** Revised **

CITY OF CARSON
HOUSING AUTHORITY/
SUCCESSOR AGENCY/
PUBLIC FINANCING AUTHORITY/
CITY COUNCIL AGENDA

Tuesday, April 21, 2026
701 East Carson Street
City Hall

5:00 PM

Lula Davis-Holmes, Mayor

Dr. Jawane Hilton, District 1 Councilmember

Cedric L. Hicks, Sr., Mayor Pro Tem and District 3 Councilmember

Jim Dear, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment periods. There will be two Oral Communication sessions: one for Agendized Items (comment about items ON the agenda) and the other for non-Agendized items (comment about items NOT on the Agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on the number of speakers.

PUBLIC VIEWING AVAILABLE BY:

- **Livestream on the City's website: The meeting will be streamed live over the internet via: www.carsonca.gov**
- **Youtube : www.youtube.com/@CityofCarsonCalifornia**
- **Cable TV: Spectrum (Channel 35) and ATT (Channel 99)**

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

- **Email: Public comments can be emailed to cityclerk@carsonca.gov. The cut-off time to submit any email communications is 3:00 p.m. on the day of the meeting.**
- **Written: Written comments can be dropped off at the City Clerk's Office at City Hall. The cut-off time to submit any written communications is 3:00 p.m. on the day of the meeting. Written comments dropp**

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (5:00 pm)

ROLL CALL (CITY CLERK)

FLAG SALUTE

INVOCATION (Item 1)

1. PASTOR WALTER R. TUCKER, III FROM TRUTH & LOVE CHRISTIAN CHURCH

CLOSED SESSION (Items 2-3)

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)
   — A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: Arriola, Mark v City of Carson (WCAB Nos. ADJ21621815, ADJ21667605).

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)
   — A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: Veronica Alvarez v City of Carson.

RULES OF DECORUM:

1. No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.
2. All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.
3. Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.
4. All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.
5. All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.

- Treat everyone courteously
- Listen to others respectfully
- Exercise self-control
- Give open-minded consideration to all viewpoints
- Focus on the issues and avoid personalizing debate
- Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and tools for forging sound decisions

RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

INTRODUCTIONS (MAYOR) (Item 4)

4. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION

PRESENTATIONS (Items 5-6)

5. PRESENTATION OF THE ZERO-EMISSION VEHICLE READINESS AWARD FROM THE CALIFORNIA NEW MOTOR VEHICLE BOARD TO THE CITY OF CARSON – PRESENTED BY BOARD MEMBER SHIRLEY JONES

6. RECOGNITIONS FOR THE REGIONAL MATHEMATICS COMPETITION TEAMS FROM DEL AMO ELEMENTARY SCHOOL, AMBLER ELEMENTARY SCHOOL, AND STEPHEN M. WHITE MIDDLE SCHOOL FOR THEIR ACHIEVEMENTS

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

The public may address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency or on any items on the agenda of the City Council/Housing Authority/Successor Agency, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no morethan three minutes, speaking once. Oral communications will be limited to one (1) hour unless extended by order of the Mayor with approval of the City Council.

APPROVAL OF MINUTES (Item 7)

7. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - MARCH 24, 2026 (SPECIAL) AND APRIL 7, 2026 (REGULAR)
   RECOMMENDED ACTION
   — 1. APPROVE the minutes as listed.

CONSENT (Items 8-30)

ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION

These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

8. CONSIDER A REPORT OF ALL CITY CONTRACTS APPROVED UNDER CITY MANAGER AUTHORITY FOR THE PERIOD MARCH 1, 2026 THROUGH MARCH 31, 2026 PURSUANT TO CMC SECTION 2604 (CITY COUNCIL)
   RECOMMENDED ACTION
   — 1. RECEIVE and FILE the report.

9. CONSIDER A REPORT OF ALL CITY CONTRACTS APPROVED UNDER THE AUTHORITY OF DEPARTMENT DIRECTORS FOR THE PERIOD MARCH 1, 2026 THROUGH MARCH 31, 2026 PURSUANT TO CMC SECTION 2604 (CITY COUNCIL)
   RECOMMENDED ACTION
   — 1. RECEIVE and FILE the report.

10. CONSIDER A REPORT OF ALL NEW BUSINESS LICENSES ISSUED BY THE CITY OF CARSON FOR THE PERIOD MARCH 1, 2026, THROUGH MARCH 31, 2026 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. RECEIVE and FILE the report.

11. CONSIDER APPROVING A PROFESSIONAL CONTRACT SERVICES AGREEMENT WITH VASQUEZ AND COMPANY LLP TO PROVIDE PROFESSIONAL AUDITING SERVICE OF THE CITY'S FISCAL YEAR ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), SINGLE AUDIT REPORT (SAR) AND THE FINANCIAL AND COMPLIANCE AUDIT FOR THE MEASURE W - SAFE, CLEAN WATER REGIONAL PROGRAM (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE a professional auditing services agreement with Vasquez and Company LLP to perform the professional auditing services, including the Annual Comprehensive Financial Report (ACFR), Single Audit Report (SAR), Air and Quality Management Report (AB2766), and the financial and compliance audit for the Measure W – Safe, Clean Water Regional Program, for a total contract amount not to exceed $495,000 over a five-year term; and,
— 2. AUTHORIZE the Mayor to execute the contract, following approval as to form by the City Attorney.

12. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING MARCH 31, 2026 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. RECEIVE and FILE the report.

13. CONSIDER A REPORT ON ALL INTRADEPARTMENTAL BUDGET TRANSFERS APPROVED UNDER THE CITY MANAGER OR DESIGNEE AUTHORITY FOR THE MONTH OF MARCH 2026 PER ORDINANCE 24-2401 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. RECEIVE and FILE the report.

14. CONSIDER ADOPTING RESOLUTION NO. 26-036, A RESOLUTION OF THE CITY COUNCIL OFTHE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $6,256,929.86, DEMAND CHECK NUMBERS 184336 THROUGH 184517 AND 298 FOR GENERAL DEMAND AND THE AMOUNT OF $13,740.00, CHECK NUMBER 1301 FOR CO-OP AGREEMENT DEMANDS (CITY COUNCIL)
RECOMMENDED ACTION
— 1. WAIVE further reading and ADOPT Resolution No. 26-036, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $6,256,929.86, DEMAND CHECK NUMBERS 184336 THROUGH 184517 AND 298 FOR GENERAL DEMAND AND THE AMOUNT OF $13,740.00, CHECK NUMBER 1301 FOR CO-OP AGREEMENT DEMANDS."

15. CONSIDER ADOPTING RESOLUTION NO. 26-05-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $13,837.94, DEMAND CHECK NUMBERS HA-002110 THROUGH HA-002114 (HOUSING AUTHORITY)
RECOMMENDED ACTION
— 1. WAIVE further reading and ADOPT Resolution No. 26-05-CHA, "A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $13,837.94, DEMAND CHECK NUMBERS HA-002110 THROUGH HA-002114."

16. CONSIDER ADOPTING RESOLUTION NO. 26-05-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY CLAIMS AND DEMANDS IN THE AMOUNT OF $9,530.07, DEMAND CHECK NUMBERS SA-001988 THROUGH SA-001990 (SUCCESSOR AGENCY)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution NO. 26-05-CSA, "A RESOLUTION OF THE CARSON SUCCESSOR AGENCY CLAIMS AND DEMANDS IN THE AMOUNT OF $9,530.07, DEMAND CHECK NUMBERS SA-001988 THROUGH SA-001990".

17. CONSIDER SHIFTING THE MAY 19, 2026, REGULAR CITY COUNCIL MEETING TO MAY 20, 2026, BY MINUTE ORDER (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE a one-time shift of the May 19, 2026, Regular City Council meeting to May 20, 2026, by minute order.

18. CONSIDER APPROVAL OF SETTLEMENT AGREEMENT AND RESOLUTION NO. 26-043 ALLOWING THE CITY OF CARSON TO PARTICIPATE IN ADDITIONAL NATIONAL OPIOID SETTLEMENT WITH REMNANT DEFENDANTS, ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES), J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, INC., MORRIS AND DICKSON CO., NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC., AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE Settlement Agreement and Combined Subdivision Participation and Release Form for the City’s participation in the National Opioid Settlement Agreement with the Remnant Defendants.

— 2. ADOPT Resolution No. 26-043 approving and authorizing the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement with the Remnant Defendants, including signing necessary documents and transmittal thereof as necessary.

19. CONSIDER TAKING A POSITION OF OPPOSE UNLESS AMENDED TO SENATE BILL 866 (BLAKESPEAR) (CITY COUNCIL)

RECOMMENDED ACTION

— 1. TAKE a position of OPPOSE UNLESS AMENDED for Senate Bill 866 (Blakespear) and DIRECT staff to submit a corresponding letter.

20. AWARD OF WORKERS' COMPENSATION DEFENSE ATTORNEY SERVICES CONTRACT FOR FIVE YEAR TERM TO DABBAH, HADDAD & SULEIMAN, A PROFESSIONAL CORPORATION (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed Contract Services Agreement with Dabbah Haddad Suleiman, a Professional Corporation for a five-year term, for a not-to-exceed Contract Sum of $1,700,000. (Exhibit No. 1; the Agreement); and,

— 2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

21. APPROVAL OF AGREEMENT WITH PROFESSIONAL COMMUNICATIONS NETWORK (PCN) FOR CALL CENTER SERVICES AND RELATED INDEMNIFICATION PROVISIONS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the agreement entered into with Professional Communications Network (PCN) for call center services related to illegal fireworks complaints; and,

— 2. AUTHORIZE the City Manager's execution of the agreement approved as to form by the City Attorney.

22. CONSIDER APPROVAL OF THE CLEAN POWER ALLIANCE (CPA) INNOVATION FUND PARTICIPATION AGREEMENT TO ACCEPT $163,100 IN GRANT FUNDING FOR THE CITY OF CARSON'S ELECTRIC RESIDENTIAL LAWN AND GARDEN EQUIPMENT REBATE PROGRAM (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Innovation Fund Participation Agreement with the Clean Power Alliance (CPA) to accept $163,100 in grant funding to implement the City of Carson's Electric Residential Lawn and Garden Equipment Rebate Program; and,

— 2. AUTHORIZE the City Manager to execute the agreement and any related documents, subject to approval as to form by the City Attorney.

23. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT SERVICES AGREEMENT WITH SWAYZER CORPORATION (C-24-132) FOR CONTINUED MOWING AND LANDSCAPE MAINTENANCE SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE Amendment No. 2 to the Contract Services Agreement with Swayzer Corporation to continue providing mowing and landscape maintenance services from May 28, 2026, through May 28, 2027, for a total contract amount not to exceed $1,217,924.40 (Exhibit No. 3); and,

— 2. AUTHORIZE the Mayor to sign Amendment No. 2, subject to final approval by the City Attorney as to form.

24. CONSIDER ADOPTION OF RESOLUTION NO. 26-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025–2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, ACROSS THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND (CITY COUNCIL)

RECOMMENDED ACTION

— 1. ADOPT Resolution No. 26-028, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND," which formally updates the City's Budget to reflect current funding needs, allocations, and priorities across these funds; and,

— 2. WAIVE the formal bidding procedure as permitted by Carson Municipal Code (CMC), Section 2611(g); and,

— 3. AUTHORIZE the Purchasing Manager to issue a Purchase Order to Urban Solar Inc. in the not-to-exceed amount of $350,000 for the purchase of pole-mounted bus stop lighting devices.

25. CONSIDER APPROVAL OF A PERMIT TO ENTER WITH THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER PROPERTY AT 20300 SOUTH FIGUEROA FOR ENVIRONMENTAL SITE INVESTIGATION ACTIVITIES IN CONNECTION WITH THE SYWEST DEVELOPMENT PROJECT (CITY COUNCIL)
RECOMMENDED ACTION

— 1. APPROVE the Permit to Enter Agreement, subject to City Attorney Approval as to form following City Attorney's Final Review and Approval of Agreement; and,

— 2. AUTHORIZE the City Manager or his designee to execute the Permit to Enter Agreement.

26. CONSIDER ADOPTING RESOLUTION NO. 26-042 TO APPROVE A BUDGET AMENDMENT TO UTILIZE COMMUNITY FACILITIES DISTRICT FUNDS FOR IMPLEMENTATION OF THE OPERATIONS AND MAINTENANCE PLAN FOR THE NEW CARRIAGE CREST PARK METHANE MITIGATION SYSTEM (CITY COUNCIL)
RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-042, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE FISCAL YEAR 2026 -2027 BUDGET TO AUTHORIZE THE USE OF COMMUNITY FACILITIES DISTRICT (CONSIDER ADOPTING RESOLUTION NO. 26-042 TO APPROVE A BUDGET AMENDMENT TO UTILIZE COMMUNITY FACILITIES DISTRICT FUNDS FOR IMPLEMENTATION OF THE OPERATIONS AND MAINTENANCE PLAN FOR THE NEW CARRIAGE CREST PARK METHANE MITIGATION SYSTEM ."

27. CONSIDER ADOPTING RESOLUTION NO. 26-041, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF AN APPLICATION AND DECLARING THE CITY’S INTENTION TO APPLY FOR THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT FOR STATES PROGRAM (EPA CWAG-ST) (CITY COUNCIL)
RECOIMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-041 “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF AN APPLICATION AND DECLARING THE CITY’S INTENTION TO APPLY FOR THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT FOR STATES PROGRAM (EPA CWAG-ST).”

28. CONSIDER ADOPTING RESOLUTION NO. 26-040, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATIONS AND DECLARING THE CITY’S INTENTION TO APPLY FOR THE STATE WATER RESOURCES CONTROL BOARD'S SITE CLEANUP SUBACCOUNT PROGRAM (SCAP) GRANTS (CITY COUNCIL)
RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-040, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATIONS AND DECLARING THE CITY’S INTENTION TO APPLY FOR THE STATE WATER RESOURCES CONTROL BOARD'S SITE CLEANUP SUBACCOUNT PROGRAM GRANTS."

29. CONSIDER APPROVAL OF RESOLUTION NO. 26-035 DELEGATING AUTHORITY TO THE PUBLIC WORKS DIRECTOR TO ACCEPT COMPLETION OF PUBLIC WORKS PROJECTS (CITY COUNCIL)
RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-035, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DELEGATING TO THE PUBLIC WORKS DIRECTOR THE AUTHORITY TO ACCEPT PUBLIC WORKS PROJECTS AND FILE NOTICES OF COMPLETION WITH COUNTY RECORDER'S OFFICE".

30. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT WITH R3 CONSULTING GROUP, INC., FOR ADD-ON CONSULTING SERVICES IN SUPPORT OF REVIEWING THE PROPOSED TRANSFER OF WRT'S INTERESTS IN THE FRANCHISE AGREEMENT TO USA WASTE (CITY COUNCIL)
RECOMMENDED ACTION

— 1. APPROVE Amendment No. 2 to the Contract Services Agreement with R3 Consulting Group, Inc., to provide additional consulting services, by adding an additional $15,000 for a new total contract amount of $90,000; and,

— 2. AUTHORIZE the Mayor to execute Amendment No. 2 to the Contract Services Agreement with R3 Consulting Group, Inc., following approval as to form by the City Attorney.

SPECIAL ORDERS OF THE DAY (Item 31-33)

Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless
extended by order of the Mayor with the approval of the City Council.

31. CONSIDER ADOPTION OF INTERIM URGENCY ORDINANCE NO. 26-2607 OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A FORTY-FIVE (45) DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES" (CITY COUNCIL)
RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Urgency Ordinance No. 26-2607U, "AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF BATTERY ENERGY STORAGE SYSTEMS (BESS) WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES," by at least a 4/5ths vote.

— 2. DIRECT the City Manager to have the Community and Economic Development Department and Planning Commission to establish development standards and land use regulations for BESS facilities, conduct research on the economics of BESS facilities, and survey land use regulations and development standards for BESS facilities in other cities.

32. CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2026-27, AND ADOPTION OF THE 2026-2027 ANNUAL ACTION PLAN (CITY COUNCIL)

RECOMMENDED ACTION

— 1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.

— 2. ALLOCATE CDBG public service funding for FY 2026/27 (PY 2026) as designated by City Council.

— 3. AUTHORIZE the Mayor to execute agreements with the public service providers as designated by City Council following negotiation and approval as to form by the City Attorney.

— 4. APPROVE the proposed FY 2026/27 (PY 2026) CDBG budget.

— 5. APPROVE the submission of the City's 2026-2027 Annual Action Plan to the U. S. Department of Housing and Urban Development.

33. CONDUCT A PUBLIC HEARING AND CONSIDER ADOPTING RESOLUTION NO. 26-037 APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN TO UPDATE THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE CARSON CIVIC CENTER SPECIFIC PLAN (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONDUCT a public hearing; and,

— 2. ADOPT Resolution No. 26-037 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE CARSON CIVIC CENTER SPECIFIC PLAN"; and,

— 3. AUTHORIZE staff to issue a Request for Proposals (RFP) for a master developer to implement the Carson Civic Center Specific Plan, contingent upon receipt of full HCD clearance for the surplus parcels.

DISCUSSION (Item 34-35)

34. CONSIDER APPROVING AN ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT TO TRANSFER WASTE RESOURCE TECHNOLOGIES' INTERESTS IN THE CITY'S SOLID WASTE FRANCHISE AGREEMENT TO USA WASTE (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Assignment, Assumption, and Consent Agreement, thereby consenting to the transfer of WRT's interests in the City's Franchise Agreement to USA Waste; and,

— 2. DIRECT staff to establish an internal service fund for deposit of the settlement payment for purchases related to citywide departmental activities.

35. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;

— 2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions;

— 3. CONSIDER and APPOINT members to City Affiliated Organizations;

— 4. DIRECT the City Clerk to notify all affected appointments of this action in writing;

— 5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

ORDINANCE SECOND READING (Item 36)

36. SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2605, AMENDING THE CARSON MUNICIPAL CODE RELATING TO SIDEWALK VENDING REGULATIONS, INCLUDING PROHIBITING SIDEWALK VENDING WITHIN 1,000 FEET OF A PLACE OF PUBLIC ASSEMBLAGE AROUND EVENT TIMES AND WITHIN 1,000 FEET OF A SCHOOL AROUND SCHOOL SESSION HOURS (CITY COUNCIL)
RECOMMENDED ACTION

— 1. CONDUCT a second reading by title only and with full reading waived; and,

— 2. ADOPT Ordinance No. 26-2605, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING: (i) SECTION 1202 OF CHAPTER 2 (PENALTY PROVISIONS) OF ARTICLE I (GENERAL PROVISIONS), (ii) SECTIONS 31001 (DEFINITIONS) AND 31002 (SIDEWALK VENDING OPERATIONAL REQUIREMENTS) OF CHAPTER 10 (SIDEWALK VENDING) OF ARTICLE 3 (PUBLIC SAFETY); (iii) SECTIONS 4118 (STREET VENDORS NEAR SCHOOLS), 4118.1 (PEDDLING FROM VEHICLES IN PARKS), 4118.2 (SELLING ICE CREAM AND CERTAIN FOOD PRODUCTS FROM VEHICLES IN PUBLIC STREETS), AND 4118.4 (VENDING OF MERCHANDISE ON PUBLIC PROPERTY, STADIUMS, ATHLETIC FIELDS, COMMUNITY CENTERS OR ABANDONED PROPERTY – EXCLUSIONS) OF CHAPTER 1 (PROHIBITED CONDUCT – OFFENSES) OF ARTICLE IV (PUBLIC PEACE); AND (iv) SUBSECTION (E) OF SECTION 63142 (MOBILE FOOD VENDORS) OF CHAPTER 3 (BUSINESS, PROFESSIONS, AND TRADES) OF ARTICLE VI (TAXES AND LICENSES) OF THE CARSON MUNICIPAL CODE, TO PROHIBIT SIDEWALK VENDORS IN PUBLIC PLACES OF ASSEMBLAGE (AS DEFINED) DURING AND IMMEDIATELY BEFORE AND AFTER LARGE EVENTS, AND TO ELIMINATE INTERNAL INCONSISTENCY WITHIN THE CARSON MUNICIPAL CODE WITH RESPECT TO REGULATION OF SIDEWALK VENDORS."

