



RELATIONSHIP
TO THE
GENERAL PLAN

INTRODUCTION

The Dominguez Technology Centre - Phase One Specific Plan implements the City of Carson General Plan. As such, the specific plan is consistent with and supportive of the relevant goals and policies of the individual elements of the General Plan. The following discusses the relationship of this specific plan to each of the applicable General Plan Elements.

5.1 LAND USE ELEMENT

The Land Use Element has established nine general land use goals and objectives in addition to seven specific policies addressing industrial land use. These general and specific policies are:

General

1. Allow each type of land use sufficient area to develop to the fullest extent indicated by the economy and general welfare.
2. Separate nonconforming uses, replace substandard buildings and prevent deterioration of residential, commercial and industrial areas.
3. Provide a comprehensive guide for public improvement and private investment.
4. Provide a guide for continued development of a strong retail commercial center.

5. Improve development standards in order to control urban blight and protect property values.
6. Encourage the development of stable industrial and commercial uses which will broaden the economic base to create a more self-sufficient local economy.
7. Expand public community facilities in accordance with increasing population.
8. Plan for orderly future growth by updating and revising the General Plan whenever necessary.
9. Promote annexation of those areas originally within the Carson area prior to incorporation.

Specific

1. Heavy industrial areas should be separated from residential and commercial activities.
2. Light industrial areas and controlled industrial parks should be screened or buffered from adjacent residential, commercial or other heavier industrial areas.

3. All industrial areas should be served with adequate accessibility to transportation, utilities, public streets or highways and with adequate internal circulation, off-street parking and loading and service facilities.
4. Appropriate pollution and environmental standards should be enforced.
5. Industrial businesses should be encouraged to provide broader based industries and provide greater diversity for economic stability.
6. The City should attempt to maintain the industrial areas mainly in the sections of the City presently designated for industrial land uses.
7. Industrial land use conflicts should be minimized by securing the abatement of nonconforming land uses.

The Dominguez Technology Centre - Phase One Specific Plan provides for the systematic and orderly development of uses and facilities of the highest standards and quality. The regulations, guidelines and concepts of the specific plan ensure the project's compatibility with surrounding areas and expand the City's industrial/employment base by providing for a "hi-tech" environment.

Proper separation, buffering and screening requirements are established by the specific plan to mitigate potential visual impacts to surrounding residential areas.

The specific plan also ensures that adequate public services and facilities will be available including access and circulation, utilities, off-street parking and internal circulation.

5.2 OPEN SPACE ELEMENT

The Open Space Element for the City of Carson recognizes the predominantly urbanized character of the City and focuses upon those goals and objectives which are intended to maximize open space benefits within the context of limited open space opportunities. The enhancement of open space quality and the improvement of urban form and aesthetics is the fundamental goal of the Open Space Element.

The specific plan implements the goals and objectives of the Open Space Element through the provision of broad, extensively landscaped setback areas, landscaped streets (with planted medians) and generously landscaped parking areas. The development regulations and design guidelines of the specific plan exceed the minimum requirements of existing City ordinances for setbacks and landscaping, enhancing the quality of open space and enriching the visual and aesthetic character of the urban environment.

5.3 PUBLIC SERVICES AND FACILITIES ELEMENT

This element of the City of Carson General Plan addresses those public and quasi-public uses which serve the community. Operations or facilities include California State University - Dominguez Hills, water, fire, among

others. The synergistic relationship between the university and new high technology business and industry is recognized as a unique opportunity.

The Dominguez Technology Centre - Phase One Specific Plan will capitalize upon that opportunity by locating a high technology industry in close proximity to the university. The specific plan also implements other aspects of the Public Services and Facilities Element by providing adequate systems for water, wastewater and fire protection services.

5.4 RECREATION ELEMENT

The Recreation Element addresses the community-wide need to provide adequate recreational opportunities for the City's residents. To this end the City has developed an extensive system of parks, recreational facilities, activities and programs geared to all user groups.

