles Solid Waste Management Plan.
91. The Project applicant and occupants shall provide collection chutes or convenient locations for sorting and recycling bins to facilitate the recycling of paper.
92. Compaction facilities shall be utilized for non-recyclable materials as deemed necessary to reduce both the total volume of solid waste produced and the number of trips required for collection.
93. The applicant shall contract with solid waste removal firms which recycle appropriate waste materials.
94. The applicant shall institute an employee education program which would, through a series of brief educational sessions, outline various methods whereby employees can further contribute to methods of recycling/conservation in the office and home (e.g., contracting with firms for purchase of recycled paper, use of two-sided reports, replacement of Styrofoam cups with coffee mugs, etc.). This program shall also include the identification of local buy back centers and recycling markets.
95. Partitions made with particle board using recycled cardboard shall be used when feasible.
96. Furnishings made from plastic wood (recycled from plastic bottles) shall be used for interior seating, benches, picnic tables, molding around windows, and as curbs in parking areas, when feasible.
97. Insulation and roofing felt shall be made from recycled newspapers, when feasible.
98. Recycled paint shall be used as the base coat, when feasible.
99. "Rubberized" asphalt or "Glasphalt", asphalt which includes recycled rubber (such as tires) or glass, shall be used in place of standard asphalt, when feasible.

FLOOD CONTROL

100. Prior to approval of development plans under the Specific Plan, the applicant or the applicant's contractor, shall perform a hydrology study following the County of Los Angeles' standards to the satisfaction of the City Engineer, to determine the adequacy of the existing drainage system to handle the expected storm water flows.
101. If the hydrology study demonstrates the drainage system would be inadequate following implementation of the Specific Plan, then, concurrent with site construction, all necessary storm system improvements shall be implemented to the satisfaction of the City Engineer and the County of Los Angeles.
102. The applicant shall comply with statewide NPDES Permit for Storm Water Discharge by doing the following:
- a) Eliminate or reduce non-storm water discharge to storm sewer systems and other waters of the nation by utilization of applicable Best Management Practices (BMPs) outlined in the publication entitled "Construction Activity Best Management Practice Handbook."
 - b) Submit a Notice of Intent to the State Water Resources Control Board.
 - c) Develop and implement a storm water pollution prevention plan.

- d) Perform inspections of storm water pollution presentation measures (control practices).

SCHOOLS

- 103. The applicant shall pay all school financing fees required pursuant to State law and local school district policy.

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**MASTER SITE DESIGN CRITERIA
AND SITE SIGN CRITERIA FOR**

**RETAIL/VISITOR COMMERCIAL
COMPONENT OF**

CARSON TOWN CENTER

Carson, California
TNP #94-222

Prepared by

NADEL ARCHITECTS INC.

1990 South Bundy Drive
Fourth Floor
Los Angeles, California 90025
(310) 826-2100

**MASTER SITE DESIGN CRITERIA
CARSON TOWN CENTER
CARSON, CALIFORNIA TNP #94-222**

PROJECT DIRECTORY

PROJECT: CARSON TOWN CENTER

PROJECT LOCATION: Harbor Freeway and Torrance Blvd.
Carson, California

OWNER: MAR VENTURES, INC.
2050 W. 190th Street, Suite #201
Torrance, California 90504
Tel: 310/782-2525
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Attn: Allan W. Mackenzie

ARCHITECT: NADEL ARCHITECTS INC.
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Tel: 310/826-2100
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Attn: Charles F. Landa, Project Manager

CIVIL ENGINEER: SOUTH BAY ENGINEERING COMPANY
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Attn: John Hetman

**ELECTRICAL
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Sherman Oaks, California 91403
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**LANDSCAPE
ARCHITECT:** LARRY CARLSON, INC.
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DATE: March 24, 1996
Revised August 9, 1996

**MASTER SITE DESIGN CRITERIA
CARSON TOWN CENTER
CARSON, CALIFORNIA TNP #94-222**

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**MASTER SITE DESIGN CRITERIA
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SECTION 2

GENERAL SITE DESIGN CRITERIA AND DEVELOPMENT STANDARDS

A. INTRODUCTION AND PURPOSE

These Standards shall act as a principal controlling mechanism for implementation of the Retail/Visitor Commercial Component of the Carson Town Center Specific Plan. The standards set forth in this section will ensure that future development proceeds in a consistent and aesthetic manner. Ongoing plan review by the Owner will provide assurance that these standards are realized.

These Development Standards have been designed specifically in response to the nature of future land uses and the development constraints and opportunities of the project site. Although an effort has been made to utilize the existing standards set by the City of Carson Zoning Ordinance, in certain cases those City standards have been modified or augmented to achieve the desired character and quality of development in the Carson Town Center.

The Development Standards have been organized into eleven categories:

- A) Introduction and Purpose
- B) General Development Standards
- C) Parking Area Standards
- D) Exterior Lighting Standards
- E) Trash Collection and Recycling Areas
- F) Screening of Mechanical Equipment
- G) Walls and Fences
- H) Site Utility Standards
- I) Site Grading Standards
- J) Asphalt Paving Standards
- K) Landscape and Irrigation Design Criteria

B. GENERAL DEVELOPMENT STANDARDS

1. Construction Documents Criteria

- A. The Project Architect for a particular portion or phase of the Carson Town Center shall prepare a scaled Architectural Site Plan and Details for the project which shall include, without limitation, the following information:

- 1. Building Footprints.

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2. Extent of asphalt paving including location of heavy duty paving and light duty paving sections. A heavy duty paving section shall be provided in all main drives and truck areas.
 3. All concrete curbs, sidewalks, swales, etc.
 4. Screen walls.
 5. Trash enclosures.
 6. Extent of all planted areas and tree wells.
 7. Site amenities such as benches, trash receptacles, bicycle racks, etc.
 8. Parking striping, traffic signage, handicapped signage, etc.
 9. Hardscape paving treatments; at the building; entries and frontages.
 10. Loading areas.
 11. Pipe guards and bollards, where needed.
 12. Gas meter locations coordinated with the Gas Company.
 13. Site summary data such as site area, building area, building addresses, area devoted to landscaping, number and dimensions of parking stalls, building coverage percentage, etc.
- B. The Project Civil Engineer for a particular portion or phase of the Carson Town Center shall prepare a finished grading and drainage plan, site utility plan, horizontal control plan, and details which shall include, without limitation the following information:
1. Finished floor and earth pad elevations, coordinated with building and floor slab sections and with the overall grading concept of the project.
 2. Finished grading contours.
 3. Spot elevations at curbs, sidewalks, swales, drainage inlets and building entrances, etc.
 4. Underground storm drainage facilities and structures.

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- C. The Project Electrical Engineer for a particular portion or phase of the Carson Town Center shall prepare the electrical and telephone distribution plan, lighting plan, and details which shall include, without limitation, the following information:
1. Conduits, substructures and transformer pads for all power distribution in accordance with power company requirements and Owner's and major Tenants' standards.
 2. Conduits, pull boxes, etc., for telephone distribution in accordance with Telephone Company requirements.
 3. Conduits, pull boxes, etc., for cable television per cable company requirements.
 4. Conduits for security/communication system (if any), per a Tenant's security consultant.
 5. Site lighting system including standards and bases, decorative landscape lighting and power for special lights or decorations. These shall be prepared in conjunction with the Master Site Landscape Design Criteria.
 6. Power for landscape irrigation controllers.
 7. Power for monument signs.
- D. The Landscape Architect for a particular portion or phase of the Carson Town Center shall include, without limitation, the following information. All shall be prepared in conjunction with the Master Site Criteria.
1. Trees, shrubs and ground cover for all planted areas.
 2. Irrigation for all planted areas.
 3. Special landscape features such as boulders or water elements.
 4. Enlarged landscape detail plans of special landscape features.

2. Building Site Coverage

- A. Site coverage (defined as the building ground contact area divided by the net site area) shall not exceed 35% percent of the site area for the Development.

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3. Building Heights

- A. Except as noted herein, building heights for single-story structures shall not exceed thirty-five (35) feet. Architectural elements will be allowable to a height of fifty (50) feet.
- B. Building heights for two (2) story structures shall not exceed thirty-eight (38) feet of maximum height.

4. Building Setbacks

- A. Minimum setbacks from streets shall be as follows:

- 1. Perimeter Streets:

- Buildings - 20' from property line
 - Parking - 15' from property line

- 2. Side Yard:

- Buildings - 10' from property line
 - Parking - 10' from property line

- 3. Rear Yard:

- Buildings - 10' from property line
 - Parking - 10' from property line

C. PARKING AREA STANDARDS:

- 1. The arrangement of, access to and basic design of all off-street parking areas shall conform to the Development Standards for off-street parking of the City of Carson Zoning Ordinance, and with the Project Site Plan (Sheet SP-1.0).
- 2. Five parking spaces shall be provided per thousand square feet of floor space for retail uses.
- 3. Landscaping within parking lots shall be in conformance with the standards set forth in the Preliminary Landscape plan (Sheet L-1) and the Landscape Design Criteria set forth in Section K of this document.

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4. Clearly marked handicapped parking spaces shall be provided in accordance with State of California and ADA requirements.
5. Main Drive Aisles shall be 2-way and 30'-0" in width.
6. All other drive aisles shall be 2-way and a minimum of 26'-0" in width.
7. 90 degree parking stall sizes shall be as follows:
 - a. 9'-6" W x 18' L in the K-Mart parcel area.
 - b. 9'-0" W x 18' L in all other areas.
 - c. 8'-0" W x 15' L for compact stalls in all areas. A rate of 33% of the total spaces may be compact stalls.
8. All planters in parking areas shall be bounded by 6" concrete curbs with minimum 1'-0" radius at outside corners. Curbed islands adjacent to parking stalls shall be 3' shorter than the striped length of parking.
9. There shall be no use of concrete wheel stops except where employee parking abuts the rear of buildings. (These shall be wheel stops rather than raised concrete sidewalks at rear of buildings).
10. Pipe guards shall be provided where needed in service areas to protect building corners, utility equipment, etc. Avoid pipe guards in customer parking areas where sidewalks or planters can be provided for protection.

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11. Trash enclosures in customer parking areas shall be located to minimize obstruction of sight lines to storefronts and traffic intersections. Enclosures shall have 5'-0" high masonry walls with concrete curbs and slab floor and apron. Walls shall receive an exterior plaster finish to match buildings. Doors shall be painted corrugated metal decking.
12. Temporary earth pads for future buildings shall be bounded by a redwood header. Hydroseed and irrigate pads which are expected to be unused after opening of the Retail Center.

D. EXTERIOR LIGHTING STANDARDS:

1. All illumination of parking areas and project development areas shall be designed to provide an adequate level of lighting for a high level of pedestrian and vehicular activity.
2. The source of light for all exterior lighting fixtures shall be placed so that light shall not project beyond the boundaries of the project.
3. All exterior lighting shall utilize metal halide luminaire fixtures. This will result in a uniform coloring of light throughout the entire project.
4. Site lighting design voltage shall be a 277/480 volt system.
5. Light standards adjacent to perimeter streets, except in the landfill area, shall not exceed 40'-0" feet in height and shall have a minimum maintained intensity of not less than one (1) foot-candle.
6. Interior light standards for the parking area, except adjacent to the landfill area, shall not exceed forty (40) feet in height and shall have a minimum maintained intensity of not less than one (1) foot-candle.
7. All light standards and fixtures shall be selected to blend with the Architectural and Landscaping design and shall be as specified in the Master Site Lighting Design Criteria.
8. All light standards and fixtures shall be so located as to provide maximum security to pedestrians and motorists using Carson Town Center.

E. TRASH COLLECTION AND RECYCLING AREAS

1. Trash and recycling collection areas will be permitted in rear and interior side yards provided that receptacles are contained within an enclosure.

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2. Trash enclosures will be constructed of solid walls of a minimum five feet in height with latching solid doors. Construction materials will be consistent with other fencing and wall designs and building architecture used on the site.
3. Trash and recycling collection areas will be prohibited in front and street side yards.

F. SCREENING OF MECHANICAL EQUIPMENT

1. All electrical transformers, telephone, mechanical utility and operational equipment located on the exterior of buildings will be screened from off-site view through the use of walls or landscaping.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected or constructed on the roof of any building unless all such equipment and appurtenances are contained within an enclosed structure whose side may include grillwork, louvers, latticework, or parapets, etc., integrated with building architectural design.
3. Building parapets shall be of sufficient height to screen roof-mounted equipment, thereby eliminating the necessity for other screening devices.

G. WALLS AND FENCES

1. There is a minimal need for the use of walls and fences on-site and, in general, walls and fences are encouraged only as a method of screening when landscaping alone would not prove sufficient.
2. Walls shall be constructed of masonry consistent with, and complementary to, building materials.
3. Trash enclosure walls for pad buildings shall be finished with plaster to match the architectural finish of the buildings.

H. SITE UTILITY STANDARDS

1. All exterior on-site utilities including (but not limited to) drainage systems, sewers, gas lines, water lines, and electrical wires and equipment shall be installed and maintained underground.
2. Use a single water main for fire and domestic service wherever possible. Provide detector check assemblies, post indicator valves (where required) and Fire Department connections for all sprinklered buildings. Provide individual water meters for all major tenants. Use P.V.C. pipe for water systems where permitted.

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3. Provide sewer laterals along the rear of buildings wherever possible. Set sewer stub for buildings low enough so sewer extension will have enough fall at $\frac{1}{4}$ "/ft. to reach the most remote point in building with the flow line at least 18" below finish floor.
4. Coordinate points of connection (vertical and horizontal) for sewer, water, and storm drains (where underground storm drain system is required) with plumbing engineers for each building.
5. Provide water meters for landscape irrigation.

I. SITE GRADING STANDARDS

1. Minimum slope on all asphalt paving, except in the landfill area, shall be 1.25%. Maximum slope in parking areas shall be 3% except where shopping carts will be present. Do not exceed 2% when shopping carts are used. Minimum slope on concrete paving to be .5%. Maximum slope in the direction of travel on walkways to be 5%.
2. Concrete swales and underground storm drain systems shall be avoided where possible. Maximize sheet flow drainage. Drainage inlets in parking areas should be curb-type rather than flush catch basins.
3. Freestanding pad buildings shall be placed along streets as close to street elevations as possible. They should not be depressed more than 4 to 5 feet.
4. Significant floor height changes between in-line buildings requiring ramping at front sidewalks shall be avoided wherever possible.

