

1920 Main Street
Suite 1150
Irvine, CA 92614
t: 949 296 0450
f: 949 296 0479

GreenbergFarrow

ATLANTA
NEW YORK
CHICAGO
LOS ANGELES
BOSTON
DALLAS
NEW JERSEY
ST. PETERSBURG

February 22, 2007

To Diana Nave
President
Northwest San Pedro Neighborhood
Council
638 S. Beacon Street # 688
San Pedro, CA 90731

Project Proposed Target Retail Store
1605-1701 North Gaffey Street
San Pedro, CA

Re Project Modifications & Additions

Diana,

Per the meeting we had on February 16, 2007 which included you, Dan Dixon, Caroline Shaw, and I the following are modifications and additions to the proposed project that we agreed to:

- We discussed the 5,000 sq. ft. pad and the concern of the Council about its uses. I discussed this with Target and they would agree to have its use (or uses) subject to the Council's approval.
- Agreed that the current elevations were acceptable and we would add another framed element on the Gaffey Street elevation and work with the Council on decorative art tiles within the framed elements.
- Agreed to the 15' wide landscaped areas along Gaffey and Capitol and that we would berm those areas to assist in the screening of the parking areas.
- Agreed to increase the size of the trees from 24" box to 36" box along the perimeter and throughout the site.
- Agreed to install an electronic cart control system at the perimeter of the property to prevent carts from leaving the property.
- Informed you that we were meeting with each neighbor on Barrywood adjacent to the project site and determine what was acceptable for each home owner in terms of walls and the filling of the existing slope that is occupied by the DWP easement. Further that the placement of the building and the location of the loading area was specifically designed with the adjacent neighbors in mind.
- Agreed to keep the height of the site lighting poles to the height of the building (25'). Further, that shielding would be provided as required by the MND.
- Agreed to install curb, gutter, and trees on the opposite side of Gaffey (east side) the length of the project property. That we would coordinate with the Port on the installation of a bike path behind the curb and gutter. It should be noted that the installation of curb and gutter will require a study of drainage which may ultimately preclude the installation of the curb and gutter, which we would keep the Council informed of should that be the case. Regardless, we agree to install trees and work with the Port on the bike path in the area described above.
- We agreed we would review the recommendations given in the Council's 1/23/07 comment letter on the MND. Upon review, we would agree to comply with the following:

- Stoppage of earthwork should hydrocarbons or other contaminants in the soil be detected or observed.
- Documentation that soil imported to the project site is contaminate free.
- Delivery trucks will not be allowed to idle during deliveries for longer than five (5) minutes.
- Compliance with all South Coast Air Quality Management District requirements.
- Dust mitigation during grading, soil excavation, soil removal and delivery, and compaction would include:
 - Monitoring for dust at the property line (using fixed stations on a set schedule).
 - Covering of all soil stockpiles.
 - Use of water misting to reduce dust.
 - Stopping of earthwork activities during wind gusts of 25 mph and a sustained wind speed of 35 mph.
 - Trucks shall be cleaned of soil on the outside of the vehicle before exiting the site.
- Agreed that due to the extremely high ground water the possibility of infiltration of storm water would not be possible.
- Agreed that the project would meet all of LA County's requirements for water quality for water leaving the project site.
- Agreed to do a noise study for the roof mounted equipment and implement any measures necessary to meet the City's noise ordinance.
- Agreed to install a double left turn from northbound Gaffey to Capitol. This will be a voluntary improvement as defined by the LADOT, who has approved the improvement in concept as well. That this improvement will help alleviate the existing condition of people using Gatun Street as a "stress reliever" alternate to the intersection of Gaffey and Capitol.
- Agreed that if the LADOT would permit a full or partial signalization at the southerly entry to the project on Gaffey, Target would pay for the installation of that signalization if and when LADOT approved it.
- Agreed that the Capitol entry would be full movement with the provision for a left turn lane on Gaffey.
- Agreed with "No Parking" designations on Capitol and Gaffey along the project frontage should the City permit this condition.
- Agreed that the LADOT is the responsible party for the traffic mitigation measures primarily being ATSAC/ATCS contributions and that if Target could perform some of that work in lieu of paying the contributions, we would do so, subject to LADOT approval.

Diana, with the above agreements, the Council would be in support of the project and would not require any further environmental review.

Sincerely,

Frank Coda, AIA