



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

UNFINISHED BUSINESS: January 10, 2012
SUBJECT: Carson Street Improvements
APPLICANT: City of Carson
Carson Redevelopment Agency
PROPERTY OWNER: City of Carson
REQUEST: To approve the Carson Street Improvement Project
PROPERTY INVOLVED: Carson Street Right-of-Way between I-405 and I-110

COMMISSION ACTION

_____ Concurred with staff
_____ Did not concur with staff
_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

I. Introduction

On December 15, 2011, the Planning Commission considered the proposed Carson Street improvement project and continued it to this meeting. The Planning Commission was supportive of the design aspects of the project and directed staff to:

- Further examine median and driveway closures
- Meet with impacted property owners
- Examine more green components for the project
- Provide more information regarding maintenance
- Send additional notices to impacted owners and residents.

II. Analysis

After the Planning Commission meeting, staff has reviewed all proposed median and driveway closures. We have also met or contacted property owners that were present at the Planning Commission meeting. We have been able to accommodate many of the requests to keep the median openings. There are two remaining median openings that need to be discussed.

The first median serving Lucky China is strongly recommended to be closed since the design does not meet acceptable standards due to the limited stacking space for one car and unsafe turning movements. Staff has witnessed traffic from the office building to the west of Lucky China using the median open for left turns into westbound Carson Street.

The second median opening serves the Ralph's Center and proposed Community Dynamics/City View development. There have been numerous discussions regarding this median opening to explore alternatives. A revised design has been submitted from Community Dynamics to address many of the concerns (Exhibit No. 4). The proposed design provides for a 205-foot left turn pocket with access provided to the mixed use development at a new signalized entry drive and an opening to serve the Ralph's Center easement. While improved, this proposed design still does not meet acceptable standards and is not recommended for approval. An alternative is to defer the construction of the new traffic signal until a later phase of the City View development. This would allow the median opening to the Ralph's Center easement to remain open for an interim period. The opening to the Ralph's Center easement must be eliminated for the City Engineer to approve the installation of the new traffic signal to the new mixed use development.

At the last meeting, the property owner for the commercial center located at the southwest corner of Carson Street and Ravenna raised concern with the closing of two driveways. The driveway closures will eliminate access to six existing parking spaces in front of the commercial businesses and access into the former auto repair service bays. There is no authorized use of the former auto repair space and no approved parking in front of this section of the building. The driveways and parking spaces do not meet city standards and present a hazard since cars need to back up in to the street. The street improvement project will provide five new on-street parking spaces. Any resultant loss of parking to the subject property is considered



minimal due to the provision of street parking. Therefore, staff recommends elimination of these driveways to improve public safety.

The proposed project should be considered "green" since it supports a mixed use district intended to reduce automotive trips and increase pedestrian activity. In addition, the water efficient landscaping and irrigation system will reduce water use. The proposed storm water system includes infiltration planters that will improve the water quality that enters the storm drain system. The project also includes trash receptacles that include a separate recycling component to encourage recycling. Staff recommends the proposed pedestrian lights to be specified with LED lights. This would increase the cost of each light by \$400.00 for a total of \$53,000.00. This maybe a good investment since the savings in energy cost and maintenance will pay for the extra cost over time. Other "green" ideas that the Planning Commission can consider include prioritizing the use of recycled materials and recycling the waste stream associated with the construction.

The Public Works Division has evaluated the proposed plans to determine future maintenance needs. Due to the use of drought resistant and low maintenance planting materials, efficient irrigation systems and quality materials, it is not anticipated that the maintenance costs will be unreasonable.

The recent actions by the State of California to eliminate redevelopment agencies have resulted in the loss of the primary funding source for this project. The final street improvement design provides for phased implementation. Staff will continue efforts to identify grants and other funding sources to allow for the future implementation of the approved design for Carson Street.

Environmental Review

Pursuant to Section 15301(c) of the California Environmental Quality Act (CEQA), the proposed street improvements are a Class 1 exemption since the project includes repair, maintenance of existing public or private structures, such as existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, pursuant to Section 15302 of the CEQA, the proposed project is a Class 2 exemption since the project is replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the replaced structure.

III. Recommendation

That the Planning Commission:

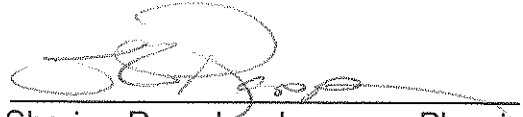
- APPROVE the Carson Street improvement plans; and
- WAIVE further reading and ADOPT Resolution No. 11-_____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL BY THE CARSON CITY COUNCIL THE CARSON STREET IMPROVEMENT PROJECT FOR THE SEGMENT BETWEEN I-110 AND I-405."



IV. Exhibits

1. Draft Resolution
2. December 15, 2011, Planning Commission Staff Report
3. December 15, 2011, Planning Commission Minutes – NOT AVAILABLE
4. Community Dynamics letter dated January 3, 2012.
5. Ryan Easter email dated December 15, 2011
6. Brad Pearl email dated December 14, 2011

Prepared by: 
Saied Naaseh, Senior Planner

Approved by: 
Sheri Repp-Loadsman, Planning
Officer

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 12-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON RECOMMENDING TO CITY COUNCIL
APPROVAL OF THE CARSON STREET IMPROVEMENT
PROJECT FOR THE SEGMENT BETWEEN I-110 AND I-405**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. On December 7, 2010, the City Council and the Carson Redevelopment Agency awarded a contract to Gruen Associates for preparation of the Carson Street improvement project. A stakeholders' meeting was held on August 25, 2011, and a community meeting was held on November 16, 2011. A public hearing was held by the planning commission on December 15, 2011.

A public hearing was duly held on January 10, 2012, at 6:30 P.M. at City Hall, City Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project is consistent with the goals and objectives of the Carson Street Master Plan in that the proposed project creates a beautiful and vibrant "main street" that reflects the community's vision and embodies the identity of city of Carson, creates a livable, pedestrian friendly environment, creates distinctive gateways at either end of Carson Street, and promotes a high standard of amenities in public places.
- b) The proposed project is consistent with the implementation of the Public Improvements section of the Carson Street Master Plan, as proposed street trees enhance the identity of the corridor, wider sidewalks and landscaped parkways enhance the pedestrian walking experience, environmental graphics such as gateways, banners, and way-finding signs provide a unique identity for Carson Street, and pedestrian amenities such as benches, light fixtures, and trash receptacles are proposed to further unify the theme and identity of Carson Street.
- c) The proposed improvements are based on a traffic study completed by KOA Engineers that has analyzed the traffic flow, available on-street parking, and median closures and has found the proposed improvements acceptable.
- d) An analysis of closure of driveways has been completed that demonstrates adequate access is provided to all parcels.
- e) The proposed project is consistent with the community priorities identified in the Carson Street Master Plan, including provision for gateway entries, pedestrian



friendly environment, street trees with adequate tree wells, enhanced crosswalks, pedestrian lights, new landscaping, seating nodes; and public art.

- f) The proposed project provides 128 on-street parking spaces with a net loss of 19 spaces. KOA's traffic engineers have observed and documented the peak hour parking demand at 94 spaces; therefore, KOA's traffic engineers have concluded that the net loss of 19 parking spaces is not considered significant since the number of proposed parking spaces is greater than the existing and projected parking demand for the area.
- g) All impacted property owners have been provided ample opportunity to voice their opinions regarding this project.

Section 3. The Planning Commission further finds that the proposed use will not have a significant effect on the environment. Pursuant to Section 15301(c) of the California Environmental Quality Act (CEQA), the proposed street improvements are a Class 1 exemption since the project includes repair, maintenance of existing public or private structures, such as existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, Pursuant to Section 15302 of the CEQA, the proposed project is a Class 2 exemption since the project is replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the replaced structure.

Section 4. Based on the aforementioned findings, the Commission hereby approves the Carson Street improvement project.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

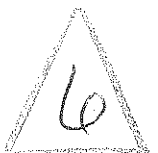
Section 6. This action shall become final and effective fifteen (15) days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF JANUARY, 2012

CHAIRMAN

ATTEST:

SECRETARY





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		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

I. Introduction

In 2006, after several years of conducting studies and holding community workshops, the city adopted the Carson Street Master Plan with a vision to create a beautiful, vibrant "main street" that symbolizes the identity of Carson. The goal is for the corridor to become a cultural and civic activity center and an inviting place for people to live, play, shop and work. The proposed streetscape project is a major step in realizing this vision and will link land use and transportation decisions to enhance our city's character, economy, livability and environmental sustainability.

In addition, for the past year, staff has advocated adding the Carson Street and Avalon Boulevard interchanges to be considered as related projects with the Carson Street improvement project. These combined street improvements represent a comprehensive urban design and reconstruction plan that will be one of the city's largest and most important public works efforts since its incorporation.

On December 7, 2010, Gruen Associates was retained to design the street improvements for Carson Street. Gruen and their team, KOA Engineers and Selbert and Perkins, have spent the past year designing these plans. The Planning Commission is requested to review the design plans and recommend approval by the City Council so that final construction plans can be completed. The City Council is scheduled to review the Carson Street Improvement Project on December 20, 2011.

II. Background

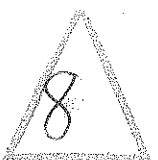
Carson Street Improvement Project

The Carson Street improvement project is an extensive public investment stretching 1.75 miles between the I-405 and I-110 freeways that would complement existing and proposed development by reinforcing the concept of a "main street" that is shared by everyone. The goal is to enhance community well-being by making Carson Street a place where social and business interaction can occur on a regular basis. Public health and environmental quality will be improved by reducing congestion and green house gas emissions through the development of walkable streets, shopping districts, and residential neighborhoods that lessen the need to use automobiles.

Carson Street and Avalon Boulevard Freeway Interchange Enhancements

To improve the sense of entry from the freeways, the consultants are in the process of preparing landscape plans to enhance the Avalon Boulevard and Carson Street interchanges. The enhancements to the Carson Street interchange would act as a unique entry statement from the freeway and transition into the new streetscape landscaping for the corridor. The enhancements to the Avalon interchange would make a bold entry statement complementing Carson Street, the Civic Center and the Boulevards at South Bay. Public art and/or artistic elements are proposed to be incorporated into the design where feasible.

The design process for the freeway interchange enhancements will take longer than the Carson Street improvement project due to the need to obtain authorization from Caltrans. Staff anticipates presenting these plans to the Planning Commission in the second quarter of 2012. The funding for this portion of the project has not been allocated in the 2011-2012 CRA budget. Staff will be requesting an amendment to the budget when the project cost estimate is available.



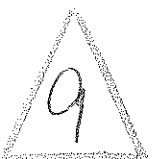
Community Outreach

On July 25, 2011, a stakeholders' meeting was held with members of the City Council, Planning Commission, Economic Development Commission, Public Works Commission, and major developers to identify preferred design options. The preferred alternative included new entry monuments with red sandstone, wide sidewalks with enhanced design, decorative crosswalks and new street furniture and pedestrian lights. On November 16, 2011, a community meeting was held to present the preferred alternative. Over 2,000 notices were sent to property and business owners along the corridor, as well as all property owners within 300 feet of the corridor. Approximately forty (40) people attended this community meeting. After staff and the consultants presented the preferred alternative to those in attendance, discussion ensued regarding the landscape palette, public art, parking, schedule, funding, graffiti, use of recycled water, bus stops, left turns, driveway closures, and visibility of businesses. All comments and questions were mostly positive, and the community was excited to see the project move forward after many years of planning. For the Planning Commission meeting, staff notified the same individuals and entities that were notified for the community meeting.

Design Plans

The following principles were used to improve the appearance and functionality of the corridor and to create a unique design that distinguishes Carson from its neighboring communities. These principles are based on the interpretation of the Carson Street Master Plan's goals and objectives.