J. ASPHALT PAVING STANDARDS

1. All asphalt paving shall be designed in conjunction with the project Soils Report. Paving thicknesses shall be designed for a 20 year life span.
2. All asphalt mix designs shall be submitted to the project testing laboratory for approval. Said testing laboratory shall perform inspections during site paving operations.
3. A soil sterilant shall be applied per the manufacturers recommendations.
4. A heavy paving section shall be provided in all truck traffic areas.

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K. LANDSCAPE DESIGN CRITERIA

The landscape concept for the Carson Town Center has been designed to be unified without being too repetitive. The parking lot is a large geometric space. It is desirable to divide it into spaces that are less overwhelming and less disorienting. This is done by the following landscape treatments.

1. Perimeter Landscaping

All street frontages have been treated the same. To define the edge of the project, Tipu Trees (*Tipuana tipu*), a flowering broadly spreading tree have been specified. Perimeter landscaping that occurs between the building pads uses an interplay of low flowering ground covers.

At the edge of the parking lot is a tightly spaced series of shrubs forming a hedgerow to be maintained at 3' in height. This hedgerow screens the immediate view of the parking lot from the adjacent streets. The hedgerow plant is Compact True Myrtle (*Myrtus communis* 'Compacta'). Groups of other ornamental shrubs occur in the perimeter area in formal and informal groups. Existing street trees located in perimeter sidewalks shall remain in place.

2. Driveway Entrances

Driveway entrances are special areas. They form the customer's initial impression. A pair of large bold flowering trees flanks each side of the driveways. These trees are Coral Tree (*Erythrina caffra*) installed in large box sizes.

Behind the pairs of Coral Trees is a row of tall Mexican Fan Palms (*Washingtonia robusta*). These trees occur on each side of the driveways and extend all the way to the buildings. Between the Fan Palms are multi-trunk Fruitless Olive trees (*Olea europea* "Fruitless").

The hedgerow and the ground covers used on the perimeter are also a part of the entrances. Limited areas of annuals complete the initial impression of the site.

3. Parking Lot

Rows of closely spaced trees divide the large expanse of the parking area into three more identifiable spaces. This is done by extending the Fan Palms and the Olive trees used at the entrances straight through the parking lot and up to the buildings. These trees are in tree wells and planter strips. The result is three smaller spaces: the north, the central, and the south portions of the lot.

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The main tree within each of these spaces is Evergreen Pear (*Pyrus kawakami*). This tree is in tree wells in geometric patterns at one tree per five pairs of parking stalls.

Connecting the entire parking lot are two rows of tall Mexican Fan Palms (*Washingtonia robusta*) in a north-south direction. These trees will provide a unifying line connecting each smaller area of the parking lot to the other areas. To be effective they must be in a straight continuous line, following the flow of the main drive.

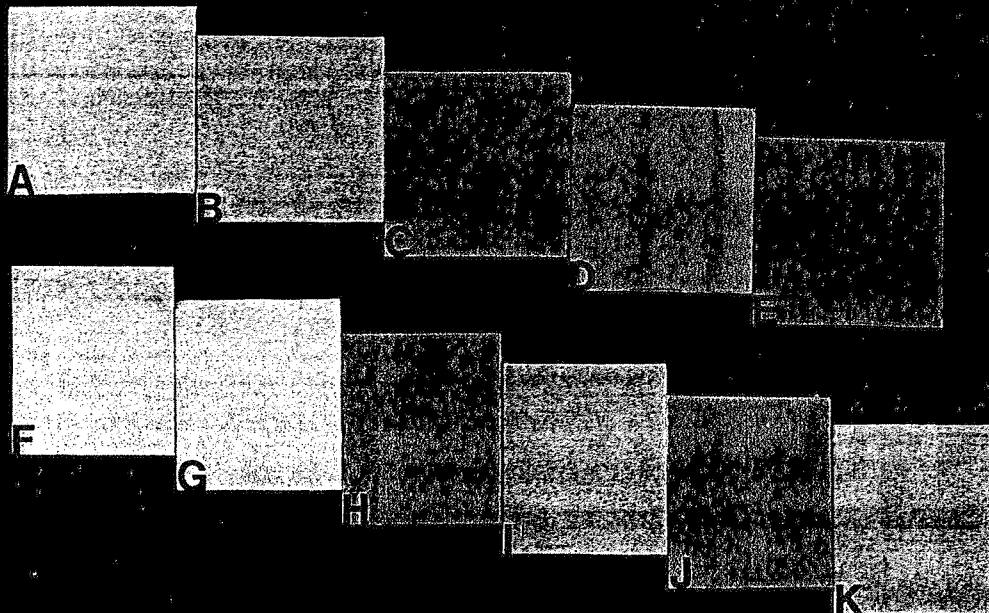
End islands receive tightly packed sturdy shrubs that can withstand or prevent foot traffic.

4. Pad Landscaping

The landscaping at the free standing building pads at the perimeter of the project varies from the rigidly controlled lines of the parking lot. It should be informal and personal. Lawn and mounding may be features in these areas.

5. Design Restrictions

Refer to the Carson Town Center Specific Plan for additional information regarding landscape design. Also, note that this project is subject to State mandated irrigation water budgeting requirements. These requirements are enforced by the City of Carson.



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Fourth Floor
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California 90025

**The
Nadel**
Partnership Inc.
Architecture
Planning
Interiors

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CARSON TOWN CENTER

COLOR AND MATERIALS LEGEND

1. ROOF TILES

PIONEER CONCRETE ROOF TILES "TERRA COTTA & BALBOA BLEND" 50/50.

2. WALL & COLUMN BASE

SPLIT FACE BLOCKS #204 MEDIUM WEIGHT BY ANGELUS BLOCK COMPANY INC.

3. CERAMIC TILES

- A. BUCHTAL CHROMA #547 "DISTINCT APRICOT"
- B. BUCHTAL "TURCHESE"

4. ALUMINUM STOREFRONT

CLEAR ANODIZED ALUMINUM

5. PLASTER FINISHES

- A. FRAZEE #4451 W "SAND TAN"
- B. FRAZEE #4350 W "PHEASANT"
- C. FRAZEE #5202 M "SPICE TAN"
- D. FRAZEE #5592 M "CELADON"
- E. FRAZEE #4313 M "SPANISH TILE"
- F. FRAZEE #5210 W "VANILLA CREAM"
- G. FRAZEE #4471 W "HIDDEN SUN"
- H. FRAZEE #4323 M "SANTA FE"
- I. FRAZEE #4452 M "MOJAVE"
- J. FRAZEE #5743 M "BRAMBLE TAN"
- K. FRAZEE #4371 W "SNOWY PEACH"



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SECTION 3

SITE CRITERIA SPECIFICATIONS



**MASTER SITE DESIGN CRITERIA
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SECTION 01400 - QUALITY CONTROL

PART 1 - GENERAL

1.01 SUMMARY: This section specifies requirements for testing and inspecting.

- A. All costs for testing and inspecting required by the contract documents and required by all governmental agencies shall be the expense of the Contractor.
- B. All costs for supplemental testing and inspection requested by the Owner shall be the expense of the Owner unless tests indicate non-compliance. In the case of non-compliance, costs of non-compliance will be deducted from the contract sum and subsequent retesting required by the non-compliance shall be performed by the same testing laboratory with the associated costs paid by the Contractor.

1.02 QUALITY ASSURANCE:

- A. Provide the services of a Testing Laboratory and a Soils Engineer approved by the Architect.
- B. Submittals: Upon completion of each test and/or inspection, promptly distribute copies of the test or inspection reports, signed and certified by a supervising engineer of the testing laboratory. Provide one copy each to the Owner, Architect, Structural Engineer, and all governmental agencies requiring such reports, and to such other persons as directed by the Architect.

PART 2 - PRODUCTS

2.01 SPECIFIC TESTS AND INSPECTIONS: Provide all tests and inspections outlined in this section, required by the contract documents, required by governmental agencies having jurisdiction, and required by all governing codes and statutes.

2.02 COOPERATION WITH TESTING LABORATORIES: Provide access to the work at all times for representatives of the testing laboratories. Contractor shall initiate and coordinate all testing and inspections.

2.03 TAKING SPECIMENS: Except as may be otherwise specifically approved by the Architect, have the testing laboratory secure and handle all samples and specimens for testing.

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PART 3 - EXECUTION

- 3.01 SOIL INSPECTING AND TESTING: See Section 02200 for additional requirements. Make required inspections and tests including, but not limited to:
- A. Visually inspect on-site and imported fill and backfill, making such tests and retests as necessary to determine compliance with the Contract Documents.
 - B. Make field density tests on samples from in-place material in accordance with ASTM D 1557 (sand cone method). or D 2922 unless these tests are inadequate due to the type of soil encountered.
 - C. Inspect and test the scarifying and recompacting of cleaned subgrade. Inspect the progress of excavation, fills, and backfills.
 - D. Test all concrete gutters with less than 1% slope with water.
- 3.02 CONCRETE INSPECTION AND TESTING: See Section 02760 for additional requirements.
- A. Portland Cement: Secure from the cement manufacturer Certificates of Compliance delivered directly to the concrete producer for submission to the testing laboratory. Require the Certificates of Compliance to positively identify the cement as to production lot, bin, or silo number, dating and routing of the shipment, and compliance with the specified standards. If so required by the architect, promptly provide such other specific physical and chemical data as requested.
 - B. Aggregate: Provide one test unless character of material changes, material is substituted, or additional tests are requested by the Architect. Take samples from the conveyor belts or batching gates at the ready mix plant for a) Sieve analysis to test for specified standards and grading analysis, and b) specific gravity test for compliance with specified standards.
 - C. Laboratory Design Mix: After approval of aggregate and whenever character or source of materials change, provide a mix design in accordance with the Concrete Work Section 03310. All mix designs shall be prepared by a civil engineer licensed in the state in which the project is located.

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- D. Molded Concrete Cylinders: Provide three test cylinders for each 100 cubic yards (or less if required by governing agencies), or fraction thereof, of each class of concrete of each day's placement. Test one cylinder at 7 days, one at 28 days, and one when so directed, but in no case later than 49 days. Report the mix, slump, age, date sample taken, location of concrete in structure, and all test results. Take specimens and make tests in accordance with applicable ASTM standard specifications.
- E. Core Tests: Provide only when specifically so directed by the Owner because of low cylinder test results. Cut from locations directed by the Architect, securing in accordance with ASTM C42, and prepare and test in accordance with ASTM C39.
- F. Placement Inspections: On concrete over 2,000 psi, provide continuous or other inspection as required by governmental agencies, or as required by the Contract documents, which ever is more restrictive. Throughout progress of concrete placement, make slump tests to verify conformance with the specified slump. Verify that finished concrete surfaces conform to the level or slope required by the Contract Documents.

3.03 CONCRETE AND MASONRY REINFORCEMENT INSPECTION AND TESTING: See Section 02760 and Section 02770 for additional information. Prior to use, test all reinforcement steel bars for compliance with the specified standards.

- A. Material identified by mill test reports and certified by the testing laboratory does not require additional testing. The supplier shall furnish mill test reports laboratory for certifications. Tag identified steel at the supplier's shop. When steel arrives at the job site without such tags, it shall be tested as unidentified reinforcing steel.
- B. The testing laboratory shall select two pieces of unidentified reinforcing steel, each 24" long, for each size and grade. Provide one tensile test and one bend test for each 2 1/2 tons or fraction thereof of each size and grade
- C. Provide continuous inspection for all welding of reinforcement steel.

3.04 MASONRY INSPECTION AND TESTING: See Section 02770 for additional information.

- A. Compressive Strength Tests: Provide tests in accordance with ASTM E447. One set, consisting of two specimens of each as indicated below, shall be secured by the testing laboratory 30 days prior to work involving masonry units. Test one specimen at 7 days and one at 28 days. Upon start of masonry work, one set of specimens shall

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be taken for every 5,000 square feet of wall and tested at 7 and 28 days also.

1. Masonry Units: ASTM C140.
2. Mortar: ASTM C270.
3. Grout: ASTM C1019.
4. Masonry Prisms: ASMT E447, Methods A and B.

3.06 **WAIVER OF INSPECTION AND/OR TEST:** Specified inspections and/or tests may be waived only by the specific approval of the Architect, and such waivers will be expected to result in a credit to the Owner equal to the normal cost of such inspection and/or test.

END OF SECTION

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SECTION 02010 - SUBSURFACE INVESTIGATION

PART 1 - GENERAL

1.01 SUMMARY:

- A. A preliminary Foundation (Soils) investigation Report has been prepared for this project. Refer to the report for the Soils Engineer and report number. If report is not available, notify Architect in writing. Written modifications to the report may have been issued by the Soils Engineer subsequent to the original report. Any such modification or supplemental information shall be considered part of the original report.
- B. The report was obtained in order to describe the subsurface characteristics of the soils and recommended design and construction guidelines. The information therein was used and relied upon by the Architect and his consultants for the design of this project. Contractor is to conform to the recommendations made in said report.

1.02 QUALITY ASSURANCE:

- A. Whenever practical, employ the original Soils Engineer to perform the field soils engineering work required by this project.
- B. Readjust work performed that does not meet technical or design requirements, but make no deviations from the Contract requirements without specific and written approval of the Architect.
- C. Any proposed revisions (to the original Report) made by the field Soils Engineer during construction are to be reviewed with the original Soils Engineer and then submitted concurrently to the Owner and the Architect for review prior to proceeding.

1.03 PROJECT CONDITIONS:

- A. The Report is available to the Contractor for general information, but is not a warranty of subsurface conditions.

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- B. Contractors must visit the site and acquaint themselves with existing conditions prior to bidding.
- C. Prior to bidding or starting the work, the Contractor may make his own subsurface investigations to satisfy himself as to site and subsurface conditions, but such investigations shall be performed only under time schedules and arrangements approved in advance by the Owner.
- D. Additional copies of the Report along with any modifications thereto may be obtained from the Soils Engineer.
- E. Contractor shall inform the Architect immediately of any conflicts between the Contract Documents and the Report.