The specific plan has been designed to implement, on a project basis, the City of Carson Recreation Element. The construction of an onsite jogging path (more than one-half mile in length) in a lushly landscaped setting, separated from all vehicular traffic, will offer recreational and exercise opportunities which augment the existing public facilities.

5.5 CIRCULATION ELEMENT

The underlying goal set forth in the Circulation Element is the establishment of a City transportation system that is efficient, safe and convenient. Specifically, a reasonably acceptable level of service is to be provided for

vehicular traffic. This is to be accomplished through a systematic approach to transportation planning, with the functional classification of streets being the first step.

The Dominguez Technology Centre - Phase One Specific Plan is consistent with the Circulation Element of the City of Carson. The plan implements the goals and policies contained therein. Specifically, the transportation analysis and planning conducted for the specific plan considered potential development and the resultant additional increased traffic from the surrounding area. As a result, the proposed transportation facilities of the specific plan provide for the safe and efficient movement of traffic, both now and into the foreseeable future, by providing the necessary improvements (additional left-turn lane in Glenn Curtiss, signalized intersection, Glenn Curtiss classification as an Industrial Collector). Additionally, the specific plan seeks to maintain the integrity of the existing traffic patterns on University Drive, thereby minimizing additional traffic on the residential streets in the neighborhoods south of the project area, by taking all access from Glenn Curtiss Street and Wilmington Avenue.

5.6 SAFETY, SEISMIC SAFETY AND NOISE ELEMENTS

The Safety and Seismic Safety Elements of the General Plan have as their fundamental goal the protection of life and property from a number of potential hazards, including fire, flooding, earthquakes, crime and hazardous wastes. These elements mandate that issues be considered in development planning.

The specific plan incorporates several measures intended to reduce the risks to life and property. Adequate provisions have been made for fire protection (access, fire flows, hydrant spacing), crime (secured perimeter with manned entries), flooding (proper drainage), earthquake hazards (the site is not within an Alquist-Priolo Zone) and hazardous wastes/toxic materials (the project area is not within a former landfill site, and the proposed uses are "clean, high technology" operations which will not be using toxic materials nor generating hazardous wastes). Further, building design and construction will incorporate all measures required by the City and other applicable codes to minimize potential seismic hazards.

The protection of the public's general well being from harmful noise levels is the primary goal of the City's Noise Element. This element addresses the sources of noise and policies for controlling noise and its effect on surrounding areas.

The noise-related impacts of the specific plan are short-term (during the construction phases) and long-term (over the life of the project). Construction-related noise sources will include heavy equipment operation during grading in addition to the normal building construction activity. This short-term noise impact will be mitigated, in part, by limiting these activities to the normal daylight, workday hours.

The long-term noise impacts (from both stationary and mobile sources) are associated with the uses and operations conducted over the life of the project. The proposed use for the property - predominantly office in nature - will not produce any significant stationary source noise levels. Mobile

source noise levels will, however, increase as a result of the additional traffic to be generated by the project.

Residential uses are the most sensitive to increased noise levels, and increased traffic on adjacent arterial streets might have a significant potential impact on existing residential areas. The traffic analysis conducted for the specific plan finds that the distribution of traffic generated by the project is such that significant increases in traffic volumes are not expected to occur on the two arterial segments (Wilmington Avenue and University Drive) which abut existing residential neighborhoods. Therefore, no significant increases in long-term noise levels are expected to occur as a result of the project development.

5.7 PARKWAY AND RAISED MEDIAN ELEMENTS

These elements of the General Plan are established to promote the enhanced appearance of the City's circulation system and to provide for the separation of heavy volumes of traffic moving in opposite directions.

The specific plan implements the goals and objectives of these elements by (1) providing a fully landscaped parkway on Glenn Curtiss Street, (2) the installation of a raised, landscaped median for a segment of Glenn Curtiss, and (3) by providing for right-turn-only movements at the mid-block secondary access to Wilmington Avenue.