- Maintain four lanes for through vehicular travel;
- Close median openings and unnecessary driveways to enhance traffic safety and aesthetic appearance of the corridor;
- Widen sidewalks and landscaped parkways by moving the curb into the street by either 4 feet and, in some instances, up to 12 feet;
- Design a street that will move people, not just vehicles, and will serve users and pedestrians of all ages and abilities;
- Identify potential locations for squares, plazas and pocket parks and other points of interest for people to visit outside of the street right-of-way;
- Establish a sense of place by using specialized design and detail;
- Integrate public art or artistic elements into the streetscape;
- Introduce new street furniture, such as benches, pedestrian-scale street lights, bus shelters, trash receptacles, way-finding signs, and bike racks;
- Preserve majority of existing concrete sidewalks to reduce the project cost but use concrete pavers at key locations to visually enhance the pedestrian areas;
- Provide adequate area for trees to ensure health, quick growth and long life;
- Utilize landscape areas to treat storm water; and
- Maintain on-street parking for shops and older residential properties.



Taking into account the above principles, the Carson Street improvement project includes the following components to unify and reinforce the overall identity of Carson Street:

1. Provides fourteen (14) seating nodes for pedestrian rest areas.
2. Reconstructs all driveways for ADA compatibility.
3. Provides new colorful, drought tolerant and low maintenance landscaping at parkways and medians with distinctive street trees as unifying elements.
4. Adds street furniture, such as benches, trash receptacles, bike racks, and pedestrian lights with electrical power for events and holiday displays.
5. Provides for future installation of compatible bus shelters.
6. Uses decorative crosswalks to enhance major intersections.
7. Designates ten (10) possible public art locations in the median and one public art location adjacent to the future community center sculpture garden. Advocates for one or two public art pieces as part of the project.
8. Installs entry monuments at either end of the project at Avalon Boulevard and Figueroa Street.
9. Installs way-finding signs for direction to major destinations.

III. Analysis

The Carson Street improvement project includes features that deserve careful analysis, including street parking, median design, driveway locations, lighting and street furniture. The proposed design plans have been provided to the Planning Commission for review and are recommended for approval. The various features provide for a very attractive streetscape that energizes the experience when driving, riding or walking along the street. Careful attention has been paid to make sure that the plan accomplishes a cost-effective, safe, attractive and unique design that will create an appropriate design for Carson Street.

Reduction of On-Street Parking

One of the main goals of the Carson Street Master Plan is to create a pedestrian friendly "main street" by increasing the width of the sidewalk and landscaped areas. The proposed design accomplishes this by moving the curb further into the street, which in some areas results in a reduction of street parking. Recognizing the need to preserve street parking, the plan sensitively identifies where to place enhanced landscape and seating areas.

An inventory of parking spaces determined that there are 147 existing parking spaces along the corridor. To determine the parking demand, KOA's traffic engineers conducted a parking analysis that inventoried the peak parking use for commercial and residential uses. This inventory was conducted at 1:00 pm and 7:00 pm to evaluate peak commercial parking demand in the afternoon and peak residential demand for parking in the evening. The highest parking demand was determined to be 94 parking spaces. The proposed plan provides for 128 street parking spaces.

Based on this data, KOA's traffic engineers have concluded that the net loss of 19 parking spaces from 147 to 128 is not considered significant since the number of proposed parking spaces is greater than the existing and projected parking demand



for the area. Staff has reviewed KOA's methodology and finds it reasonable and consistent with standard practice.

Median and Driveway Closures

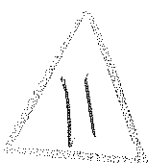
Carson Street is characterized by development from the 1950's to present time. Much of the development occurred without the benefit of a cohesive plan to guide land uses and circulation patterns. As a result, individual parcels have developed as a series of freestanding individual buildings, nondescript commercial centers, and a mix of residential and mixed use developments in varying densities. This pattern of development has resulted in numerous driveways and left-turn pockets in the medians. KOA and the city's traffic engineer have examined the median turning movements and the driveways for the entire corridor. As a result, several median openings and driveways were found to be unnecessary and unsafe in some cases.

Consistent with the Carson Street Master Plan goals, Gruen Associates and KOA have provided recommendations to increase pedestrian, cyclist, and motorist safety, maintain a good flow of traffic, and increase the aesthetics value and amenity levels of Carson Street. After careful analysis of the median turning movements, KOA determined that eight (8) mid-block median openings should be closed without significantly impacting traffic flow along the corridor and turning movements into the parcels. Staff confirmed that when the median openings are closed, the drivers will have a nearby opportunity to make a left turn or U turn. In addition, KOA and the Engineering Division have recommended closing nineteen (19) driveways to increase both safety and aesthetics of the street by allowing the continuation of sidewalks and landscape areas. Four (4) driveways have been eliminated since they are no longer utilized or do not lead to a garage or a parking lot. Twelve (12) driveways were eliminated since there are multiple driveways that serve vacant properties. With the elimination of these driveways, these vacant properties are served with a single driveway. Three (3) driveways are recommended to be closed since they have been determined to cause traffic hazards.

In addition to the public meeting notices, certified mail has been sent to all property owners that are impacted by the proposed median and driveway closures encouraging them to contact staff and attend the Planning Commission and City Council meetings. The City Engineer and Engineering staff will make every effort to discuss individual conditions to verify that the proposed closures are needed. The current proposal contains only those locations deemed to be of significant concern to warrant closure or modification. Staff will report at the Planning Commission meeting whether property or business owners have objected to the closure of the driveways or the medians. Exhibit 2 includes a letter from Community Dynamics opposing closure of one of the median openings.

Areas Under Review

A few components of the project are still being finalized, and there will be further refinements as construction drawings are completed. Staff is requesting design approval for the entire project; however, some components of the project may be brought back to the Planning Commission for further consideration, including public art and bus shelters.



Public Art

The proposed project includes eleven (11) designated locations for public art. Staff expects one or two public art pieces to be completed as part of this project. The proposed public art proposals will be brought back to the Planning Commission and City Council prior to finalizing the plans for the bidding process. All other future public art pieces will be installed as the city commits to additional funds to public art or adopts a public art fee.

Bus Shelters

A separate request for proposal will be prepared to find a contractor that is able to provide and maintain bus shelters within the city. There will be special attention focused on the Civic Center and Carson Street areas to maintain consistency with the design standards adopted through this process.

Schedule and Phasing

The proposed plans for the project will be presented to the City Council on December 20, 2011, for final design approval. The improvement plans are currently in the plan check process. Staff expects the plans to be ready for the construction bid process in the first quarter of 2012. The adopted CRA budget included approximately \$9,200,000 for this project over the next three (3) years. In addition, \$200,000 has been designated in the budget for public art. The project will be designed as a three-phase project, including I-405 to Avalon, Avalon to Main Street, and Main Street to I-110 segments. The precise scheduling and construction of the project will be determined when the City Council is requested to act upon the construction bid process. Future phases of the project will be brought back to Planning Commission for consideration, including bus shelter designs, public art installations, graphic identity and banner program on street light poles, information kiosks, and enhanced landscape treatment at Avalon Boulevard and Carson Street freeway interchanges.

IV. Environmental Review

Pursuant to Section 15301(c) of the California Environmental Quality Act (CEQA), the proposed street improvements are a Class 1 exemption since the project includes repair, maintenance of existing public or private structures, such as existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, pursuant to Section 15302 of the CEQA, the proposed project is a Class 2 exemption since the project is replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the replaced structure.



V. Recommendation

That the Planning Commission:

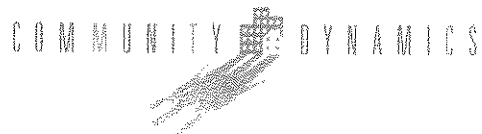
- APPROVE the Carson Street improvement plans; and
- WAIVE further reading and ADOPT Resolution No. 11-_____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL BY THE CARSON CITY COUNCIL THE CARSON STREET IMPROVEMENT PROJECT FOR THE SEGMENT BETWEEN I-110 AND I-405."

VI. Exhibits

1. Draft Resolutions.
2. Community Dynamics letter dated December 9, 2011.
3. Proposed plans and details.

Prepared by: _____
Saied Naaseh, Senior Planner

Approved by: _____
Sheri Repp-Loadsman, Planning
Officer



January 3, 2012

Chairman Faletogo and Members of the Planning Commission
c/o Saied Naaseh, Senior Planner
City of Carson
701 East Carson Street
Carson, CA 90745
Via Overnight Mail & Email

Re: Carson Street Improvements - Median Fronting 616 East Carson Street

Dear Chairman Faletogo and Members of the Planning Commission:

As you'll recall, I spoke at the 12.15.11 Planning Commission hearing to request the Commission consider a change to the Carson Street improvement plans to maintain a median opening providing direct access from westbound Carson Street to the easement driveway shared by the 616 East Carson Street mixed-use community and the neighboring Ralphs-anchored shopping center.

At that time, we had proposed a median design prepared by our consulting traffic engineers at Linscott, Law and Greenspan (LLG) which included separate westbound left turn lanes for turns into the easement driveway and into the signalized main entry drive. We submitted LLG's plan, together with a cover letter dated 12.9.11, to the Commission in advance of the 12.15.11 hearing.

At the hearing, the City's Traffic Engineer expressed concern regarding the length of LLG's proposed turn pocket into the main entry drive (70' proposed vs. staff's desired length of 150') as well as the safety of the left turn ingress movement into the easement driveway. The Commission continued the item to its 1.10.12 meeting and directed staff to work with property owners impacted by the proposed median closures in an effort to resolve the owners' concerns.

By way of this letter, we would like to (i) submit a revised median plan which LLG has refined in direct response to staff's stated concerns, and (ii) review the accident history on Carson Street to address the topic of safety.

Revised Median Alignment Plan: Attached as Exhibit A is a revised median design prepared by LLG which responds to staff's comments. Specifically, the plan:

- Provides a 205-foot left turn pocket, significantly exceeding the 150-foot distance that staff has requested as well as the storage needed to accommodate peak hour vehicle queues,

- Includes a traffic signal at the new entry drive with protected and permitted left hand turns into the 616 East Carson St mixed-use community,
- Maintains left turn ingress from westbound Carson Street to the easement driveway via a median opening, and
- Eliminates left turn egress from the easement driveway to westbound Carson Street, thus reducing vehicle movements at this driveway.

Accident History: Review of Statewide Integrated Traffic Records System (SWITRS) vehicle collision data provided by City staff for all reported accidents on Carson Street from 2007-2009 and 2010 (partial) demonstrates that (i) the existing easement driveway is operating safely and (ii) an existing median opening located on Carson Street approximately 215 feet to the east allows left turn ingress in a manner directly comparable to LLG's proposed design and is operating safely while accommodating significantly higher traffic volumes.

- There have been no reported accidents associated with the subject easement driveway and median opening. Exhibit B identifies the locations of collisions between Grace Ave. and Avalon Blvd. and demonstrates that the existing condition (identified as Median Opening #1) is operating without incident.

Further, LLG's proposed plan (Exhibit A) is an improvement over the existing condition because (i) it eliminates left turns from the driveway to westbound Carson St. thus reducing the number of vehicle movements, and (ii) the addition of a new traffic signal to the west will create gaps in eastbound Carson Street traffic, resulting in more opportunities for unobstructed westbound left turns into the easement driveway than exist today.

- The proposed median opening and left turn ingress into the easement driveway is directly comparable to the existing condition approximately 215 feet east (identified as Median Opening #2 on Exhibit B). Both include a median opening allowing left turn ingress into a commercial driveway within a left turn pocket leading to a signalized intersection.

Review of the SWITRS data confirms that there have been no accidents associated with the left turn ingress movement at Median Opening #2. The one accident that occurred at Median Opening #2 was caused by the left turn egress movement which we propose to eliminate at the easement driveway. All other collisions occurred more than 100 feet from the median opening and are related to the intersection of Carson/Avalon.