PART 2 - PRODUCTS (not applicable)

PART 3 - EXECUTION (not applicable)

END OF SECTION

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SECTION 02110 - SITE CLEARING

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete site clearing.
 - A. Related Documents: Earthwork is specified in Section 02200.
- 1.03 PROJECT CONDITIONS:
 - A. Provide protection necessary to prevent damage to existing improvements indicated to remain in place.
 - B. Protect improvements on adjoining properties and on Owner's property.
 - C. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.
- 1.04 PERMITS:
 - A. Obtain and pay all fees for permits and inspections as required by local Building Codes for all work under this Section.
 - B. Contractor shall comply with all rules and regulations of the appropriate Federal, State and local agencies.
- 1.05 UNDERGROUND PIPELINE AND UTILITY MARKING SERVICE:
 - A. Call Underground Service Alert of free service, dial toll free.

(800) 227-2600

Monday through Friday
7:00 a.m. to 5:00 p.m.
 - B. Two (2) working days required before you dig.
 - C. The Contractor shall be responsible for notification of all utility companies. Notifying Underground Service Alert does no relieve the Contractor from responsibility of notifying all utilities.

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PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

- 3.01 SITE CLEARING: Remove vegetation, improvements, or obstructions interfering with installation of new construction. Remove such items elsewhere on site or premises as specifically indicated. Removal includes digging out stumps and roots.
- A. Topsoil: Strip topsoil to whatever depths encountered in a manner to prevent intermingling with underlying subsoil or other objectionable material. Remove heavy growths of grass from areas before stripping. Stockpile topsoil in storage piles in areas where directed. Construct storage piles to freely drain surface water. Cover piles if required to prevent wind-blown dust.
 - B. Clearing and Grubbing: Clear site of trees, shrubs and other vegetation, except for those indicated to be left standing. Completely remove stumps, roots, and other debris protruding throughout ground surface.
 - C. Removal of Improvements: Remove above-grade and below-grade improvements as necessary to permit construction and other work as indicated.
 - D. Burning: Burning is not permitted on Owner's property. Remove all waste materials and unsuitable and excess soil from Owner's property and dispose of off site.

END OF SECTION

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SECTION 02200 - EARTHWORK

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Preparation of subgrade, including grading, excavation and backfilling, for building pads, walks and pavements; excavation and backfill for underground mechanical and electrical utilities, and buried mechanical and electrical appurtenances all within the site limit lines.
- 1.03 QUALITY ASSURANCE:
- A. Codes and Standards: Perform excavation work in compliance with applicable requirements of governing authorities.
 - B. The Contractor shall employ an Earthwork Testing and Inspection Service to perform soil testing and inspection, and a licensed Surveyor for all line and grade survey. Due to the complications of this project as well as continuity, the General Contractor use the following consultants:
 - 1. Civil Engineer: South Bay Engineering Company
304 Tejon Place
Palos Verdes Estates, California 90274
Tel: (310) 375-2556
Fax: (310) 378-3816
Attn: John Hetman
 - 2. Soils Engineer:

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- C Submittals: Submit test reports as described elsewhere.
- 1.04 PROJECT CONDITIONS: Refer to the Soil investigation report prepared for this site for soil characteristics and recommendations. Data on indicated subsurface conditions are not intended as representations or warranties of accuracy. The Owner will not be responsible for conclusions drawn therefrom by the Contractor.
- A. Existing Utilities: Locate existing underground utilities. If utilities are to remain in place, provide means of support and protection.
 - B. Protect existing facilities from damage caused by settlement and other hazards created by earthwork operations.
 - C. All subgrades shall be installed with allowances made for asphalt concrete pavement, concrete slabs, base materials, and all other materials shown on drawings.
 - D. Stripped topsoil and excavated material suitable for landscape planters and select engineered fill shall be separated and stockpiled for reuse. Non suitable material shall be removed from site.
 - E. Imported soil shall be approved by the Earthwork Testing and inspection service.
 - F. Notify all companies owning utilities within the project site and request location markings.
 - G. Protect all trees, shrubs, vegetation, and all improvements to remain on and adjacent to the site. The contractor shall be responsible for all damage to protected items and shall repair at on cost to the Owner.
 - H. Provide dust control as required for the earthwork operations. Any time lost due to inadequate dust control operations shall be at the contractor's expense.
 - I. Furnish and install all necessary barricades, warning signs, lights, etc., to protect workmen, pedestrians, and vehicular traffic. these safety devices shall be left in place until they are no longer necessary for safety. Contractor shall inspect all safety devices at the end of each work day. Maintain the site and adjacent work area in a safe manner.

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1.07 PERMITS

- A. Grading Permint shall be obtained and paid for by the Contractor prior to start of any operation.

PART 2 - PRODUCTS

2.01 SOIL MATERIALS, DEFINITIONS: Soil materials are defined as those complying with American Association of State Highway and Transportation Officials (AASHTO) M145.

- A. Subbase Material: Graded mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.
- B. Backfill and Fill Materials: Satisfactory soil materials free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material, vegetable, and other deleterious material.

PART 3 - EXECUTION

3.01 GENERAL: All earthwork and grading operations shall be done in accordance with the provisions outlined in the soils report and under the direction of the Testing Laboratory and Soils Engineer.

3.02 EXCAVATION:

- A. Excavation consists of removal of material encountered when establishing required elevations. When excavation has reached required subgrade elevations, notify Testing Laboratory and Soils Engineer who will make an inspection of conditions. Prevent water from flowing into excavations and from flooding project site and surrounding area. Conform to elevations and dimensions shown within a tolerance of plus or minus 0.10'. In excavating for footing and foundations, take care not to disturb bottom of excavation. Where rock is encountered, carry excavation 6" below required elevation and backfill with a 6" layer of crushed stone or gravel, unless required otherwise by the soils report.
- B. Dewatering: Prevent surface or ground water from flowing into excavations and from flooding project site and surrounding areas.

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- C. Material storage: Stockpile satisfactory excavated materials where directed, until required for backfill or fill. Place, grade and slope stockpiles for proper drainage. Locate and retain soil materials away from edge of excavations. Do not store within drip line of trees indicated to remain. Dispose of excess soil and waste material off site.
- D. Upon completion of excavations and prior to installation of improvements, perform necessary tests and inspections and obtain necessary approvals.
- E. Trench Excavation:
 - 1. Dig trenches to the uniform width and depth indicated of required for the particular item to be installed, sufficiently wide to provide ample working room.
 - 2. Provide required shoring in accordance with governing agencies.
 - 3. Protect excavation bottoms against freezing when atmospheric temperature is less than 36 degrees F (1 degree C).

3.03 COMPACTION AND BACKFILL: Refer to soils report for compaction and backfill requirements. If none exists comply with the following:

- A. **COMPACTION:** Control soil compaction during construction providing minimum density specified. Compact soil in accordance with ASTM D 1557; and ASTM D 2049.
 - 1. Structures: Compact top 18" of subgrade and each 6" layer of backfill to at least 90% density.
 - 2. Building Slabs and Steps: Compact top 12" of subgrade and each 6" layer of backfill to at least 90% density.
 - 3. Walkways: Compact top 6" of subgrade and each 6" layer of backfill to at least 90% density.
 - 4. Asphalt Concrete Paving: Compact top 18" of subgrade and each 6" layer of backfill to 95% density.
 - 5. Structural Components Outside of Building: Contractor shall verify the location of all columns, structural walls and other structural components outside of all building walls and provide proper compaction for each.

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- B. **BACKFILL AND FILL:** (Refert to soils report for backfill and fill requirements). Place acceptable soil material in layers to required subgrade elevations. In excavations, use excavated or borrow material. Under walks and pavements, use subbase material, or excavated or borrow material, or combination of both. Under steps, use subbase material. Under building slabs and foundations, see Soils Report. Backfill excavations as promptly as work permits.
1. **Ground Surface Preparation:** Remove vegetation, debris, unsatisfactory soil materials, and deleterious materials.
 2. **Placement and Compaction:** Place materials in layers not more than 8" in loose depth for material compacted by heavy equipment, and not more than 4" in loose depth for material compacted by hand-operated tampers.
- 3.04 **GRADING:** Uniformly grade areas needed including adjacent transition areas. Finish surfaces free from irregular surface changes.
- A. **Grading Outside Building Lines:** Grade areas adjacent to building lines to drain away from structures and to prevent ponding. Follow side walk grades where shown, allowing for thickness of sidewalk concrete and base.
- B. **Grading Tolerances:**
1. **Rough Grading:** Building and parking areas shall be plus or minus 0.1 foot, landscape areas shall be plus or minus 0.3 foot.
 2. **Fine Grading:** Building and parking areas shall be plus or minus 0.05 foot, landscape areas shall be plus or minus 0.1 foot.
- 3.05 **CLEANING:** Sweep streets and sidewalks subject to public traffic.
- 3.06 **MAINTENANCE:** Protect newly graded areas from traffic, erosion, trash and debris. Repair grades in settled, eroded and rutted areas. Where compacted areas are disturbed, scarify surfaces, and compact to required density.

END OF SECTION

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SECTION 02513 - ASPHALT PAVING

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete Asphalt paving system.
- A. Related Documents: Earthwork is specified in Section 02200.
- 1.03 QUALITY ASSURANCE:
- A. Codes and Standards: Comply with State highway or transportation department standard specifications, latest edition and with local governing regulations if more stringent than herein specified.
- B. Submittals: Provide copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with or exceeds, specified requirements.
- C. Reference Standard: AASHTO and local State Highway Specifications.
- D. Prior to delivery of asphalt to the site, the Contractor shall provide a written certificate from the Soils Testing Engineer to the Owner and the Architect that the subbase has been properly installed and compacted and is suitable to receive the pavement material.
- E. The Contractor shall employ the services of a licensed Surveyor (Stuar Engineer refer to section 02200), and shall be responsible for all line and grade staking.
- 1.04 PROJECT CONDITIONS: Apply tack coats when ambient temperature is above 50 degrees F (10 degrees C) and when temperature has not been below 35 degrees F (1 degree C) for 12 hours immediately prior to application. Do not apply when base is wet or contains an excess of moisture. Construct asphalt concrete surface course when atmospheric temperature is above 40 degrees F (4 degrees C), and when base is dry. Base course may be placed when air temperature is above 30 degrees F (-1 degree C) and rising.

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- 1.05 SPECIAL PROJECT WARRANTY: Contractor shall warrant, in writing that all treated areas shall remain free from weed growth for 2 years from the date of Owner's acceptance of the project, and to repair any damage to asphalt concrete areas caused by the growth of weeds during this same 2 year period.

PART 2 - PRODUCTS

- 2.01 MATERIALS: Use locally available materials and gradations which exhibit a satisfactory record of previous installations.
- A. Asphalt Concrete: Hot mix, full-depth asphalt concrete pavement. No type of slag will be permitted as an aggregate for either base course or asphalt concrete.
 - 1. Base course aggregate: Sound angular crushed stone or crushed gravel, sand or stone screenings. Uncrushed gravel may be used in base course mixture if required to suit local material availability.
 - 2. Surface Course Aggregate: Crushed gravel and sharp-edged natural sand.
 - 3. Mineral filler: Rock dust, hydraulic cement, or other inert material complying with AASHTO M 17 (ASTM D 242) for penetration-graded material.
 - 4. Asphalt Cement: AASHTO M 226 (ASTM D 3381) for viscosity-graded material and AASHTO M 20 (ASTM D 946) for penetration-graded material.
 - B. Soil Sterilization: Monobar-Chlorate or Polyborchlorate, as manufactured by United States Borax and Chemical Corp., Los Angeles, California.
 - C. Tack Coat: Emulsified asphalt; AASHTO M 140 (ASTM D 977) OR M 208 (D 2397); SS-1, SS-1H, CSS-1 or CSS-1H, diluted with one part water or one part emulsified asphalt.
 - D. Lane Marking Paint: Chlorinated rubber-alkyd type, AASHTO M 248 (FS TT-P-115), Type III.
 - E. Pavement Sealer: Fog seal SS-1h asphalt emulsion diluted 50%-50% with water.
 - F. Headers and Stakes: 2x6 foundation grade redwood, except that headers on curves shall be 2 layers laminated 1x6, unless noted otherwise on drawings.

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- G. Concrete Bumpers: Pre-manufactured units rated at 3,000 psi, reinforced with steel reinforcing bars full length. Units shall be 4'-0" long unless shown otherwise.

PART 3 - EXECUTION

3.01 SURFACE PREPARATION:

- A. Subgrade shall be scarified as directed by the Soils Report in paved areas and sprinkled. The entire area shall be thoroughly compacted to not less than 95% density in paved areas in accordance with ASTM D 1557. Roll to obtain a uniform, hard, proven surface of the required bearing to receive the base course and surfacing. The subgrade shall be finished to the required grades with allowance for the thickness of base course and asphaltic concrete, with a tolerance of 0.04'.
- B. Replace all soft and unstable material of the subgrade which will not compact readily.

- 3.02 SOIL STERILIZATION: Apply sterilant evenly at a rate to distribute chemical to a depth of 3" into the subgrade, at 2 to 4 lbs to each 100 square feet, according to manufactures instructions. Keep sterilant a minimum of 2 feet away from all planting areas. Do not apply during windy or rainy weather. If prepared base course will not be immediately covered with asphalt on the same day and wind-blown seeds may contaminate the area, the sterilant shall be reapplied prior to paving.

- 3.03 WOOD HEADERS: Place headers with top flush with asphalt finish grade. Install with 18" long stakes nailed with 16d galvanized common nails. Place stakes away from asphalt surface.

- 3.04 BASE COURSE (CLASS A): Place base material to the required thicknesses. Wet surface and compact by use of roller. Apply optimum moisture required to result in a relative compaction of not less than 95%. Finished surface shall be hard, uniform and smooth conforming to the lines and grades required.

- 3.05 ASPHALTIC CONCRETE MIX: All construction shall be in accordance with current AASHTO and local state highway construction specifications for the traffic catagory selected.

- A. Hauling: Bring mixture onto the site in suitable dump trucks. Provide canvases or burlap covers for cold weather. Mixture shall be maintained at not less than 280 degrees F (137 degrees C) or more than 320 degrees F (160 degrees C).