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

The public may at this time address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

MEMORIAL ADJOURNMENTS

ADJOURNMENT

Date Posted: April 16, 2026

CITY OF CARSON

MINUTES

CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
SPECIAL MEETING

TUESDAY, MARCH 24, 2026, 3:00 P.M.

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (3:00 pm)

The meeting was called to order at 3:03 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

He announced that Mayor Davis-Holmes will be participating at a remote teleconference location at 959 E. Gladwick Street, Carson, California 90746. He also announced public participation information.

ROLL CALL (CITY CLERK)

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

Council Members/Agency Members/Authority Board Members Present:

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes via teleconference

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks, Sr.

Council Member/Agency Member/Authority Board Member Jim Dear

Council Member/Agency Member/Authority Board Member, Dr. Jawane Hilton

Council Member/Agency Member/Authority Board Member Arleen Rojas

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; Benjamin Jones, Assistant City/Agency/Authority Attorney; David C. Roberts, Jr., City Manager; Dr. Robert Lennox, Assistant City Manager; Gary Carter, Director of Information Technology and Security; Thomas Toman, Deputy City Manager; Armine Chaparyan, Deputy City Manager; Michael George, Government Affairs Officer; and Kourtney Cullors, Chief Deputy City Clerk

FLAG SALUTE

Council Member/Agency Member/Authority Board Member, Dr. Hilton led the Pledge of Allegiance.

INVOCATION

KW Tulloss, Council Aide to Council Member, Dr. Hilton and Pastor of The Historic Wheeler Baptist Church, gave the invocation.

CLOSED SESSION

None.

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

None.

RECESS INTO CLOSED SESSION UNTIL THE END OF CLOSED SESSION

None.

RULES OF DECORUM:

The Rules of Decorum was posted on the agenda.

RECONVENE TO OPEN SESSION AT THE END OF CLOSED SESSION

None.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

None.

INTRODUCTIONS (MAYOR)

None.

PRESENTATIONS

None.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

None.

APPROVAL OF MINUTES

None.

CONSENT

None.

SPECIAL ORDERS OF THE DAY

None.

DISCUSSION (Item 1)

1. CONSIDER AND DISCUSS RENAMING THE CÉSAR E. CHÁVEZ DAY TRIBUTE EVENT AND RELATED RECOGNITIONS IN THE CITY OF CARSON (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONSIDER and DISCUSS renaming the César E. Chávez Day Tribute Event and related recognitions in the City of Carson.

City Manager Roberts, Jr. gave a report.

Motion to rename the Cesar E. Chavez Day Tribute Event and related recognitions in the City of Carson to United Farm Workers Dignity Day submitted by Council Member Jim Dear seconded by Council Member, Dr. Jawane Hilton resulting in 5-0-0-0-0

Discussion was held.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked if a Press Release or Press Conference will be held to spread the news of the new title. She directed the City Manager to ensure parks receive updated information and to post an updated flyer to social media with no objection heard. City Manager Roberts, Jr. stated his office will send an updated media package to the Mayor, City Council, and Council Aides.

Assistant City/Agency/Authority Attorney Jones noted Cesar E. Chavez Day is a State holiday and the City observes all State holidays. The State lawmakers plan to rename the holiday. He recommended to include in the motion to give staff direction to update the MOU's accordingly which is subject to negotiations and was accepted by the maker and seconder of the motion.

City Manager Roberts, Jr. stated he will keep the Mayor and City Council posted for the date and time of the Press Conference.

ORDINANCE SECOND READING

None.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

None.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked everyone for their availability for the meeting today and thanked staff for their work.

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

None.

RECESS TO CLOSED SESSION

None.

RECONVENE TO OPEN SESSION

None.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

None.

MEMORIAL ADJOURNMENTS

None.

ADJOURNMENT

The meeting was adjourned at 3:20 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr.

_____

Lula Davis-Holmes

Mayor/Agency Chairman/Authority Chairman

ATTEST:

_____

Dr. Khaleah K. Bradshaw

City Clerk/Agency Secretary/Authority Secretary

_____

Signature

CITY OF CARSON

MINUTES

CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING

TUESDAY, APRIL 7, 2026, 5:00 P.M.

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (5:00 pm)

The meeting was called to order at 5:03 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL (CITY CLERK)

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

Council Members/Agency Members/Authority Board Members Present:

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Cedric Hicks, Sr.

Council Member/Agency Member/Authority Board Member, Dr. Jawane Hilton

Council Member/Agency Member/Authority Board Member Arleen Rojas

Council Members/Agency Members/Authority Board Members Absent:

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes (Entered at 5:06 P.M.)

Council Member/Agency Member/Authority Board Member Jim Dear (Entered at 5:09 P.M.)

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; Sunny Soltani, City/Agency/Authority Attorney; David C. Roberts, Jr., City Manager; Dr. Robert Lennox, Assistant City Manager; John Raymond,

Executive Director; Michael Whittiker, Jr., Director of Community Services; Dr. Arlington Rodgers, Jr., Director of Public Works; Nora Garcia, Director of Public Safety and Emergency Services; William Jefferson, Director of Finance; Gary Carter, Director of Information Technology and Security; Joshua Boudreaux, Director of Human Resources; Thomas Toman, Deputy City Manager; Armine Chaparyan, Deputy City Manager; Nathan Freeman, Director of Community and Economic Development; Michael George, Government Affairs Officer; and Kourtney Cullors, Chief Deputy City Clerk

FLAG SALUTE

Council Member/Agency Member/Authority Board Member Rojas led the Pledge of Allegiance.

INVOCATION (Item 1)

1. BISHOP THOMAS ALEXANDER, SR. FROM CARSON CHRISTIAN OUTREACH APOSTOLIC CHURCH

Bishop Thomas Alexander, Sr. gave the invocation.

CLOSED SESSION (Items 2-6)

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (CITY COUNCIL)

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City to consider negotiations with Jamboree Housing Corporation, with whom the City is negotiating, and to give direction to its negotiator David C. Roberts., Jr., City Manager, regarding that certain real property known as 24205 Avalon Boulevard, Carson, CA 90745, APN: 7406-017-035 and 24219 Avalon Boulevard, Carson, CA 90745, APN's 7406-018-909 and 7406-018-908. The City's real property negotiator will seek direction from the City Council regarding price and terms of payment and disposition of real property, including consideration of an Exclusive Negotiating Agreement.

ACTION: No reportable action was taken.

3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

— A closed session will be held, pursuant to Government Code 54957.6, with City Manager, Assistant City Manager, and Human Resources Officer, its negotiators, regarding labor negotiations with American Federation of State, County and Municipal Employees (AFSCME Local 809) Part-time.

ACTION: No reportable action was taken.

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)

— A closed session will be held, pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(1), because there is a significant exposure to litigation in one case.

ACTION: No reportable action was taken.

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)

— A closed session will be held, pursuant to Government Code Section 54956.9 (d)(4), because the City is considering whether to initiate litigation in one potential case.

ACTION: No reportable action was taken.

After Item No. 9, City/Agency/Authority Attorney Soltani corrected the previous Closed Session report to Item No. 5 and reported the City Council authorized the City Attorney's Office to join a lawsuit filed to recover county taxes.

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)

— A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: Virginia Garcia, et al. v. City of Carson, et al. Los Angeles County Superior Court Case No. 24CMCV00552.

ACTION: No reportable action was taken.

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

City/Agency/Authority Attorney Soltani announced the Closed Session items.

(Mayor/Agency Chairman/Authority Chairman Davis-Holmes entered the meeting at 5:06 P.M.)

RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

The meeting was recessed at 5:07 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. to Closed Session.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (CITY COUNCIL)

3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)-

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)

RULES OF DECORUM:

A recording of the Rules of Decorum was presented at the beginning of the meeting.

RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

The meeting was reconvened at 6:16 P.M. by Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. with Mayor Davis-Holmes absent.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

City Manager Roberts, Jr. gave the Closed Session Report.

INTRODUCTIONS (MAYOR) (Items 7-8)

7. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:20 PM

Captain Norman summarized the recent law enforcement activities and gave a crime report.

Council Member/Agency Member/Authority Board Member Dear offered comments regarding catalytic converters and coyotes.

8. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 6:07 PM

Not present.

PRESENTATIONS (Items 9-15)

9. 2026 STATE OF THE CITY RECAP VIDEO

A recap video was shown recapping the State of the City Address.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 6:27 P.M and reentered the meeting at 6:29 P.M.)

10. UPDATE ON THE CARSON EXPERIENCE CITY WEBPAGE

Item No. 10 was heard after the City Attorney's report on Closed Session Item No. 5.

Deputy City Manager Chaparyan presented the brand new website with the LA 28 Olympic details.

City Manager Roberts, Jr. referred to the Venue Highlights of the presentation.

11. PROCLAMATION RECOGNIZING AUTISM AWARENESS/ ACCEPTANCE MONTH

Item No. 11 was heard after Item No. 12.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. read and presented the proclamation to Renita who offered comments and words of gratitude.

12. PROCLAMATION RECOGNIZING NATIONAL VOLUNTEER MONTH

Item No. 12 was heard after Item No. 13.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes recognized and presented certificates to the Divine Nine organizations of Carson and California State University Dominguez Hills as follows:

- Delta Sigma Theta Sorority Inc. - President Cherona DeMesma Walzer offered comments and words of gratitude.
- Delta Sigma Theta Sorority Inc. Pi Chi Chapter. Acting President Justyce Mims offered comments and words of gratitude.
- Alpha Phi Alpha Fraternity Inc. Phi Sigma Chapter - Rob McDonald offered comments and words of gratitude. City Manager Roberts, Jr. also offered comments.
- Alpha Kappa Alpha Sorority Inc. Theta Alpha Omega Chapter. Kimberley Davenport offered comments and words of gratitude.
- Kappa Alpha Psi Fraternity, Inc. Epsilon Kappa Chapter - Council Member, Dr. Hilton and Director Rodgers, Jr. accepted the certificate.
- Omega Psi Phi Fraternity Inc. Zeta Mu Chapter - Member offered comments and words of gratitude
- Phi Beta Sigma Fraternity Inc. - Member offered comments and words of gratitude.
- Zeta Phi Beta Sorority Inc. - Member offered comments and words of gratitude.
- Sigma Gamma Rho Sorority Inc. Omicron Rho Chapter - Member offered comments and words of gratitude.
- Iota Phi Theta Fraternity, Inc. Upsilon Omega Chapter - Jahara Richardson offered comments and words of gratitude.

13. PROCLAMATION RECOGNIZING NATIONAL YOUTH VIOLENCE PREVENTION/ VIOLENCE AWARENESS MONTH

Item No. 13 was heard after Item No. 10.

Council Member/Agency Member/Authority Board Member, Dr. Hilton introduced Dekel Nichols, Pro Grow Sports Academy. He read and presented the proclamation to Dekel Nichols who offered comments and words of gratitude.

14. PROCLAMATION RECOGNIZING EARTH MONTH

Item No. 14 was heard after Item No. 11.

Council Member/Agency Member/Authority Board Member Rojas introduced Dr. Erika Garcia. She read and presented the proclamation to Dr. Garcia who offered comments and words of gratitude.

RECESS:

The meeting was recessed by Mayor/Agency Chairman/Authority Chairman Davis-Holmes for a group photo.

RECONVENE:

The meeting was reconvened by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

15. UPDATE ON THE CITY'S COMMERCIAL FACADE IMPROVEMENT PROGRAM

Item No. 15 was heard after the break.

Special Projects Manager James Nguyen gave a PowerPoint presentation of the Commercial Facade Improvement Program Updates.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested a meeting with staff to review the renderings. Subsequently, she established the Commercial Facade Improvement Program Ad Hoc Committee to consist of herself and Council Member Rojas.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. asked about the Car-Wil Plaza at the corner of Wilmington Avenue and Carson Street. Special Projects Manager Nguyen shared that they did not receive an application from the owner. He also shared that the city reached out to 53 businesses in the city. Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. stated that he will contact the owner.

Council Member/Agency Member/Authority Board Member, Dr. Hilton asked for continuity among the designs, especially the ones that are across the street from one another to ensure they match. He referred to the loan program where there was discussion about funding and resources available to those who are losing revenue and business due to the construction. He requested a follow up on relief for tenants to assist the businesses. Special Projects Manager Nguyen responded to his question.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

None.

APPROVAL OF MINUTES (Item 16)

16. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES - MARCH 17, 2026 (REGULAR)- 8:03 PM

RECOMMENDED ACTION

— 1. APPROVE the minutes as listed.

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Jim Dear resulting in 5-0-0-0-0

CONSENT (Items 17-31)

City Manager Roberts, Jr. requested to continue Item No. 27 to the next City Council meeting.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw requested to continue Item No. 23 to a future meeting.

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

17. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING FEBRURY 28, 2026 (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE and FILE this report.

ACTION: Item No. 17 was approved on Consent.

18. CONSIDER ADOPTING RESOLUTION NO. 26-032 , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $8,280,728.28, DEMAND CHECK NUMBERS 184026 THROUGH 184335 AND 295 THROUGH 296 (CITY COUNCIL)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-032, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $8,280,728.28, DEMAND CHECK NUMBERS 184026 THROUGH 184335 AND 295 THROUGH 296"

ACTION: Item No. 18 was approved on Consent.

19. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. RECEIVE and FILE this report

ACTION: Item No. 19 was approved on Consent.

20. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT #25-060 WITH ESPARZA CONSULTANTS, LLC. TO PROVIDE ON-CALL CONSULTING SERVICES TO THE FINANCE DEPARTMENT (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE Amendment No. 2 with Esparza Consultants for On-Call Financial Consulting services, increasing the contract sum by $47,000 for a not-to-exceed amount of $120,995.00, to support additional services related to the Finance Department's procurement function.

— 2. AUTHORIZE the Mayor to execute contract Amendment No. 2 with Esparza Consultants following approval as to form by the City Attorney.

ACTION: Item No. 20 was approved on Consent.

21. CONSIDER APPROVAL OF AN AGREEMENT WITH HINDERLITER, DE LLAMAS AND ASSOCIATES TO PROVIDE PROFESSIONAL AUDIT AND ANALYSIS OF THE CITY'S SALES, TRANSACTIONS AND USE TAX RECORDS. (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE contract for professional services with Hinderliter, de Llamas & Associates for sales and use tax consulting and audit services for a total amount not to exceed $800,000, for a term of 5 years; and

— 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.

ACTION: Item No. 21 was approved on Consent.

22. CONSIDER APPROVAL OF AN AGREEMENT WITH HDL COREN & CONE TO PROVIDE PROPERTY TAX ASSESSMENT REVIEW AND REVENUE RECOVERY SERVICES. (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE contract for professional services with HdL Coren & Cone for property tax assessment review and revenue recovery services for a total agreement amount not to exceed $118,975 plus 25% of net property tax revenues recovered by consultant not to exceed $10,000, for a term of 5 years; and

— 2. AUTHORIZE the Mayor to execute the contract after approval as to form by the City Attorney.

ACTION: Item No. 22 was approved on Consent.

23. CONSIDER ADOPTING RESOLUTION NO. 26-021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, THE BOARD OF THE CARSON HOUSING AUTHORITY, AND THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CARSON REDEVELOPMENT AGENCY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE CITY OF CARSON, THE CARSON HOUSING AUTHORITY, AND THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-021, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE BOARD OF THE CARSON HOUSING AUTHORITY, AND THE BOARD OF THE SUCCESSOR AGENCY TO THE FORMER CARSON REDEVELOPMENT AGENCY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE CITY OF CARSON, THE CARSON HOUSING AUTHORITY, AND THE SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY"

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes continued this item to a future meeting with no objection heard.

24. CONSIDER APPROVAL OF AN AGREEMENT WITH CIVICPLUS, LLC FOR NEXTREQUEST PUBLIC RECORDS ACT (PRA) MANAGEMENT SOFTWARE (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Master Services Agreement and Addendum to Master Services Agreement with CivicPlus, LLC for the implementation and licensing of NextRequest software in an amount not to exceed $17,049.97.

— 2. AUTHORIZE the City Manager to execute the agreement and addendum subject to approval as to form by the City Attorney.

ACTION: Item No. 24 was approved on Consent.

25. CONSIDER AWARDING A PURCHASE ORDER TO WINNER CHEVROLET INC. FOR THE PURCHASE OF THREE 2026 OR NEWER CHEVROLET BLAZER ELECTRIC VEHICLES FOR THE PUBLIC SAFETY & EMERGENCY MANAGEMENT DEPARTMENT (CITY COUNCIL)

RECOMMENDED ACTION

— 1. AUTHORIZE the Purchasing Manager to issue a Purchase Order in the amount not to exceed $155,374.28 for the purchase of three new 2026 or newer Chevrolet Blazer electric vehicles.

ACTION: Item No. 25 was approved on Consent.

26. CONSIDER APPROVAL OF AMENDMENT NO. 6 TO THE AGREEEMENT WITH JOHNSON CONTROLS BUILDING SOLUTIONS, LLC, CONTRACT (23-083) FOR EXPANSION OF SURVEILLANCE CAMERAS AT CITY FACILITIES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE Amendment No. 6 to the agreement with Johnson Controls Building Solutions, LLC to increase the contract sum from $8,288,521.52 to $9,207,140.32; and

— 2. AUTHORIZE the Mayor to execute Amendment No. 6, following approval as to form by the City Attorney.

ACTION: Item No. 26 was approved on Consent.

27. CONSIDER ADOPTION OF RESOLUTION NO. 26-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025–2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, ACROSS THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND (CITY COUNCIL)

RECOMMENDED ACTION

— 1. ADOPT Resolution No. 26-028, titled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-2026 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND,” which formally updates the City’s budget to reflect current funding needs, allocations, and priorities across these funds.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes continued this item to the next City Council with no objection heard.

28. CONSIDER APPROVING AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT NO. 21-032 WITH ACTIVE NETWORK, LLC TO CONTINUE PROVIDING THE CITY’S ACTIVITY REGISTRATION AND FACILITY RESERVATION SOFTWARE SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the proposed Amendment No. 2 to the Contract Services Agreement between the City and Active Network, LLC (see Exhibit No. 3), which will extend the agreement for an

additional two years at a cost of $124,670.92, and increase the total not-to-exceed contract amount from $370,000 to $494,670.92; and,

— 2. AUTHORIZE the Mayor to sign and execute the proposed Amendment No. 2, after it has been reviewed and approved as to form by the City Attorney.

ACTION: Item No. 28 was approved on Consent.

29. CONSIDER ACCEPTING A GRANT FROM THE LOS ANGELES DODGERS FOUNDATION IN THE AMOUNT OF $33,072 TO SUPPORT THE CITY'S SUMMER YOUTH BASEBALL AND SOFTBALL PROGRAMS; ADOPTING RESOLUTION NO. 26-031 TO AMEND THE FISCAL YEAR 2025-2026 OPERATING BUDGET IN BOTH THE GENERAL FUND AND SPECIAL REVENUE FUNDS; AND APPROVING THE ASSOCIATED GRANT AGREEMENT (CITY COUNCIL)

RECOMMENDED ACTION

— 1. ACCEPT the 2026 Dodgers Dreamteam grant from the Los Angeles Dodgers Foundation, which provides $33,072 in funding, along with additional goods and services (such as uniforms, equipment, and program support), to help operate the City of Carson's Summer Youth Baseball and Softball Leagues;

— 2. WAIVE further reading and ADOPT Resolution No. 26-031, titled "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025-2026 OPERATING BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS TO FORMALLY ACCEPT A 2026 DODGERS DREAMTEAM GRANT," which formally updates the City's budget to include and properly allocate the grant funds;

— 3. APPROVE the Grant Agreement (Exhibit No. 3), which outlines the terms, conditions, and responsibilities associated with receiving and using the grant funds; and,

— 4. AUTHORIZE the Mayor to sign and execute the Grant Agreement on behalf of the City, after it has been reviewed and approved as to form by the City Attorney.