The SWITRS data confirms that there is no safety concern at the easement driveway which will only be improved as a result of our plans, and left turn ingress via a median opening approaching a signalized intersection can operate safely. In fact, the

Carson/Avalon left turn pocket operates at significantly higher volumes with 252 peak hour left turns (LLG, weekend midday peak hour traffic count) compared to 103 anticipated peak hour left turns at the proposed left turn pocket fronting 616 East Carson Street (LLG, 2014 Future Condition).

In summary, the revised median design attached as Exhibit A:

- Provides a 205' left turn pocket, exceeding staff's desired length of 150'.
- Improves the existing condition at the easement driveway, which is now operating safely as evidenced by SWITRS collision data.
- Maintains direct access from westbound Carson St. for both 616 E. Carson St. and the neighboring Ralphs center by way of a design that SWITRS data demonstrates operates safely at a directly comparable nearby condition.
- Supports both centers' ability to attract and retain quality retail tenants.

We support the City's efforts to beautify Carson Street, but changes to existing access must take into account the needs of property owners and their tenants. Strong vehicle access is required to attract and retail high quality tenants and to deliver the thriving mixed-use retail/residential district envisioned by the Mixed-Use District Master Plan.

Again, we respectfully request that the Planning Commission consider a change to the Carson Street improvements fronting 616 East Carson Street to maintain this important direct access.

I'm available to answer any questions you may have and can be reached at 310-399-9555 x204 or sroberts@com-dyn.com. Thank you for your consideration.

Sincerely,



Stephen Roberts
Vice President, Development

Encl.

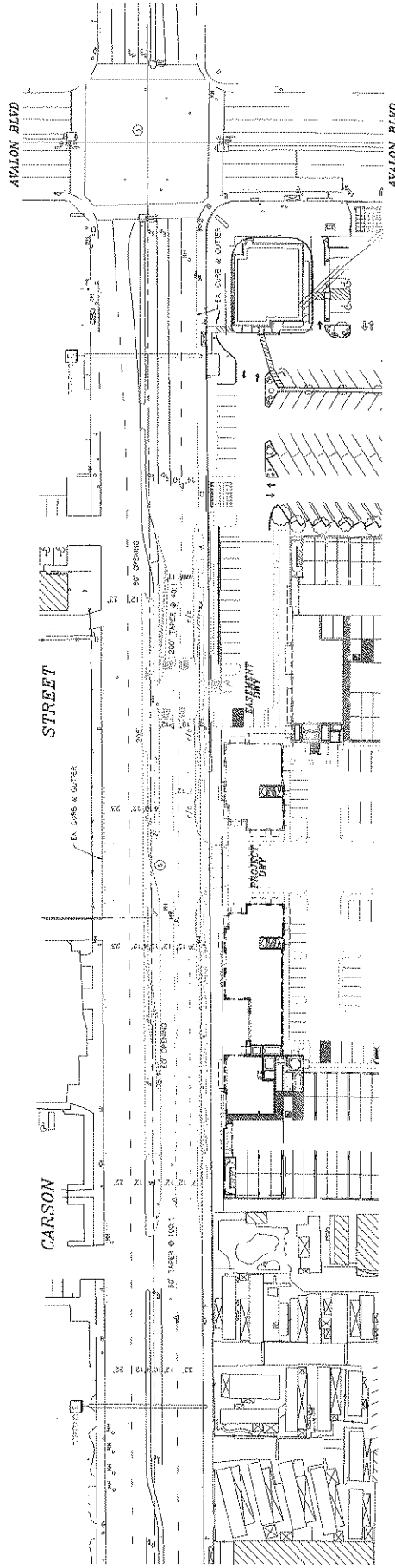
Cc: David Biggs
Richard Garland
Sheri Repp



Exhibit A

LEGEND

- EXISTING IMPROVEMENTS & IMPROVING TO TRUCK
- EXISTING TO BE REMOVED
- PROPOSED IMPROVEMENTS
- EXISTING ROAD TO REMAIN
- EXISTING ROAD TO BE REMOVED
- PROPOSED CURB
- PROPOSED INTERSECTION
- START/STOP OF CONCEPTUALIZATION
- PROPOSED NEW ROAD



GRAPHIC SCALE 1"=40'

UNSCOTT, LAW & CRENSHAW, ENGINEERS
 TRANSPORTATION PLANNING - TRAFFIC ENGINEERING - PARKING
 1111 West Chester Avenue, Suite 200, Pasadena, CA 91106
 Tel: 626.791.1111 Fax: 626.791.1112
 www.unscott.com

PREPARED BY:

REVISIONS

DATE BY DATE

REVISIONS

NO.	DATE	BY	DATE

NO.	DATE	BY	DATE

NO.	DATE	BY	DATE

UNSCOTT, LAW & CRENSHAW, ENGINEERS
 TRANSPORTATION PLANNING - TRAFFIC ENGINEERING - PARKING
 1111 West Chester Avenue, Suite 200, Pasadena, CA 91106
 Tel: 626.791.1111 Fax: 626.791.1112
 www.unscott.com

PREPARED BY:

REVISIONS

DATE BY DATE

REVISIONS

NO.	DATE	BY	DATE

NO.	DATE	BY	DATE

NO.	DATE	BY	DATE

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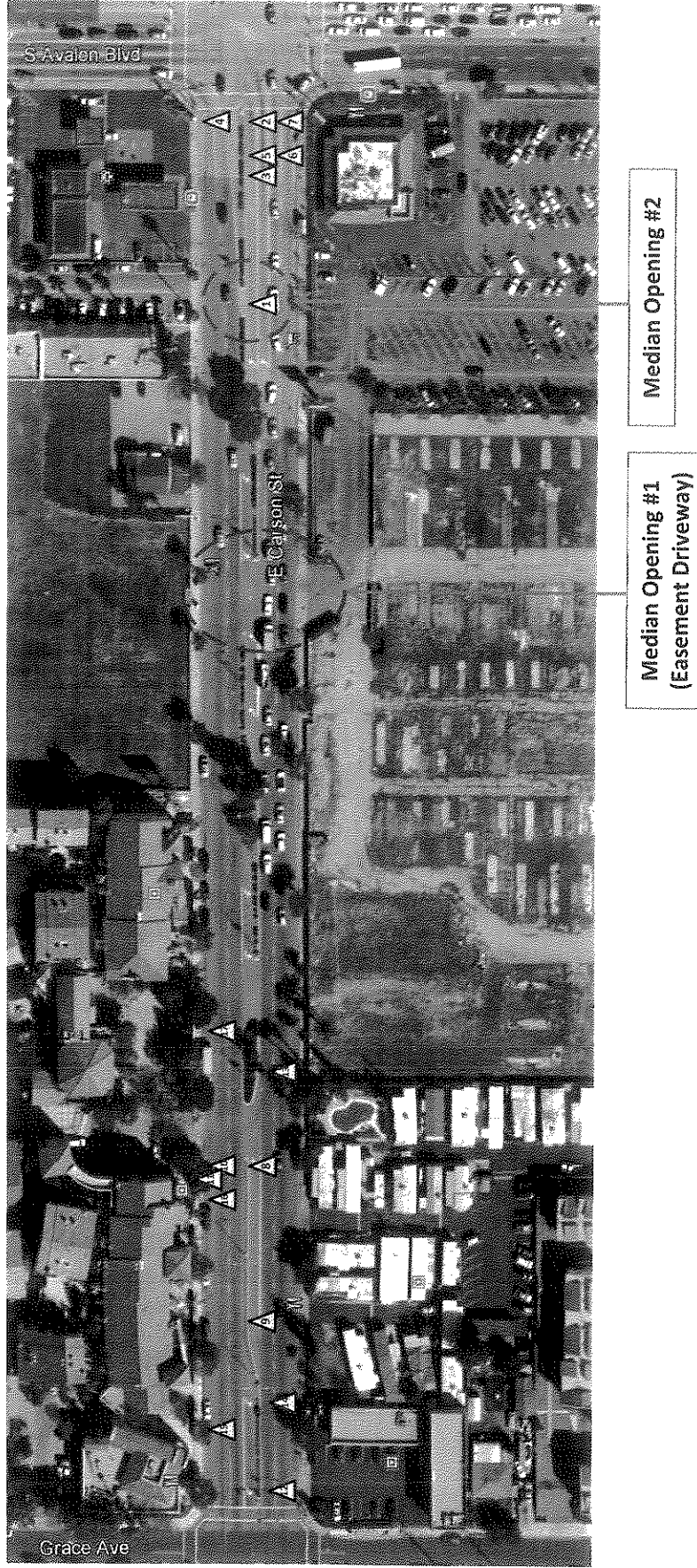
DATE BY DATE

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NO.	DATE	BY	DATE

Exhibit B

Collisions Between Grace Ave. & Avalon Blvd.
2007-2009 & 2010 (partial)
Source: Statewide Integrated Traffic Records System (SWITRS)



Note: Collisions plotted based on distance from intersections as reported by SWITRS

Exhibit B

Quarterly 01/01/2007 thru 12/31/2007
 Include State Highways cases
 Total Count: 1191
 Jurisdiction(s): Los Angeles County
 Report Run On: 07/16/2009

Primary Rd	Carson ST	Distance (ft)	0	Direction	Population	5	Rpt Dist	1618	Secondary Rd	AVALON BL	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	Postmile	Side of Hwy
City	Carson	County	Los Angeles	NOT STATED	Weather2	Motor Vehicle Involved With	OTHER MV	Lighting	DARK - ST	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Ext Of Inj	AGE	Time
Primary Collision Factor	CLEAR	Weather1	CLEAR	Weather2	Motor Vehicle Involved With	OTHER MV	Lighting	DARK - ST	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Ext Of Inj	AGE	Time	
Hit and Run																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D	A				20070116
2	DRVR	43	M	H	HBD-JI	LFT TURN	E	-	0000	GMC	2005	-	D	N				20070116
3	DRVR	61	F	H	HNBD	RGT TURN	S	-	0000	CHEVR	1994	-	D	N				20070116
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	SP Info	OAF1	Viol	OAF2	Safety Equip	Time
1	DRVR	41	M	W	HNBD	PROC ST	W		0000	FORD	2001	-	D					