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- B. Placement: The hot mix asphalt concrete surface shall be a minimum of 2-1/2" thick, applied in two lifts, consisting of a 1-1/2" minimum thickness binder course and a 1" minimum thickness wearing course. Place in strips not less than 10' wide, unless otherwise acceptable to the Architect. Place inaccessible and small areas by hand. Make joints between old and new pavements, or between successive day's work, to ensure continuous bond between adjoining work. Construction joints to have the same texture, density and smoothness as other sections of asphalt course. Clean contact surfaces and apply tack coat.
 - C. Rolling: Begin rolling when mixture will bear weight with out excessive displacement. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers. Roll mixture in at least two directions. Lap all rollings so that no roller marks remain. Finish surface shall have no variation greater than 1/4" in 10', except where grade breaks are required. Finish asphalt surface to grades shown on drawings in thicknesses indicated. Complete all rolling before mixture temperature drops below 180 degrees F (82 degrees C).
 - D. Compaction: The bituminous mixture shall have a total compacted thickness as specified and shall be compacted to a minimum of 97% of the maximum unit weight as determined by the Marshall Mix Design Procedure ASTM D 1559 with the design asphalt content.
- 3.06 PAVEMENT SEALER: Upon completion and acceptance of the top course of the asphalt concrete, apply a fog seal at the rate of 0.10 gallon per square yard evenly over the surface. Flood the completed surface with water. Fill all depressions where water ponds more than 1/4" deep with an asphalt patch or sealer. Smooth patch edges so that joint is even and uniform.
- 3.07 PARKING LOT STRIPING: Apply as shown on drawings. Clean all areas to be painted. Provide two coats, 7 1/2 mils wet film thickness each. Apply a minimum of 30 minutes between each coat. Minimum 8 mils dry thickness. All striping shall be applied using striping machines and shall be uniform in width. All directional arrows, signs, symbols, etc., shall be applied using stencils. Quick passes with the striping machine will not be acceptable. the Owner and Architect will reserve the right to accept or not accept the work. Should the painting work be found to be not acceptable, the Contractor shall be responsible to apply an additional coat without additional cost to the owner.

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- 3.08 CONCRETE PARKING BUMPERS: Place as shown on drawings. Each bumper shall be held in place with two #5 reinforcing rod, each 18" long. Install at each end of bumper through pre-made holes and driven through pavement. Top of rods shall be flush with top of bumper. Where rebar cannot be installed, attach wheel stops with epoxy adhesive.
- 3.09 CLEANUP: Before grand opening of business, sweep and wash all paving areas, both on-site and off-site.

END OF SECTION

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SECTION 02550 - SITE UTILITIES

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete Sewer Systems, Water Systems and Storm Drain systems, as outlined on the drawings, including Excavation and backfilling, Thrust Blocks, manholes, cleanouts, hydrants, meters, and all other appurtenances for complete systems.
 - A. Related Documents: Earthwork is specified in Section 02200. , Asphalt paving is specified in Section 02513, and Landscape Irrigation System is specified in Section 02780.
- 1.03 SUBMITTALS: Provide manufacturer's technical data for each type of material and equipment required complete with names and addresses of manufacturers, catalog numbers and trade names. Submit to Civil Engineer for approval within 15 days after date of contract.
- 1.04 QUALITY ASSURANCE: Comply with the Uniform Plumbing Code, latest edition, and all local, County, State, and Federal Codes, Ordinances, rules and regulations. Comply with all referenced Commercial standards, specifications, codes, rules, etc. Work and materials not otherwise indicated or specified shall conform to the requirements of the local applicable water company agency and all other applicable governing authorities. Water district stated shall mean the local applicable water district.
 - A. Submittal: Upon completion of utilities, furnish Architect and Owner with Certificates of Final Inspection showing satisfactory compliance from the local agencies having jurisdiction.
- 1.05 PROJECT CONDITIONS:
 - A. Protect workmen and the public from harm and conform to all requirements of the Board of Fire Underwriters and the Industrial Accident Commission of the State.
 - B. Contractor shall employ a licensed Surveyor to layout all line and grade.
 - C. The Installer shall be a firm with at least 2 years of successful installation experience on exterior utility projects similar to this project.

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- D. The Building Fire Sprinkler line is part of the Building Contract and is to be built as part of a "Design/Build" contract associated with the building. The responsibility of the Site Water Contractor is to install all equipment (meters and valves) to the point of connection indicated on the plans.
- E. Maintain throughout the project a complete set of blueprints with all changes clearly recorded. Prints shall be kept in a clean and neat condition and shall be accessible to the Architect at all times. At the conclusion of the project work with the General Contractor to transfer all notes to a set of record sepias to be prepared for submission to the Owner.

PART 2 - PRODUCTS

2.01 MATERIALS:

- A. Sewer and Storm Drain Conduit: Furnish ells, tees, reducing tees, wyes, couplings, increasers, crosses, transitions and end caps of same type and class of material as conduit, or of material having equal or superior physical and chemical properties as acceptable to the Engineer.
 - 1. Cast Iron Pipe (CISPP): ASTM A 74, bell and spigot type with neoprene rubber gaskets conforming to ASTM C 564.
 - 2. Reinforced Concrete Pipe: ASTM C 76, Class III with modified tongue-and-groove compression gasket joints complying with ASTM C 443.
 - 3. Vitified Clay Pipe: ASTM C 700, Standard Strength except where Extra Strength indicated, with resilient gasket joints complying with ASTM C 425.
 - 4. Acrylonitrile-Butadiene-Styrene Pipe: ASTM D 2751.
 - 5. Poly (Vinyl Chloride) Pipe: ASTM D 3033, Type PSP or ASTM D 3034, Type PSM.
- B. Pre-cast Concrete Manholes: ASTM C 478, sized as indicated. Concrete cone pre-cast top.
 - 1. Concrete Base: Pre-cast or cast-in-place, at contractor's option. Use concrete which will attain a 28 day compressive strength of not less than 4000 psi.

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C. Sewer and Storm Drain Metal accessories:

1. Manhole Frames and Covers: Grey cast iron, ASTM A 48, class 30 B, Neenah R-1070-B. Comply with requirements of FS RR-F-621 for type and style indicated. Furnish covers with cast-in legend ("STORM" or "SANITARY" to suit installation) on road way face.
2. Catch Basin Frames and Gratings: Grey cast iron, ASTM A 48, Class 30 B. Comply with requirements of FS RR-F-621, for type and style required.

D. Pressure pipe: Provide Ells, tees, reducing tees, wyes, couplings, and other required piping accessories of same type and class of material as conduit, or of material having equal or superior physical and chemical properties as acceptable to Engineer.

1. Steel Pipe: AWWA C 200, with flanges complying with AWWA C 207. Provide coal tar enamel protective coating complying with AWWA C 203.
2. Copper tube: ASTM B 88, soft annealed temper; cast copper alloy flaired-joint fittings, ANSI B 16.26.
3. Plastic Coated Steel Pipe: ASTM F 423.

E. Water Control Valves: Provide valves and flow control devices as indicated and with a minimum working pressure of 150 psi, unless otherwise indicated.

1. Gate Valves: Standard shut-off valves with maximum working pressure cast into body, outside-screw-and-yoke type complying with AWWA C 500.

F. Water Meter: Provided by local Utility company. Provide related piping, roughing-in and bypass for meter in accordance with Utility Company requirements and AWWA standards.

PART 3 - EXECUTION

3.01 SEWER AND STORM DRAIN:

- A. Installation:** Inspect conduit before installation and promptly remove defective materials from site. Lay conduit beginning at low point of system, true to grades and alignment indicated with unbroken continuity of invert. Place bell ends of clay conduit or groove end of concrete conduit facing upstream. Install gaskets in

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accordance with manufacture's recommendations for use of lubricants, cements and other special installation requirements.

1. Vitrified Clay Pipe: Install in accordance with applicable provisions of ASTM C 12, Recommended Practice for Installing Clay Sewer Pipe, unless otherwise indicated.
 2. Concrete Pipe: Install in accordance with applicable provisions of American Concrete Pipe Association "Concrete Pipe Field Manual", unless otherwise indicated.
 3. Cast Iron Soil Pipe: After inspection and at least 48 hours before installation, apply high-build bituminous coating to external surfaces. Apply single coat in accordance with manufacturer's recommendations to attain dry-film thickness of not less than 12 mils.
 4. Plastic Pipe: Install plastic piping in accordance with pipe manufacturer's instructions. Use joint adhesives as recommended by manufacturer to suit basic pipe materials.
- B. Cleaning Conduit: Clean interior of conduit of dirt and other superfluous material as work progresses. Flush lines between manholes, if required, to remove collected debris. Place plugs in ends of uncompleted conduit at end of day or whenever work stops.
- C. Underground Structures: Where manholes occur in pavements, set tops of frames and covers flush with finish surface, unless otherwise indicated.
1. Pre-cast Concrete manholes: Place pre-cast sections as shown on drawings. Provide rubber joint gasket complying with ASTM C 443. Apply bituminous mastic coating at joints of sections.
 2. Catch basins: Construct catch basins to the sizes and shapes indicated. Use concrete which will attain a 28-day compressive strength of not less than 4000 psi. Set cast iron frames and gratings to elevations indicated.
- D. Tap Connections: Make connections to existing conduits and underground structures, so that finished work will conform as nearly as practicable to requirements for new work.
- E. Testing: Perform testing of completed sewer and storm drain in accordance with local authorities having jurisdiction.

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- 3.02 **WATER SERVICE PIPING:** Install exterior water service piping system in accordance with local governing regulations. Arrange and pay for tap in water main, of size and locations indicated, by local Water Utility Company. Extend water service piping of size indicated to 5' from building walls or as indicated. Install meters and provide supports as needed.
- A. **Steel Pipe:** Install in accordance with AWWA A 11.
 - B. **Control Valves:** Install in accordance with manufacturer's instructions.
 - C. **Cleaning and Sterilization:** Clear interior of pipe of dirt and other superfluous material as work progresses. At completion of water service line installation, flush and sterilize in conformance with AWWA C 601, to the satisfaction of local authorities having jurisdiction.
 - D. **Testing:** Perform hydrostatic testing in accordance with local authorities having jurisdiction. Perform operational testing of valves by opening and closing under water pressure to insure proper operation.
- 3.03 **CLOSING ABANDONED UTILITIES:** Meet the requirements of the city or other agency having jurisdiction. Close open ends of abandoned underground utilities which are indicated to remain in place. Provide sufficiently strong closures to withstand hydro-static or earth pressure which may result after ends of abandoned utilities have been closed.
- A. **Close ends of concrete or masonry utilities** with not less than 8" thick brick masonry bulkheads.
 - B. **Close ends of conduit** with threaded metal caps, plastic plugs, or other acceptable methods suitable for size and type material being closed. Wood plugs are not acceptable.
- 3.04 **BACKFILLING:** Conduct backfill operations of open-cut trenches closely following laying, jointing and bedding of pipe, and after testing and inspection are completed.
- 3.05 **MARKERS:** The termination of all water and sewer laterals not connected to the building at time of construction shall be marked with a 1/4" x 2" steel stake 24" long driven into the soil to a depth of 20 inches, unless shown otherwise on drawings. Stakes for sewer laterals shall be painted with brown paint. Stakes for water laterals shall be painted with blue paint.

END OF SECTION

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SECTION 02560 - SITE ELECTRICAL UTILITIES

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete Site Electrical, telephone, and Cable TV System (if shown), including Electrical facilities for Utility company services, as indicated and as required by the conditions at the project location.
- A. Related Documents: Earthwork is specified in Section 02200, Site Concrete Work is specified in Section 02760.
- 1.03 SUBMITTALS:
- A. Manufactures Data: Provide manufacturers data for each equipment item and light fixture specified.
- B. Shop Drawings: Use the same nomenclature indicated on the Working Drawings, including wording for required nameplates. Indicate proof of U.L. or other recognized test laboratory's approval. Provide drawings for the following:
1. Lighting fixtures: show detailed and dimensioned working drawings showing kind, weight and thickness of materials, method of fitting and fastening parts together, location and number of sockets, size of lamps, and complete details of method of fitting and securing the fixtures in place of poles. Drawings shall contain sufficient information to enable a workman to construct and install the fixtures without further instructions.
 2. Light standard poles.
 3. Parking lot branch circuit lighting panel, relays, contactors, photo-cells and time clocks.
- 1.04 QUALITY ASSURANCE:
- A. Comply with all governing codes including: the National Electrical Code, editions enforced by local authority; CAL-OSHA, State Fire Marshal, State and Municipal

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Building and Electrical Safety ordinances and serving utility companies laws and regulations; and California Energy Standards 1987 - Second Generation, Title 24, lighting fixtures and related control equipment shall be CEC approved.

- B. Provide a Certificate of Approval from the inspection authority at the completion of the project.
- C. Provide a report of tests required at conclusion of project.

1.05 PROJECT CONDITIONS:

- A. Obtain and pay for all plan check fees, permits, licenses, inspections, etc. Make detailed arrangements with Utility Companies for previously selected service. Pay all fees and costs levied. Furnish signed copies of permits and inspection certificates to the Architect for his files.
- B. Provide Power Company distribution facilities as indicated on working drawings of Contract Documents and per final, approved construction drawings and specifications as prepared by the Power Company including but not limited to: transformer pads, slab boxes, splice boxes, switch enclosures, conduit system including work on public property, etc.
 - 1. Contractor shall obtain, prior to bid time, a complete set of approved construction drawings from the power company and verify all fees, back charges and other costs levied by them and include all costs in bid. If those drawings are not available prior to bid time, Contractor shall notify Architect, Owner and/or Engineer.
- C. Provide Telephone Company distribution facilities as indicated on drawings and per serving Telephone Company's standards and requirements including splice and pull boxes and conduit system.
- D. Requirements of serving utility companies and availability of services have been determined as accurately as possible and as indicated on drawings. Contractor shall verify availability of services and determine actual details pertaining to exact locations and requirements of utilities before submitting bid. No consideration for extra costs will be given resulting from failure of contractor to comply with these requirements.
- E. Provide facilities for Power and Telephone service conduits to 5'-0" away from building lines and to 10'-0" into future building pads or as indicated on drawings.