ACTION: Item No. 29 was approved on Consent.

30. CONSIDER AUTHORIZING A REQUEST TO THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS FOR ADDITIONAL FUNDING TO INCORPORATE A MOBILITY HUB INTO PROJECT NO. 1780: VICTORIA TRANSIT CENTER (CITY COUNCIL)

RECOMMENDED ACTION

— 1. AUTHORIZE the City Manager, or his designee, to formally submit a letter to the South Bay Cities Council of Governments requesting an additional $4,000,000 in Measure R funding for

Project No. 1780: Victoria Transit Center, in order to expand the project to include construction of a Mobility Hub that will provide additional transportation options and services.

ACTION: Item No. 30 was approved on Consent.

31. CONSIDER ADOPTING RESOLUTION NO. 26-033 OFFERING REWARDS FOR INFORMATION RESULTING IN SUCCESSFUL ENFORCEMENT ACTION BY THE CITY AGAINST ANY PERSON FOR VIOLATING THE CITY'S FIREWORKS ORDINANCE (CITY COUNCIL)

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 26-033, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, OFFERING REWARDS FOR INFORMATION RESULTING IN SUCCESSFUL ENFORCEMENT ACTION BY THE CITY AGAINST ANY PERSON FOR VIOLATING THE CITY'S FIREWORKS ORDINANCE"

ACTION: Item No. 31 was approved on Consent.

SPECIAL ORDERS OF THE DAY

None.

DISCUSSION (Items 32-33)

32. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

RECOMMENDED ACTION

— 1. DISCUSS the report.

Item No. 32 was heard after approval of the Consent items.

ACTION: Director Freeman gave an update on city projects.

(Council Member/Agency Member/Authority Board Member, Dr. Hilton exited the meeting at 8:07 P.M. and reentered the meeting at 8:08 P.M.)

33. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)- 8:09 PM

RECOMMENDED ACTION

— 1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;

— 2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions;

— 3. CONSIDER and APPOINT members to City Affiliated Organizations;

— 4. DIRECT the City Clerk to notify all affected appointments of this action in writing;

— 5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

ACTION: The Mayor and City Council took the following actions:

Women's Issues Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Christina Washington as Alternate 3 to the Women's Issues Commission.

Motion to ratify the Mayor's appointment of Christina Washington as Alternate 3 to the Women's Issues Commission submitted by Council Member Dear seconded by Mayor Pro Tempore Hicks, Sr. resulting in 5-0-0-0-0.

Discussion ensued regarding the Public Works Commission.

Public Works Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed John Holloway to the regular position on the Public Works Commission, thereby, creating a vacancy of the Alternate 2 position on the Public Works Commission.

Motion to ratify the Mayor's appointment of John Holloway to the regular position on the Public Works Commission submitted by Mayor Davis-Holmes seconded by Council Member Dear resulting in 5-0-0-0-0.

ORDINANCE SECOND READING (Item 34)

34. SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2606, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON DE, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD. (CITY COUNCIL)

RECOMMENDED ACTION

— 1. CONDUCT a Second Reading, by title only and with further reading waived, and ADOPT Ordinance No. 26-2606, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA APPROVING AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON DE, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD."

Motion To Approve submitted by Jim Dear seconded by Mayor Lula Davis-Holmes resulting in 5-0-0-0-0

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

Jun Aglipay, Office of State Assemblyman Mike Gipson

Announced the following:

Autism Event, Saturday, April 11, 2026, 8:00 A.M. To 11:30 A.M., at the Wilmington Waterfront

Immigration Rights Event (March and Mass), Friday, April 24, 2026, gathering at Sacred Heart Catholic Church, 1720 North Culver Avenue, Compton, CA 90222, Vigil to end at Fig/Oleander Park, North Oleander Avenue and West Fig Street, Compton, 5:30 P.M. to 8:00 P.M.

Brandi Lewin

Expressed concern with lack of support for nonprofit owners and concern with lawsuit of the Dominguez Channel odor issue

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Council Member/Agency Member/Authority Board Member Dear announced/reported the following:

- Attended the Autism Awareness Event last weekend which was a great success
- Carson Park Baseball/T-ball/Softball event was a fun event
- Asked about the check presentation from Congresswoman Barragan's Office and why it was cancelled. City Manager Roberts, Jr. shared that it was a public safety issue. He also asked if the presentation is just ceremonial or have we already received the money. City Manager Roberts, Jr. responded to his question.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. announced/reported the following:

- Attended the Autism Awareness 5K Walk Event; kickoff held at the new Amphitheater, which marked the 10th anniversary of the event; approximately 200 people registered for the event; commended staff for an outstanding job

Council Member/Agency Member/Authority Board Member, Dr. Hilton announced/reported the following:

- Community Cleanup with Alpha Kappa Alpha Sorority, Inc., April 25, 2026, from 9:00 A.M. To 11:30 A.M., at Walnut Park
- Annual Dymally Jazz Fundraiser, April 25, 2026, campus of California State University Dominguez Hills
- Spoke with the grandmother of the boy who was injured by the coyote in the Centerview area; coyotes are hibernating in the bushes at Ambler Elementary school; residents requested Beware of Coyotes signs be placed in the community
- Meeting regarding Project Home Key is postponed at this time and will not be taking place on April 15, 2026

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked about the meeting she has planned with Fish and Game Department. City Manager, Roberts, Jr. shared that the meeting is not confirmed at this time but aiming for next week.

Council Member/Agency Member/Authority Board Member Rojas announced/reported the following:

- Coyote sighting hotline for Los Angeles County to call 858-467-4257 Department of Fish and Wildlife or call the Carson Sheriff Station at 310-830-1123
- She and Mayor Davis-Holmes were invited by The Galaxy to the Hollywood premiere of the movie *Ag4in* which was a Napoli soccer team that is coming to FIFA

City Manager Roberts, Jr. confirmed the number 916-201-2958 to the Department of Fish and Wildlife is provided in the Recreation Guide publication and the City website. It is the only authorized entity that can capture coyotes. Also, can report to the Carson Sheriff Station at 310-830-1123.

Council Member/Agency Member/Authority Board Member, Dr. Hilton reported the house on Penrod Drive in the Stevenson Village area that was a nuisance had its grass cut and cleaned.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes and Council Member/Agency Member/Authority Board Member, Dr. Hilton referred to a house on Turmont Street and Weiser Avenue that needs to be addressed. Director Garcia provided information on the property abatement process. City/Agency/Authority Attorney Soltani stated she would look into a permanent solution.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hicks, Sr. brought up a concern with block parties and people are not cleaning up afterwards. City Manager Roberts, Jr. shared that Public Safety, Code Enforcement, and the Public Works Commission will be discussing to mitigate the matter. Council Member/Agency Member/Authority Board Member Hicks, Sr. requested Code Enforcement to do a visual check (drive by) on block party locations.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested a list of block parties as was done in the past. City Manager Roberts, Jr. responded to her request.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes and Council Member/Agency Member/Authority Board Member, Dr. Hilton asked about signs being put up throughout the city warning residents about coyotes other than the parks. City Manager Roberts, Jr. and Director Whittiker, Jr. responded to their question.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked about Friendship Park owned by Marathon which is an eye sore and needs to be cleaned. Director Whittiker, Jr. and City Manager Roberts, Jr. responded to her question.

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

None.

RECESS TO CLOSED SESSION

None.

RECONVENE TO OPEN SESSION

None.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

None.

MEMORIAL ADJOURNMENTS

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournment Requests:

Sandra Jiles

Artillious Ja'Siah Holmes

Donald Pitcher

Leatrice Joyce Dupree Jones

Director Whittiker, Jr. Requested to add Andrea Whittiker to the Memorial Adjournment Requests.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to add Moses Varozian to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Davis-Holmes requested to add Benny Wade and Jordan Durham to the Memorial Adjournment Requests and gave a prayer.

ADJOURNMENT

The meeting was adjourned at 8:58 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

_____

Lula Davis-Holmes

Mayor/Agency Chairman/Authority Chairman

ATTEST:

_____

Dr. Khaleah K. Bradshaw

City Clerk/Agency Secretary/Authority Secretary

_____

Signature

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 8.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Purchasing

Subject: CONSIDER A REPORT OF ALL CITY CONTRACTS APPROVED UNDER CITY MANAGER AUTHORITY FOR THE PERIOD MARCH 1, 2026 THROUGH MARCH 31, 2026 PURSUANT TO CMC SECTION 2604 (CITY COUNCIL)

I. SUMMARY

The City Manager is presenting to the City Council a list of all new contracts and amendments procured under City Manager authority as required by Section 2604 of the Carson Municipal Code for the period March 1, 2026 through March 31, 2026.

II. RECOMMENDATION

RECEIVE and FILE the report.

III. ALTERNATIVES

TAKE another action as deemed appropriate by the City Council, consistent with the requirements of the law.

IV. BACKGROUND

On January 9, 2024 (Item No. 27), Council approved Ordinance No. 23-2309 amending various sections of Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code. Ordinance No. 23-2309 increased the City Manager's authority to procure materials, supplies, equipment, services and professional services from $25,000 to $75,000. Section 2604 now requires the City Manager to, once per month, present to the City Council a list of all new contracts and amendments procured under City Manager or designee's authority.

Attached as Exhibit 1 is the City Manager's Contract Report for contracts executed within the period March 1, 2026 through March 31, 2026.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Contract Report - March 2026 CM

Attachments

Contract Report CM - Mar.pdf

Signatory Holder	Original/ Amendment	Contract Number	Vendor Name	Vendor Number	Category	Description of Service	Sum	Department	Effective Date (Attestation Date - pg 1)	Expiration Date
D ROBERTS	Original	26-024	ED'S FENCING, INC	8189	CONTRACTOR	STEVENSON PARK TENNIS COURT FENCING	$63,400.00	CS / PM	3/3/2026	3/2/2027
D ROBERTS	Original	26-027	CHRISTOPHER MILLER	2454	EVENT SERVICE PROVIDE AGREEMENT	DIPLOMATIC VISIT	$1,500.00	PIO	03/18/2026 *	
D ROBERTS	Original	26-029	CHRISTOPHER NUNO	8140	EVENT SERVICE PROVIDE AGREEMENT	2026 STATE OF THE CITY	$600.00	PIO	03/19/2026 *	
D ROBERTS	Original	26-030	CHRISTOPHER MILLER	2454	EVENT SERVICE PROVIDE AGREEMENT	2026 STATE OF THE CITY	$1,500.00	PIO	03/19/2026 *	
D ROBERTS	Original	26-031	REQUEST LINE MUSIC	3304	EVENT SERVICE PROVIDE AGREEMENT	2026 STATE OF THE CITY	$500.00	PIO	03/19/2026 *	
D ROBERTS	Original	26-034	MIGDALIA SANCHEZ	8819	EVENT SERVICE PROVIDE AGREEMENT	2026 STATE OF THE CITY	$9,445.03	PIO	03/19/2026 *	
D ROBERTS	Original	26-043	CHICAGO TITLE CO	1610	CONSULTANT	PROPERTY INSURANCE TITLE REPORT (PIRT)	$45,000.00	CMO / HOUSING	2/23/2026	6/30/2030

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 9.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Purchasing

Subject: CONSIDER A REPORT OF ALL CITY CONTRACTS APPROVED UNDER THE AUTHORITY OF DEPARTMENT DIRECTORS FOR THE PERIOD MARCH 1, 2026 THROUGH MARCH 31, 2026 PURSUANT TO CMC SECTION 2604 (CITY COUNCIL)

I. SUMMARY

The City Manager is presenting to the City Council a list of all new contracts and amendments procured under City Manager authority as required by Section 2604 of the Carson Municipal Code for the period March 1, 2026 through March 31, 2026.

II. RECOMMENDATION

RECEIVE and FILE the report.

III. ALTERNATIVES

TAKE another action as deemed appropriate by the City Council, consistent with the requirements of the law.

IV. BACKGROUND

On January 9, 2024 (Item No. 27), Council approved Ordinance No. 23-2309 amending various sections of Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code. Ordinance No. 23-2309 increased the City Manager's authority to procure materials, supplies, equipment, services and professional services from $25,000 to $75,000. Section 2604 now requires the City Manager to, once per month, present to the City Council a list of all new contracts and amendments procured under City Manager or designee's authority.

Attached as Exhibit 1 is the City Manager's Contract Report for contracts executed within the period March 1, 2026 through March 31, 2026.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Contract Report - March 2026 CM

Attachments

Contract Report DIR - Mar.pdf

Signatory Holder	Original/ Amendment	Contract Number	Vendor Name	Vendor Number	Category	Description of Service	Sum	Department	Effective Date (Attestation Date - pg 1)	Expiration Date
M WHITTIKER	Original	26-026	JAG TAG ENTERPRISES INC	1308	CONSULTANT	COMMUNITY SERVICES STAFF TRAINING	$9,142.00	CS	1/22/2026	3/22/2026
M WHITTIKER	Original	26-035	DIMENSION PUBLICITARIA INC	7815	EVENT SERVICE PROVIDE AGREEMENT	2026 CINCO DE MAYO	$42,000.00	CS	05/02/2026 *	
G CARTER	Original	26-036	STV CONSTRUCTION INC	8820	CONSULTANT	LABOR COMPLIANCE MONITORING & ENFORCEMNT SERVICES	$24,192.00	IT	3/5/2026	3/4/2027
M WHITTIKER	Original	26-038	NICHOLAS VALENCIA	8818	EVENT SERVICE PROVIDE AGREEMENT	2026 CESAR CHAVEZ TRIBUTE	$1,200.00	CS	03/27/2026 *	
M WHITTIKER	Original	26-039	DONALD ALAN SPRAGUE	6876	EVENT SERVICE PROVIDE AGREEMENT	2026 CESAR CHAVEZ TRIBUTE	$1,396.50	CS	03/27/2026 *	
M WHITTIKER	Original	26-040	SAMUEL YANEZ	7446	EVENT SERVICE PROVIDE AGREEMENT	2026 CESAR CHAVEZ TRIBUTE	$650.00	CS	03/27/2026 *	
M WHITTIKER	Original	26-041	ANGELA ROMERO	8238	EVENT SERVICE PROVIDE AGREEMENT	2026 MEMORIAL DAY TRIBUTE	$250.00	CS	05/22/2026 *	
M WHITTIKER	Original	26-042	STEPHEN MCDADE	8572	EVENT SERVICE PROVIDE AGREEMENT	2026 MEMORIAL DAY TRIBUTE	$550.00	CS	05/22/2026 *	

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 10.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Business License Revenue

Subject: CONSIDER A REPORT OF ALL NEW BUSINESS LICENSES ISSUED BY THE CITY OF CARSON FOR THE PERIOD MARCH 1, 2026, THROUGH MARCH 31, 2026 (CITY COUNCIL)

I. SUMMARY

The City Manager is presenting to the City Council a list of all new business licenses issued by the City of Carson for the period March 1, 2026 through March 31, 2026.

II. RECOMMENDATION

RECEIVE and FILE this report.

III. ALTERNATIVES

TAKE another action as deemed appropriate by the City Council, consistent with the requirements of the law.

IV. BACKGROUND

For the period of March 1, 2026 through March 31, 2026 the City of Carson has issued business licenses on new businesses. The City Manager requests, once per month, present to the City Council a list of all new licensed businesses in the City.

Attached as Exhibit 1 is the City Manager's report of new businesses issued business licenses between March 1, 2026 through March 31, 2026.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Business License Report - March 2026

Attachments

Business License Report March 2026.pdf

Business Name	Address	DBA	BL - Business Type	Business License Type
Amkotron Inc	1650 E GLENN CURTISS ST□ Carson, CA 90746	Amkotron	ELECTRICAL EQPT/SUPPLIES - 600	BL - GENERAL LICENSE
EB Store LLC	16900 Main St□ Carson, CA 90248	Champion Super Store	AUTOMOBILES - 058	BL - GENERAL LICENSE
Me First Esthetics	21601 S Avalon Blvd A Unit: 114□ Carson, CA 90745	Phenix Salon Suites	COSMETICS/COSMETICIAN - 569	BL - BUSINESS LICENSE
Samoan Flag Day Los Angeles Inc	550 E CARSON PLAZA DR Unit: 218□ Carson, CA 90746		TAX EXEMPT, NON-PROFIT - 3900C	TX - TAX EXEMPT
Helen Holistic Nursing Corporation Inc	16434 Ishida Ave□ Carson, CA 90248	Helen Holistic Nursing Corporation Inc	MEDICAL SERVICES - 251	BL - GENERAL LICENSE
Glory Pointe Church Inc	755-757 E 223RD ST□ Carson, CA 90745	Glory Pointe Church	TAX EXEMPT, NON-PROFIT - 3900C	BL - BUSINESS LICENSE
Angels of Grace Home Care Services	316 W CARSON ST Unit: 202□ CARSON, CA, 90745	Angels of Grace Home Care Services	ADMINISTRATIVE OFFICE - 023	BL - GENERAL LICENSE
Angels of Grace Medical Staffing	316 W CARSON ST Unit: 202□ CARSON, CA, 90745	Angels of Grace Medical Staffing	EMPLOYMENT AGENCY - 153	BL - GENERAL LICENSE
Carlwana Lee Bryant, Stylist	21601 AVALON BLVD Unit: A-139□ Carson, CA 90745	Phenix Salon Suites	COSMETICS/COSMETICIAN - 569	BL - GENERAL LICENSE
H Glass Inc	1663 E DEL AMO BLVD□ Carson, CA 90746	H Glass Inc	ADMINISTRATIVE OFFICE - 023	BL - BUSINESS LICENSE
H Glass Inc	1663 E DEL AMO BLVD□ Carson, CA 90746	H Glass Inc	CONTRACTORS/BLDRS - SUBCONTRACTOR - 65.29B	BL - BUSINESS LICENSE
Tower Imaging Medical Associates Inc	21501 AVALON BLVD□ Carson, CA 90745	Tower Imaging Medical Associates Inc	MEDICAL FACILITIES - 250	BL - GENERAL LICENSE
Paula Hastings	22005 AVALON BLVD Unit: E□ Carson, CA 90745	The Takedown Bar Hair Salon	BEAUTY SALON/SUPPLY - 070	BL - GENERAL LICENSE
Mateo Rodriguez	960 BLACKBERRY LN□ Carson, CA 90746		AMUSEMENT MACHINES - 65.09A	BL - BUSINESS LICENSE

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 11.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Accounting

Subject: CONSIDER APPROVING A PROFESSIONAL CONTRACT SERVICES AGREEMENT WITH VASQUEZ AND COMPANY LLP TO PROVIDE PROFESSIONAL AUDITING SERVICE OF THE CITY'S FISCAL YEAR ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR), SINGLE AUDIT REPORT (SAR) AND THE FINANCIAL AND COMPLIANCE AUDIT FOR THE MEASURE W - SAFE, CLEAN WATER REGIONAL PROGRAM (CITY COUNCIL)

I. SUMMARY

The City is required to obtain an independent annual financial audit to ensure compliance with applicable laws, regulations, and accounting standards. The City's current agreement with its auditing services firm, Vasquez and Company LLP, is set to expire on June 30, 2026, necessitating the selection of a qualified certified public accounting firm for the upcoming fiscal year.