Jurisdiction(s): Los Angeles County

State Highways cases

Report Run On: 07/16/2000

2	DRVR	27	M	HNBD	PROC	ST	E	A	0100	HONDA	2005	-	3	N	-	M	G	DRVR	COMP	PN	27	M	1	0	G	
																		PASS	COMP	PN	29	F	3	0	G	
Primary Rd CARSON ST																										
City	Carson	County	Los Angeles	Distance (ft)	150	Direction	E	Secondary Rd	5 Rpt Dist	1628	Beat	167T1	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	478589	Collision Date	20071012	Time	1645	Day	FRI	Side of Hwy
Primary Collision Factor	LANE CHANGE	Weather?	Weather?	Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
1F	DRVR	16	M	B	HNBD		CHANG	LN	W	A	0700	LAND	1997	-	3	N	-	M	G							
2	DRVR	59	M	W	HNBD		STOPPED	W	D	2200	NISSA	2000	-	3	N	-	M	G								
Primary Rd CARSON ST																										
City	Carson	County	Los Angeles	Distance (ft)	0	Direction	W	Secondary Rd	5 Rpt Dist	1618	Beat	168T	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	465647	Collision Date	20071130	Time	0900	Day	FRI	Side of Hwy
Primary Collision Factor	NOT STATED	Weather?	Weather?	Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
1F	DRVR	33	F	HNBD			CHANG	LN	E	A	0800	TOYOT	2000	-	3	N	-	M	G							
2	DRVR	54	M	HNBD			PROC	ST	E	A	0700	MERCE	2003	-	3	N	-	M	G							
Primary Rd CARSON ST																										
City	Carson	County	Los Angeles	Distance (ft)	0	Direction	W	Secondary Rd	5 Rpt Dist	1618	Beat	164T1	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	4807441	Collision Date	20071214	Time	1515	Day	FRI	Side of Hwy
Primary Collision Factor	IMPROP PASS	Weather?	Weather?	Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
1F	DRVR	48	F	H	HNBD		PROC	ST	E	A	0700	LINCO	2005	-	3	N	-	M	G							
2	DRVR	50	M	H	HNBD		STOPPED	E	D	2200	NISSA	2005	-	3	N	-	M	G								
Primary Rd CARSON ST																										
City	Carson	County	Los Angeles	Distance (ft)	300	Direction	E	Secondary Rd	5 Rpt Dist	1628	Beat	160T1	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	407733	Collision Date	20070615	Time	1515	Day	FRI	Side of Hwy
Primary Collision Factor	UNSAFE SPEED	Weather?	Weather?	Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
1F	DRVR	32	F	H	HNBD		PROC	ST	W	A	0700	FORD	2003	-	3	N	-	M	G							
2	DRVR	62	M	H	HNBD		STOPPED	W	A	0100	NISSA	1998	-	3	N	-	M	G								
3	DRVR	29	M	O	HNBD		STOPPED	W	-	-	-	-	-	-	3	N	-	M	G							
Primary Rd CARSON ST																										
City	Carson	County	Los Angeles	Distance (ft)	224	Direction	E	Secondary Rd	5 Rpt Dist	1628	Beat	161T	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	460885	Collision Date	20070927	Time	2330	Day	THU	Side of Hwy
Primary Collision Factor	LANE CHANGE	Weather?	Weather?	Motor Vehicle Involved With	OTHER MV	Lighting	DARK - ST	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	
1F	DRVR	23	F	HNBD			CHANG	LN	W	A	0100	TOYOT	1988	-	3	N	-	L	G							
2	DRVR	48	F	HNBD			PROC	ST	W	A	0100	MERCE	2006	-	3	N	-	L	G							

Exhibit B

01/01/2009 thru 12/31/2009
 Include State Highways cases
 Total Count: 953
 Jurisdiction(s): Los Angeles County
 Report Run On: 12/12/2011

3	Primary Rd		CARSON ST	Distance (ft)	68	Direction	W	Secondary Rd	AVALON BL	NCIC	1900	State Hwy?	N	Route	Badge	509586	Postmile	20090812	Time	1702	Day	WED						
	County		Los Angeles	Population	5	Rpt Dist	1618	Beat	164T1	Type	0	CalTrans																
	Primary Collision Factor		UNSAFE SPEED	Violation	22350	Collision Type	REAR END	Severity	INJURY																			
Weather1		CLEAR		Weather2				Rdwy Surface		DRY	Rdwy Cond1		NO UNUSL CND	Rdwy Cond2		Spec Cond		0	Process Date		20100428							
Hit and Run																												
Motor Vehicle Involved With OTHER MV																												
Party Info																												
1F	DRVR	29	F	H	HNBD	PROC ST	E	A	0100	FORD 2005	-	3	N	-	M	G												
2	DRVR	74	F	B	HNBD	STOPPED	E	A	0100	CADIL 2004	-	3	N	-	M	G												
3	DRVR	43	M	W	HNBD	STOPPED	E	A	0100	HONDA 1993	-	3	N	-	M	G												
Party Info																												
Primary Rd		CARSON ST	Distance (ft)	161	Direction	E	Secondary Rd	AVALON BL	NCIC	1900	State Hwy?	N	Route	Badge	476635	Collision Date	20090830	Time	0423	Day	SUN							
City		Carson	County	Los Angeles	Population	5	Rpt Dist	1628	Beat	161T	Type	0	CalTrans															
Primary Collision Factor		NOT DRIVER		Collision Type		HIT OBJECT		Severity		INJURY		#Killed																
Weather1		CLEAR		Weather2				Rdwy Surface		DRY	Rdwy Cond1		NO UNUSL CND	Rdwy Cond2		Spec Cond		0	Process Date		20100514							
Hit and Run																												
Motor Vehicle Involved With FIXED OBJ																												
Party Info																												
1	DRVR	18	M	H	HNBD	LFT TURN	E	A	0100	TOYOT	1993	-	3	N	-	L	G											
Victim Info																												
Party Type		Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	ROLE	Ext Of Inj	AGE	Sex	Seal	Pos	Safety	EQUIP	Ejected	
		1	DRVR	18	M	H	HNBD	LFT TURN	E	A	0100	TOYOT	1993	-	3	N	-	L	G	DRVR	OTH VIS	18	M	1	0	L	G	G

Exhibit B

01/01/2009 thru 12/31/2009

Total Count: 953

Jurisdiction(s): Los Angeles County
Report Run On: 12/12/2011

Include State Highways cases

6	Primary Rd		CARSON ST	Distance (ft)	50	Direction	W	Secondary Rd	AVALON BL	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091228	Time	1700	Day	MON
	County		Los Angeles	Unsafe Speed	5	Rpt Dist	1618	Beat	16771	Type	0	CalTrans		Badge	437652	Collision Date	20091228	Time	1700	Day	MON	
	Primary Collision Factor		UNSAFE SPEED	22350	Violation	PROG ST	E	A	0100	MERCER 1999	-	1	N	-	M	G						
	Weather1		CLEAR	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 2005	-	-	N	-	M	G						
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	18	F	A	HNBD		PROG	ST	E	A	0100	MERCER	1999	-	1	N	-	N	-	M	G	
2	DRVR	55	M	A	HNBD		STOPPED	E	A	0100	TOYOT	2005	-	-	N	-	N	-	M	G		
3	DRVR	48	F	A	HNBD		STOPPED	E	A	0700	NISSA	2007	-	-	N	-	N	-	M	G		
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	20	Direction	W	Secondary Rd	AVALON BL	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091231	Time	1150	Day	THU	
County		Los Angeles	Unsafe Speed	5	Rpt Dist	1618	Beat	1687	Type	0	CalTrans		Badge	483155	Collision Date	20091231	Time	1150	Day	THU		
Primary Collision Factor		UNSAFE SPEED	22350	Violation	PROG ST	E	A	0100	MERCER 1999	-	1	N	-	M	G							
Weather1		CLEAR	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 2005	-	-	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	23	F	H	HNBD		PROG	ST	E	A	0700	FORD	1999	-	3	N	-	N	-	G	M	
2	DRVR	47	F	H	HNBD		STOPPED	E	A	0700	CHEVR	2003	-	3	N	-	N	-	G	M		
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	0	Direction		Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20090206	Time	1920	Day	FRI	
County		Los Angeles	STOP SGN/SIG	5	Rpt Dist	1628	Beat	16771	Type	0	CalTrans		Badge	506552	Collision Date	20090206	Time	1920	Day	FRI		
Primary Collision Factor		STOP SGN/SIG	21453A	Violation	PROG ST	E	A	0700	CHEVR 2003	-	3	N	-	G	M							
Weather1		RAINING	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0700	CHEVR 2003	-	3	N	-	G	M							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1	DRVR	47	F	H	HNBD		PROG	ST	E	-	-	00	OLDSM	2003	-	3	N	-	N	-	L	G
2	DRVR	46	F	H	HNBD		LFT	TURN	S	-	-	00	CHEVR	2007	-	3	N	-	N	-	M	G
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	60	Direction	E	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20090422	Time	0840	Day	WED	
County		Los Angeles	TOO CLOSE	5	Rpt Dist	1628	Beat	16771	Type	0	CalTrans		Badge	475130	Collision Date	20090422	Time	0840	Day	WED		
Primary Collision Factor		TOO CLOSE	21703	Violation	PROG ST	E	A	0100	PONTI 2001	-	3	N	-	M	G							
Weather1		CLEAR	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	CHEVR 1998	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	48	M	W	HNBD		PROG	ST	W	A	0100	PONTI	2001	-	3	N	-	N	-	M	G	
2	DRVR	22	M		HNBD		STOPPED	W	A	0100	CHEVR	1998	-	3	N	-	N	-	M	G		
3	DRVR	27	F	H	HNBD		STOPPED	W	A	0100	HONDA	2007	-	3	N	-	N	-	M	G		
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M	G							
Hit and Run		Motor Vehicle Involved With OTHER MV																				
Party Info																						
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pri	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety Equip	
1F	DRVR	67	F	A	HNBD		PROG	ST	E	A	0100	SATUR	2006	-	3	N	-	N	-	M	G	
2	DRVR	25	M	H	HNBD		PROG	ST	E	A	0100	TOYOT	1989	-	3	N	-	N	-	M	G	
Victim Info																						
Primary Rd		CARSON ST	Distance (ft)	389	Direction	W	Secondary Rd	BONITA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20091009	Time	0920	Day	FRI	
County		Los Angeles	R-O-W AUTO	5	Rpt Dist	1628	Beat	687	Type	0	CalTrans		Badge	506552	Collision Date	20091009	Time	0920	Day	FRI		
Primary Collision Factor		R-O-W AUTO	21804A	Violation	PROG ST	E	A	0100	SATUR 2006	-	3	N	-	M	G							
Weather1		CLOUDY	Weather2	Motor Vehicle Involved With OTHER MV	STOPPED	E	A	0100	TOYOT 1989	-	3	N	-	M								

Exhibit B

Jurisdiction(s): Los Angeles County

Report Run On: 07/16/2009

8																									
Primary Collision Factor																									
County Los Angeles																									
Distance (ft) 300																									
Direction E																									
Secondary Rd GRACE AV																									
Beat 165A																									
Type 0																									
State Hwy? N																									
Route																									
Badge 233964																									
Collision Date 20070609																									
Postmile																									
Side of Hwy																									
Time 1300																									
Day SAT																									
Process Date 20071213																									
Weather1 CLEAR																									
Weather2																									
Motor Vehicle Involved With: OTHER MV																									
Lighting DAYLIGHT																									
Ped Action																									
Cntrl Dev																									
Party Info																									
Dir SW Veh																									
CHP Veh																									
Make Year																									
SP Info																									
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Exhibit B

Quarterly 01/01/2008 thru 12/31/2008

Total Count: 1112

Jurisdiction(s): Los Angeles County

Include State Highways cases

Report Run On: 08/10/2009

PASS	COMP	PN	65	F	8	0	G	-
PASS			62	F	8	0	G	-
PASS			9	M	8	0	G	-
PASS			66	M	8	0	G	-

Primary Rd	CARSON ST	Distance (ft)	22	Direction	W	Secondary Rd	FIGUEROA ST	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20081220	Time	0910	Day	Side of Hwy			
City	Carson	County	Los Angeles	Population	5	Rpt Dist	1617	Type	0	CalTrans	0	Badge	483155	Collision Date	20081220	Time	0910	Day	Side of Hwy				
Primary Collision Factor	STRTNG/BACKNG	Weather2		Violation	22106	Collision Type	REAR END	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20090728				
Weather1	CLEAR			Rdwy Surface	DRY			Rdwy Cond1	NO UNUSL CND	Rdwy Cond2		Spec Cond	0										
Hit and Run				Motor Vehicle Involved With	OTHER MV			Lighting	DAYLIGHT	Ped Action		Cntrl Dev		FNCNTNG	Loc Type		Ramp/Int						
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	ROLE	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	42	M	H	HNBD		E	A	0100	CHEVR 1984	-	3	N	-	M	G							
2	DRVR	49	M		HNBD		E	D	2200	MAZDA 1992	-	3	N	-	M	G							