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- F. Provide all excavation, backfilling, and other associated work required for the installation of systems. Excavations and backfilling of trenches shall conform with requirements specified by Utility Companies underground service requirements and as specified under Section 02200.
- G. Furnish and install branch circuit panel(s) for parking lot lighting and signs including relays, contactors, photo-cell time switches and controls.
- H. Provide the complete system of feeders and branch circuits in conduits to parking lot lights and signs.
- I. Furnish and install parking lot light poles, luminaires and lamps.
- J. Provide power to landscape auto sprinkler controllers.
- K. Provide a complete grounding system as required by Code and/or called for on drawings.
- L. Provide all protective barriers (posts) required by Utility companies.
- M. Electrical drawings shall be considered diagrammatic. Sizes and locations of equipment are shown to scale where possible, but may be distorted for clarity. Architectural drawings shall take precedence in representation of general construction work and other drawings take precedence in their respective trades. Contractor shall refer to all drawings to coordinate electrical work with other trades. Confirm locations by reference to architectural details and verify with Architect and/or Owner and Utility Companies working drawings for power and telephone distribution system.
 - 1. The drawings show the required size and points of termination of the conduits, the number and size of wires therein and suggest the proper route for the conduit. However, it is the responsibility of the Contractor to install the conduits with a minimum number of bends in such a manner as to conform to structures, avoid obstructions, and meet all structural code requirements. The routing of conduits may be changed, providing the length of any conduit run is not increased or decreased more than 10 percent of the length shown or indicated on the drawings.
 - 2. In conduit runs where an excessive number of bends are required, the Contractor shall be responsible for the addition of pull boxes, offsets, conduits, etc., to comply with the applicable codes.

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- N. Conductors shall be delivered to the site in original unbroken packages, plainly marked with Underwriters' labels, size, type, rating of insulation, voltage, name of Manufacturer, trade name of wire, month and year of manufacture (which shall not be 8 months prior to date of delivery to the site).
 - O. Maintain throughout the project a complete set of blueprints with all changes clearly recorded. Prints shall be kept in a clean and neat condition and shall be accessible to the Architect at all times. At the conclusion of the project work with the General Contractor to transfer all notes to a set of record sepias to be prepared for submission to the Owner.
- 1.06 SPECIAL PROJECT GUARANTEE: In addition to related requirements for the General Conditions, the General Contractor shall guarantee the electrical work as follows:
- A. All parts of the electrical system shall be guaranteed to preform the required functions in accordance with the performance requirements which are indicated or specified, or where such particular requirements are not stated, shall be in accordance with the prevailing recognized trade standards of performance requirements. During the period of one year following completion, Contractor shall make all repairs or replacements necessary to accomplish the required performance. Parking luminary ballasts shall be guaranteed for two years.
 - B. For factory assembled equipment and devices on which the manufacturers furnished standard published guarantees as regular trade practice, contractor shall obtain such warranty and will be held to replace any such equipment which proves defective during the life of the warranty.
 - C. All work for which materials are furnished, fabricated, or erected by the Contractor; all factory assembled equipment for which no specific manufacturer's warranty is furnished; and all work in connection with installing manufacturer's warranted equipment shall be guaranteed by Contractor for a period of one year from completion of the work, against defects in materials and defective workmanship of any kind.
 - D. In the event of failure of any work, equipment or device during the life of the guarantee, Contractor shall repair or replace the defective work and shall remove, replace or restore at no cost the Owner, any parts of the Structure of building which may be damaged as a direct result of contractor's making replacement of his defective work of material.

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PART 2 - PRODUCTS

2.01 MANUFACTURERS: Switchboard and panel boards: Square "D", G. E., Westinghouse, or approved equal.

2.02 MATERIALS:

- A. Metallic Conduit: Comply with the National Electrical Code and the American Standards Association C80-1-1958 (NEMA-110) and C80-3-1958 (NEMA-112).
 - 1. Rigid Conduit: threaded steel type, protected by overall zinc coating both inside and outside. Conduit shall be used in concrete slabs on grade or where exposed to weather or mechanical damage. Conduit jackets shall be threaded using standard taper thread. Rigid steel conduit installed underground in direct contact with the soil shall be protected from corrosive sulfate attack by a minimum 40 mil. bonded PVC plastic coating equal to OCCAL 40. Rigid steel bends and risers to grade from non metallic conduits shall be encased in Type II and Type V sulfate resistant 3" concrete envelopes.
 - 2. Non-Metallic Conduit: PVC schedule 40 may be used, if allowed by local authorities and only where permitted by code, for all underground runs in lieu of rigid steel, providing that all ells and bends shall be made with PVC coated rigid steel conduit. Install a green ground conductor in all conduit runs. Increase conduits, fittings and pull box sizes, if required, to accommodate the additional conductor.
- B. Conductors: All conductors shall be annealed copper wire only, no aluminum conductors shall be permitted. Provide type "THWN" unless indicated otherwise. Light and Power circuits shall have a minimum wire size of #12 AWG. All connections shall be made with the proper type connector lugs.
- C. Lighting panel boards:
 - 1. 120/208 volt panel boards shall be G.E. type "THQB" or approved equal. 3 phase, 4 wire grounded neutral service. Arrangement and location, including the number of circuit breakers, active and inactive spares, bussing and other details, shall be as shown on the drawings and panel schedules, or as required.

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2. Circuit breakers shall be of the bolted on molded case quicklag type rated at 250 volts or 600 volts and shall have an interrupting capacity of 10,000 RMS amperes symmetrical unless otherwise shown on drawings. Minimum breaker size shall be 20 Amp., single pole, unless otherwise indicated on drawings. Plug-in circuit breakers are not permitted. Circuit breakers shall be single pole or multi pole common handle and trip, with trip setting shown on drawings or panel schedules. Provide circuit breakers handle lock-on devices where indicated.
 3. Cabinets for panel boards and terminal boards shall be surface mounted as shown on drawings. Construction shall be of code gauge zinc coated sheet steel bearing the UL inspection label. Cabinet doors shall have flush catches and pin tumbler cylinder locks. Wiring gutters shall be provided at top, sides, and bottom. Top and bottom gutter minimum 6" high where feeder cable size exceeds #4. Provide 4" side gutters.
 4. Provide bus bars made of copper with silver plated joints and connections or tin plated aluminum. Provide split bus bars where indicated. Neutral bus shall be electrically isolated from enclosure. Spaces as called for shall have bus bars drilled and tagged ready to receive breakers.
 5. Where contactors, relays, time switches, and other control devices are specified or indicated to be installed with in panel board cabinet, a separate compartment with lockable door shall be provided at the top or at the bottom of the cabinet for such devices. The door shall be sized as required to permit removal of the contactors and other devices. gutters shall be provided at the sides and top of the compartment.
- D. Lighting Fixtures: Fixture types shall be as shown on the drawings. Fixtures shall have all parts and fittings necessary to completely and properly install the fixture.
- E. Contactors and Relays: Lighting contactors shall be "T" rated of current carrying capacities and number of Poles as indicated on drawings and shall be mechanically held. Contactors and relays shall be equipped with auxiliary coil clearing contacts where controlled by time clocks. All contactors shall be equipped with fuses for control circuit protection. Manufacturer: Automatic Switch Company Buttetun 920 for contactors, and 1255-166 for relays or approved equal by Square D.
- F. Enclosed Safety Switches: Provide NEMA Type "HD", single throw, externally operated, fused or non-fused as required. Switches shall be of the poles, voltage and

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ampere ratings shown in NEMA-1A or NEMA-3 enclosures as required. Switches shall be quick-make quick-break and with an interlocked cover which cannot be opened when switch is in the "ON" position and capable of being locked in the "OPEN" position. Fuses shall be non-indicating, non-renewable, Underwriters approved time delay equal to Buss "Low-Peak".

PART 3 - EXECUTION

3.01 ELECTRICAL AND TELEPHONE SERVICE: The complete installation shall be per power and telephone companies standards, requirements, and construction drawings.

A. The contractor shall refer to Power Company Electrical Service Requirements publications and obtain pertinent details and verify the complete requirements in relation to, but not limited to the following items:

1. Transformer pads and/or slab boxes.
2. Pull and splice boxes.
3. Trenching and backfilling.
4. Concrete encasement of primary and secondary conduit system.
5. Street crossing and/or work on public property.
6. Accessibility and clearances.
7. Utility line arrangements in joint trenching.

3.02 GENERAL INSTALLATION:

- A. Accessibility and Clearance: Electrical equipment, junction and pullboxes, shall be installed in accessible locations. Minor adjustments in the locations of equipment shall be made where necessary, providing such adjustments do not adversely affect functioning of the equipment.
- B. Underground conduit shall be buried to a depth of at least 24" below finished grade, except below building slabs. For utility services, utility rules shall govern. Underground conduit, within building limits shall be at least 6" below bottom of slab or structure, unless specifically permitted otherwise.

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- C. Structural Fittings: Furnish and install the necessary sleeves, inserts, hangers, anchor bolts, and related structural items. Install at the proper time.
- D. Identification of Circuits and Equipment:
 - 1. Cabinets, panel boards, and other apparatus shall be properly identified by means of descriptive nameplates, permanently attached to equipment.
 - 2. Nameplates shall be engraved laminated phenolic with white letters on black background. Attachment to equipment shall be with escutcheon pins or rivets. Self-adhering or adhesive backed nameplates shall not be used.
 - 3. Cardholders and cards shall be provided for circuit identification in panel boards. Cardholders shall consist of a metal frame retaining a clear plastic cover permanently attached to the inside of panel door. List of circuits shall be typewritten on card. Circuit description shall include name of area and/or connected load.
 - 4. Junction and pull boxes shall have covers stencilled with box number when shown on the drawings, or circuit numbers according to panel schedules. Data shall be lettered in an inconspicuous manner with a color contrasting to finish.

3.03 CONDUIT INSTALLATION:

- A. Provide all necessary sleeves, and chases where conduits pass through floors, walls, and any other necessary openings and spaces, all of which shall be arranged for in proper time to prevent unnecessary cutting. Do all cutting that may become necessary in connection with the work and make all repairs in a manner satisfactory to the Architect.
- B. Exposed conduit shall be run parallel to or at right angles with the lines of the building. Bends shall be made with standard conduit elbows or conduit bends, not less than the same radius. All bends shall be free from dents or flattening. Exposed conduit shall be kept to an absolute minimum.
- C. Provide a 1/4" polypropylene cord in each underground service conduit unless otherwise required by the serving utility company. Provide an unspliced 12-AWG, Type TW, insulated, copper wire in all other empty conduits. Tag all empty conduits and conduit stubs at all exposed ends with tags marked with the size, length of run, and the location of other termination.

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- D. Conduits shall pass either above or below footings, unless approval has been received from the structural engineer. Conduits shall not be embedded in a concrete slab. Conduit shall not be embedded in structural concrete or structural masonry unless approved by the Architect. Conduits installed underground, in masonry, in concrete, or in any moist or periodically damp location shall have joints made liquid and gas-tight and made up with approved joint compound.
- E. Conduits shall have no running threads. Special union fittings shall be used. Open ends of all conduit shall be kept closed with approved conduit seals during construction. Cut all conduits square and carefully ream.
- F. All metallic conduits shall be installed to maintain electrical continuity.
- G. Raceways entering a gutter, pull box, junction box, auxiliary gutter, or splice compartment shall be protected by a substantial bushing or liner for protection of conductor insulation.
- H. Nails, perforated strap, or plumber's tape are not permitted for the support of conduit. Wooden plugs inserted in masonry or concrete shall not be used as a base to fasten supports.

3.04 CONDUCTOR INSTALLATION:

- A. All branch circuits wiring shall be color coded as required by local authority and shall be continuous from outlet to outlet, pull box or cabinet.
- B. Conduits shall be blown-out and thoroughly cleaned before conductors are drawn in. No wires or cables shall be installed until construction work which might damage insulation has been completed. Mechanical means of pulling shall not be used unless approved. No lubricants other than powdered soapstone or minerallac pull-in compound may be used.
- C. Conductors in panels, terminal cabinets, pull boxes, and wiring gutters shall be neatly grouped and formed in a manner to fan into terminals with regular spacing. Formed groups of conductors shall be laced and tied.

3.05 JUNCTION AND PULL BOXES:

- A. Junction and pull boxes shall be installed where required for pulling or tapping conductors.
- B. Concrete pull boxes shall be as detailed on the drawings.

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- 3.07 TESTS: All wiring and connections shall be tested for continuity, short circuits, and proper or improper grounds. Each lighting panel shall be tested with mains disconnected from the feeders, branches connected, switches closed, fixtures permanently connected and without lamps.
- 3.08 CLEANING AND PROTECTION: Protect newly installed equipment until completion of project. Clean, test, and adjust as required for proper performance. Finished surfaces shall be restored to their original texture and finish. Lighting fixtures shall be cleaned, metal and glass work polished, and lamps wiped clean.

END OF SECTION

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SECTION 02700 - MISCELLANEOUS SITEWORK ITEMS

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide pipe guards and trash receptacles shown on drawings.
 - A. Related Documents: Asphalt Paving is specified in Section 02513 and Site Concrete is specified in Section 02760.
- 1.03 SUBMITTALS: Provide product data for each item.
- 1.04 QUALITY ASSURANCE: Verify field conditions prior to installation.

PART 2 - PRODUCTS

2.01 MATERIALS:

- A. Steel Pipe: ASTM A 53 grade "B".
- B. Trash Receptacles: Pre-cast concrete, 30" high x 21-1/2" diameter, weight 295 lbs. with 32 gallon capacity. Provide complete with 33" x 40" poly bag liner, retaining ring and enamel painted steel funnel.
- C. Bicycle Racks: Manufacture from welded steel construction. Furnish in manufacturer's standard sizes. Refer to drawings for number of stalls.

2.02 MANUFACTURERS:

- A. Trash Receptacles: Mission Chemical Co., 9292 Activity Road, San Diego, California, 92126, (610) 271-4860.
- B. Motorcycle & Bicycle Racks: Model #RR-400, by Rally Inc.
- C. Concrete Bollard: MFG> by "Alpha Precasts".