Following a formal competitive bidding process to identify qualified firms, staff is requesting for City Council to consider approval of a professional auditing services agreement with Vasquez and Company LLP to perform the professional auditing services, including the Annual Comprehensive Financial Report (ACFR), Single Audit Report (SAR), Air and Quality Management Report (AB2766), and the financial and compliance audit for the Measure W – Safe, Clean Water Regional Program.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a professional auditing services agreement with Vasquez and Company LLP to perform the professional auditing services, including the Annual Comprehensive Financial Report (ACFR), Single Audit Report (SAR), Air and Quality Management Report (AB2766), and the financial and compliance audit for the Measure W – Safe, Clean Water Regional Program, for a total contract amount not to exceed $495,000 over a five-year term; and,

2. AUTHORIZE the Mayor to execute the contract, following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and consistent with the requirements of the law

IV. BACKGROUND

The City is required to obtain an independent annual financial auditing in accordance with Generally Accepted Auditing Standards (GAAP), Government Auditing Standards (GAS), and applicable federal and state regulations. These audits ensure transparency, accountability, and compliance with financial reporting requirements. The City's current agreement for professional auditing services with Vasquez and Company LLP is set to expire on June 30, 2026. In anticipation of this expiration, staff initiated a competitive Request for Proposals (RFP) process to solicit qualified certified public accounting firms with experience in municipal auditing services.

Pursuant to Carson Municipal Code (CMC) Section 2611(c), Professional Services Procurement, **RFP No. 26-007** was issued on January 15, 2026, and extended through February 26, 2026. The City received proposals from seven qualified firms:

- Badawi & Associates;
- Eide Bailly LLP;
- Harshwal & Company LLP;
- Sotomayor and Associates LLP;
- The Pun Group LLP;
- Vasquez and Company LLP; and
- Wieb Hinton Hambalek LLP.

All proposals were reviewed and followed with an interview conducted by the City Finance staff. The proposals and evaluation were based on the following:

(1) the firm qualifications and experience in municipal auditing;

(2) technical approach and understanding of the City's needs;

(3) qualifications and experience of assigned staff;

(4) ability to meet required timelines; and

(5) cost of services.

Following a comprehensive review and evaluation of the submitted proposals, the top ranked firms were selected for consideration. Interviews were conducted with selected firms to assess their overall qualifications with the City's needs. Based on the evaluation and interview results, Vasquez and Company LLP was determined to be and identified as the most qualified firm, offering the best of experience, technical expertise, and cost-effectiveness to provide auditing services to the City. In compliance with the City's procurement standards, a Notice of Intent to Award for **RFP No. 26-007** (Professional Financial Services) was issued to Vasquez and Company LLP on April 1, 2026.

Staff is now seeking City Council's approval of a professional auditing services agreement with Vasquez and Company LLP to perform the City's annual auditing services. These services include auditing and preparation of the Annual Comprehensive Financial Report (ACFR), Single Audit Report (SAR), Air and Quality Management Report (AB2766), and the financial and compliance audit for the Measure W – Safe, Clean Water Regional Program, for a total contract amount not to exceed $495,000 over a five-year term.

V. FISCAL IMPACT

If approved, funding for this item will be supported through future fiscal years within the approved departmental budget of the City's General Fund, under expenditure account number 101-60-620-101-6004.

VI. EXHIBITS

1. RFP No. 26-007 Notice of Request for Proposals
2. Vasquez and Company LLP Proposal
3. Proposed Contract with Vasquez and Company LLP

Attachments

RFP 26-007 Notice of Request for Proposals.pdf
Vasquez and Company LLP Proposal (RFP 26-007) to the City of Carson.pdf
Proposed Contract with Vasquez and Company LLP.pdf

CITY OF CARSON

NOTICE OF REQUEST FOR PROPOSALS (RFP): #26-007

Notice is hereby given that the Purchasing Manager is seeking sealed electronic proposals for:

PROFESSIONAL AUDITING AND FINANCIAL REPORTING SERVICES

ISSUE DATE:	**01/15/2026**
Q&A DEADLINE:	**01/22/2026 by 10:00 AM**
RFP DEADLINE:	**02/12/2026 by 04:00 PM**

Register as a vendor and submit electronic responses via Planet Bids:

https://www.planetbids.com/portal/portal.cfm?CompanyID=32461.

No late responses will be accepted. Any response for this solicitation not submitted through Planet Bids is unauthorized and will be considered invalid. Attempts to contact or lobby members of the City of Carson Staff or its Elected Officials during the bidding and evaluation period may result in disqualification. If a job walk, site visit, or pre-bid/pre-proposal meeting is designated as Mandatory above, attendance and sign-in are required for bid eligibility. If designated as Optional, attendance is encouraged.

To view other bidding opportunities from the City of Carson, please visit: https://ci.carson.ca.us/Finance/Bidding.aspx.

Josilla Togiola, Purchasing Manager

A. SUMMARY

The City of Carson ("City") is seeking proposals from qualified, independent Certified Public Accounting (CPA) firms to provide annual financial audit services and professional accounting guidance. The selected firm will perform an annual audit of the City's financial statements in accordance with Generally Accepted Auditing Standards (GAAS) and Governmental Accounting Standards Board (GASB) requirements, prepare and issue all required audit reports, provide ongoing accounting guidance related to governmental accounting standards and best practices, and presentations to City management and Council. The ideal proposer must be licensed to practice in the State of California and demonstrate extensive experience auditing municipal governments of comparable size and complexity.

This solicitation may result in a single award or multiple awards, at the sole discretion of the City, based on proposer qualifications, expertise, capacity, and the City's evolving needs. The City anticipates awarding within 90 days of the proposal deadline; however, additional time may be required to complete a thorough evaluation and negotiation process. The intended term of any resulting agreement is 5 years from the commencement date.

B. BACKGROUND

Incorporated as a general law city on February 20, 1968, the City of Carson became a California charter city on November 6, 2018, following voter approval. As one of the youngest municipalities in the South Bay region of Los Angeles County, Carson has grown significantly—from a population of 61,000 in 1968 to nearly 100,000 residents today. The City spans 19.2 square miles and is located less than 20 miles south of downtown Los Angeles.

Carson is a culturally diverse and strategically located community with exceptional accessibility. The City is served by four major freeways—the Harbor (110), San Diego (405), Artesia (91), and Long Beach (710)—and is conveniently near Los Angeles International Airport, Long Beach Airport, the Port of Los Angeles, and the Port of Long Beach. Public transportation options include the MTA Bus Line and the City-operated Carson Circuit, providing efficient local transit.

Known for its modern infrastructure and business-friendly environment, Carson is home to major petrochemical, electronics, automotive, aerospace, trucking, and high-tech industries. Many companies headquartered here have received regional and local beautification awards. Through strong public-private partnerships, Carson continues to foster economic vitality and a promising future.

C. GENERAL RFP POLICIES

The City of Carson reserves the right to modify this Request for Proposals (RFP) at its sole discretion. Any revisions or clarifications will be issued in writing through official addenda via Planet Bids. Oral communications or modifications will not be recognized. All addenda released during the solicitation period shall become part of this RFP.

Proposals must be submitted electronically through the City's online bid management system (Planet Bids) by the specified due date and time. The City reserves the right to take any action deemed to be in its best interest.

Proposals may be withdrawn without penalty prior to the deadline by selecting the "Withdraw" option on Planet Bids. Once the deadline has passed and proposals are opened by the

Purchasing Manager or designee, submissions may not be withdrawn for a period of ninety (90) calendar days.

No contract shall exist unless and until the City Council formally awards a contract and full execution has occurred. If awarded, the contract is anticipated to be executed within approximately ninety (90) calendar days following the proposal due date; however, additional time may be required to complete a thorough evaluation and negotiation process.

Unless otherwise stated, all proposal documents must be submitted in PDF format. It is the sole responsibility of the proposer to ensure that all documents are properly formatted, complete, and successfully uploaded to the City's online bid system. Incomplete, corrupted, or unreadable submissions may be deemed nonresponsive.

For technical assistance with electronic submission (e.g., vendor registration, document upload, password reset, bid confirmation), proposers must contact Planet Bids directly at (818) 992-1771. All questions or requests for clarification regarding this RFP must be submitted electronically through Planet Bids by the deadline specified in the RFP. Direct contact with City personnel or elected officials regarding this RFP is strictly prohibited. Any response not provided through Planet Bids is considered unauthorized and invalid.

Proposers are solely responsible for ensuring timely submission. Late proposals will not be accepted—no exceptions. A confirmation number with timestamp will be issued by Planet Bids upon successful submission. Only proposals with a verified timestamp will be considered.

This RFP does not commit the City of Carson to award a contract or to reimburse any costs incurred in the preparation or submission of a response. All materials submitted become the property of the City.

NOTE: E-bids are sealed and cannot be viewed by the City until the official closing date and time. To withdraw a submission before the deadline, return to the Planet Bids portal and select the "Withdraw" option.

D. CITY'S RIGHTS RESERVED

The City reserves the right, at its sole discretion to:

1. Accept or reject any or all proposals, in whole or in part, and to waive any informalities or irregularities in the proposals.
2. Request clarification, correction, or additional information from any proposer regarding their submittal.
3. Conduct interviews or presentations with one or more of the highest-ranked proposers prior to making a final selection.
4. Reject non-conforming, non-responsive, or conditional proposals including any proposer who has previously failed to perform properly, has a record of noncompliance with contract requirements, or has engaged in conduct that may affect the proposer's ability to perform responsibly.
5. Reissue the RFP, in whole or in part, or issue a modified solicitation as deemed necessary.
6. Select the proposal that best meets the City's needs and represents the best overall value.
7. Negotiate contract terms, including scope, schedule, and compensation, with the tentatively selected proposer(s).
8. Award a contract or contracts based solely on written proposals, without interviews; and
9. Modify or clarify evaluation criteria or procedures prior to commencing the evaluation process, with appropriate notice to all proposers.

10. Award contracts to more than one proposer if such action is determined to be advantageous to the City.
11. Withhold award or not award a contract if the proposals received do not meet the City's needs, if funding changes, or if the City's needs change.
12. Take any action it deems necessary to protect the City's interests, including actions not specifically described in this section but permitted by law; and to
13. Cancel, postpone, or extend the RFP process at any time prior to contract award, without liability of obligation to any proposer.

E. PROPOSAL SUBMISSION

All proposals in response to this RFP must be submitted electronically via Planet Bids no later than the due date and time established on the cover page of this solicitation document. All proposal submission documents must be signed and dated by an official authorized to legally bind the entity and enter into a contract. All proposal submission documents shall be uploaded in PDF format.

It is the sole responsibility of the bidder to ensure sufficient time to prepare, scan, and upload your documents into Planet Bids prior to the deadline, as the system will lock and not allow entry of bids after the designated deadline. Any technical questions regarding the use of Planet Bids must be directed to Planet Bids.

Failure to include all required Sections and Attachments may result in a proposal being deemed nonresponsive. All proposals shall include the following, at minimum:

1. <u>Required Proposal Sections</u> – Proposals shall not exceed 20 pages, Cost File and Required General Attachments are not to be included in the proposal page limit.

- ☐ **Cover Letter and Company Profile** – Signed by an officer of the firm authorized to execute a contract with the City. The primary contact's name, phone number, email, and mailing address shall also be included.
- ☐ **Proposer Qualifications** – Summarize the qualifications of the Proposer. Include general information such as, but not limited to, the number of years in business, areas of expertise, etc.
- ☐ **Key Staff and Team** – identify Key Staff that will be assigned to the project and include a description of their skills, qualifications, and experience. Include a proposed project structure and organization chart.
- ☐ **Project Understanding** – Demonstrate an understanding of the Scope, key goals, and objectives.
- ☐ **Project Approach and Work Plan** – Include a detailed work approach and methodology, incorporating project stages, deliverables, project milestones, project timeline, and any other necessary information required to complete the Scope of Services.
- ☐ **Subcontractor List (if applicable)** – Include a list of subcontractors, if applicable, that will be utilized to complete the Scope of Work. Identify the subcontractor's qualifications and extent of work to be performed by each subcontractor. Include a summary of the subcontractor's qualifications, key personnel, primary contact name, phone number, and email.

- The majority of the work as required herein must be performed by the awarded contractor. The work may not be subcontracted to another contractor unless the subcontractor has been included in the Proposal, or a substitution has been approved in writing by the City's Contracting Officer in advance of work performed.

2. <u>Cost File</u> – Attached as Exhibit C

☐ **Cost File**

All cost information must be:

- Completed using the official Cost File form provided (**Attached as Exhibit C**)
- Entered directly into the Planet Bids system as line items, if applicable.

Failure to complete both steps may result in your bid being deemed non-responsive.

- Bidder shall provide everything necessary, at their own expense, to deliver the required products and services. This includes, but is not limited to, labor, preparation work, materials, supplies, parts, tools, and equipment. The lump sum bid price must encompass all necessary materials, labor, and fees required to fulfill the contract obligations.
- All permits, licenses, and fees must be obtained and paid for solely by the awarded Bidder.
- The City is exempt from federal taxes; therefore, federal taxes must **not** be included in the bid price. However, the City is required to pay applicable sales tax on purchases, which must be included as a **separate line item** within the total bid price.
- The following additional charges will **not** be allowed under this contract: fuel surcharges, mileage rates, fines, entertainment, advertising, or any other costs deemed inappropriate for reimbursement with public funds.

3. <u>Required General Attachments</u> – Attached as Exhibit A

- ☐ **Bidder/Proposer Affidavit**
- ☐ **Affidavit of Non-Collusion and Non-Discrimination**
- ☐ **Affidavit of Non-Federal Lobbyist Requirement**
- ☐ **Debarment and Suspension Certification**
- ☐ **Acknowledgment of Insurance Endorsements** – Insurance requirements are outlined in Section 5.1 of the City's Form Contract **(Attached as Exhibit B)**
- ☐ **Client Reference List**
- ☐ **W9**
- ☐ **Modifications to the City's Form Contract (Attached as Exhibit B)**

- Proposers requesting modification to the City's Form Contract (Attached as Exhibit B) shall include a redlined version at the time of submission for the City's consideration.
- Award is based on a successful negotiation. Failure of the City and any proposer to reach a mutual agreement regarding the Contract or any other portions of the award, may result in the City moving to negotiation with another proposer.

F. QUESTIONS AND ADDENDA

Any requests for clarification or other questions must be submitted via Planet Bids using the Q&A tab no later than the date and time established on the cover page of this solicitation document. No verbal requests or requests made in any other format will be accepted. Each question must be submitted separately, not combined into a single submission or written in paragraph form. Be sure to include the corresponding Section and page number with each question.

Requests submitted for City's consideration of proposed terms and conditions, including modifications to the City's RFP and/or standard form Contract Services Agreement (Attached as Exhibit B) must be included at the time of proposal submission. Such requests should include an attachment in PDF format or company letterhead that shows the requested modifications.

The City will provide formal answers to all questions. Change to the RFP itself shall only be made by the City via formal written addenda. Addenda will be published and distributed through the Vendor Portal. All addenda shall become a part of the RFP document requiring both signature and acknowledgment by the proposer. It is the sole responsibility of the bidder to ensure that they have received the entire RFP including any questions, answers, and addenda by visiting the City of Carson Planet Bids Vendor Portal.

Type of Question	Contact	Contact Info
Those related to the Contract	Planet Bids	Post directly to Planet Bids under the "Q&A" tab
Use of Planet Bids	Planet Bids	(818) 992-1771
City's Purchasing Process	Josilla Togiola, Purchasing Manager	jtogiola@carsonca.gov, (310) 952-1758

G. MINIMUM QUALIFICATIONS/ELIGIBILITY

All proposers must meet the following requirements, at minimum:

- ☐ The firm must be a Certified Public Accounting (CPA) firm duly licensed and in good standing to practice in the State of California. **Proof of licensure is required at the time of proposal submission.**
- ☐ The firm must disclose any actual or potential conflicts of interest and certify that no conflicts exist that would impair the firm's ability to perform the audit objectively.
- ☐ The firm must demonstrate the ability to meet the City's audit timeline and reporting deadlines, including presentation of results to the City Council or governing body.
- ☐ Demonstrated ability to effectively communicate complex financial data and recommendations to diverse audiences, including elected officials and the public.
- ☐ Relevant Experience: Minimum of five (5) years of experience performing financial audits for municipal or other governmental entities of comparable size and complexity, in accordance with Governmental Accounting Standards Board (GASB) requirements.
- ☐ Technical Expertise: The firm must employ personnel with sufficient training and experience in governmental accounting and auditing, including at least one audit partner or manager with direct responsibility for municipal audits.
- ☐ References: The proposer must have at least three satisfactory references for similar services within the past three years or have performed satisfactory work for City within the past three years.
- ☐ Insurance: The proposer must meet the insurance requirements detailed in this RFP document.
- ☐ Demonstrated Project Capability: The proposer must show a proven track record of successfully completing projects of similar scope and complexity.
- ☐ Compliance with Local Business Requirements: The proposer must be qualified to conduct business within the City of Carson, including maintaining a valid City business license and the required insurance coverage for the duration of the contract. **A valid City business license and certificate of insurance are only required of the selected awardee and must be obtained prior to contract award. It is not required at the time of proposal submission.**
- ☐ Experience working specifically with cities in Southern California or similar regulatory environments.
- ☐ Demonstrated ability to effectively communicate complex financial data and recommendations to diverse audiences, including elected officials and the public.
- ☐ Experience with software tools or platforms used in cost allocation and fee study modeling.
- ☐ Pre-Proposal Meeting: **Not Applicable**

H. PREVAILING WAGES REQUIREMENTS

It is the sole responsibility of the proposer to carefully review the scope of work and determine whether any portion of the work is subject to prevailing wage requirements. The proposer shall include any associated labor costs accordingly in their proposal.

Proposers must be registered with the California Department of Industrial Relations (DIR) pursuant to Labor Code Section 1725.5. Contractors are responsible for maintaining active DIR registration for the duration of the contract.

Pursuant to California Labor Code Section 1771, certain types of work, including but not limited to maintenance, installation, repair, or construction, may be considered public works and therefore subject to prevailing wage requirements as established by the DIR for the locality in which the work is performed, for each craft, classification, or type of worker required.

Prevailing wage determinations may be found on the DIR website at: http://www.dir.ca.gov/dlsr
If any portion of the work is deemed subject to prevailing wage, the contractor shall comply with all applicable requirements, including but not limited to:

- Paying not less than the applicable prevailing wage rates;
- Submitting certified payroll records to the DIR via the online portal;
- Complying with all DIR and Labor Code requirements regarding public works projects.

The City shall not be responsible for any additional costs incurred due to a proposer's failure to consider or comply with prevailing wage requirements, if applicable.

I. PROPOSAL OPENING, DOCUMENT REVIEW, AND AWARD OF CONTRACT

Proposals will be evaluated on the basis of the responsiveness to all requirements and provisions of this RFP.

Unless all proposals are rejected, the award shall be made in accordance with the Carson Municipal Code (CMC) Section 2611(c) Professional Services Procurement.

An evaluation panel, consisting of City staff and/or other individuals selected by City staff, will review and evaluate all timely and responsive proposals. The City will negotiate the final scope and fee with the highest-ranked proposer. If negotiations fail to produce an agreement, the City may then negotiate with the next highest-ranked proposer.

The evaluation process may include 1 or 2 phases, at the City's discretion:

Phase 1 – Proposal Review (Mandatory)

In Phase 1, proposals will be scored based solely on the written submissions according to the following criteria:

Criteria		Maximum Points
Qualifications and Experience	Demonstrated competence and qualifications of the firm and key personnel.	30
Understanding of Scope and Approach	Demonstrated understanding of the City's needs, applicable laws, and best practices in requested services. Quality, creativity, and feasibility of the proposed approach and work plan.	25

Project Management and Schedule	Quality and clarity of the proposed project management approach, timeline, and staffing plan to meet deliverable deadlines.	20
Cost Proposal	Reasonableness of proposed costs relative to the scope, level of effort, and market conditions. Cost will not be the sole determining factor.	15
References and Past Performance		10
Total Points Possible		100

Phase 2 – Interview/Presentations (Optional)

If deemed necessary, the City may conduct interviews or oral presentations with the highest-scoring firms from Phase 1. The results of Phase 2, combined with the Phase 1 evaluation, will be used to finalize the proposer rankings. The City reserves the right to conduct Phase 2 evaluations or proceed to contract negotiation based solely on the written proposals.