Primary Rd	CARSON ST	Distance (ft)	0	Direction	5	Secondary Rd	GRACE AV	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20080427	Time	2100	Day	Side of Hwy			
City	Carson	County	Los Angeles	Population	5	Rpt Dist	1618	Type	0	CalTrans	0	Badge	449705	Collision Date	20080427	Time	2100	Day	Side of Hwy				
Primary Collision Factor	UNSAFE SPEED	Weather2		Violation	22350	Collision Type	REAR END	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20081104				
Weather1	CLEAR			Rdwy Surface	DRY			Rdwy Cond1	NO UNUSL CND	Rdwy Cond2		Spec Cond	0										
Hit and Run				Motor Vehicle Involved With	OTHER MV			Lighting	DARK - ST	Ped Action		Cntrl Dev		FNCNTNG	Loc Type		Ramp/Int						
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	ROLE	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	32	F	H	HNBD		E	J	4800	FORD 2000	-	3	F	G	M	G							
2	DRVR	57	F	A	HNBD		E	A	0100	NISSA 2004	-	3	G	-	M	G							

Primary Rd	CARSON ST	Distance (ft)	0	Direction	5	Secondary Rd	GRACE AV	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20080516	Time	1805	Day	Side of Hwy			
City	Carson	County	Los Angeles	Population	5	Rpt Dist	1618	Type	0	CalTrans	0	Badge	449705	Collision Date	20080516	Time	1805	Day	Side of Hwy				
Primary Collision Factor	UNSAFE SPEED	Weather2		Violation	22350	Collision Type	REAR END	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20081120				
Weather1	CLEAR			Rdwy Surface	DRY			Rdwy Cond1	NO UNUSL CND	Rdwy Cond2		Spec Cond	0										
Hit and Run				Motor Vehicle Involved With	OTHER MV			Lighting	DAYLIGHT	Ped Action		Cntrl Dev		FNCNTNG	Loc Type		Ramp/Int						
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	ROLE	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	20	M				E	A	0100	MITSU 1996	-	3	N	-	M	G							
2	DRVR	54	F				E	A	0100	HONDA 1992	-	3	N	-	M	G							

Primary Rd	CARSON ST	Distance (ft)	285	Direction	E	Secondary Rd	GRACE AV	NCIC	1900	State Hwy?	N	Route	Postmile	Prefix	Collision Date	20080720	Time	2500	Day	Side of Hwy			
City	Carson	County	Los Angeles	Population	5	Rpt Dist	1618	Type	0	CalTrans	0	Badge	449603	Collision Date	20080720	Time	2500	Day	Side of Hwy				
Primary Collision Factor	STRTNG/BACKNG	Weather2		Violation	22106	Collision Type	REAR END	Severity	PDO			#Killed	0	#Injured	0	Tow Away?	N	Process Date	20090205				
Weather1	CLEAR			Rdwy Surface	DRY			Rdwy Cond1	NO UNUSL CND	Rdwy Cond2		Spec Cond	0										
Hit and Run				Motor Vehicle Involved With	OTHER MV			Lighting	DAYLIGHT	Ped Action		Cntrl Dev		NT PRS/FCTR	Loc Type		Ramp/Int						
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	ROLE	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	998	-				-	-	-00			3	N	-	-	B							
2	PRKD	998	-				W	A	0100	TOYOT 2007	-	3	N	-	-	-							

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Exhibit B

Quarterly 01/01/2008 thru 12/31/2008

Total Count: 1112

Jurisdiction(s): Los Angeles County
Report Run On: 08/10/2009

Include State Highways cases

12	by Rd	CARSON ST	Distance (ft)	28	Direction	E	Secondary Rd	GRACE AV	NCIC	1900	State Hwy?	N	Route	Postmile	Postmile Prefix	Collision Date	20080904	Time	1825	Day	THU	Side of Hwy
	City	Carson	County	Los Angeles	Population	5	Rpt Dist	164T1	Type	0	CalTrans		Badge	449603	#Injured	0	Tow Away?	N	Process Date	20090423		
	Primary Collision Factor	R-O-W AUTO	Collision Type	BROADSIDE	Severity	PDO							#Killed	0								
	Weather1	CLEAR	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2																	
	Hit and Run																					
	Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Party Info	Party Info	Party Info	Party Info
	1F	DRVR	40	F	B	HNB	U-TURN	S	A	A	0700	MERCU 1999	-	3	N	-	-	M	G			
	2	DRVR	19	F	A	HNB	PROC ST	E	A	A	0100	DAEW 2000	-	3	N	-	-	M	G			
13	by Rd	CARSON ST	Distance (ft)	378	Direction	E	Secondary Rd	GRACE AV	NCIC	1900	State Hwy?	N	Route	Postmile	Postmile Prefix	Collision Date	20081128	Time	1050	Day	FRI	Side of Hwy
	City	Carson	County	Los Angeles	Population	5	Rpt Dist	1618	Type	0	CalTrans		Badge	483155	#Injured	0	Tow Away?	N	Process Date	20090606		
	Primary Collision Factor	NOT DRIVER	Collision Type	SIDESWIPE	Severity	PDO							#Killed	0								
	Weather1	CLEAR	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2																	
	Hit and Run																					
	Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Party Info	Party Info	Party Info	Party Info
	1	DRVR	23	M	H	HNB	PROC ST	E	D	D	2200	FORD 2008	-	3	K	-	-	M	G			
	2	PRKD	998	-	-	-	PARKED	E	A	A	0700	TOYOT 2002	-	-	N	-	-	-	-			
	3	PRKD	998	-	-	-	PARKED	E	A	A	0100	CHRY 2004	-	-	N	-	-	-	-			
	Primary Rd	CARSON ST	Distance (ft)	105	Direction	W	Secondary Rd	HARBOR VIEW	NCIC	1900	State Hwy?	N	Route	Postmile	Postmile Prefix	Collision Date	20080120	Time	0530	Day	SUN	Side of Hwy
	City	Carson	County	Los Angeles	Population	5	Rpt Dist	1622	Type	0	CalTrans		Badge	405348	#Injured	0	Tow Away?	N	Process Date	20080730		
	Primary Collision Factor	UNSAFE SPEED	Collision Type	SIDESWIPE	Severity	PDO							#Killed	0								
	Weather1	CLEAR	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2																	
	Hit and Run																					
	Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Party Info	Party Info	Party Info	Party Info
	1F	DRVR	21	F	H	IMP UNK	IMP UNK	E	A	A	0100	CHEVR 2005	-	3	N	-	-	M	G			
	2	PRKD	998	-	-	-	PARKED	E	D	D	2200	GMC 1991	-	3	N	-	-	-	-			
	Primary Rd	CARSON ST	Distance (ft)	0	Direction		Secondary Rd	HARBOR VIEW AV	NCIC	1900	State Hwy?	N	Route	Postmile	Postmile Prefix	Collision Date	20080203	Time	0300	Day	SUN	Side of Hwy
	City	Carson	County	Los Angeles	Population	5	Rpt Dist	1622	Type	0	CalTrans		Badge	483802	#Injured	0	Tow Away?	Y	Process Date	20080902		
	Primary Collision Factor	STOP SIGN	Collision Type	HIT OBJECT	Severity	PDO							#Killed	0								
	Weather1	RAINING	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2																	
	Hit and Run																					
	Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Party Info	Party Info	Party Info	Party Info
	1F	DRVR	998	-	-	IMP UNK	IMP UNK	E	A	A	0100	CHEVR 2005	-	3	N	-	-	M	G			
	2	DRVR	22	M	HNB	HNB	RGT TURN	W	A	A	0100	MAZDA 2008	-	3	N	-	-	M	G			
	Primary Rd	CARSON ST	Distance (ft)	233	Direction	E	Secondary Rd	HARBORVIEW AV	NCIC	1900	State Hwy?	N	Route	Postmile	Postmile Prefix	Collision Date	20080403	Time	2225	Day	THU	Side of Hwy
	City	Carson	County	Los Angeles	Population	5	Rpt Dist	1622	Type	0	CalTrans		Badge	456317	#Injured	0	Tow Away?	N	Process Date	20081016		
	Primary Collision Factor	OTHER HAZ	Collision Type	SIDESWIPE	Severity	PDO							#Killed	0								
	Weather1	CLOUDY	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2																	
	Hit and Run																					
	Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Party Info	Party Info	Party Info	Party Info
	1	DRVR	998	-	-	IMP UNK	IMP UNK	E	A	A	0100	CHRY 1986	-	3	N	-	-	B	-			
	2F	PRKD	998	-	-	HNB	OTHER	E	A	A	0100	CHRY 1986	-	3	F	-	-	-	-			

Exhibit B

01/01/2009 thru 12/31/2009

Total Count: 953

Jurisdiction(s): Los Angeles County

Include State Highways cases

Report Run On: 12/12/2011

Primary Rd		CARSON ST		Distance (ft)		400		Direction		W		Secondary Rd		FIGUEROA ST		NCIC		1900		State Hwy?		N		Route		Postmile		Postmile Prefix		Collision Date		20091026		Time		1540		Day		MON		Process Date		20100707																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
City		Carson		Los Angeles		IMPROP TURN		Weather/2		CLEAR		Hit and Run		Motor Vehicle Involved With OTHER MV		Party Info		Dir		SW Veh		CHP Veh		Make		Year		SP Info		OAF1		Viol		OAF2		Safety Equip		Party		Type		Age		Sex		Race		Sobriety1		Sobriety2		Move		Pre		Dir		SW Veh		CHP Veh		Make		Year		SP Info		OAF1		Viol		OAF2		Safety Equip																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1F		DRVR		83		F		W		HNB				RGT TURN		W		A		0100		PONTI		1993		-		3		N		-		-		-		M		G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

26

Jurisdiction(s): Los Angeles County
Report Run On: 12/12/2011

Total Count: 953

01/01/2009 thru 12/31/2009

Include State Highways cases

16	Y Rd	CARSON ST	Distance (ft)	264	Direction	E	Secondary Rd	GRACE AV	Beal	160T	Type	0	NCIC	1900	State Hwy?	N	Route	Postmile Prefix	497187	Collision Date	20090628	Time	0141	Day	SUN	Side of Hwy
County	Los Angeles	DRVR ALCDRG	Weather?	Clear	Population	5	Rpt Dist	1618	Collision Type	REAR END	Severity	INJURY	CalTrans	0	Viol	OAF2	Safety Equip	Badge	#Killed	0	Tow Away?	Y	Process Date	20100213		
Primary Collision Factor	Weather?	Clear	Motor Vehicle Involved With	OTHER MV	Violation	23152A	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2	Lighting	DARK - ST	Ped Action							NT PRS/FCTR	Loc Type	Spec Cond	0				
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	19	M	H	HBD-UJ		PROG	ST	W	D	2200	CHEVR	1997	-	3	A	22350	-	G	L		M	1	0	G	-
2	DRVR	31	M	B	HNBD		PROG	ST	W	A	0700	KIA	2005	-	3	N			G	L		M	1	0	G	-
3	PRKD	998	-				PARKED	W	A	0100	MITSU	2004	-	3	N				PASS	OTH VIS	35	F	2	0	G	-
4	PRKD	998	-				PARKED	W	A	0100	MAZDA	2008	-	3	N											
5	PRKD	998	-				PARKED	W	A	0100	CHRY	2004	-	3	N											
Primary Rd	CARSON ST	Distance (ft)	0	Direction	0																					
County	Los Angeles	STOP SGNISIG	Weather?	Clear	Population	5	Rpt Dist	1618	Collision Type	BROADSIDE	Severity	PDO	CalTrans	0	Viol	OAF2	Safety Equip	Badge	#Killed	0	Tow Away?	N	Process Date	20100309		
Primary Collision Factor	Weather?	Clear	Motor Vehicle Involved With	OTHER MV	Violation	21453A	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2	Lighting	DAYLIGHT	Ped Action							FNCTNG	Loc Type	Spec Cond	0				
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	21	F	A	HNBD		PROG	ST	W	A	0100	TOYOT	2006	-	3	N			M	G						
2	DRVR	43	M	H	HNBD		LFT	TURN	E	A	0800	TOYOT	2000	-	3	N			M	G						
Primary Rd	CARSON ST	Distance (ft)	0	Direction	0																					
County	Los Angeles	STOP SGNISIG	Weather?	Clear	Population	5	Rpt Dist	1618	Collision Type	BROADSIDE	Severity	INJURY	CalTrans	0	Viol	OAF2	Safety Equip	Badge	#Killed	0	Tow Away?	Y	Process Date	20100428		
Primary Collision Factor	Weather?	Clear	Motor Vehicle Involved With	OTHER MV	Violation	21453A	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2	Lighting	DAYLIGHT	Ped Action							FNCTNG	Loc Type	Spec Cond	0				
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	33	M	HNBD			PROG	ST	W	A	0700	FORD	2007	-	3	N			M	G			3	0	M	G
2	DRVR	53	M	O	HNBD		LFT	TURN	N	A	0800	HONDA	2005	-	3	N			L	G			3	0	L	G
																			PASS	998			6	0	L	G
																			PASS	998			7	0	L	G
																			PASS	998			7	0	L	G
Primary Rd	CARSON ST	Distance (ft)	0	Direction	0																					
County	Los Angeles	UNSAFE SPEED	Weather?	Clear	Population	5	Rpt Dist	1618	Collision Type	REAR END	Severity	PDO	CalTrans	0	Viol	OAF2	Safety Equip	Badge	#Killed	0	Tow Away?	Y	Process Date	20100428		
Primary Collision Factor	Weather?	Clear	Motor Vehicle Involved With	OTHER MV	Violation	22350	Rdwy Cond1	NO UNUSL CND	Rdwy Cond2	Lighting	DAYLIGHT	Ped Action							FNCTNG	Loc Type	Spec Cond	0				
Hit and Run																										
Party Info																										
Party	Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	20	F	H	HNBD		SLOWING	E	A	0100	NISSA	1997	-	3	N				M	G						
2	DRVR	46	M	H	HNBD		SLOWING	E	A	0100	SUZUK	2004	-	3	N				M	G						
3	DRVR	19	F	A	HNBD		SLOWING	E	D	2200	TOYOT	2005	-	3	N				M	-						