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PART 3 - EXECUTION

3.01 INSTALLATION:

- A. Pipe Guards: Excavate footing area to dimensions shown. Clean out bottom of excavation. Install concrete in and around pipe sloping concrete at base away from pipe surface. Form concrete wash at top of pipe. Remove rust and mill scale from pipe and prime. Paint two coats yellow paint in exposed areas of site and paint brown where pipe guards are installed in planters.
- B. Trash Receptacles: Inspect related work and install according to conditions and as directed by manufacturer.
- C. Motorcycle Bicycle Racks: Secure surface mounted racks with steel bolts and drilled expansion anchors as directed by manufacturer. Verify final location with site conditions.
- D. Wool Trellis and Concrete Bollard install as indicated on the drawings.
- E. Concrete Bollard: Install as directed by manufacturer

END OF SECTION

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SECTION 02760 - SITE CONCRETE WORK

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide all site concrete footings, foundations, and flatwork, including all reinforcement and finishes.
 - A. Related Documents: Testing and inspections are specified in Section 01410.
- 1.03 QUALITY ASSURANCE:
 - A. Codes and Standards: Comply with provisions of following codes, "Concrete Reinforcing Steel Institute (CRSI), "Manual of Standard Practice".
 - B. Concrete Testing Service: Engage a testing laboratory to perform concrete testing and inspection services as specified in Section 01410.
- 1.04 PROJECT CONDITIONS:
 - A. Cover completed work with sufficient cover to protect concrete and adjacent subgrade against freezing.
 - B. Protect adjacent finish materials against spatter during concrete placement.

PART 2 - PRODUCTS

- 2.01 FORM MATERIALS: Construct formwork for exposed concrete surfaces with plywood, metal, metal-framed plywood faced, or other acceptable panel-type materials.
- 2.02 REINFORCING MATERIALS:
 - A. Reinforcing Bars: For #4 BARS OR LARGER, ASTM A 615, Grade 60, deformed; for smaller than #4, ASTM A 615, Grade 40.
 - B. Welded Wire Fabric: ASTM A 185, welded steel wire fabric.
 - C. Supports for Reinforcement: Provide supports for reinforcing bars and welded wire fabric. Use supports complying with CRSI recommendations.

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2.03 CONCRETE MATERIALS:

- A. Portland Cement: ASTM C 150, Type 1, also see geotechnical report.
- B. Normal Weight Aggregates: ASTM C 33, and as herein specified.
- C. Lightweight Aggregates: ASTM C 330.
- D. Water: Drinkable.
- E. Air-Entraining Admixture: ASTM C 494, Type A and UCB Standard No. 26-9.
- F. Water-Reducing Admixture: ASTM C 494, Type A and UBC Standard No. 26-9.

2.04 RELATED MATERIALS:

- A. Vapor Retarder: Polyethylene sheet not less than 8 mils thick or as required in soils report.
- B. Chemical Hardener: "EDCO" concrete floor hardener, code #2020; "Burk-O-Lith", The Burke Co., or equal.
- C. Liquid Membrane-Forming Curing Compound comply with ASTM C 309, Type 1, Class A. "Deketon": Nox-Crete Chemicals, Inc.; "Kure-N-Seal, System CS10: Sonneborn-Rexnord: "Triple-Seal"; Protex Industries, Inc., or equal.
- D. Moisture-Retaining Cover: Comply with ASTI C 171. Waterproof paper, Polyethylene film, or polyethylene-coated burlap.

2.05 PROPORTIONING AND DESIGN OF MIXES: Prepare design mixes for each type and strength of concrete in accordance with applicable provisions of ASTI C 94 and ACI 301. Allow a maximum slump of 4".

2.06 ADMIXTURES: Use air-entraining in exterior exposed concrete subject to freeze and thaw, unless otherwise indicated. Use admixtures for water-reducing and set-control in strict compliance with manufacturer's directions.

2.07 CONCRETE MIXING: Comply with requirements of ASTI C 94.

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PART 3 - EXECUTION

- 3.01 GENERAL: Coordinate the installation of joint materials and vapor retarders with placement of forms and reinforcing steel.
- 3.02 FORMS: Construct forms complying with ACI 347 to sizes, shapes and dimensions shown provide for openings and other features required in work. Solidly butt joints and provide back-up at joints to prevent leakage of cement paste.
- A. Cleaning and Tightening: Thoroughly clean forms and adjacent surfaces to receive concrete. Retighten forms and bracing after concrete placement to eliminate mortar leaks and maintain proper alignment.
- 3.03 PLACING REINFORCEMENT: Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars".
- A. Clean reinforcement of loose rust and mill scale and other materials which reduce or destroy bond.
- 3.04 JOINTS: Install construction joints as shown on the drawings or as required, but so as not to impair strength and appearance of the structure, but in no instance shall the area of the slab exceed 200 s.f. between joints. Place construction joints perpendicular to main reinforcement. Continue reinforcement across construction joints.
- A. Isolation Joints in Slabs: Construct at points between slabs and vertical surfaces. Install resilient, non-extruding type, premolded bituminous impregnated fiberboard: ASTI-D-1751 or AASHOM-12.
- B. Contraction (Control) Joints in Slabs and Sidewalks: Construct to form panels of patterns as shown, or not exceeding 15' in either direction. Use saw cuts 1/8" x 1/4" slab depth.
- C. Expansion Joints: Install performed expansion joint filler 1/2" wide x depth of concrete sidewalk. Keep filler down 1/2" from top of concrete and apply elastomeric sealant.
- D. Tooled Joints: Form with the use of an edging tool and straight edge guide.
- 3.05 INSTALLATION OF EMBEDDED ITEMS: Build into work embedded items required for other work attached to, or supported by, cast-in-place concrete.

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3.06 **CONCRETE PLACEMENT:** Before placing concrete, inspect and complete all preparatory work necessary. Moisten wood forms immediately before placing concrete. Comply with ACI 304 "Recommended Practice for Measuring Mixing, Transporting and Placing Concrete". Deposit concrete continuously so as not to cause seams or planes of weakness.

- A. Placing Concrete in Forms: Deposit concrete in forms in horizontal layers not deeper than 24". Place each layer while preceding layer is still plastic.
- B. Cold Weather Placing: Protect concrete from frost, freezing actions, or low temperatures, in compliance with ACI 306.
- C. Hot Weather Placing: When hot weather conditions exist place concrete in compliance with ACI 305.

3.07 **FINISH OF FORMED SURFACES:**

- A. Rough Form Finish: For formed concrete surfaces not exposed-to-view, fins and other projections exceeding 1/4" in height shall be rubbed down or chipped off.
- B. Smooth Form Finish: For formed concrete surface exposed to view such as curbs at sidewalks, repair and patch defective areas with fins or other projections completely removed and smoothed.
- C. Grout Cleaned Finish (Sack Finish): For formed curbs around planters and landscape areas and light pole bases. Combine one part Portland cement to 1-1/2 parts fine sand by volume, and mix with water to consistency of thick paint.. Thoroughly wet concrete surfaces and apply grout to coat surfaces and fill small holes. Remove excess grout by scraping and rubbing with clean burlap. Keep damp by fog spray for at least 36 hours after rubbing.
- D. Related Unformed Surfaces: Strike-off smooth and finish with a texture matching adjacent formed surfaces.

3.08 **MONOLITHIC SLAB FINISHES:**

- A. Tolerance: 1/4" in 10' when tested with a 10' straight edge. Slope surfaces uniformly to drains where required.
- B. Float Finish: Apply float finish to slab surface to receive trowel finish and other finishes as hereinafter specified.

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- C. Non-Slip Broom Finish: Apply non-slip broom finish to exterior concrete platforms, sidewalk, steps, ramps and elsewhere as indicated.
- D. Rock Salt Finish: Apply to exterior finish slab surfaces to be exposed to view as indicated on drawings. Spread evenly at a rate of 4 lbs per 100 square feet. Press salt into surface leaving tops of grains exposed. After 7 days wash grains out of concrete surface with clear water.
- E. Retarder Finish: Concrete to have this finish shall have 45% / 55%, 3/8" pea gravel to sand and a seven sack of cement per yard mix. Apply retarding chemical to freshly placed concrete and wash off according to retarding chemical manufacturer's instructions.
- F. Colored Finish: Color admixture added during mixing process at plant. Formulate as directed by manufacturer.

- 3.09 CONCRETE CURING AND PROTECTION: Protect freshly place concrete from premature drying and excessive cold or hot temperatures. Start curing as soon as free water had disappeared. Continue for at least 7 days in accordance with ACI 301 procedures. Formwork not supporting weight of concrete may be removed after curing at not less than 50 degrees F (10 degrees C) for 24 hours. Formwork supporting weight of concrete may not be removed in less than 14 days and until concrete has attained design minimum compressive strength at 28 days.

END OF SECTION

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SECTION 02770 - SITE MASONRY WORK

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete reinforced unit masonry system.
 - A. Related Documents: Site Concrete is specified in Section 02760.
- 1.03 QUALITY ASSURANCE: Masonry Testing Service: Engage a testing laboratory to perform Masonry testing and inspection services as specified in Section 01410.
- 1.04 PROJECT CONDITIONS: During erection, cover top of walls with waterproof sheeting at end of each days work if rain is evident.
 - A. Do not apply loads for at least 3 days after building masonry walls or columns.

PART 2 - PRODUCTS

- 2.01 CONCRETE MASONRY UNITS: Standard and special units with nominal face dimensions of 16" long x 8" high (15-5/8" x 7-5/8" actual). Provide special shapes and sizes where required or as indicated on the drawings.
 - A. Hollow Load-Bearing: ASTM C 90 Grade N, medium weight, for general use.
- 2.02 REINFORCING:
 - A. Reinforcing Bars: ASTM A 615 grade 60.
 - B. Continuous Wire Reinforcing: Straight lengths of not less than 10'. Fabricate from cold-drawn steel wire, ASTM A 82. For exterior exposures, fabricate from mill-galvanized wire, 0.8 oz. zinc coating complying with ASTM A 641, Class 3.
- 2.03 MORTAR AND GROUT MATERIALS:
 - A. Portland cement ASTM C 150, Type I, except Type III may be used for cold weather construction.

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- B. Lime: ASTM C 207, Type S. special finishing hydrated lime, non-air-entrained.
- C. Aggregate for Mortar: Sand, ASTM C 144, Size No. 2.
- 2.04 MASONRY ACCESSORIES: Premolded Control Joint Strips: Dur-o-wall No. 8 wide flange or approved equal.
- 2.05 MORTAR AND GROUT MIXES:
 - A. Mortar: ASTM C 270, type S mortar. Mortar color to match block color unless noted otherwise.
 - B. Grout: ASTM C 476. Grout shall attain 2,000 psi minimum in 28 days.

PART 3 - EXECUTION

- 3.01 PLACING REINFORCING: Clean free of loose rust, mill scale, or other materials which will reduce bond.
- 3.02 INSTALLATION
 - A. Temporary Bracing and Formwork: As required for temporary support of reinforced masonry element.
 - B. Tool exposed joints concave, unless otherwise indicated.
 - C. Build in items as the work progresses. Fill-in recesses solidly with masonry and mortar.
 - D. Install concealed flashings and movement type joints for masonry work as shown.
 - E. Lay CMU wall units in running Bond unless shown differently on drawings. Use special-shaped units as required.
 - F. Maintain vertical continuity of core or cell cavities, which are to be reinforced and grouted to provide minimum clearance and grout coverage for vertical reinforcing bars. Keep cavities free of mortar.
 - G. Use (ASTM C 476) "Fine Grout" for filling spaces less than 4" in both horizontal directions and "Coarse Grout" for filling 4" spaces or larger in both horizontal directions.

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- 3.03 **CLEANING:** Leave exposed surfaces clean and free of mortar, grout or foreign material. Fill defective joints by pointing holes or other indentations. Remove any staining or efflorescence by scrubbing with a stiff brush and a solution of 1 part of muriatic acid and 9 parts water. Protect all metal from solution.

END OF SECTION

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SECTION 02780 - LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

- 1.01 Requirements of division 0 and 1 apply to the work of this Section.
- 1.02 DESCRIPTION OF WORK: Provide a complete landscape irrigation system.
- A. Related Documents: Landscape Planting is specified in Section 02800.

1.03 SUBMITTALS:

- A. A complete material list shall be submitted to the Landscape Architect prior to performing any work. Catalog data and full descriptive literature must be submitted whenever the use of items different than those specified is requested. Notarized certificates must be submitted by plastic pipe and fitting manufacturer indicating that material complies with specifications, unless material has been previously approved.
- B. The material list shall be submitted using the following layout (double space between each item):

<u>Item No.</u>	<u>Description</u>	<u>Manufacturer</u>	<u>Model #</u>
1. Supply Lines	Lasco	Schedule 40	
2. Lawn Head	Buckner		#404
3. Etc.	Etc.	Etc.	Etc.

- C. Equipment or materials installed or furnished without the prior approval of the Landscape Architect may be rejected and such material removed from the site at no expense to the Owner.
- D. Approval of any items, alternates, or substitutes indicates only that product(s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
- E. Manufacturer's warranties shall not relieve liability under the guarantee. Such warranties shall only supplement the guarantee. The Owner may, at his option, require a manufacturer's warranty on any product offered for use.

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- 1.04 QUALITY ASSURANCE: Engage a professional Landscape Contractor, licensed and bonded in accordance with regulations of governing authorities for this type of work.
- 1.05 PROJECT CONDITIONS:
- A. Materials shall be of first quality and of domestic manufacturer unless otherwise noted.
 - B. Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings, to avoid interfering with the trees, shrubs, or other planting.
 - C. For purposes of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale whenever possible, make use of all data in all of the contract documents and verify this information at construction site.
 - D. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications.
 - E. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist, that might not have been considered in the engineering or if discrepancies in construction details, legend, or specific notes are discovered. All such obstructions or discrepancies should be brought to the attention of the Owner or Landscape Architect. In the event this is not done, the Contractor must assume full responsibility for revisions necessary. Before any work commences, confer with the Owner and Landscape Architect regarding general details of work of this contract.
 - F. Inspection Schedule:
 - 1. Contractor will be responsible for notifying the Owner and Landscape Architect in advance for the following inspections, according to the time indicated:
 - a. Pre-job Conference - 7 days
 - b. Pressure supply line installation and testing - 36 hours
 - c. System layout - 36 hours
 - d. Coverage Tests - 36 hours
 - e. Final Inspection - 48 hours

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2. When inspections have been conducted by other than the regular Owner's Representative, show evidence of when and by whom these inspections were made.
 3. No inspection will commence without as-built drawings.
- F. Maintain throughout the project a complete set of blueprints with all changes clearly recorded. Prints shall be kept in a clean and neat condition and shall be accessible to the Architect at all times. At the conclusion of the project work with the General Contractor to transfer all notes to a set of record sepias to be prepared for submission to the Owner.
1. Dimensions from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.). Locations shown on as-built drawings shall be kept day to day as the project is being installed. All dimensions noted on drawings shall be 3/8 inch in size.
 2. Show locations and depths of the following items:
 - a. Point of connection.
 - b. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
 - c. Sprinkler control valves (buried only).
 - d. Routing of control valves.
 - e. Other related equipment (as may be directed by the Owner or Landscape Architect).
 - f. Quick coupling valves.
 3. Maintain as-built drawings on site at all times.
 4. Make all changes to reproducible drawings in ink. If necessary, use eradicating fluid when redoing drawings.
- G. Controller Charts:
1. As-built drawings must be approved by the Landscape Architect before charts are prepared.
 2. Provide one controller chart for each controller supplied, of the maximum size the controller door will allow, showing the area covered by the automatic

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controller. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced. The chart shall be a blackline print and a different color shall be Listed to show the area of coverage for each station.

3. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick. The chart shall be mounted using velcro or approved equal type of tape.
4. These charts must be completed and approved prior to final inspection of the irrigation system.

H. Operation and Maintenance Manuals:

1. Prepare and deliver to the General Contractor within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in individual bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit the operating personnel to understand, operate, and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
 - a. Index sheet stating Contractor's address and telephone number, duration of guarantee period, list of equipment with names and addresses of local manufacturer representatives.
 - b. Complete operating and maintenance instructions on all major equipment.
2. In addition to the above maintenance manuals, provide the maintenance personnel with instructions for major equipment and show written evidence at the conclusion of the project that this service has been rendered.

1.06 PROJECT GUARANTEE:

- A. The entire irrigation system shall be guaranteed to give satisfactory service for a period of one year from the date of acceptance by the Owner. Should any trouble

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develop within the time specified above due to inferior or faulty materials or workmanship, the trouble shall be corrected at no expense to the Owner.

- B. Any and all damages resulting from faulty materials or workmanship shall be repaired by the Contractor, to the satisfaction of the Owner, at no cost.
- C. Written guarantee shall be supplied in the completion of the project, showing date of completion.

PART 2 - MATERIALS

2.01 GENERAL: Materials shall be of first quality and of domestic manufacture unless otherwise noted.

2.02 PIPING:

- A. Pressure supply line from point of connection through backflow prevention unit shall be per local code. Pressure supply lines downstream of backflow prevention unit shall be per the legend.
- B. Non-pressure lines shall be Class 200 PVC pipe.

2.03 PLASTIC PIPE AND FITTINGS:

- A. All pipe shall be extruded of an improved PVC virgin pipe compound featuring high tensile strength, high chemical resistance and high impact strength. In terms of the current ASTM Standard D-1769 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe and 13454B for fittings. This compound must have a 2,000 psi hydrostatic design stress rating.
- B. All pipe must bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in P.S.I., and NSF (National Sanitation Foundation). The manufacturer shall also mark the date of extrusion on the pipe.
- C. Solvent cement joints for plastic pipe and fittings shall be made as prescribed by the manufacturer. The high chemical resistance of the pipe and fitting compounds specified in the foregoing sections makes it mandatory that an aggressive primer, which is a true solvent for PVC, be used in conjunction with a solvent cement designed for the fit of the pipe and the fittings of each size range specified.

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- D. Each pipe installer expected to make solvent joints shall receive instructions in the proper assembly of such joints from the representative of either pipe, cement, or fitting manufacturer before starting the job, unless he has been previously instructed on recommended solvent cementing procedures by a competent representative of the manufacturer.
 - E. All fittings shall be standard weight schedule 40. At the purchaser's discretion, contract preference may be given those suppliers able to furnish all types of fittings required under this contract from a single manufacturer, in order that responsibility will not be divided in warranty claim situations.
 - F. All fittings shall be injection molded of an improved PVC fittings compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 13454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and ells shall be side gated.
 - G. Apply primer and solvent on all pipe sizes and fittings. Primer solvent on both female and male ends.
 - H. All fittings shall bear the company's name or trademark, material designation, size, applicable I.P.S. schedule, and NSF seal of approval.
 - I. All threaded nipples shall be standard weight Schedule 80, with molded threads.
- 2.04 BRASS PIPE AND FITTINGS: Brass pipe shall be 80% red brass, American National Standard Institute (ANSI), Schedule 40 screwed pipe. Fittings shall be medium brass, screwed 125 pound class.
- 2.05 BACKFLOW PREVENTION UNIT: Reduced pressure type per local code. Mount in a lockable enclosure.
- 2.06 QUICK COUPLING VALVE:
- A. The body of the valve shall be red brass with a wall thickness guaranteed to withstand normal working pressure of 150 pounds per square inch without leakage. Valve shall have a 3/4 inch female threaded opening at base.

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- B. Hinge cover shall be red brass with a rubber-like vinyl cover bonded to it in such a manner that it becomes a permanent-type cover, yellow in color. Hinge shall be locking type.
- 2.07 AUTOMATIC CONTROL VALVES. ELECTRICAL: Valve shall be per legend. Valve shall be capable of being operated in the field without electricity at the controller, by a bleeding valve. Valve shall be completely serviceable in the field without removing valve body from the line. Valve shall be installed in a shrub area whenever possible and installed according to construction detail.
- 2.08 AUTOMATIC CONTROLLER: The Automatic Sprinkler Controller shall be as noted in the legend. All wiring to and from the controller shall be through color-coded plugs and sockets. The controller shall be locking, weather-proof type, constructed of heavy gauge steel with corrosion resistant enamel finish inside and out.
- 2.09 ELECTRICAL, HIGH VOLTAGE: All electrical equipment outside of buildings shall be Nema 3 type, waterproof for such installation. All high voltage work shall be installed under this section. Refer to Wiring, Low Voltage for additional information.
- 2.10 WIRING. LOW VOLTAGE:
- A. Connections between the controller and remote control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's specifications. Wire color: black for control, white for ground.
- B. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines, whenever possible, and shall be installed before main line whenever possible. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 20 feet.
- C. All splices shall be made using Scotch Lok Unipak waterproof sealing packets. Pen-Tite Connectors, or equal. Six expansion loops of 6 inches shall be provided each 100 feet, and/or directional turn. Use continuous wire to valves.
- D. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.

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PART 3 - EXECUTION

- 3.01 WATER SUPPLY: Connections to the existing points of connection shall be at the approximate locations shown on the drawings. Minor changes caused by actual site conditions shall be made without additional cost to the Owner.
- 3.02 LAYOUT: Layout heads and make any minor adjustments required due to differences between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. Layout shall be approved by the Owner or Landscape Architect before installation.
- 3.03 GRADES: Before starting work on the sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths.
- 3.04 ASSEMBLIES:
- A. Install the backflow assembly at the height required by local codes.
 - B. Routing of pressure supply lines as indicated on drawings is diagrammatic. Install lines (and various assemblies) to conform with details on plans. Verify possible phasing of construction with main line locations.
 - C. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. When called for, the pressure relief valve shall be the last assembly.
 - D. Brass pipe and fittings shall be assembled using Teflon dope, or equivalent, applied to the male threads only. This is also true of plastic pipe and threaded fittings.
- 3.05 LINE CLEARANCE: All lines shall have a minimum clearance of 4 inches from each other, and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.
- 3.06 TRENCHING:
- A. Dig trenches and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved area, these dimensions shall be considered below subgrade.
 - B. Provide minimum cover of 18 inches on all pressure supply lines.

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- C. Provide minimum cover of 18 inches for all control wires. Provide minimum cover of 12 inches for non-pressure lines.
- D. Provide minimum cover of 24 inches for all lines under paving.
- E. Tubing Cover: See Details.

3.07 BACKFILLING:

- A. Initial backfill on all lines shall be of a fine granular material with no foreign matter larger than ½ inch in size.
- B. Backfill material shall be tamped in 4 inch layers, under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Materials shall be sufficiently damp to permit thorough compaction under and on each side of pipe, to provide support free of voids. Backfill for trenching shall be compacted to dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities. Under no circumstances shall truck wheels be used for compacting soil.
- C. Provide sand backfill a minimum of 6 inches over and under all piping under paved areas.

3.09 FLUSHING THE SYSTEM: After all new sprinkler pipe lines, tubings and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system. Heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner or Landscape Architect.

3.10 SPRINKLER HEADS: Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing of spray heads exceed the maximum recommendation by the manufacturer.

3.11 ADJUSTING THE SYSTEM:

- A. Adjust the valves and alignment and coverage of all sprinkler heads. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes or make arrangements with the manufacturer to have adjustments made, prior to any planting.

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These changes or adjustments shall be made without additional cost to the Owner.

- B. The entire system shall be operating properly before any planting operations commence.

3.12 **COVERAGE TEST:** When the sprinkler system is completed, perform a coverage test in the presence of the Owner or Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Owner and Landscape Architect. This test shall be accomplished before planting begins.

3.13 **HYDROSTATIC TEST:** All Hydrostatic tests shall be made only in the presence of the Owner or Landscape Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing. Pressure supply lines shall be tested under a hydrostatic pressure of 150 pounds per square inch for a period of two hours.

3.14 **COMPLETION:**

- A. Upon completion of the work, make ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

- B. Supply as part of this contract the following tools:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for each automatic controller.
3. Two quick couplers with attached hose swivels.
4. Two (2) of each of all types of sprinkler heads.
5. Tubing repair tools.

- C. The following equipment shall be turned over to the Owner at the conclusion of the project. Before final acceptance can occur, evidence that the Owner has received materials must be shown to the Landscape Architect.

END OF SECTION

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SECTION 02800 - LANDSCAPE PLANTING

PART 1 - GENERAL

- 1.01 Requirements of Division 0 and Division 1 are part of this section.
- 1.02 DESCRIPTION OF WORK: Provide complete Landscape Planting as described on the drawings.
- A. Related Documents: Earthwork is specified in Section 02200 and Landscape Irrigation is specified in Section 02780.
- 1.03 QUALITY ASSURANCE: Engage a professional Landscape Contractor, licensed and bonded in accordance with regulations of governing authorities.
- 1.04 PROJECT CONDITIONS:
- A. Provide Work including: All labor and materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with furnishing, delivery, and installation of "Landscaping", complete, as shown on the drawings and/or specified herein. Work includes, but is not limited to the following:
1. Provide the fine grading in all areas to be planted.
 2. Furnish and apply weed control to all planting areas.
 3. Import and testing of topsoil, if required.
 4. Preparation of soil in all planting areas per soils analysis.
 5. Furnish and install all plant materials.
 - a. Verification of Plant Quantities: Quantities given for plant materials are shown for convenience only. The Contractor shall provide all plants shown on the plans.
 6. Stake trees.
 7. Furnish and install sodded lawn.

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8. Furnish and install redwood headerboard, or metal edging at lawns.
9. Furnish and apply topdressing.
10. Pruning of nursery stock.
11. Maintenance of all plantings until end of maintenance period and acceptance.

B. Inspection of Work in Progress:

1. Installations and operations in progress must be approved at various stages by the Owner or Landscape Architect.
2. In no event shall the Contractor proceed from one state to another of the work, without prior approval of the Owner or Landscape Architect.
3. The Contractor must notify the Owner and Landscape Architect for inspections of the following stages of work:
 - a. When all grading and topsoil work, within planting areas has been completed.
 - b. When all plants are ready to be delivered at the nursery or when plants have been delivered to the site and prior to any planting.
 - c. When all trees and shrubs have been spotted on the site where shown on the drawings.
 - d. When all tree and shrub pits have been excavated after water has leached out of the pits.
 - e. When weed germination and removal is complete, and sodbed is prepared but prior to installation of sod.

1.05 PROJECT GUARANTEE:

- A. All trees, shrubs, and plant material (other than flatted material) less than 15-gallon size shall be guaranteed for a period of four months. All materials larger than 15-gallon size shall be guaranteed for a period of one year. All guarantee periods commence from the time of final acceptance by the Owner at the successful completion of the maintenance period.

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- B. Replace, as soon as weather permits, all dead plants and all plants not in vigorous condition as noted during the maintenance period.

PART 2 - MATERIALS

2.01 MATERIALS: If requested, samples of soils additives and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples, or as directed by the Landscape Architect. A copy of delivery slips on all materials used on project shall be forwarded to the Owner and Landscape Architect. Substitutions in any material will not be permitted unless specifically approved in writing by the Landscape Architect.

A. Soil and Soil Amendments:

1. Fertilizer for soil conditioning and maintenance shall bear the manufacturer's guaranteed analysis, and shall be as recommended in the required soils laboratory report.
2. Organic amendment shall be nitrolized redwood sawdust (.5% actual nitrogen), or Cedar sawdust (.5% actual nitrogen), or Fir Bark (1% nitrogen). It shall be fine textured, having minimum 80% passing #8 screen and minimum 95% passing #4 mesh screen. Salinity shall be no higher than 3.5 millimhos per centimeter at 25' Centigrade as measured by saturation extract conductivity. Organic amendment shall be mineralized with iron sulfate. Pine shall not be used as an organic amendment.
3. Import soil, (topsoil) if required, shall be free from debris, roots, and large rock and shall be of the same structure and USDA classification as the site soil and shall be free of all deleterious materials harmful to plant life. Expansive soil is not acceptable.
4. A sample of the proposed import soil (topsoil) shall be submitted to:

Soil and Plan Laboratory, Orange Ca

Contact Mr. Forrest Fullmer, (714) 282-8777 for instructions on sampling, submission and laboratory mailing address. Request Code A-04 analysis. A copy of the lab report shall be forwarded to the owner's representative.

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Imported soil shall meet the following criteria:

Silt plus clay content shall not exceed 15% by weight. 95% of import shall pass a 2.0 millimeter sieve. Sodium adsorption ratio (SAR) shall not exceed 6. Electrical conductivity (ECe) shall not exceed 3 0 millimhos per centimeter at 25 degrees centigrade. Boron shall not exceed one ppm as measured on the saturation extract.

Import soil (topsoil) will be tested independently by the owner after installation to verify that only approved soil has been placed in planter areas. Soils testing which does not verify the use of approved soil will required replacement of non-conforming soil or other proof by the contractor that only approved soil has been installed.