SCOPE OF SERVICES
RFP 26-007
PROFESSIONAL AUDITING AND FINANCIAL REPORTING SERVICES

OVERVIEW OF SERVICES

The City is seeking proposals from qualified, independent Certified Public Accounting (CPA) firms to provide annual financial audit services and professional accounting guidance.

The selected firm will audit the City's financial statements for the fiscal years ending June 30, 2026 through June 30, 2030, in accordance with generally accepted auditing standards in the United States of America; the standards applicable to financial audits contained in the Government Accountability Office's Government Auditing Standards (2024 edition), issued by the Comptroller General of the United States; and the requirements of the federal Single Audit Act Amendments of 1996 and applicable U.S. Office of Management and Budget guidance.

CONTRACT TERM

The anticipated contract term is five (5) years.

A. Conduct an audit of the City's financial statements in accordance with the generally accepted accounting principles accepted in the United States of America and Government Auditing Standards issued by the Comptroller General of the United States and other applicable laws and regulations that shall include the following:

1. Audit Planning Procedures shall include:

   (a) Pre-audit conference with the City to establish process or communication between the audit team and City staff.

   (b) Discussion of any new accounting pronouncements to be implemented in the current year.

   (c) Establish scope of work and timing of fieldwork.

2. Interim Fieldwork shall include:

   Gathering information about the City and its environment, including internal control:

   (a) Evaluate design of internal controls that are relevant to the audit and determine whether the control, either individually or in combination is capable of effecting, preventing or detecting and correcting material misstatements.

   (b) Determine that controls exist, and that the City is using controls.

   (c) Specific areas to review include Accounts payable/cash disbursements, Accounts receivable/cash receipts, Payroll disbursements, Utility billing process, Investment compliance, Property and equipment

   (d) Review of minutes of the City of Carson.

(e) Review of important contracts and debt agreements.

(f) Interim exit conference with the City to review results of interim fieldwork, including any findings.

3. Final Audit Work shall include:

During the final audit work, Consultant shall assess "risk" of material misstatement based on understanding of the City's audit environment, including its internal control, to identify account balances to audit that appear in the City's financial statements. Consultant shall specifically tailor its audit programs to address any significant risks identified.

(a) Confirmation of cash and investments balances and testing of bank reconciliations.

(b) Confirm significant receivable balances or review subsequent cash receipts to verify receivable balance.

(c) Search for unrecorded liabilities.

(d) Testing of internal fund balances and transfers.

(e) Test capital asset additions and depreciation expense.

(f) Confirm long-term debt balances and review the accounting treatment of debt issued or refunded.

(g) Test support for other significant assets or liabilities.

(h) Analytical procedures on balance sheet and revenue and expenditure accounts, to evaluate and explain unusual fluctuations from prior year balances or current year budgeted amounts.

(i) Review of attorney Idlers for significant legal matters affecting the City's financial position.

(j) An exit conference to review any significant adjustments or findings.

4. Analysis of Internal Controls:

(a) Consultant's audit shall include obtaining an understanding of the City and its environment, including internal control, sufficient to assess the risks of material misstatement or the financial statements and to design the nature, timing, and extent of further audit procedures.

(b) Consultant shall obtain an understanding of the internal controls by completing narratives and checklists for various processes related to internal control. Tests of controls may be performed to test the effectiveness of certain controls that Consultant considers relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements.

(c) Consultant shall perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that are relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program.

(d) Consultant shall communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

B. Financial Audit of the Carson Redevelopment Successor Agency.

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

(b) Audit the balances reported for cash, investments, receivables, payables, capital assets, and long-term liabilities as of the end of the year.

(c) Review the activity reported on the Carson Redevelopment Successor Agency's Recognized Obligation Payment Schedules (ROPS).

(d) Review the activities of the Successor Agency to ensure compliance with AB 26, AB 1484, and other relevant legislation enacted.

(e) Test the effectiveness of certain controls Consultant considers relevant to (1) preventing and detecting errors and fraud that are material to the financial statements and (2) to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements.

(f) Perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that Consultant considers relevant to preventing or detecting material noncompliance with compliance requirements applicable to each federal award program.

C. Financial Audit of the Carson Housing Authority.

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

D. Financial Audit of the Carson Reclamation Joint Powers Authority.

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

E. Single Audit of Federal Grants. Audit shall be performed lo meet the requirements of Title 2 of the U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost/Principles, and Audit Requirements for Federal

Award-. (Uniform Guidance). The Single Audit shall be performed in accordance with all of the requirements of the Single Audit Act, the Uniform Guidance, and Government Auditing Standards issued by the GAO (the "Yellow Book") for cities that expend greater than $750,000 in federal awards in fiscal year 2020-2021 and subsequent years.

1. Single Audit shall include:

(a) Identification of the major and nonmajor federal programs of the City through the risk-based approach required by the Uniform Guidance. This approach includes consideration of current and prior audit experience, oversight by Federal agencies and pass- through entities, and the inherent risk of the federal program.

(b) Review all federal and industry-specific publications and guidance and inform the City of any recent changes.

(c) Performance of tests and controls to evaluate the effectiveness of the design and operation of controls that Consultant considers relevant to preventing or detecting material noncompliance with applicable compliance requirements. If weaknesses in the internal controls are noted, Consultant will modify audit program as needed.

(d) Tests of transactions related to major federal award programs for compliance and applicable compliance requirements and certain provisions of laws, regulations, contracts and grant agreements.

(e) Utilizing applicable procedures described in the Uniform Guidance for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. The purpose of those procedures will be to express an opinion on the City's compliance with requirements applicable to major programs in Consultant's report on compliance issued pursuant to the Uniform Guidance.

(f) Report shall include the appropriate schedules reports on internal controls when federal expenditures meet or exceed the threshold requiring a Single Audit.

(g) Assist the City in completing and filing the Data Collection Form.

F. An Agreed-Upon Procedures Review of the City's GANN Appropriations Limit.

1. Review shall test compliance with Article XIIIB of the California Constitution pertaining to the City's appropriation limit.

2. Consultant shall prepare a letter to the City Council regarding compliance with Article XIIIB of the California Constitution.

G. Prepare and submit a Management Letter. Management Letter shall include any non-reportable comments or recommendations resulting from Consultant's review of the systems of internal controls in connection with the financial audits.

H. Additional Services:

1. Preparation of City's Annual Comprehensive Financial Report (Annual Report).
2. Preparation of City's State Controller's Annual Financial Transactions Report.
3. Preparation of City's State Controller's Annual Street Report to State Controller.
4. Preparation of City's Air Quality Improvement Special Revenue Fund Report.
5. Review and assist with other City's State Controller's Reports as needed
6. Conduct Measure W Audit for fiscal years that are required by the grant
7. Assist with implementation of new GASB pronouncements
8. Review and assist with Popular Annual Financial Report according to GFOA guideline

II. **As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:**

A. Letter to the City Council regarding compliance with Article XIIIB of the California Constitution.

B. Management Letter that includes any non-reportable comments or recommendations resulting from Consultant's review of the systems of internal controls in connection with the financial audits.

C. City's Comprehensive Annual Financial Report (Annual Report).

D. City's State Controller's Annual Financial Transactions Report.

E. City's State Controller's Annual Street Report to State Controller.

F. City's Air Quality Improvement Special Revenue Fund Report.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports: As needed and as requested verbally by Contract Officer.

REVIEW AND ACCEPTANCE

All work products are subject to review and acceptance by the City. The Consultant must revise any work that is not satisfactory without additional charge until it is accepted by the City.

PERFORMANCE EXPECTATIONS

The City will monitor consultant performance against the established KPIs. Failure to meet KPIs may result in rejection of deliverables, required corrective action plans, financial penalties, or other remedies as outlined in the contract. All corrective work must be completed at no additional cost to the City.

1. Timely issuance of audit reports.

2. Zero material errors in final CAFR.
3. Quality of audit communication.

Purchasing Division
701 E. Carson Street
Carson, CA 90745

EXHIBIT A

GENERAL ATTACHMENTS

Exhibit A contains the City's required forms and attachments. All forms must be completed and submitted; failure to do so may result in disqualification.

- ☐ Bidder/Proposer Affidavit
- ☐ Affidavit of Non-Collusion and Non-Discrimination
- ☐ Affidavit of Non-Federal Lobbyist Requirement
- ☐ Debarment and Suspension Certification
- ☐ Acknowledgment of Insurance Endorsements
- ☐ Client Reference List
- ☐ Certification of Compliance with Labor Code Section 3700
- ☐ W9

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Bidder/Proposer Affidavit

Bidder/Proposer Name: _____

Mailing Address: _____

_____

Main Contact & Title: _____

Email: _____ Phone: _____

BIDDER/PROPOSER SIGNATURE AUTHORIZATION AND CERTIFICATION

Per the California Corporate Code, Business and Processions Code, the Bidder's/ Proposer's Bylaws/Operating Agreement and/or the attached Board Resolutions (if applicable), I/we hereby verity the following:

1. That I/we am/are (an) authorized signatory(ies) for the Bidder/Proposer and as such am/are authorized to sign and bind the Bidder/Proposer to contract with the City of Carson;

2. That the bid/proposal was not made in the interest or behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

3. That the bid/proposal is genuine; that all statements of fact in the bid/proposal are true;

4. That the Bidder has not been debarred from participation in any State or Federal works project;

Signature: _____ Signature:_____

Date: _____ Date: _____

Name: _____ Name: _____

Title: _____ Title: _____

BIDDER/PROPOSER AUTHORITY IS PROVIDED IN ACCORDANCE WITH:

☐Bidder/Proposer's Bylaws/Operating Agreement Section: _____

☐Board Resolution

☐Corporate or Business Professions Code

IMPORTANT NOTE: If the signature authorization status of any individual changes at any time, it is the responsibility of the Bidder to contact the authorized City Staff regarding the change and to complete and submit new Bidder Information Form. Incorrect information on file may delay the processing of any of the documents submitted.

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Affidavit of Non-Collusion and Non-Discrimination

I hereby swear (or affirm) under the penalty of perjury:

That the attached proposal or bid has been arrived at by the responder independently and has been submitted without collusion with and without any agreement, understanding, or planned common course of action with any other firm or entity designed to limit fair and open competition;

That the contents of the proposal or bid response have not been communicated by the responder or its employees or agents to any person not an employee or agent of the responder and will not be communicated to any such persons prior to the official opening of the solicitation responses; and

The proposer/bidder does not and shall not discriminate, will provide equal employment practices, and will adhere to an affirmative action program to ensure that in their employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

I certify that the above statements are true and accurate.

***Authorized Official**:*

Signature:_____

Date: _____

Name: _____

Title: _____

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Affidavit of Non-Federal Lobbyist Requirement

Name of Firm: _____

Address: _____

_____

Telephone: _____

I hereby swear (or affirm) under the penalty of perjury:

1. No Federal appropriated funds have been paid, by or on behalf of the above named firm to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer of employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, loan or cooperative agreement, and any extension, continuation, renewal, amendment, or modification thereof, and;

2. If any funds other than Federal appropriated funds have paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the above named firm shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying”, in accordance with its instructions, and;

3. The above-name firm shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreement) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by Section 1352 Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Authorized Official:

Signature:_____

Date: _____

Name: _____

Title: _____

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Debarment and Suspension Certification

Name of Firm: _____

Acting on behalf of the above-named firm ("Consultant"), as its Authorized Official, I, the undersigned, certify as follows:

I am a duly authorized representative of ("Consultant"). Consultant certifies, to the best of its knowledge and belief, that Consultant, including its principals:

Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency, and not does not have a proposed debarment pending;

Has not within the three-year period preceding this certification been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction, contract, or subcontract under a public transaction; for violation of federal or state antitrust statutes; or for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) above; and

Has not within the three-year period preceding this certification had one or more public transactions (federal, state or local) terminated for cause or default.

Consultant further certifies that Consultant, including its principals, is not listed on the government-wide exclusions in the System for Award Management.

Consultant acknowledges that falsely providing this certification may result in criminal prosecution or administrative sanctions, and that this certification is a required component of all proposals in response to this IFB/RFP/RFQ.

A proposal that does not include a completed and signed version of this certification will be deemed incomplete and materially nonresponsive, and will not be considered.

Authorized Official:

Signature:_____

Date: _____

Name: _____

Title: _____

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Acknowledgment of Insurance Endorsements

In recognition of _____ ("Company") having submitted a proposal or bid to the City of Carson IFB/RFP/RFQ #_____, dated _____, 202__ ("RFP"/"IFB"/"RFQ"), issued by the City of Carson ("City"), and in further recognition that the City requires Company to comply with certain insurance requirements (i) as set forth in Section _____ ("Insurance Provisions") of the Agreement (which Agreement is defined in and made part of the IFB/RFP/RFQ) and (ii) the Other Insurance requirements described in the IFB/RFP/RFQ, if any, I represent that I am the authorized Insurance Broker of Record for Company, and by signing below, I acknowledge, warrant and represent that Company meets the requirements set forth in Insurance Provisions and any applicable Other Insurance requirements, and if requested , shall furnish all the insurance endorsements prescribed in the Insurance Provisions and Other Insurance within thirty (30) days of contract award, as respecting.

[PLEASE CHECK ALL THAT APPLY]

____ General Liability

____ Automobile Liability

____ Worker's Compensation

____ Professional Liability

____ Pollution Liability

Other Insurance Provisions:

____ Cyber Liability

____ Crime Insurance

____ Bonds

_____ _____

Name of Insurer [Print] Name, Title [Print]

_____ _____

Signature Date

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Client Reference List

Provide at least 3 references for projects of similar scope and capacity completed within the last 3 years. The City reserves the right to contact any references provided.

Bidder/Proposer Name: _____

1. Client Name: _____

Address: _____

Contact: _____ Email: _____

Project Description: _____

Project Start: _____ Project End: _____

Project Budget: _____

2. Client Name: _____

Address: _____

Contact: _____ Email: _____

Project Description: _____

Project Start: _____ Project End: _____

Project Budget: _____

3. Client Name: _____

Address: _____

Contact: _____ Email: _____

Project Description: _____

Project Start: _____ Project End: _____

Project Budget: _____

Authorized Official:

Signature: _____

Date: _____

Name: _____

Title: _____

City of Carson
Purchasing Division
701 E. Carson Street
Carson, CA 90745

Certification of Compliance with Labor Code Section 3700

Name of Firm: _____

Acting on behalf of the above-named firm ("Consultant") as its Authorized Official, I, the undersigned, certify as follows:

Consultant is aware of the provisions of Section 3700 of the California Labor Code, which require every employer to insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and will comply with such provisions before commencing the performance of the work under any contract awarded in response to Consultant's proposal.

CONSULTANT

By: _____

Title: _____

Date: _____

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

☐☐ – ☐☐☐☐☐☐☐

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** **Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);

2. Certify that you are not subject to backup withholding; or

3. Claim exemption from backup withholding if you are a U.S. exempt payee; and

4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and

5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;

2. You do not certify your TIN when required (see the instructions for Part II for details);

3. The IRS tells the requester that you furnished an incorrect TIN;

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or

5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

• Generally, individuals (including sole proprietors) are not exempt from backup withholding.

• Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.

• Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.

• Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5.[2]
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

[1] See Form 1099-MISC, Miscellaneous Information, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/EIN*. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint*. You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Go to *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

Purchasing Division
701 E. Carson Street
Carson, CA 90745

EXHIBIT B

CITY FORM CONTRACT

Exhibit B contains the City's standard contract template, provided for reference. Proposers seeking modifications must submit a redlined version with their proposal for the City's consideration. Award is contingent upon successful negotiations; if agreement cannot be reached, the City may proceed with another proposer.

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

_____

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND

_____

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this ____ day of _____, 2024 by and between the CITY OF CARSON, a California municipal corporation ("City") and _____, _____ ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Carson's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed _____ Dollars ($_____) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding five (5) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

_____

(Name) (Title)

(Name)	(Title)
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be _____, or as otherwise designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number,

compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Coverage Form ISO CGL CG 00 01 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement, with Employer's Liability insurance coverage limits of at least $1,000,000.00.

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability

insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession, as determined by the City's Risk Manager, provided that the limits shall be no less than $1,000,000 per claim and no less than $1,000,000 general aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply

with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

> CANCELLATION:
>
> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.
>
> [to be initialed] _____
> Consultant Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or any automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Consultant agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages to any persons or property resulting from the Consultant's activities or the activities of any person or persons for which the Consultant is otherwise responsible nor shall it limit the Consultant's indemnification liabilities as provided in Section 5.3.

In the event the Consultant subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative,

arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk

Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of

ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions

concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, Consultant may terminate this Agreement if and only if all of the following criteria are met: (i) City is in default under the terms of this Agreement; (ii) Consultant has given City thirty (30) days' written notice (or longer, if circumstances warrant) of the default and the reasons for the default; and (iii) City has failed to cure the default within said cure period. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of City's termination without cause pursuant to this Section, the City need not provide the Consultant with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such

damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of

this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification

of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "non-interests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

_____

, Mayor

ATTEST:

_____

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____

Sunny K. Soltani, City Attorney

CONSULTANT:

_____

By:_____
Name:
Title:

By:_____
Name:
Title:
Address:_____
_____
_____

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2024 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2024 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services:

A.

B.

C.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

A.

B.

C.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A.

B.

C.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A.

B.

C.

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

	RATE	TIME	SUB-BUDGET
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
D.	_____	_____	_____

II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.8.

III. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

IV. The total compensation for the Services shall not exceed $_____ as provided in Section 2.1 of this Agreement.

V. The Consultant's billing rates for all personnel are attached as Exhibit C-1.

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the following schedule:

		Days to Perform	Deadline Date
A.	**Task A**	_____	_____
B.	**Task B**	_____	_____
C.	**Task C**	_____	_____

II. Consultant shall deliver the following tangible work products to the City by the following dates.

A.

B.

C.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

Purchasing Division
701 E. Carson Street
Carson, CA 90745

EXHIBIT C

COST FILE

Exhibit C contains the City's required Cost File template. Proposers must complete and submit this form in full; failure to do so may result in disqualification.

COST FILE
RFP 26-007
PROFESSIONAL AUDITING AND FINANCIAL REPORTING SERVICES

Important: This Cost File must be completed in full and submitted as a separate attachment through Planet Bids, in addition to entering all pricing line items directly into the Planet Bids system. Failure to submit this completed form as a separate file and to enter pricing in Planet Bids may result in disqualification.

- All prices must include applicable sales tax, delivery fees, and any other associated costs unless otherwise specified.

Section 1: Hourly Rate Schedule – List the appropriate personnel titles/classifications required to complete the scope of services and their hourly rates for the entire term of the agreement.

Personnel Title	Hourly Rates				
	Year 1	Year 2	Year 3	Year 4	Year 5
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$
	$	$	$	$	$

Section 2: Annual and Total Not-to-Exceed (NTE) Amount – Propose a breakdown of your anticipated total annual billing and the total NTE amount for the entire 5-year term of the agreement.

Contract Year	Estimated Annual NTE
Year 1	$
Year 2	$
Year 3	$
Year 4	$
Year 5	$
Total NTE	$

Section 3: Task— Propose task-based fees and estimated hour requirements as detailed within the Scope of Services. This list is subject to further negotiation and/or revision based on the City's needs and other applicable regulations.