Exhibit B

[illegible]

Saied Naaseh

From: Ryan Easter [reaster@ptwww.com]
Sent: Thursday, December 15, 2011 10:38 AM
To: Saied Naaseh
Subject: Carson Street Master Plan - Median Closure
Attachments: CSMP.pdf

Mr. Naaseh,

As we discussed, please ensure that the attached letter is delivered to the Planning Commissioners for the meeting tonight and include such letter in the administrative record for the above referenced project. Thank you.

Best regards,

Ryan M. Easter
Palmieri, Tyler, Wiener, Wilhelm & Waldron LLP
2603 Main Street, Suite 1300
Irvine, California 92614
Tele: (949) 851-7340
Fax: (949) 825-5404
email: reaster@ptwww.com

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EXHIBIT NO. 5 -

29



PALMIERI, TYLER, WIENER, WILHELM & WALDRON³

ANGELO J. PALMIERI (1926-1986)
ROBERT F. WALDRON (1927-1986)

ALAN H. WIENER*	MICHAEL L. D'ANGELO
ROBERT C. IHRKE*	STEPHEN A. SCHECK
DENNIS G. TYLER*	DONNA L. SNOW
MICHAEL J. GREENE*	RYAN M. EASTER
DENNIS W. GHAN*	ELISE M. KERN
DAVID D. PARR*	MELISA R. PEREZ
CHARLES H. KANTER*	MICHAEL I. KEHOE
PATRICK A. HENNESSEY	CHADWICK C. BUNCH
DON FISHER	ELIZABETH VALADEZ
GREGORY N. WEILER	ANISH J. BANKER
WARREN A. WILLIAMS	ROBERT H. GARRETSON
JOHN R. LISTER	RYAN M. PRAGER
GARY C. WEISBERG	BLAINE M. SEARLE
MICHAEL H. LEIFER	JERAD BELTZ
SCOTT R. CARPENTER	ERIN BALSARA NADERI
RICHARD A. SALUS	ERICA M. SOROSKY
NORMAN J. RODICH	PETER MOSLEH
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December 15, 2011

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WRITER'S DIRECT
FACSIMILE NUMBER
(949) 825-5404

FIRM'S DIRECT
FACSIMILE NUMBERS
(949) 851-1554
(949) 757-1225

reaster@ptwww.com

REFER TO FILE NO.
34373-001

VIA OVERNIGHT DELIVERY & EMAIL

Chairman Faletogo and Members of the
City of Carson Planning Commission
c/o Saied Naaseh, Senior Planner
City of Carson
701 East Carson Street
Carson, CA 90745

Re: Carson Street Master Plan - Median Closure

Dear Chairman Faletogo and Members of the Planning Commission:

This office is legal counsel for the property owners of the land located generally at the intersection of East Carson Street and North Avalon Boulevard (the "Property") on which is a shopping center with a Ralphs grocery store and other businesses (the "Businesses").

The owners of the Property are opposed to the closure of the Carson Street median associated with the Carson Street Master Plan ("CSMP") project to the extent it will restrict left turn access to the Property from Carson Street. Such restriction will adversely affect access to the Property, thereby adversely affecting the Businesses and any potential future businesses at the Property, the Property and owners of the Property. Such access restriction may amount to inverse condemnation requiring compensation to the owners of the Property.

Please require modification of the design plans for the CSMP project to ensure preservation of the median opening allowing westbound left turn access to the Property.

Chairman Faletogo and Members of the City
of Carson Planning Commission
December 15, 2011
Page 2

Such unrestricted commercial property access is important if the City would like to support a flourishing mixed use area of Carson along Carson Street.

Please include this letter in the administrative record for the CSMP project. Thank you.

Very truly yours,



Ryan M. Easter

RME

cc: Clients

Saied Naaseh

From: Brad Pearl [bpearl@newmarkmerrill.com]
Sent: Wednesday, December 14, 2011 6:12 PM
To: Saied Naaseh
Subject: Carson Street Median Project - Ralph's Market Center - Carson & Avalon
Attachments: Bob Kahn letter 12-14-11.pdf

Mr. Naaseh

My name is Brad Pearl and I (along with my partners) own the Ralph's Market shopping center at the corner of Carson and Avalon. I am writing you this email to share our concerns over the proposed closure of the median breaks the City of Carson is considering in front of our property (to our Northwest). Our property has been serviced by an easement area to our West or our center for several decades. This easement area provides left turn access into and out of our center along Carson Street. The closure of the median will result in our property having no left turn access along Carson Street.

The potential impact on our tenants in the center and the overall project should we lose both our ingress and egress along Carson Street could be tremendous. What the city is not aware of is that Ralph's Market has a termination right in their lease which enables them to close their store and be relieved of their lease obligation should any turn movements or access be removed. Should Ralph's decide to close their store here, it will result in the loss of many jobs and the further deterioration of the area by having a vacant box at this prominent intersection.

I asked a traffic consultant, RK Engineering, to study this left turn access to help determine whether the current access creates an unsafe movement. In reviewing the city's accident report, we found out that there have been no reported accidents during the 4 years of studies (2007-2010) that he researched. By reviewing these results, it is clear that these movements are safe and should be allowed to continue. That being said, we offered as a compromise to the City Engineer, whereby the city can close off left turn access out of the center, but in turn allows the center to retain access into the center. We believe that will help us in convincing Ralph's that their access is not materially impacted by losing the one movement (egress). In addition, to mitigate any concern of Ralph's Market, we will be asking the City Redevelopment Agency to install a signal along Avalon at the Southerly driveway in front of Ralph's to allow customers a safe path to make a left turn out of our project in order to get back to Carson Street.

Attached please find a letter which our traffic engineer put together which I believe justifies having the city grant us the retention of the left turn access into our center.

In closing, I encourage you to call me should you have any questions regarding this material. I will look forward to seeing you tomorrow evening at the Planning Commission hearing.

Thanks,

Brad Pearl
Vice President/Co-Founder
Leasing & Acquisitions
NewMark Merrill Companies
5850 Canoga Avenue, Suite 650
Woodland Hills, CA 91367

EXHIBIT NO. 6 -



Phone: (818) 710-6100 Ext. 757

Fax: (818) 710-6116

bpearl@newmarkmerrill.com

DRE License #00874794

This communication and any attachments are confidential, protected by Communications Privacy Act 18 USCS § 2510, solely for the use of the intended recipient, and may contain legally privileged material. If you are not the intended recipient, please return or destroy it immediately. Thank you.



December 14, 2011

Mr. Brad Pearl
NEWMARK MERRILL COMPANIES
5850 Canoga Avenue, Suite 650
Woodland Hills, CA 91367

Subject: Ralphs Center Easement Evaluation Review, City of Carson

Dear Mr. Pearl:

Introduction

RK ENGINEERING GROUP, INC. (RK) is has been working with you and the adjacent property owner (Community Dynamics) in reviewing the City of Carson's potential Carson Street Median project. The City of Carson has developed a plan that would close the existing median opening to the Ralphs Center, located at the southwest corner of Avalon Boulevard and Carson Street, in the City of Carson. This would eliminate direct westbound left-turn access into the Ralphs Center and require additional turning movements and u-turns along Carson Street. This movement is very important to the operation of the Ralphs Center.

Linscott, Law & Greenspan Engineers (LL&G), on behalf of Community Dynamics, has prepared an *Easement Access Evaluation Memorandum for 616 East Carson Street and Ralphs Center, Carson, dated August 15, 2011* (attached Appendix A). The purpose of that evaluation was to assess the potential impacts of the proposed traffic signal serving the Community Dynamics project, located to the west of the Ralphs Center, and evaluate impacts of retaining the westbound left-turn movement at the existing Ralphs Center easement access. RK has reviewed the August 15, 2011 Memorandum by LL&G and their evaluation accurately depicts the existing traffic conditions at this location. LL&G has concluded that the level of service at both the signalized Community Dynamics driveway and the existing Ralphs Center easement access would operate at acceptable levels of service.

For reference, the existing northbound left-turn out of the Ralphs Center easement access would be restricted, which would improve traffic operations over existing conditions.

34

Furthermore, the LL&G traffic analysis indicated that the potential queuing for the westbound left-turns at both the Community Dynamics signalized driveway and the existing Ralphs Center easement access could be contained within the proposed left-turn pockets.

LL&G also developed the attached median design which would restrict northbound left-turns out of the existing Ralphs Center easement access; however, it would provide for a separate left-turn storage pocket into the easement access and a separate left-turn storage lane for the Community Dynamics signalized access. This would allow westbound traffic to enter the Ralphs Center without having to make a u-turn at the Community Dynamics driveway.

RK has requested the collision history from the City of Carson along Carson Street directly adjacent to the existing Ralphs Center easement driveway. The City has provided collision history for the Years 2007 through 2010 (partial). RK has reviewed all of these collision records and have not identified any collisions directly related to the ingress or egress from the Ralphs Center easement driveway, located along Carson Street. The collision rate at this intersection is essentially zero (0.00) and indicates that there have been no collisions related to the westbound left-turns entering the driveway, eastbound right-turns entering the driveway, or northbound left/right-turns leaving the driveway.

RK has maintained copies of the collision history in our electronic files. The only collisions which occurred in somewhat proximity to the driveway are included in Appendix B. After review of the facts related to each collision, it has been determined that none of the six (6) collisions, which have been identified in Appendix B, are related directly or indirectly to the Ralphs Center easement driveway. In conclusion, reviewing the historical collision data for Carson Street in the vicinity of the existing Ralphs Center driveway indicates that there have been no previous safety issues directly related to the easement driveway and its ingress and egress.

In order to mitigate the loss of the northbound left-turn out of the Ralphs Center easement driveway, the City is looking into a potential traffic signal on Avalon Boulevard at the existing Ralphs southerly driveway. This traffic signal would also serve the senior housing project on the east side of Avalon Boulevard currently under construction. This traffic signal will improve traffic operations/safety at the existing driveway and will accommodate traffic movements eliminated by the left-turns out of the Ralphs Center easement driveway.