In taking the soil sample (s), the following points should be observed:

- a. Take sample from the root zone from a depth of 1/2" - 18", avoiding the surface debris or crust.
 - b. the sample should be at one quart in volume and consist of a number of sub-samples mixed together.
 - c. Place sample in a plastic bag, close the open end and place in a paper bag. Write designation information on the paper bag. Never place slips of paper with written information in contact with soil.
 - d. Mail in suitable container.
5. Backfill mix and soil amendments shall be as recommended by the Soils and Plant Laboratory. Such recommendations will be included in the Code A-04 soils analysis report prepared by the laboratory on the proposed topsoil as described under item 4 above.

The Owner will independently verify that the recommended amendments and backfill have been installed. Areas found to have insufficient backfill and soil amendment ingredients shall be upgraded at retested at the contractor's expense.

B. Plant Materials

1. Quality and size of all plants shall conform to the California Standard

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Grading Code of nursery stock and shall be No. 1 grade. Plants shall be vigorous, or normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed any measurements specified and shall be supplied from the source indicated when a source is specified.

2. Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no rootbound conditions prevail. No container plants that have cracked or broken balls of earth, when taken from container, shall be planted except on special approval from the Owner or Landscape Architect.
 3. Nomenclature conforms to customary nursery usage: For clarification, the term "multi-trunk" defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
- C. Topdressing (Mulch). Nitrolized broken bark 1" diameter in size to a 2" depth.
- D. Lawn from Sod: Marathon fescue Grass. Submittal for exact type and grower may be required.

PART 3 - EXECUTION

- 3.01 GENERAL: Commence work as directed by the Owner or Landscape Architect and conduct operations continually to completion unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
- 3.02 SITE CLEARANCE: Clean up and remove from planting areas all existing plant material not removed under the general site construction contract, including roots and any accumulated debris and rubbish before commencing work. Legally dispose of such material off the site.
- 3.03 STORAGE: Store plants and materials on the project site, and ensure that they are protected from damage by sun, rain, wind, theft, vandalism, and construction work. Water plants regularly.
- 3.04 FINE GRADING:
- A. The Contractor shall import as required. The Contractor's bid shall indicate the total in-place cost of required import. No additional charges will be allowed.

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- B. The soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form, or clods not readily break up.
- C. The Contractor shall be responsible for dust control in areas within the scope of this contract.
- D. Excavate all planter areas, if topsoil is required, to a depth of at least 18" below the top of adjacent curbs and walks and fill with imported topsoil. Rip the bottom of planters to a depth of 12" in two directions prior to placing topsoil. Water settle and compact in layers. Guarantee against subsidence for 12 months after completion of maintenance and final acceptance by the Owner.
- E. Rough grade requirements shall allow for soil amendments. Coordinate with General Contractor.
- F. Bring to the attention of the Landscape Architect all soil in planting areas that contain any deleterious substances such as oil, plaster concrete, gasoline, paints, solvents, etc. Upon the approval of the Owner's authorized Representative, remove and dispose of all above mentioned soil to the level of dryness in the affected areas. The affected soil shall be replaced with native soil. If the Contractor fails to notify Landscape Architect of the above mentioned soil, the Contractor shall be responsible for any damage to installed plants caused by such substances.
- G. If an area to be landscaped is not acceptable to the Contractor, he shall notify the General Contractor.
- H. Finish grade all planting areas to a smooth and even conditions, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over one inch in diameter within six inches of the surface so that, after conditioning and planting, the finish grade in shrub and in groundcover areas is 3" below the top of all curbs and 1" below the top of all walks.
- I. Omit rototilling on slopes 2 to 1 or greater in ratio. Instead, lightly hand scarify the soil. Refer to Drawings for sloped areas, if any.
- J. Patch all areas having damage from erosion and do related earth moving to create a smooth and regular surface for planting. Final grade to be approved by Owner or Landscape Architect.

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1. Apply pre-emergent weed control chemicals to groundcover areas. Do not apply to areas to be lawn seeded.
 2. Proceed with installation of shrubs and groundcover after removal of any weeds by cultivation.
- K. The Contractor shall be responsible for control of weeds in all landscape areas through the final acceptance of the work. Any selective weed control spray or physical weed removal shall be the Contractor's responsibility and the contractor shall repair any damage resulting from weed control activity.

3.05 SOIL CONDITIONING (also see previous Fine Grading paragraph):

- A. Broadcast the recommended soil additives per 1,000 square feet and cultivate to a depth of 6" based upon required soils and laboratory report. Soils analysis shall be done by Soils & Plant Laboratory, Inc. 412 S. Lyon, Santa Ana, CA (714) 558-8333. Copies of the report shall be sent to the Owner's representative.

3.06 TREE AND SHRUB PLANTING:

- A. Position the trees and shrubs or stake their intended locations per the plans and secure the approval of the Landscape Architect before excavating pits, making necessary adjustments as needed.
- B. Excavate pits with vertical sides for all plants. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots. When planted and settled, the crown of the plant shall bear the same relation to the finished grade that it did to soil surface in place of growth. Improperly placed plants will be rejected. If topsoil is required, all trees and shrubs shall be installed in oversized plant pits. Minimum clearances between the side and the bottom of any rootball and native soil shall be:

5 gallon	12"
15 gallon	18"
24" box	24"
48" box	36"

- C. Set plants in center of pits in a vertical position so that the crown or ball of plant will be level with finish grade after allowing for watering and settling of soil.

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Repair any settlement or leaning of plants through out the 12 month gurantee period.

3.07 TURF GRASS SOD:

- A. Roll subgrade when soil is reasonably dry, using a 125 pound water ballast roller. If rolling will not firm the sodbed underneath, it shall he permitted to settle until the Landscape Architect determines a satisfactory condition has developed. Rerake or scarify all irregularities and cut or fill as required to establish uniform grade. Roll area again to obtain a uniform grade. Areas to be planted to lawn, shall be finished smooth, satisfactory to the Landspace Architect before any sod is placed.
- B. Sod is to be freshly out and placed in sections not smaller than one square foot. Stagger the joints between rolls. Sift soil (use soil waste that has fallen off sod) into all joints to fill any voids created. Roll sod with lightly weighted roller after completion of all sodding operations.
- C. The grass shall be mowed, with a sharp reel-type mower equipped with rollers. During the period of maintenance the grass will not be allowed to exceed two and one-half inches in height. All grass clippings shall be collected during the mowing operations and shall be removed from the site and be legally disposed of by the Contractor.
- D. The lawn edges shall be maintained in a neat condition until acceptance of the work.
- E. Sufficient measures shall be taken by the Contractor to ensure the lawns against damage resulting from pedestrian traffic. If any type of barrier is used, it must meet with the approval of the Landscape Architect. Any damage to the lawns shall be repaired by the Contractor before acceptance will be made.
- F. Repair: When any portion of the sod area becomes discolored, waterlogged, or otherwise damaged or unhealthy following sodding within the period of Contractor's responsibility, the affected portion shall be repaired to re-establish the condition and grade of the soil prior to installation and shall then be replanted as originally specified at no cost to the Owner.

- 3.08 STAKING:** Stakes shall be driven into the ground in such a way as to minimize damage to the ball of the tree, and shall be placed so that the tree will blow away from the stakes.

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except where such placement will cause damage by parked cars. Form loops around trunk with hose and wire ties, and securely attach through stake(s) so that slippage cannot occur.

- 3.09 PRUNING: Pruning of nursery stock shall not be done prior to delivery. All plants shall be pruned according to standard horticultural practice by a qualified arborist approved by the Landscape Architect. All cuts shall be covered by an application of "Tree Seal" or equal, colored to match trunk. Do not use lead base paint.
- 3.10 MULCH: All planting areas shall be mulched (top dressed). Remove mulch falling on hard surface areas.
- 3.11 CLEAN-UP:
- A. During the course of the work and at its conclusion, remove surface material from the site and leave the premises in a neat and clean condition.
 - B. Remove all tags, labels, nursery stakes and ties from all plants.
- 3.12 MAINTENANCE:
- A. Maintenance operations shall begin immediately after each plant is planted and shall be continued satisfactorily for a period of sixty (60) days after the time all items of work have been completed as specified herein and to the satisfaction of the Landscape Architect.
 - B. During the maintenance period specified in paragraph A. above, all plants and planted areas shall be kept watered at all times; weeds shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; paper and debris shall be regularly removed from planters; and water system shall be maintained and repaired; rodents shall be controlled; and the entire project shall be so cared for that a neat and clean condition is presented at all times. Keep walks and curbs swept clean. Legally dispose of excess materials including paper and debris in planted areas.
 - C. Maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

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- D. An application of fertilizer shall be made to all landscape areas just prior to the completion of the maintenance period according to the recommendations of the required soils laboratory report.
- E. Inspection of plant material: Inspection of plant materials required by City, County, State, or Federal authorities shall be the responsibility of the Contractor and where necessary he shall have secured permits or certificates prior to delivery of plants to the site.
- F. Plants shall be subject to inspection and approval or rejection at place of growth and on the project site at any time before and during progress of work or during the maintenance period. Poor condition, latent defects, injuries, and improper size, variety, and shape shall be cause for rejection. Rejected plants shall be removed from the project site immediately.
- G. A written notice requesting a pre-maintenance inspection shall be received by the Owner and Landscape Architect at least 5 days to completion of the project.
- H. A written notice requesting final inspection shall be received by the Owner and Landscape Architect at least 5 days prior to completion of maintenance period.
- I. The Contractor shall make a periodic inspection of plant materials until the end of the guarantee plant period. If unfavorable conditions exist which might be harmful to the guaranteed plant, the Contractor shall notify the Owner in writing of the condition, or he may be held responsible under the guarantee.
- J. Pre-maintenance inspection and final inspections are to be held with the understanding that the project has been reviewed by the principals of the responsible Contractor in advance of the reviewed by the Owner and Landscape Architect. Discrepancies noted during this advance review are to be corrected before the project receives these official inspections.

END OF SECTION

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SECTION 09200 - LATH AND PLASTER

PART 1 - GENERAL

- 1.01 Requirements of Division 0 and Division 1 apply to the work of this section.
- 1.02 DESCRIPTION OF WORK: Provide temporary construction facilities for the prosecution work.
 - A. Related Documents: Rough Carpentry is specified in Section 06100.
 - B. Contractor Option: General Contractor has option to use wood stud or metal stud system for non-bearing partitions except where wood framing is used structurally.
- 1.03 QUALITY ASSURANCE:
 - A. Job Mock-up: Prior to installation erect a 4' x 4' sample wall panel mock-up using materials, required for final work. Retain mock-up during construction as a standard for judging completed plaster work. Do not alter, move or destroy mock-up until work is completed.
 - B. Fire-Resistance Rating: Where plaster systems with fire-resistance ratings are indicated or are required, provide materials and installations which are identical with those of applicable assemblies tested per ASTM E 119.
 - C. Allowable Tolerances: For flat surfaces, do not exceed 1/4" in 8'-0" for bow or warp of surface, and for plumb or level.
 - D. Reference standard: Plaster and drywall systems manual, third edition.
- 1.04 PROJECT CONDITIONS: Protect Contiguous work from soiling, spattering, moisture deterioration and other harmful effects which might result from plastering. For environmental conditions comply with the referenced standard.

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PART 2 - PRODUCTS

- 2.01 METAL LATHING AND FURRING MATERIALS: Provide the type, weight, grade and finish of materials, and include for each system the accessories and trim as recommended by the manufacturer for the application indicated.
- 2.02 MATERIALS: All materials shall conform to the reference standard.
- A. Portland Cement Plaster: Provide either neat or ready mixed (where applicable) materials, at installer's option, complying with ANSI A42.2:
 - 1. Base Coat Cement: Type is installer's option.
 - 2. Base Coat Lime: Special finishing hydrated lime, type S.
 - 3. Base Coat Aggregate: Sand
 - 4. Job Mixed Finish: Waterproof white portland cement, ASTM C150, types I or IA; sand aggregate, ANSI A42.2, except 100% passing the No. 16 Sieve; bonding additive; texture shall be as noted on plans.
 - B. At Wood Stud Wall: Exterior Lath and Framing members: Hot dip galvanized finish: ASTM A 525 G90 for 18 gauge and lighter formed metal products, ASTM A123 galvanized after fabrication for 16 gage and heavier products. Provide 3.4 lb per sq. yd. expanded metal lath unless noted otherwise.
 - C. At Wood Stud Wall: Paper: All building paper shall be Kraft paper Grade B. or as application dictates according to referenced standard.
 - D. Exterior Exposed Plastering Accessories: Provide zinc alloy accessories for exterior work and work in "High Humidity" areas, except where fully concealed in plaster.
 - E. Wire Ties: Galvanized soft steel wire, not less than 16 gauge for tying furring channels to runner channels, and not less than 18 gauge for other ties.
 - F. Small Nosed Corner Bead: Expanded type with 2 7/8" wide flanges, 24 gauge.

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PART 3 - EXECUTION

3.01 INSTALLATION OF METAL SUPPORT SYSTEM:

- A. Installation: Install all plastering system components according to ASTM C 841, ANSI A 42.4, and to the referenced standard. Coordinate depth of accessories with thickness of and number of coats of plaster to be applied.
- B. Install metal corner guards at external corners and corner reinforcement at all interior corners. Install casing beads at terminations of plaster work. Where plaster abuts concrete or masonry, set casing bead 1/4" from concrete.
- C. Provide metal expansion joints as shown on plan. If not shown, divide plaster with joints at a maximum of 10' on center with a maximum panel area of 100 sf.

3.02 INSTALLATION OF PLASTER:

- A. Sequence plaster installation properly with the installation and protection of other work, so that neither will be damaged by the installation of the other.
- B. Apply plaster according to the methods outlined in the reference standard.
- C. For exterior plaster not apply when prevailing temperatures are below 40 degrees F. If freezing is expected only apply the amount of plaster that can hydrate prior to the freezing period, unless auxillary heat and enclosures are provided to maintain temperature above 40 degrees F.
- D. Finish: Float finish.

3.04 CUTTING AND PATCHING: Cut, patch, and repair plaster as necessary to restore cracks, dents and imperfections. Repair or replace work to eliminate defects, including areas of work which do not comply with specified tolerances.

3.05 CLEANING AND PROTECTION: Remove temporary protection and remove plaster from surfaces which are not to be plastered.

END OF SECTION

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APPENDIX "A"

SITE SIGNAGE DESIGN CRITERIA

See Revised Master Sign Program