Description	Rate
City's Financial Audit	**$**
Single Audit	**$**
GANN AUP Report	**$**
Successor Agency Audit	**$**
Housing Authority Audit	**$**
Reclamation JPA Audit	**$**
CAFR Preparation	**$**
City's FTY	**$**
City's Street Report	**$**
New GASB Standards - additional CRA procedures, ACFR review, additional major program for single audit, Measure W audit; inflation adjustment	**$**
Measure W Audit	**$**

By signing below, I certify that I am an authorized representative of the company listed below and that the prices provided herein are accurate and valid for a minimum of 90 days from the bid due date. I further acknowledge that all pricing submitted via this form and entered in the Planet Bids system is complete and binding, and that I have read and understood all requirements of this RFP.

Company Name: _____

Authorized Representative (Print): _____

Title: _____

Signature: _____

Date: _____

Phone: _____

Email: _____

Proposal to Provide Professional Auditing and Financial Reporting Services (RFP #26-007) to the

City of Carson

Submitted by:

Cristy A. Canieda, CPA, CGMA
Partner, Government Practice Leader
Vasquez & Company LLP
655 N. Central Avenue, Suite 1550
Glendale, CA 91203
Tel: (213) 873-1720
Fax: (213) 873-1777
Email: ccanieda@vasquezcpa.com

February 26, 2026

VASQUEZ
+ COMPANY LLP

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655 N. Central Avenue
Suite 1550
Glendale, CA 91203

www.vasquez.cpa

213-873-1700
OFFICE

\ LOS ANGELES
\ SAN DIEGO
\ IRVINE
\ SACRAMENTO
\ FRESNO
\ PHOENIX
\ LAS VEGAS
\ MANILA, PH

1. Required Proposal Sections

Cover Letter and Company Profile

February 26, 2026

City of Carson
Attn: Josilla Togiola, Purchasing Manager
701 E. Carson St.,
Carson, CA 90745

RE: Vasquez & Company LLP Proposal to Provide Professional Auditing and Financial Reporting Services (RFP #26-007) to the City of Carson

Vasquez & Company LLP ("Vasquez," "we," "us," or "our") is pleased to submit our proposal to provide annual financial audit services and professional accounting guidance to the City of Carson (the "City," "you," or "your") for the fiscal years ending June 30, 2026 through June 30, 2030. Our hands-on experience in providing these services to the City makes us uniquely qualified to proceed with exemplary assistance.

Why Vasquez?

Experienced Firm:

- Experienced in serving the financial and compliance needs of over 80 municipalities in California.
- Experienced in assisting government agencies achieve the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting.

Experienced Leaders:

Our leadership team makes us uniquely qualified to provide the services requested by the City. The team brings extensive expertise in providing audit services to governmental entities. Each member of our proposed engagement team specializes in key areas, including compliance and financial reporting. These specialties are set to ensure thorough and accurate assessments. Our proposed leadership team consists of:

- Cristy A. Canieda, CPA, CGMA, Vasquez Partner and Government Practice Leader, formerly with PwC, with over thirty (30) years of public accounting experience, will act as the lead engagement partner and quality control reviewer and objectively evaluate the engagement team's significant judgments and conclusions in formulating the auditor's report.

  Cristy's experience includes the City of Baldwin Park, City of Carson, City of Culver City, City of El Monte, City of Hawthorne, City of Modesto, City of Huntington Park, City of Long Beach, City of Lynwood, City of Modesto, City of Montebello, City of Moreno Valley, City of Norwalk, City of Pico Rivera, City of Simi Valley, City of Torrance, and City of West Hollywood, among others.
- Roger A. Martinez, CPA, Vasquez Partner and Audit Practice Leader, formerly with KPMG, with over twenty-five (25) years of public accounting experience, will act as the quality and audit resource partner to the City throughout the engagement.

  Roger's experience includes the City of Adelanto, City of Cudahy, City of El Monte, City of La Puente, City of Long Beach, City of Norwalk, City of Vernon, Alameda Corridor Transportation Authority, Los Angeles County Metropolitan Transportation Authority, and the Metropolitan Water District of Southern California, among others.

- Linda Narciso, CPA, CGMA, Vasquez Partner and Nonprofit Practice Leader, formerly with PwC and EY, with over thirty (30) years of public accounting experience, will lead our delivery of services to the City starting in FY 2027 to comply with the requirements of California Government Code Section 12410.6 (b) regarding partner rotation. She will direct and supervise the auditors in performing the engagement, review the audit results, and provide technical expertise as appropriate.

  Linda's experience includes the City of Baldwin Park, City of Culver City, City of Gardena, City of Lynwood, City of Montebello, City of Simi Valley, and Needles Public Utility Authority. She also serves as the technical reviewer for the Firm's other government clients.

Information Technology Expertise:

Our audit approach includes an on-site and off-site review of the City's Information Technology (IT) general controls by IT professionals with more than 20 years of experience to assess whether the standards of security, integrity, continuity, and control are conducive to reliable processing, consistent with the City's technology standards, and appropriate to safeguard your information assets.

Our Internal Control-Based Audit Approach:

- Our professionals, with extensive experience in performing financial and compliance audits of local municipalities and other public agencies in California, will bring an unbiased, fresh perspective to the City's systems, operations, and practices. Our experience will allow us to assess your risk and compare your existing policies and practices to those used by other efficient, reputable agencies. We will focus on the critical areas of your operations.
- Our audit approach is unique in evaluating and testing key internal accounting controls rather than merely performing substantive tests. This approach provides critically important information to the City management about the effectiveness of its internal controls.

Communication with the City:

- We will hold regularly scheduled status meetings to keep you abreast of our progress.
- We will provide you with meaningful status reports.
- We will take a proactive approach to develop practical solutions to identified challenges.
- Team members, including the engagement and quality control partners, will be available year-round.

Addressing Critical Accounting Matters:

Recognizing that your interests are best served by highly qualified, knowledgeable, and trained accountants and auditors, we offer our staff and our clients:

- Frequent training in current technical matters and subjects of importance to local governments' finance, accounting, and auditing aspects, such as new GASB standards and OMB requirements.
- Specifics of Federal and State of California regulations about local government accounting, reporting, and compliance.

Timeliness:

- We understand and appreciate the importance of adhering to agreed-upon timelines and meeting deadlines.
- We structure our audit approach to recognize issues early, plan for the orderly completion of our work, and avoid end-of-audit surprises.
- We commit to performing the work within the agreed timeframe.

New GASB Pronouncement Experience:

- Our team has assisted clients in adopting applicable Governmental Accounting Standards Board (GASB) statements.

- Our firm assists clients in assessing their readiness to implement the new standards and guiding them through the implementation.

Providing an Effective and Efficient Audit:

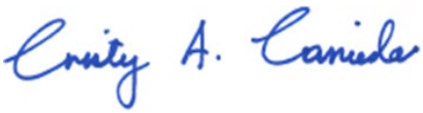
Our risk-based approach, high-caliber management team, and experienced staff ensure that critical issues are not overlooked but promptly identified, communicated to you, and resolved to the City's satisfaction.

Affirmations:

- We acknowledge the release of Addendum No.1 containing Set 1 of Questions and Answers, released on January 28, 2026, and Addendum No. 2 containing the deadline extension, released on February 12, 2026.
- Vasquez meets the minimum requirements as stated in the RFP.
- Vasquez will maintain a valid City license and required insurance coverage for the duration of the contract.

I, Cristy A. Canieda, Partner with Vasquez, am entitled to represent the firm, empowered to submit the bid, and authorized to sign a contract with the City. Vasquez is committed to providing the City with the highest level of customer service, and we trust that you will find us qualified to deliver annual financial audit services and professional accounting guidance. If you have any questions or need further assistance, please contact me using the information provided below.

VASQUEZ & COMPANY LLP



Cristy A. Canieda, Partner – Government Practice Leader
655 N. Central Avenue, Suite 1550
Glendale, CA 91203
Tel.: 213-873-1720
Email: ccanieda@vasquezcpa.com

Proposer Qualifications

Vasquez and Company LLP is a Limited Liability Partnership established in 1969 and registered with the State of California Department of Consumer Affairs, with over 55 years of experience in performing financial, compliance, and performance audits, internal control reviews, fraud investigations, and risk assessments of government agencies. Our specialists also have technical expertise in municipal audits, government utilities, transportation compliance, construction contracts and leasing, affordable housing, HUD-funded low-income housing, and local governance.

Areas of Expertise

Vasquez is a full-service firm focused on serving government agencies and other nonprofit organizations. Below is a graph of the different lines of business and service areas.

License to Practice in California

Vasquez is licensed to conduct public accounting in California. All "key" engagement team members are properly licensed Certified Public Accountants in California. Vasquez certifies that it will inform the City of any suspension, termination, lapse, non-renewals, or restrictions of its licenses, certificates, or other required documents upon notification.

DCA - Search Details

Independence

Vasquez meets the independence requirements of the auditing standards generally accepted in the United States of America and the *Government Auditing Standards*, published by the United States General Accounting Office ("Yellow Book"), as they relate to the City.

Conflict of Interest

While Vasquez has performed financial statement audit services for the City for the past five (5) years, our conflict identification process found no interests or relationships that would be deemed adversarial to the City.

AICPA Government Audit Quality Center: Vasquez is an AICPA Governmental Audit Quality Center (GAQC) member. Membership in the AICPA GAQC demonstrates our commitment to quality in the performance of governmental audits. Leveraging the Center's benefits enables us to access resources designed to enhance audit quality and apply audit best practices.

Quality Control: Vasquez has an extensive quality control program designed to monitor compliance with audit and accounting professional standards and firm policies. Our client service approach requires the

active involvement of experienced partners and managers in the consulting and audit engagements to ensure that critical issues are identified and resolved on a timely basis.

Performance Monitoring and Assessment: The objective of the engagement performance element of our quality control is to provide reasonable assurance that:

- Engagements are consistently performed in accordance with applicable professional standards and regulatory and legal requirements.
- Our firm or engagement partner issues reports that are appropriate in the circumstances.

Policies and procedures for engagement performance address all phases of the design and execution of the engagement, including engagement performance, supervision responsibilities, and review responsibilities. Policies and procedures require that consultation take place when appropriate. Also, our firm has established criteria against which all engagements are to be evaluated to determine whether an engagement quality control review should be performed.

We satisfy the above objectives by establishing and maintaining the following policies and procedures:

- Planning for engagements meets professional, regulatory, and firm requirements.
- Qualified engagement team members review work performed by other team members on a timely basis.
- Vasquez establishes procedures addressing the nature, timing, extent, and documentation of the engagement quality control review.
- Vasquez establishes criteria for the eligibility of engagement quality control reviewers.
- Vasquez requires that consultation takes place when appropriate; that sufficient and appropriate resources are available to enable appropriate consultation to take place; that all the relevant facts known to the engagement team are provided to those consulted; that the nature, scope, and conclusions of such consultations are documented; and that conclusions resulting from such consultations are implemented.

Management follow-up procedure internally called "Voice of the Client" to set the tone of "how we did" and "where we can improve."

Government Practice Group

The Vasquez Government Practice Group comprises over **150+** professionals trained and experienced in serving governmental entities, specializing in California cities, municipal water, transportation, education, and other special districts. The Vasquez Government Practice Group comprises professionals from international accounting firms seeking to focus on their chosen industry, mainly government and nonprofit, and work with greater autonomy in a progressive, agile, and client-centric environment. Vasquez's leadership consists of sixteen (16) partners and directors, each previously working with one or more global accounting firms. This experience emphasizes quality, innovation, performance standards, opportunity, discipline, and professional growth.

Since its inception, Vasquez has focused on serving governmental entities. As a result, the government industry accounts for the largest share of the industries we serve today.

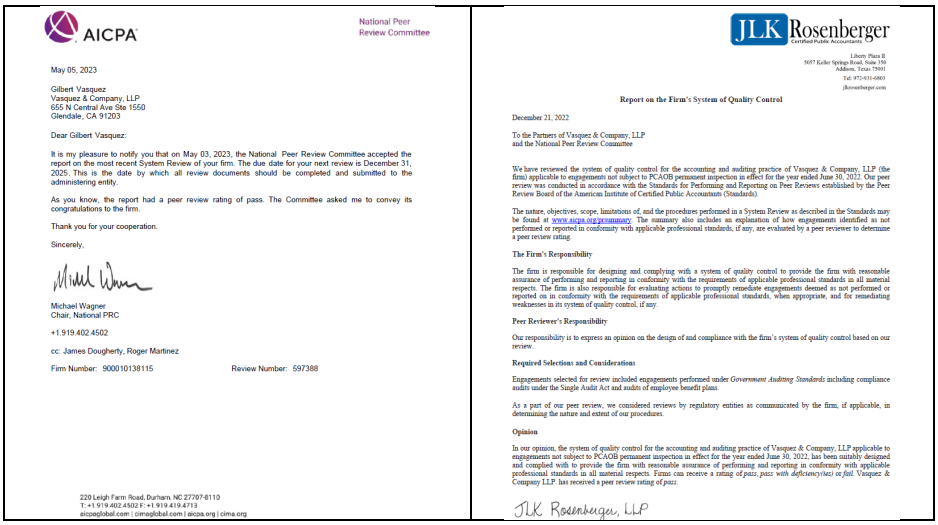
Category	#
Partners/Directors	16
Sr. Managers/Manager	22
Supervisors	20
Senior Auditors	73
Staff Auditors	5
Accountants	16
Professionals	152
Administrators	36
Total	188

Office Locations

Headquarters **655 N. Central Avenue, Suite 1550** **Glendale, CA 91203** **t) 213-873-1700** **f) 213-873-1777**	Fresno 8050 N. Palm Ave. Suite 300 Fresno, CA 93711 t) 559-389-5124	Irvine 7545 Irvine Center Dr., Suite 200 Irvine, CA 92618 t) 949-623-8798	Las Vegas 3753 Howard Hughes Parkway Paradise Unit 200 Las Vegas, NV 89169 t) 702-784-7644
Manila 12/F KMC Armstrong Corporate Center, H.V. Dela Costa, Salcedo Village, Makati City, 1227	Phoenix Two North Central Avenue, Suite 1800 Phoenix, AZ 85004 t) 602-759-7319	Sacramento 1215 K Street 17th Floor Sacramento, CA 95814 t) 916-503-3269	San Diego 402 West Broadway Suite 400 San Diego, CA 92101 t) 619-595-3100

Peer Review

Vasquez is a member of the AICPA Division of Firms and received a Peer Review Rating of "Pass" without comment - the highest rating from the AICPA on its peer review dated May 5, 2023. This peer review covered several government engagements similar in size and complexity to the City. A copy of the peer review opinion follows:



AICPA

National Peer Review Committee

May 05, 2023

Gilbert Vasquez
Vasquez & Company, LLP
655 N Central Ave Ste 1550
Glendale, CA 91203

Dear Gilbert Vasquez:

It is my pleasure to notify you that on May 03, 2023, the National Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

Michael Wagner
Chair, National PRC

+1.919.402.4502

cc: James Dougherty, Roger Martinez

Firm Number: 900010138115 Review Number: 597388

220 Leigh Farm Road, Durham, NC 27707-8110
T: +1.919.402.4502 F: +1.919.419.4713
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JLK Rosenberger
Certified Public Accountants

Liberty Plaza II
5057 Keller Springs Road, Suite 350
Addison, Texas 75001
Tel: 972-931-6003
jlkrosenberger.com

Report on the Firm's System of Quality Control

December 21, 2022

To the Partners of Vasquez & Company, LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Vasquez & Company, LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended June 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

The nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

The Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards* including compliance audits under the Single Audit Act and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Vasquez & Company, LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended June 30, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Vasquez & Company LLP. has received a peer review rating of *pass*.

JLK Rosenberger, LLP

Our most recent peer review is substantially complete, subject to the approval of the Acceptance Body of the CalCPA Peer Review Committee. A copy of that report will be made available once finalized.

Demonstrated Project Capability – Governmental Clients

Vasquez performs numerous financial and compliance audits of governmental organizations similar in nature to the City. These audits include risk assessments conducted using a structured approach in accordance with the COSO Principles.

Our audits are performed in accordance with the auditing standards generally accepted in the United States, the Government Auditing Standards, the OMB Uniform Guidance, and the Office of the State Controller's Minimum Audit Requirements and Reporting Guidelines for California Special Districts (when applicable). The following listing includes governmental entities that we currently serve along with those we have previously served.

Government Clients		
City of Agoura Hills	City of Lynwood	Alameda Corridor-East Construction Authority
City of Alhambra	City of Malibu	Antelope Valley Transit Authority
City of Antelope Valley	City of Maywood	Desert Water Agency
City of Arcadia	City of Modesto	Encina Wastewater Authority
City of Artesia	City of Montebello	Gold Coast Transit District
City of Avalon	City of Monterey Park	Hidden Valley Municipal Water District
City of Azusa	City of Moreno Valley	Imperial County Transportation Commission
City of Baldwin Park	City of Needles	Los Angeles County Metropolitan Transportation Authority
City of Bell Gardens	City of Norwalk	Metropolitan Water District of Southern California

Government Clients		
City of Beverly Hills	City of Palos Verdes Estates	Monterey One Water
City of Calabasas	City of Pico Rivera	Moulton Niguel Water District
City of Carson	City of Pomona	Needles Public Utility Authority
City of Commerce	City of Rosemead	Orange County Sanitation District
City of Compton	City of San Fernando	Plumas County Transportation Commission
City of Covina	City of Santa Fe Springs	Pomona Valley Transportation Authority
City of Cudahy	City of Santa Monica	Quechan Indian Tribe
City of Culver City	City of Simi Valley	Riverside County Transportation Commission
City of Diamond Bar	City of South El Monte	Santa Barbara Metropolitan Transit
City of Downey	City of South Gate	San Bernardino County Transportation Authority
City of El Monte	City of Torrance	Santa Clara Valley Water District
City of Hawthorne	City of Vernon	San Joaquin Valley Library System
City of Hidden Hills	City of Walnut	Southern California Regional Rail Authority
City of Industry	City of West Hollywood	SunLine Transit Agency
City of Inglewood	City of Westlake	Transportation Agency for Monterey County
City of Irwindale	County of Fresno	Tuolumne County Transportation Council
City of La Puente	County of San Bernardino	Victor Valley Wastewater Reclamation Authority
City of Lawndale	County of Siskiyou	Water Replenishment District of Southern California

Please refer to our Client Reference List on Page 31 regarding our proven track record of completing projects of similar scope and complexity to the City.

GFOA Client Awardees

Vasquez professionals are acknowledged experts on GAGAS regulations and GASB reporting requirements. In addition, we have substantial experience in preparing Annual Comprehensive Financial Reports that have assisted our clients in achieving the Government Finance Officers Association Award for Excellence in Financial Reporting.

Cristy Canieda, Vasquez Government Practice Leader, is a reviewer for the Government Finance Officers Association. The following is a representative list of Vasquez government client engagements we have assisted in achieving their GFOA Certificate of Achievement for Excellence in Financial Reporting.

- City of Baldwin Park
- City of Carson
- City of Culver City
- City of El Monte
- City of Lynwood
- City of Modesto
- City of Moreno Valley
- City of Norwalk
- City of Simi Valley
- City of South El Monte
- City of Torrance
- City of West Hollywood
- City of San Fernando
- Encina Wastewater Authority
- San Joaquin Regional Transit District
- Santa Clara Valley Water District
- United Water Conservation District
- Upper San Gabriel Valley Municipal Water District
- Victor Valley Wastewater Reclamation Authority
- Water Replenishment District of Southern California

GASB Pronouncements

Our firm encourages the early adoption of all applicable Governmental Accounting Standards Board (GASB) statements. Some of these standards have been monumental in establishing new financial reporting requirements for state and local governments throughout the United States and have restructured much of the information presented in the past.