Conclusion

In conclusion, it does not appear at this time that retaining the westbound left-turn at the Ralphs Center easement access would adversely impact traffic operations in the area. The installation of a traffic signal at the Community Dynamics access will provide adequate

Mr. Brad Pearl
NEWMARK MERRILL COMPANIES
December 14, 2011
Page 3

gaps for westbound left-turns at the Ralphs Center easement access to accommodate the turning movements at this location.

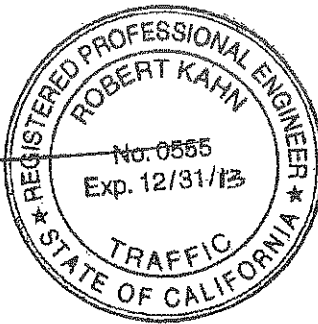
RK appreciates this opportunity to work with Newmark Merrill Companies on this project. If you have any questions regarding this study, please call our office at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP, INC.

Robert Kahn

Robert Kahn, P.E.
Principal

Attachments



Appendices

Appendix A

LL&G Easement Access Evaluation Memorandum
616 East Carson Street and Ralphs Center, Carson
August 15, 2011

MEMORANDUM

To:	Steve Roberts City View 616 East Carson, LLC	Date:	August 15, 2011
From:	Richard E. Barretto, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	2.10.3175.1
Subject:	Easement Access Evaluation Memorandum 616 East Carson Street & Ralphs Center, Carson		

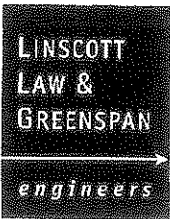
Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Easement Access Evaluation Memorandum for the proposed 616 East Carson Street development, located in the City of Carson, California. The purpose of this evaluation is to assess the proposed easement access configuration on the 616 East Carson Street property's Carson Street frontage.

This technical memorandum focuses to an evaluation of the proposed easement access configuration consisting of peak hour service level (LOS) calculations and a queuing analysis.

PROPOSED EASEMENT ACCESS EVALUTION.

Attachment 1 is a conceptual improvement plan for Carson Street along the frontage of the proposed Project and the existing Ralph's Center, from the westerly property line of the Project to Avalon Boulevard. The conceptual plan illustrates the proposed street improvements along the Project frontage, which includes narrowing Carson Street consistent with the Carson Street Master Plan, and median modifications to allow for the installation of a traffic signal on Carson Street at the Project's main driveway. The concept plan also illustrates the proposed layout to maintain "left-turn ingress" at the existing access easement driveway (left-turn egress would be restricted/right-turn in-out movements would be allowed).

The proposed median modifications on Carson Street at the Project's signalized driveway includes the provision of a 100-foot eastbound left-turn lane with a 60-foot transition and a 70-foot westbound left-turn lane with a 60-foot transition, and approximately an 80-foot westbound left lane with a 60-foot transition at the existing access easement driveway. The proposed median design on Carson Street east of the Project's signalized driveway provides future residents/patrons of the Project with the ability to turn left at the signalized driveway while continuing to provide customers of the adjacent commercial development (Ralphs Center) with the opportunity to turn left at the existing access easement driveway.



Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law &
Greenspan, Engineers
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Costa Mesa, CA 92626
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Pasadena
Costa Mesa
San Diego
Las Vegas



Level of Service Calculations

Table 1, located at the rear of this memorandum following the attachment, presents the results of future Year 2014 intersection capacity analysis calculations for the Carson Street/Avalon Avenue intersection, Carson Street/Access Easement Driveway and Carson Street/Project (signalized) Driveway upon completion and occupancy of the Project. The levels of service calculations for these three locations were completed for the AM peak hour and PM peak hour of a typical weekday.

A review of *Table 1* indicates that the Carson Street/Avalon Avenue intersection is forecast to operate at LOS D or better, while the Carson Street/Access Easement Driveway is forecast to operate at LOS A and the Carson Street/Project (signalized) Driveway intersection is forecast to operate at LOS B during the weekday AM peak hour and PM peak hour. Further, a close inspection of the detailed LOS calculation sheet for the Carson Street/Access Easement Driveway intersection indicates that the westbound left-turn is forecast to operate at LOS A during the weekday AM peak hour and LOS B during the weekday PM peak hour. *Appendix A* contains the LOS calculation worksheets for the three study locations.

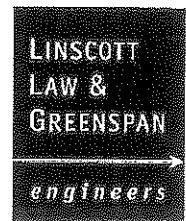
Please note that forecast traffic conditions for this analysis utilized information contained in the *Traffic Impact Analysis for the 616 Carson Street Project and Carson Town Square* prepared by Kimley-Horn Associates.

Queuing Analysis

In addition to the LOS calculations, a queuing assessment was prepared specifically for the Carson Street/Access Easement Driveway and Carson Street/Project (signalized) Driveway intersections to determine if the proposed westbound left-turn lane design, as illustrated in *Attachment 1*, would provide sufficient storage to accommodate forecast peak hour vehicular queues. The queuing evaluation was conducted using Synchro 7.0 software, which reports the 95th percentile queue length in feet.

As shown, *Table 2* presents the Year 2014 queuing analysis results for the weekday AM and PM peak hours. Review of *Table 2* indicates that the proposed westbound left-turn lane on Carson Street at the Project's signalized driveway and the Access Easement Driveway will provide adequate storage during the weekday AM and PM peak hours.

Mr. Steve Roberts
August 15, 2011
Page 3



With the proposed traffic signal at the Project Driveway expected to operate with "protected/permmissive" left-turn phasing for eastbound and westbound left-turn traffic on Carson, a maximum of one (1) vehicle is expected to queue in the westbound left-turn lane during the AM and/or PM peak hours. With a proposed storage of 70-feet and a 60-foot transition, storage for up to three to four vehicles is provided.

For the westbound left-turn on Carson at the Access Easement Driveway, projected queues at expected to be no more than one (1) vehicle during the AM and PM peak hours as well. The results of the Synchro simulation indicates that "gaps" in westbound through traffic on Carson Street are created with traffic signal operation at the Carson Street/Project Driveway. These "gaps" provide vehicles with the opportunity to turn left at the access easement. Further, since westbound through traffic on Carson Street at Avalon Boulevard are projected on occasion to queue past the easement during the peak hours, the installation of "Keep Clear" pavement legends could ensure westbound left-turn access to the easement is not blocked. With a proposed storage of 80-feet and a 60-foot transition, storage for up to four to five vehicles is provided.

In conclusion, based on our evaluation, the proposed improvements along Carson Street, as illustrated in *Attachment 1*, will result in acceptable service levels and adequate storage for projected vehicular queues. The proposed design maintains the existing easement directly on Carson Street for maximum visibility and can accommodate left turn ingress, as separate westbound left-turn lanes are provided on Carson Street and Project Driveway signalized intersection and Carson Street/Access Easement Driveway.

* * * * *

We appreciate the opportunity to provide this Technical Memorandum. Should you have any questions, please call us at (714) 641-1587.

Attachments

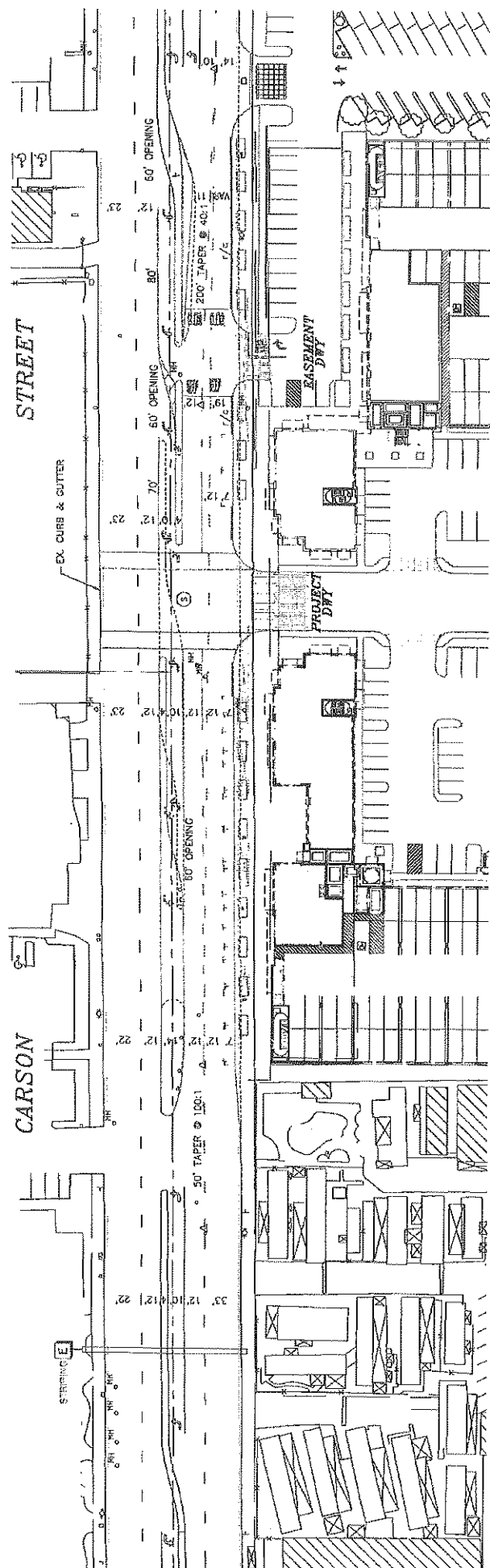


TABLE 1
YEAR 2014 PEAK HOUR INTERSECTION LEVEL OF SERVICE SUMMARY¹
616 E. CARSON SYNCHRO, CARSON

Key Intersection	Type of Control	Time Period	HCM Delay (s/v)	LOS
1. Carson Street at Avalon Boulevard	Traffic Signal Control	AM	32.6	C
		PM	46.3	D
2. Carson Street at Easement Driveway	Unsignalized Control	AM	9.1	A
		PM	9.9	A
3. Carson Street at Project Driveway	Traffic Signal Control	AM	13.8	B
		PM	13.5	B

Note:
s/v = seconds per vehicle

¹ Source: *Synchro* 7.0, HCM Methodology. Appendix A contains LOS calculations sheets.