Office of Management and Budget (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

We have proposed an engagement team with substantial experience in auditing governmental entities for both financial and compliance audits for the City. Our industry-focused staff has undergone training courses dedicated to governmental accounting, auditing, and financial reporting, and specialized training in the compliance requirements of OMB Uniform Guidance regarding changes in Single Audit requirements. In addition, our partners have conducted training for professional organizations on Uniform Guidance.

Performance Improvement Observations

Providing value-added management letter comments is a priority for Vasquez. Our auditors/consultants' unique experience enables us to provide meaningful assistance beyond what most audit firms can provide. We do this through many different forms, but it comes primarily in identifying issues before they become major problems for our clients. In addition, we meet with our clients throughout the year to better understand their challenges. As a result, our clients have realized many benefits, including improved operational efficiencies, security, and proactive prevention of potential future audit issues.

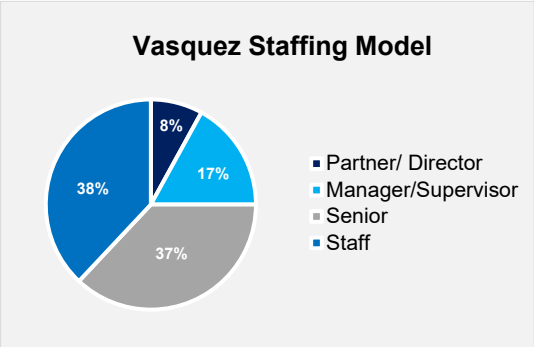
Demonstrated Communication Ability

Vasquez has experience with communicating complex financial information to diverse audiences with varying levels of financial expertise. Our team regularly presents audit results, key findings, and recommendations to City Councils, Finance Committees, management teams, and the public.

We translate technical accounting and audit issues into straightforward, plain-language explanations, supported by concise summaries and visual aids. Our partners and managers are experienced in addressing questions from both elected officials and the public and tailoring presentations to ensure transparency, clarity, and understanding.

Key Staff and Team

Our senior engagement team members are responsible for ensuring the delivery of quality work. They will regularly meet with you, answer questions, provide guidance, and help ensure that issues are identified and resolved promptly.



Vasquez has built its reputation on close partner involvement and strong client relationships. However, the ultimate success of our client relationships is largely attributable to one key component – our people. Our engagement teams are structured with extensive partner involvement. As a result, our average partner-to-staff leverage ratio is higher than most other firms. As a result, our budgeted hours include higher partner involvement than what you may have experienced in the past.

Beyond partner leadership and support, an audit is only as good as the people doing the bulk of the work daily. Therefore, we are committed to providing a staff resource pool that embodies the attributes you expect of your auditor, including technical expertise in GASB, knowledge of government and utility industries, and soft skills such as respect, empathy, and timely response to questions.

Organizational Chart

Engagement Team

All "key" engagement team members are properly licensed Certified Public Accountants in California. A synopsis of the team members, including skills, qualifications, and experience, is as follows:

Team Member	Representation of Experience
 Cristy Canieda, CPA, CGMA Role: Quality Control Partner Prior Experience: PwC Public Accounting Experience: 30 Years Responsibility: Cristy A. Canieda, Vasquez Partner and Government Practice Leader, will act as the relationship and engagement quality control reviewer and objectively evaluate the engagement team's significant judgments and conclusions in formulating the auditor's report. Cristy is a government specialist and serves as a Technical Reviewer for the GFOA Certificate of Excellence in Financial Reporting Program.	• City of Baldwin Park • City of Carson • City of Culver City • City of El Monte • City of Hawthorne • City of Huntington Park • City of Long Beach • City of Lynwood • City of Montebello • City of Moreno Valley • City of Norwalk • City of Pico Rivera • City of Simi Valley • City of Torrance • City of West Hollywood • Coachella Valley Association of Governments • Community Development Commission of Los Angeles County • Imperial County Local Transportation Authority • Jurupa Community Special District • La Habra Heights Water District • La Puente Valley County Water District • Los Angeles Community College District • Los Angeles County Metropolitan Transportation Authority • Orange County Water District • Rancho California Water District • San Gabriel Valley Council of Governments • Southern California Association of Governments • SunLine Transit Agency • Upper San Gabriel Valley Municipal Water District • Water Replenishment District of Southern California
 Roger A. Martinez, CPA Role: Relationship Partner Prior Experience: KPMG Public Accounting Experience: 25 Years Responsibility: Roger A. Martinez, Vasquez Partner and Audit Practice Leader, will will act as the quality and audit resource partner to the City throughout the engagement.	• City of Long Beach • City of Vernon • City of Adelanto • City of Cudahy • City of El Monte • City of Huntington Park • City of Norwalk • City of La Puente • University of California System • Alameda Corridor – East Construction Authority • Alameda Corridor Transportation Authority • California State University System • California State Teachers' Retirement System • California State Treasurer's Office • Los Angeles County Employees Retirement Association • Los Angeles County Metropolitan Transportation Authority • Los Angeles Unified School District • Los Angeles Water and Power • Los Angeles World Airports • Los Angeles Community College District • Metropolitan Water District of Southern California • Port of Los Angeles • San Gabriel Valley Council of Governments • San Gabriel Basin Water Quality Authority • San Joaquin Transit Agency • Southern California Regional Rail Authority • SunLine Transit Agency
 Linda Narciso, CPA, CGMA Role: Engagement Partner Prior Experience: PwC and EY Public Accounting Experience: 30 Years Responsibility: Linda Narciso, Vasquez Partner and Nonprofit Practice Leader, will lead our delivery of services to the City starting in FY 2027 to comply with the requirements of California Government	• City of Baldwin Park • City of Cudahy • City of Culver City • City of Gardena • City of Lynwood • City of Montebello • City of San Fernando • Alameda Corridor East Construction Authority • Alameda Corridor Transportation Authority • Los Angeles County Employees' Retirement Association • Los Angeles County Metropolitan Transportation Authority • Needles Public Utility Authority • San Gabriel Valley Council of Governments • Southern California Association of Governments

Team Member	Representation of Experience
Code Section 12410.6 (b) regarding partner rotation. She will direct and supervise the auditors in performing the engagement, review the audit results, and provide technical expertise as appropriate.	
 Jason Tagasa, CISA Role: IT Audit Senior Manager Prior Experience: EY Public Accounting Experience: 10 Years Responsibility: Jason Tagasa, Vasquez IT Audit Senior Manager, formerly with EY, with over ten (10) years of experience in IT consulting and auditing, will perform audit procedures pertaining to the City's financial systems and Information Technology. Jason's IT risk-based controls assessment approach for evaluating and testing internal controls provides added assurance to management and the Governing Board.	• City of Carson • City of Culver City • City of El Monte • City of Modesto • City of Needles • City of Norwalk • City of Palos Verdes • City of Simi Valley • City of Torrance • City of West Hollywood
 Cher Jiang Role: Audit Supervisor Public Accounting Experience: 10 Years Responsibility: Cher Jiang, Vasquez Audit Supervisor, will work closely with the Engagement Partner to plan, coordinate, and review the fieldwork. In addition, she will supervise the day-to-day activities and task accomplishments, monitor progress, and ensure schedule compliance.	• City of El Monte • City of Baldwin Park • City of Cudahy • City of Carson • Los Angeles World Airports

Project Understanding

Our understanding of the scope of services is as follows:

- Perform an audit and render an auditor's report on the Basic Financial Statements of the City in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States.
  - As part of our audit, we will render a report on the basic financial statements and apply limited audit procedures to Management's Discussion and Analysis (MD&A), if provided and required supplementary information pertaining to the General Fund and each major fund of the City.
  - We will render our auditor's reports on the City's internal control over financial reporting and compliance with relevant laws and regulations, and other matters based on our audit of the financial statements.
  - Prepare and word-process the City's Annual Comprehensive Financial Report (ACFR) in accordance with the requirements of GASB and the most recent edition of GAAFR, the City will be responsible for printing the report.
- Perform a Single Audit and render an auditor's report on the expenditures of federal grants in accordance with U.S. Office of Management and Budget Federal regulations entitled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR 200" (the Uniform Guidance).
  - We will issue our report on the City's Schedule of Expenditures of Federal Awards.

  - We will render an opinion on the City's compliance with requirements applicable to each Major Program.
  - We will render our report on the City's internal controls over the administration of Federal funds.
- Perform agreed-upon procedures pertaining to the City's GANN Limit and render a letter annually to the City regarding compliance.
- Issue a Management Letter that includes recommendations for improvements in internal control, accounting procedures, and other significant observations that are considered to be non-reportable conditions.
- Perform an audit and render an auditor's report on the City's financial statements and its component units, the Carson Redevelopment Successor Agency, the Carson Housing Authority, and the Carson Reclamation Joint Powers Authority.
- Prepare the City's State Controller's Annual Financial Transactions Report.
- Prepare the City's State Controller's Annual Street Report.
- Prepare the City's Air Quality Improvement Special Revenue Fund Report.
- Review and assist with other City's Reports as needed
- Conduct Measure W Audit for fiscal years that are required by the grant.
- Provide guidance on implementing new GASB and OMB requirements and specifics of Federal and State of California regulations pertaining to local government financial reporting.
- Provide assistance to meet the requirements of the GFOA program, including preparing answers to all GFOA comments.

Upon request and specifically after our audits, we will be pleased to make a presentation to the City Council, during which we will discuss our audit approach, scope, and results. We pride ourselves on our ability to convey complex information in an informative fashion, free of bias, such that Management and the City Council can evaluate the significance of the information and determine action plans as may be appropriate.

Management can be assured that our audits will be performed in accordance with the following:

- Generally accepted auditing standards in the United States of America.
- The standards applicable to financial audits contained in the most current version of the Government Auditing Standards, issued by the Comptroller General of the United States.
- U.S. Office of Management and Budget Federal regulations entitled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR 200" (the Uniform Guidance).

Project Approach and Work Plan

As part of an audit engagement, we leverage a formal project management methodology to help ensure that all tasks are planned effectively and ultimately completed on time, and that any schedule changes are properly documented and authorized.

Embedded within your audit team are experienced project managers who have strong project management skills. These Vasquez team leaders will provide highly collaborative project management expertise and consultation to the City to ensure no surprises during the audit. Additionally, Vasquez will continually seek ways to improve the management and execution of the audit. We want to ensure that audit planning, scheduling, and budgeting are executed properly and in a timely manner.

At each phase of our engagement, our client service standards guide us toward providing an exceptional customer experience – one in which we become a trusted adviser and bring innovative ideas and solutions that deliver value to you.

- **We understand.** Our audit and consulting professionals follow our CaseWare process, which provides a thorough understanding of your business, current situation, needs, and expectations to ensure no surprises at each phase of the engagement.

- **We communicate.** Our team is trained to communicate with consistent, open dialogue to the right people at the right time.
- **We collaborate.** We collaborate to bring together the right expertise to meet your needs, proactively resolve emerging issues, and deliver innovative ideas and solutions that add value.
- **We deliver.** We deliver what we promise – on time, on budget, and with the highest quality.

At Vasquez, we want to build strong relationships with our clients and continually seek ways to ensure our services align with their needs. We believe it is important to strive for continuous improvement in our interactions with and delivery of services to clients. We do this, in part, by adhering to defined client service standards and seeking client feedback on our performance.

Every financial statement audit engagement presents a different set of challenges. No two organizations are the same, and therefore, we must tailor the audit to each organization based on the specific risks identified.

Our audit approach is based on a risk assessment process which is planned and executed by experienced auditors. The results as depicted below form the basis for our audit strategy and procedures, and ultimately yield practical comments for strengthening internal controls and improving practices, as well as our opinion on the financial statements and our auditor's reports on internal control and compliance with laws and regulations.

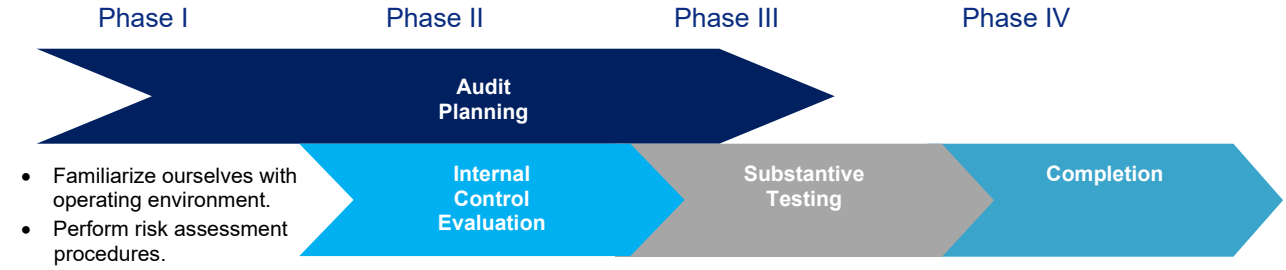
Risk Assessment

The design of an effective audit plan depends on the audit team's ability to identify and assess the risk that the financial statements contain a material misstatement, whether caused by error or fraud. The risk assessment process will include:

- Obtaining an understanding of the City and the environment in which it operates. This includes efforts to understand the events, conditions, and organizational activities that might reasonably be expected to have a significant effect on the risks of material misstatement. An understanding of the City and the environment will often involve consideration of the regulatory environment, business objectives and strategies, and selection of an application of accounting principles.
- Considering information gathered during the engagement acceptance and continuance evaluation, including prior reports, audit planning activities, previous audits, and other non-audit engagements performed for the City.
- Inquiring from the audit committee, management, and others within the City about risks of material misstatement.
- Obtaining an understanding of the City's internal controls over financial reporting.
- Performing analytical procedures, such as a comparison of the City's current financial statement account balances to prior year financial statements and budgeted amounts and/or comparison of current relevant financial ratios to industry ratios or prior year ratios.

Developing an Audit Strategy

In developing an audit strategy, we may decide to perform tests of the City's internal control over certain systems and processes. We assess the desirability of adopting such a strategy by considering cost/benefit considerations, the volume of transactions, and prior-year control testing results. If test results indicate that the City's internal controls are effective, we may decide to reduce the level of substantive tests that we perform as a basis for our opinion.



Audit Planning

- Familiarize ourselves with operating environment.
- Perform risk assessment procedures.
- Perform preliminary analytical review.
- Identify major programs for single audit testing.
- Develop audit plan.
- Discuss and agree on financial statement format.
- Reevaluate the progress of the audit and make any changes on audit approach and procedures, if necessary.
- Advise City personnel on new accounting and auditing pronouncements, if needed.
- Provide SAS 114 Planning Communication to Audit Committee/City Council.

Internal Control Evaluation

- Assess internal control environment.
- Perform IT controls testing and evaluation.
- Perform fraud evaluation procedures.
- Evaluate design and implementation of key controls.
- Test controls over financial reporting and administration of federal funds.
- Identify internal control strengths and weaknesses.
- Draft internal control management letter comments.
- Draft auditor's internal control report (GAGAS and Uniform Guidance).

Substantive Testing

- Plan and perform substantive audit procedures, including confirmations, vouching, reconciliations, inspections, observations, inquiring and analytical procedures.
- Perform substantive compliance audit tests over federal and other programs.
- Conduct final analytical review.
- Consider Audit Evidence Sufficiency.
- Conclude on critical accounting matters.

Completion

- Perform completion procedures.
- Perform overall evaluation of the financial statements and disclosures.
- Update and finalize management letter.
- Perform single audit administrative matters (Data Collection Form/Federal Audit Clearinghouse)
- Conduct exit conference with management, including discussion of proposed audit adjustments, internal control and compliance findings and management letter.
- Issue auditors' reports and management letter.
- Presentation of the audit results to the those charged with Governance.

Phase I – Audit Planning

The planning phase lays the foundation for the direction of our audit efforts. It encompasses the following steps:

- Conducting entrance conferences with the appropriate City management personnel. The agenda would include, but need not be limited to, the following:
  - The application of generally accepted accounting principles
  - Concerns of City management
  - Report requirements, refinements, and deadlines
  - Initial audit approach and timing schedule
  - Assistance by City personnel
  - Establishment of principal contacts
  - Progress reporting process
  - Consideration of Fraud in a Financial Statement Audit
  - The auditors' responsibility for fraud prevention
  - Scheduling inquiries of management and others (including non-accounting personnel) about the risk of fraud

- We believe it is important for us to assist the City in implementing new accounting, auditing, and compliance requirements. It is for that reason that we intend to schedule training with City personnel involved in all phases of the audit for them to have a clear understanding of the latest technical changes for their respective areas, as well as have a clear understanding of the audit requirements and timeline.

Expanding our understanding of the City and its operating environments. We will accomplish this by familiarizing ourselves and updating our knowledge of applicable background information pertinent to the City, its component units, their mission, funding sources, and structure.

Through our background knowledge of the City and our fact-finding process, we will develop an in-depth understanding of the areas of concern. We will be able to meet with City management to discuss areas that might have a significant impact on the timing and completion of the audits or that may be of particular concern to management. We will review such areas in-depth to obtain an early understanding and resolution of any "problem" areas that may impede our progress and to develop our overall approach so that the City will have sufficient time to develop the data necessary for the completion of the audit with a minimum amount of disruption to the day-to-day routine.

Our planning process will include a specific review of computer activities performed by City personnel to:

- Determine the organizational and operational controls over the data being processed, including, but not limited to, system development and maintenance controls, hardware controls, and access controls.
- Evaluate the degree of "control consciousness" among personnel.
- Determine the potential impact of general control strengths and weaknesses.
- Consider the possibility of management override of controls.

Our principal sources of information for this review will be interviews with responsible accounting and computer operations personnel, reviews of program documentation for the City's system, and direct observations made by our audit team.

- The audit team will use our analytical review techniques to identify other areas that may require attention. Until the year-end account balances are finalized, our review will focus on budgets compared to actual/projected information. We can thus identify sensitive areas to determine whether they are indeed areas requiring extra attention. We will also focus on unusual fluctuations occurring within individual funds to identify accounts and areas that merit further investigation.

Based on our understanding of the City's operating environment, through our analytical review and other planning procedures, we will meet with City personnel to highlight areas to be emphasized during the audit. We will concentrate our efforts on the identified areas of audit concern and areas that we know to be important to City management. Some of our preliminary audit concerns are elaborated as follows:

  - Compliance with applicable laws, regulations, and reporting requirements
  - Receipt of all revenue to which the City is entitled.
  - Purchase authorizations within budgetary limitations.
  - Adequate safeguarding of City cash, investments, and inventory assets.

- We will work directly with the appropriate City personnel to discuss the financial statements and footnotes in accordance with all authoritative accounting systems and interpretations. Accordingly, we will meet to discuss and agree upon the format for the individual and general-purpose financial statements and any additional requirements that may be relevant because of recent or pending professional pronouncements. (See "Phase IV - Completion" for a more in-depth discussion of our financial reporting capabilities.)

Interim Audit Testing

Our audit approach is flexible and tailored to fit the City's evolving needs. We will work with you to review the current audit schedule to determine the best approach for the various phases of the financial statement audit. We provide you with the option of an interim audit effort or after year-end. There are several advantages to performing interim testing, such as:

- It shifts the timing of our testing into less busy periods of the year for your staff and our staff.

- It allows us to focus on the high-risk areas before the year-end close, providing more time to deal with issues.
- It allows us to judge the quality of the interim period, rather than solely year-end, financial statement information, and cut-offs, which allows more opportunity for us to identify and for the City to implement best practices over internal controls and processes.

There are advantages to performing interim audit testing, and, as we stated previously, we will work with you to determine the best approach, and you will control this process.

Phase II – Control Evaluation

Understanding how key systems and processes contribute to your overall processing environment and affect the reliability of financial information is a primary element of our audit approach. Our objective is to assess whether the standards of security, integrity, continuity, and control are conducive to reliable processing, consistent with the City's technology standards, and appropriate to safeguard your information assets.