TABLE 2
YEAR 2014 PEAK HOUR INTERSECTION QUEUING SUMMARY²
616 E. CARSON SYNCHRO, CARSON

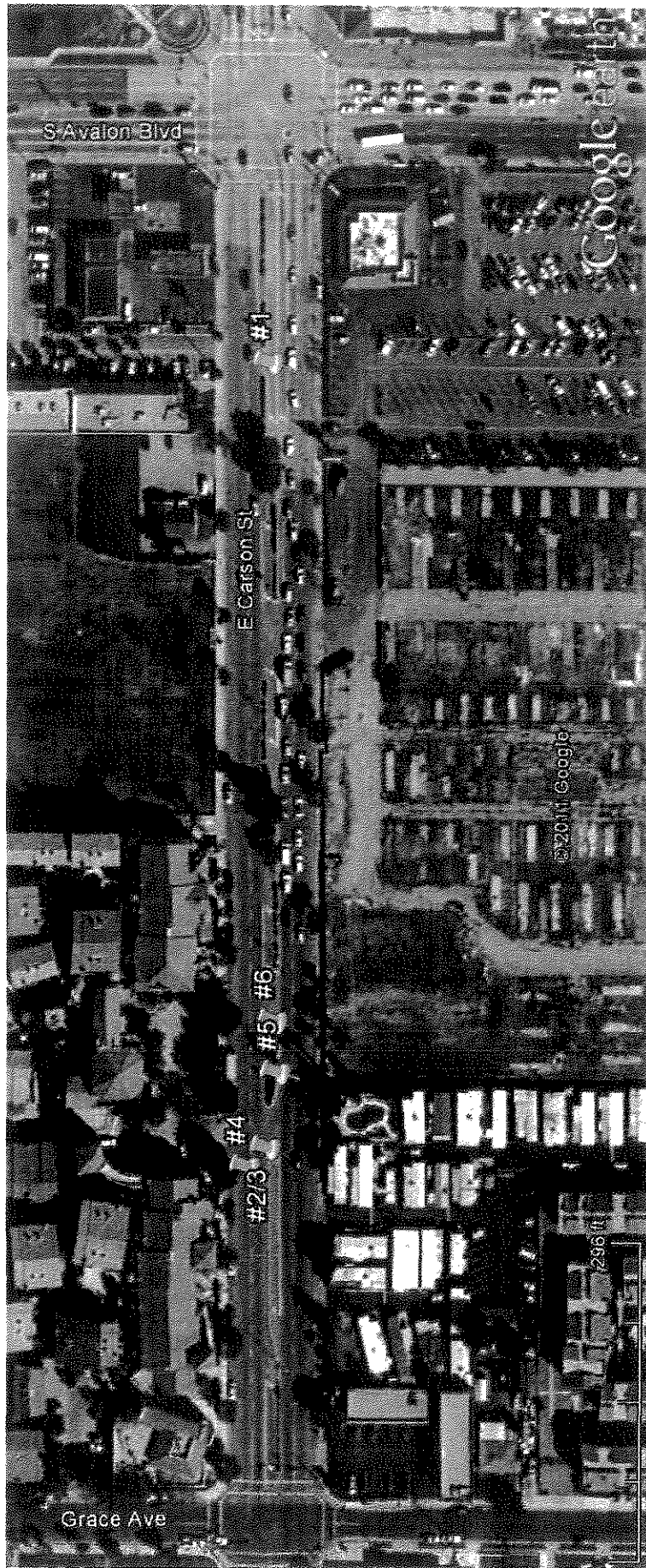
Key Intersections	AM Peak Hour			PM Peak Hour		
	Max. Queue (ft.)	Storage Provided (ft.)	Adequate Storage – Yes / No	Max. Queue (ft.)	Storage Provided (ft.)	Adequate Storage – Yes / No
2. <u>Carson Street at Easement Driveway</u>						
• Northbound Right-Turn	22 ³	22'	Yes	22 ³	22'	Yes
• Westbound Left-Turn	22 ³	80'	Yes	22 ³	80'	Yes
3. <u>Carson Street at Project Driveway</u>						
• Northbound Shared Left/Thru/Right	53'	60'	Yes	50'	60'	Yes
• Westbound Left-Turn	22 ³	70'	Yes	22 ³	70'	Yes

² Source: *Synchro 7.0*, Percentile Delay Methodology.

³ Storage lengths calculated to less than one vehicle are reported as 22 feet.

Appendix B

Collisions Closest to the
Ralphs Center Easement Driveway
(2007 – 2010 (partial))



[illegible]

Quarterly 01/01/2007 thru 12/31/2007

Total Count: 1191

Jurisdiction(s): Los Angeles County

Include State Highways cases

Report Run On: 07/16/2009

CARSON ST		300	Direction	E	Distance	Party Info	Vehicle	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	233964	Collision Date	20070609	Time	1300	Day	SAT	Process Date	20071213	
City	Carson	County	Los Angeles	IMPROV PASS	Weather:2	CLEAR	Vehicle	21750	Collision Type	DRY	DAYLIGHT	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	
Party	Type	Age	Sex	Race	Subnet	Subnet	Make	Model	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	233964	Collision Date	20070609	Time	1300	Day	SAT	Process Date	20071213
1F	DRVR	22	F	H	W	W	NISSA	2001	-	3	N	-	M	G	G	233964	Collision Date	20070609	Time	1300	Day	SAT	Process Date	20071213
2	DRVR	24	M	W	W	W	INTER	2005	-	3	N	-	A	G	G	233964	Collision Date	20070609	Time	1300	Day	SAT	Process Date	20071213
CARSON ST		163	Direction	E	Party Info		Vehicle	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	461778	Collision Date	20070825	Time	0840	Day	SAT	Process Date	20080213	
City	Carson	County	Los Angeles	R-O-W AUTO	Weather:2	CLEAR	Vehicle	21801A	Collision Type	DRY	DAYLIGHT	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	
Party	Type	Age	Sex	Race	Subnet	Subnet	Make	Model	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	461778	Collision Date	20070825	Time	0840	Day	SAT	Process Date	20080213
1F	DRVR	20	F	A	HNB	HNB	HONDA	1998	-	3	N	-	M	G	G	461778	Collision Date	20070825	Time	0840	Day	SAT	Process Date	20080213
2	DRVR	29	M	A	HNB	HNB	HONDA	1999	-	3	N	-	L	G	G	461778	Collision Date	20070825	Time	0840	Day	SAT	Process Date	20080213
CARSON ST		300	Direction	E	Party Info		Vehicle	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	220210	Collision Date	20071210	Time	0755	Day	MON	Process Date	20080621	
City	Carson	County	Los Angeles	IMPROV TURN	Weather:2	CLEAR	Vehicle	22107	Collision Type	DRY	DAYLIGHT	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	
Party	Type	Age	Sex	Race	Subnet	Subnet	Make	Model	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	220210	Collision Date	20071210	Time	0755	Day	MON	Process Date	20080621
1F	DRVR	58	F	B	HNB	HNB	LEXUS	1999	-	3	N	-	M	G	G	220210	Collision Date	20071210	Time	0755	Day	MON	Process Date	20080621
2	DRVR	71	M	HNB	HNB	HNB	NISSA	2003	-	3	N	-	M	G	G	220210	Collision Date	20071210	Time	0755	Day	MON	Process Date	20080621
CARSON ST		0	Direction	E	Party Info		Vehicle	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	456317	Collision Date	20071220	Time	1930	Day	THU	Process Date	20080624	
City	Carson	County	Los Angeles	R-O-W PED	Weather:2	CLEAR	Vehicle	21950A	Collision Type	WET	DAYLIGHT	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	
Party	Type	Age	Sex	Race	Subnet	Subnet	Make	Model	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	456317	Collision Date	20071220	Time	1930	Day	THU	Process Date	20080624
1F	DRVR	98	-	IMP UNK	IMP UNK	IMP UNK	PROC ST	W	A	0100	LEXUS	1999	-	3	N	-	M	G	G	G	G	G	G	
2	DRVR	55	M	W	HNB	HNB	NISSA	2003	-	3	N	-	M	G	G	456317	Collision Date	20071220	Time	1930	Day	THU	Process Date	20080624
CARSON ST		40	Direction	E	Party Info		Vehicle	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	444657	Collision Date	20070729	Time	1613	Day	SUN	Process Date	20071215	
City	Carson	County	Los Angeles	STRTNG/BACKNG	Weather:2	CLOUDY	Vehicle	22106	Collision Type	WET	DAYLIGHT	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	Other MV	
Party	Type	Age	Sex	Race	Subnet	Subnet	Make	Model	Year	SP Info	NCIC	1900	State Hwy?	N Route	Badge	444657	Collision Date	20070729	Time	1613	Day	SUN	Process Date	20071215
1F	DRVR	43	M	H	HNB	HNB	STOPPED	S	-	-	D	N	-	B	-	-	-	-	-	-	-	-	-	
2	DRVR	28	F	H	HNB	HNB	STOPPED	E	-	-	D	N	-	B	-	-	-	-	-	-	-	-	-	

Quarterly 01/01/2008 thru 12/31/2008

Include State Highways cases

Total Count: 1112

Jurisdiction(s): Los Angeles County
Report Run On: 08/10/2009

PASS COMP PN 65 F 8 0 0 G -
PASS 62 F 8 0 0 G -
PASS 9 M 8 0 0 G -
PASS 56 M 8 0 0 G -

Primary Rpt CARSON ST															Distance (ft) 22															Direction															W															Secondary Rd															FIGUEROA ST															NCIC															1900 State Hwy?															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01/01/2010 thru 12/31/2010

Total Count: 686

Jurisdiction(s): Los Angeles County

Include State Highways cases

Report Run On: 12/12/2011

Primary Rd Carson ST		Secondary Rd Carson ST		FIGUEROA ST		NCIC		1900		State Hwy?		N		Route		Badge		451383		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		STOP SCENISG		Weather:1		RAINING		MSDMNR		Distance (ft) 0		Direction		Population 5		Rpt Dist 21433A		Collision Type WET		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1700		Day TUE		Process Date 20101115	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		IMP UNK		IMP UNK		Move Pre LFT TURN		Dir W		SW Veh F		CHP Veh 2700		OTHER		FORD 2002		- 3		N		- 3		N		- M		G		Party Info	
Party 2		Type DRVR		Age 30		Sex F		H		HNBD		RGT TURN		E		D		2200		FORD		2002		- 3		N		- 3		N		- M		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		FIGUEROA ST		NCIC		1900		State Hwy?		N		Route		Badge		433757		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		IMPROV TURN		Weather:1		CLEAR		MSDMNR		Distance (ft) 0		Direction		Population 5		Rpt Dist 22100B		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1901		Day MON		Process Date 20110216	
Party 1F		Type DRVR		Age 58		Sex F		H		HNBD		STOPPED		E		A		0100		FORD		2005		- 3		N		- 3		N		- M		G		Party Info					
Party 2		Type DRVR		Age 43		Sex F		H		HNBD		STOPPED		E		A		0700		HONDA		2002		- 3		N		- 3		N		- M		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		FIGUEROA ST		NCIC		1900		State Hwy?		N		Route		Badge		430275		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		UNSAFE SPEED		Weather:2		CLOUDY		MSDMNR		Distance (ft) 110		Direction		Population 5		Rpt Dist 22350		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1430		Day WED		Process Date 20111007	
Party 1F		Type DRVR		Age 57		Sex M		O		HNBD		PROC ST		E		A		0100		LINCO		2007		- 3		N		- 3		N		- M		G		Party Info					
Party 2		Type DRVR		Age 45		Sex F		W		HNBD		STOPPED		E		A		0100		TOYOT		2009		- 3		N		- 3		N		- M		G		Party Info					
Party 3		Type DRVR		Age 54		Sex M		B		HNBD		STOPPED		E		A		0700		CHEVR		1988		- 3		N		- 3		N		- P		G		Party Info					
Party 4		Type DRVR		Age 45		Sex F		B		HNBD		STOPPED		E		A		0800		PLYMO		1996		- 3		N		- 3		N		- M		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		FIGUEROA ST		NCIC		1900		State Hwy?		N		Route		Badge		430373		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		IMPROV TURN		Weather:2		CLOUDY		MSDMNR		Distance (ft) 200		Direction		Population 5		Rpt Dist 22107		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 0445		Day SUN		Process Date 20110920	
Party 1F		Type DRVR		Age 20		Sex F		A		HNBD		PROC ST		W		A		0100		HONDA		2010		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186		Officer's Photo		Person		Side of Hwy																	
City Carson		County Los Angeles		LANE CHANGE		Weather:2		CLEAR		MSDMNR		Distance (ft) 425		Direction		Population 5		Rpt Dist 21658A		Collision Type DRY		Rdwy Cond1		NO UNUSL CND		Rdwy Cond2		Card Dev		FUNCTNG		Loc Type		Spec Cond 0		Time 1110		Day WED		Process Date 20110222	
Party 1F		Type DRVR		Age 998		Sex F		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Party 2		Type DRVR		Age 46		Sex M		H		HNBD		PROC ST		W		A		0100		HYUND		2007		- 3		N		- 3		N		- L		G		Party Info					
Primary Rd Carson ST		Secondary Rd Carson ST		GRACE AV		NCIC		1900		State Hwy?		N		Route		Badge		502186																							

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