Information Technology (IT) General Controls

IT general controls are pervasive controls within the IT environment. The following types of IT General Controls are typically addressed in our audit approach:

- **Logical security (access to programs and data)—**includes the components of management governance over Information Technology (policies and procedures, monitoring), application configuration (passwords, service accounts, super users, user identification/authentication), and security of the physical assets.
- **Change control management—**assesses program changes (upgrades, service patches, source code) moved into the production environment, and the processes applied to ensure the appropriate initiation, authorization, segregation, testing, and approval are evident.
- **Data backup and recovery—**reviews that the data backup process and ability to recover data for the financially significant applications, databases, spreadsheets, and operating systems for the given opinion period are complete, tested, and maintained, including the handling of errors.
- **Job processing—**tests for the completeness of data interfacing into financially significant applications and the change management processes for handling errors, script changes, and interface edits.
- **Security administration—**addresses the user access provisioning (new hire onboarding, position/role changes, employee separation) for the financially significant applications, databases, spreadsheets, and operating systems, along with management's review of access for completeness, segregation of responsibilities, and accuracy.

Out testing of IT application controls provides strong audit evidence and streamlines the audit process.

IT Application Controls

IT Application Controls apply to the business processes they support. These controls are embedded within the software applications to prevent or detect unauthorized transactions. When combined with manual controls, application controls verify the completeness, accuracy, authorization, and validity of processing transactions. Our methodology for assessing application controls is as follows:

- Define materiality by the system, such as utility billing, cashiering, purchasing and disbursements, revenues, payroll, and asset management, using business process mapping as a starting point.
- Map various transaction types to identify key controls and determine if the control is an application control or a manual control.
- Utilize our proprietary questionnaires to help verify and test various automated controls.
- Through inquiry, review of written policies and procedures, and on-site testing, evaluate application security controls, which are controls to verify that minimum access to applications is allowed for individuals to perform their job.

- Through inquiry, review of written policies and procedures, and on-site testing, evaluate input controls that ensure that transactions are initially recorded, entered, and accepted by the application accurately and completely.
- By developing and testing a sample of transactions, evaluate processing controls, which ensure that transactions are processed by the application programs accurately and completely.
- Through inquiry and review of written policies and procedures, evaluate output controls, which ensure that output is complete and is delivered (standard or customized) to the appropriate parties in an appropriate manner.
- Through inquiry, review of written policies and procedures, and tests of a sample of transactions, evaluate interface controls, which ensure that transactions between multiple systems are secure, and integrity of the information transmitted is maintained, accurate and complete.

Phase III – Substantive Testing

Sampling is one of the methods we use to obtain efficiency in the audit process. In designing and implementing a sampling plan, we consider the specific audit objective to be achieved and determine that the audit procedures to be applied will achieve that objective. We will:

- Define the objective of the test.
- Define the population to be sampled, the population element to be examined (sampling unit), and what an error is.
- Determine which sampling technique is most appropriate.
- Determine the appropriate sample size and select a sample intended to represent the population.
- Examine each sample item to determine whether it represents an error or an exception.

Substantive Testing – The purpose of the substantive tests is to provide reasonable assurance of the validity of the information produced by the accounting system. These tests will include various detailed tests, such as inspection of underlying source documents, confirmations, and reconciliations. We will also perform analytical procedures, including ratio analysis, comparisons of actual-to-budget information, and other procedures. Specifically, tests that we have found to be effective and efficient for the City audits include confirmation of cash, investments, grants receivable, loan balances and debt, tests of subsequent receipts for selected receivables, and unrecorded liabilities for payables.

Consideration of Fraud – The primary responsibility for preventing and detecting fraud rests with those charged with governance and management. It is important that management, with the oversight of those charged with governance, places a strong emphasis on fraud prevention, which may reduce opportunities for fraud to occur, and fraud deterrence, which could persuade individuals not to commit fraud because of the likelihood of detection and punishment. This involves a commitment to creating a culture of honesty and ethical behavior, which can be reinforced by active oversight by those charged with governance. Oversight by those charged with governance includes considering the potential to override controls or other inappropriate influence over the financial reporting process.

We are responsible for obtaining reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. Accordingly, as part of our audit planning process, we will perform procedures to obtain information that will be used for identifying the risks of material misstatement due to fraud, such as the following:

- Discussions with management and others within the City. These discussions would focus on obtaining an understanding of management's: (a) assessment of the risk that the financial statements may be materially misstated due to fraud, including the nature, extent, and frequency of such assessments; (b) process for identifying, responding to, and monitoring the risks of fraud in the City, including any specific risks of fraud that management has identified or that have been brought to its attention, or classes of transactions, account balances, or disclosures for which a risk of fraud is likely to exist; (c) communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in the City; and (d) communication, if any, to employees regarding its views on business practices and ethical behavior. We will also make inquiries of management and others within the City as appropriate to determine whether they have knowledge of any actual, suspected, or alleged fraud affecting the City.

- Discussions with those charged with governance. We will obtain an understanding of how those charged with governance exercise oversight of management's processes for identifying and responding to the risks of fraud in the City and the internal controls that management has established to mitigate these risks.
- Evaluation of unusual or unexpected relationships identified. Unusual or unexpected relationships, variances, or balances that we may identify during our preliminary analytical review procedures will be evaluated for an indication of risks of material misstatement due to fraud.
- Discussions among our audit team members. This discussion will involve exchanging ideas or brainstorming among our audit team members about how and where the City's financial statements might be susceptible to material misstatement due to fraud, how management could perpetrate and conceal fraudulent financial reporting, and how assets of the City could be misappropriated.

Adjusting Journal Entries – Adjusting journal entries proposed by our auditors, if any, will be discussed and explained to the Finance Director and others as appropriate. It is our practice to discuss issues and proposed audit entries with the program manager or management personnel immediately responsible for the program to ensure that we have not misunderstood that situation. This will ensure that the proposed entry or management comment and recommendation are accepted by the immediate manager and ensure that the recommendation is feasible and makes business sense. It is also our policy to address issues and resolve them as they arise rather than at the end of the audit. In short, there will not be any surprises.

Our work plan's final element is the regular reporting to City management personnel to apprise them of our progress. We believe communication is vital. Therefore, we have stressed the importance of continuous close relationships throughout this proposal and have indicated the various points we will meet for specific discussions and decisions.

Any and all potential exceptions or findings will be immediately discussed with knowledgeable personnel and summarized in weekly status meetings to ensure accuracy of any findings, time for management to correct noted deficiencies and the avoidance of any surprises.

Phase IV – Reporting

- Review federal, state, and other grant reporting requirements,
- Determine which internal control findings are significant deficiencies or material weaknesses,
- Prepare findings and draft the auditors' reports,
- Review draft reports with City management, and
- Evaluate management feedback and proposed corrective actions, make revisions as necessary, and finalize the report.

Ample time will be provided for management review of all reports in draft form.

Management Letter

After our audit, separate from any significant internal control deficiencies or items of noncompliance we may have identified and included in the respective auditors' reports, we will also provide our comments and observations for improvements to operating, accounting, and business practices. The diverse experience of our personnel and the fresh perspectives of our team members, combined with their independent and objective viewpoints, will likely yield valuable information. The findings and other comments will contain, as warranted and appropriate:

- Specific recommendations for improving accounting practices and procedures and the internal accounting and administrative controls.
- Comments on the design, controls, and audit trails of new and redesigned automated systems and suggestions to improve processing methods and procedures.
- Suggestions for operational improvements or cost efficiencies noted during our examination.
- Comments relative to ensuring compliance with the applicable laws, rules, and regulations, including Office of Management and Budget (OMB) and U.S. Government Accountability Office (GAO) guidance and regulations.
- Comments regarding the implementation of the new GASB pronouncements.

- Other comments, recommendations, or observations regarding best practices that we believe may be of interest.

Single Audit Approach

We will utilize an integrated audit approach if a single audit is required. This means we will coordinate the Single Audit testing of major federal programs with the testing of internal controls and systems in conjunction with the financial statement audit. Each major program requires a separate opinion on compliance with federal rules and regulations. The scope of our testing will be sufficient and specific enough to allow opinions on each of the City's major programs. In addition, we will perform risk assessment procedures, including:

- Review of prior years' reported findings.
- Consider the extent of continuing or new personnel assigned to administer each major federal program.

Our procedures for testing major federal programs will be performed as follows:

- Hold a planning meeting with the accounting managers and grant administrators.
- Make a preliminary assessment of the condition of the records and controls and determine the procedures necessary to document the systems.
- Obtain copies of the grant agreements under which federal financial assistance is provided.
- Document any program-specific compliance requirements in the agreements beyond those included in the OMB Compliance Supplement.
- Review reports completed to meet the federal financial reporting requirements.
- Document our understanding of program requirements and other laws and regulations.
- Establish detailed work plans and audit timetables in conjunction with management.
- Schedule regular status meetings to monitor the audit process.
- Review the inventory of grants and other federal and state assistance.
- Test the completeness and accuracy of the schedule of expenditures of federal awards.
- Examine external, state, and federal audit reports for control weaknesses, compliance exceptions, or questioned costs.

Our Tools

CASEWARE

Vasquez utilizes CaseWare electronic audit workpapers for a more efficient and intelligent audit process. CaseWare is also useful for financial analysis and reporting, including financial statement preparation.

To help manage the data flow for our testing, we utilize the Vasquez Citrix ShareFile, a secure and regulatory-compliant tool, to manage the many requests more effectively and efficiently for the information necessary to conduct an engagement of this size.

Office 365

Office 365 provides access to Office applications, online productivity services, and business services such as web conferencing, hosted email, and online storage.

IDEA Data Analysis Software

We use IDEA software to analyze data in unique ways and the audit sampling process.

ds

DataSnipper allows us to conduct automated document matching, text recognition, and document review and management.

Project Milestones & Timeline

Description	Targeted Date
To provide the PBC request list for interim fieldwork to the City	5/11/2026
Entrance meeting	6/15/2026
To provide the PBC information requested for interim fieldwork to V&Co	7/6/2026
Interim fieldwork start	7/13/2026
To provide the FS & SA PBC request list for the final fieldwork to the City	7/20/2026
To provide the PBC information requested for final fieldwork to V&Co, *including final TB and all audit schedules.*	9/7/2026
Final fieldwork for FS and SA	9/14/2026
Status meeting	Weekly
Preliminary draft financial statements and footnotes provided to the City	10/26/2026
MD&A and statistical section provided to V&Co.	11/9/2026
Exit conference	11/19/2026
Review notes and changes to the ACFR provided to V&Co.	11/16/2026
Final review of the ACFR	11/23/2026
Original signed management representation letter	12/1/2026
Final ACFR	**12/1/2026**
Final SAR	**12/8/2026**
Filing of Annual Financial Transactions Report	1/31/2027
City council presentation	02/2027

Subcontractor List

Vasquez will retain all work applicable to this engagement in-house and will not utilize any subcontractors, or subconsultants, or suppliers to complete the scope of services.

2. Cost File (Exhibit C)

Our fees for the services outlined in this proposal are based on the assumption that unexpected circumstances will not be encountered during the audit, along with the following:

1. Staff are available to answer questions within the agreed timeframe.
2. Audit fieldwork procedures are conducted at a centralized location.
3. No instances of fraud that will require additional procedures.
4. Staff to prepare all financial statements/schedules.
5. All information requested is provided within the agreed timeframe.
6. Two (2) major program is subject to the Single Audit Act.
7. The information provided is complete and correct for the year under audit.
8. The City will provide audit documentation electronically in future years.
9. Other unforeseen events such as:
    a. Accounting problems.
    b. Changes in your business or business environment.
    c. Contractual difficulties with suppliers, third-party service providers, or clients.

Please refer to our Cost File that we have submitted as separate attachment through PlanetBids. In addition, we have entered all pricing line items directly as per instruction on the RFP.

3. Required General Attachments (Exhibit A)

Bidder/Proposer Affidavit

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Bidder/Proposer Affidavit

Bidder/Proposer Name: Vasquez & Company LLP

Mailing Address: 655 N. Central Avenue, Suite 1550, Glendale, CA 91203

Main Contact & Title: Cristy A. Canieda

Email: ccanieda@vasquezcpa.com Phone: (213) 873-1720

BIDDER/PROPOSER SIGNATURE AUTHORIZATION AND CERTIFICATION

Per the California Corporate Code, Business and Processions Code, the Bidder's/ Proposer's Bylaws/Operating Agreement and/or the attached Board Resolutions (if applicable), I/we hereby verity the following:

1. That I/we am/are (an) authorized signatory(ies) for the Bidder/Proposer and as such am/are authorized to sign and bind the Bidder/Proposer to contract with the City of Carson;

2. That the bid/proposal was not made in the interest or behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

3. That the bid/proposal is genuine; that all statements of fact in the bid/proposal are true;

4. That the Bidder has not been debarred from participation in any State or Federal works project;

Signature: Cristy A. Canieda Signature: _____

Date: February 26, 2026 Date: _____

Name: Cristy A. Canieda Name: _____

Title: Partner Title: _____

BIDDER/PROPOSER AUTHORITY IS PROVIDED IN ACCORDANCE WITH:

☑Bidder/Proposer's Bylaws/Operating Agreement Section: _____

☐Board Resolution

☐Corporate or Business Professions Code

IMPORTANT NOTE: If the signature authorization status of any individual changes at any time, it is the responsibility of the Bidder to contact the authorized City Staff regarding the change and to complete and submit new Bidder Information Form. Incorrect information on file may delay the processing of any of the documents submitted.

Affidavit of Non-Collusion and Non-Discrimination

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Affidavit of Non-Collusion and Non-Discrimination

I hereby swear (or affirm) under the penalty of perjury:

That the attached proposal or bid has been arrived at by the responder independently and has been submitted without collusion with and without any agreement, understanding, or planned common course of action with any other firm or entity designed to limit fair and open competition;

That the contents of the proposal or bid response have not been communicated by the responder or its employees or agents to any person not an employee or agent of the responder and will not be communicated to any such persons prior to the official opening of the solicitation responses; and

The proposer/bidder does not and shall not discriminate, will provide equal employment practices, and will adhere to an affirmative action program to ensure that in their employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

I certify that the above statements are true and accurate.

Authorized Official:

Signature: Cristy A. Canieda

Date: February 26, 2026

Name: Cristy A. Canieda

Title: Partner

Affidavit of Non-Federal Lobbyist Requirement

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Affidavit of Non-Federal Lobbyist Requirement

Name of Firm: Vasquez & Company LLP
Address: 655 N. Central Avenue, Suite 1550, Glendale, CA 91203

Telephone: (213) 873-1720

I hereby swear (or affirm) under the penalty of perjury:

1. No Federal appropriated funds have been paid, by or on behalf of the above named firm to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer of employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, loan or cooperative agreement, and any extension, continuation, renewal, amendment, or modification thereof, and;

2. If any funds other than Federal appropriated funds have paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the above named firm shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions, and;

3. The above-name firm shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreement) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by Section 1352 Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Authorized Official:

Signature: Cristy A. Canieda

Date: February 26, 2026

Name: Cristy A. Canieda

Title: Partner

Debarment and Suspension Certification

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Debarment and Suspension Certification

Name of Firm: Vasquez & Company LLP

Acting on behalf of the above-named firm ("Consultant"), as its Authorized Official, I, the undersigned, certify as follows:

I am a duly authorized representative of ("Consultant"). Consultant certifies, to the best of its knowledge and belief, that Consultant, including its principals:

Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency, and not does not have a proposed debarment pending;

Has not within the three-year period preceding this certification been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction, contract, or subcontract under a public transaction; for violation of federal or state antitrust statutes; or for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) above; and

Has not within the three-year period preceding this certification had one or more public transactions (federal, state or local) terminated for cause or default.

Consultant further certifies that Consultant, including its principals, is not listed on the government-wide exclusions in the System for Award Management.

Consultant acknowledges that falsely providing this certification may result in criminal prosecution or administrative sanctions, and that this certification is a required component of all proposals in response to this IFB/RFP/RFQ.

A proposal that does not include a completed and signed version of this certification will be deemed incomplete and materially nonresponsive, and will not be considered.

Authorized Official:

Signature: Cristy A. Canieda

Date: February 26, 2026

Name: Cristy A. Canieda

Title: Partner

Acknowledgment of Insurance Endorsements

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Acknowledgment of Insurance Endorsements

In recognition of Vasquez & Company LLP ("Company") having submitted a proposal or bid to the City of Carson IFB/RFP/RFQ # 26-007, dated February 26, 2026 ("RFP"/"IFB"/"RFQ"), issued by the City of Carson ("City"), and in further recognition that the City requires Company to comply with certain insurance requirements (i) as set forth in Section 5.1 & 5.2 ("Insurance Provisions") of the Agreement (which Agreement is defined in and made part of the IFB/RFP/RFQ) and (ii) the Other Insurance requirements described in the IFB/RFP/RFQ, if any, I represent that I am the authorized Insurance Broker of Record for Company, and by signing below, I acknowledge, warrant and represent that Company meets the requirements set forth in Insurance Provisions and any applicable Other Insurance requirements, and if requested , shall furnish all the insurance endorsements prescribed in the Insurance Provisions and Other Insurance within thirty (30) days of contract award, as respecting.

[PLEASE CHECK ALL THAT APPLY]

- ✓ General Liability
- ✓ Automobile Liability
- ✓ Worker's Compensation
- ✓ Professional Liability
- ____ Pollution Liability

Other Insurance Provisions:

- ____ Cyber Liability
- ____ Crime Insurance
- ____ Bonds

Acord
Name of Insurer [Print]

Name, Title [Print]

Signature

Date

Note: Please see the insurance certifications below in lieu of the insurer's signatures for the Acknowledgement of Insurance Endorsement form.

Insurance Certificates

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
Affinity Insurance Services 1100 Virginia Drive, Suite 250 Fort Washington, PA 19034	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Continental Casualty Company — 20443
INSURED Vasquez & Company LLP 655 N Central Ave Suite 1550 Glendale, CA 91203	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability (Claims-Made Policy)			APL 658773160	03/08/2025	03/08/2026	Per Claim/Aggregate Limit	$1,000,000 / $2,000,000 Limits shown are as requested.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance

CERTIFICATE HOLDER	CANCELLATION
Vasquez & Company LLP 655 N Central Ave Suite 1550 Glendale, CA 91203	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: Gretchen McCole

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mary Mendez
The Liberty Company Insurance Brokers Lic #0D79653 5955 De Soto Ave, Ste 250 Woodland Hills CA 91367	PHONE (A/C, No, Ext): (888) 918-3960 FAX (A/C, No): E-MAIL ADDRESS: mmendez@libertycompany.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Citizens Insurance Company of America	31534
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
VASQUEZ & COMPANY LLP
655 N CENTRAL AVE STE 1550
GLENDALE CA 91203

COVERAGES **CERTIFICATE NUMBER:** CL2521254848 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			OBFH550106	04/01/2025	04/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			OBFH550106	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	[X] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			OBFH550106	04/01/2025	04/01/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
B	Crime Insurance			57BDDHX0973	05/22/2025	05/22/2026	Each Claim Limit Deductible	$2,000,000 $20,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CPA Office: 655 N. Central Avenue, Ste 1550 Glendale CA 91203

CERTIFICATE HOLDER

Evidence of insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Marsh Affinity	
Marsh Affinity a division of Marsh USA LLC. PO BOX 14404 Des Moines, IA 50306-9686	PHONE (A/C, No, Ext): 800-743-8130	FAX (A/C, No):
	E-MAIL ADDRESS: ADPTotalSource@marsh.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : AIU Insurance Company	19399
INSURED	INSURER B :	
ADP TotalSource FL XVI, Inc. 5800 Windward Parkway Alpharetta, GA 30005 L/C/F: Vasquez and Company LLP 655 N CENTRAL AVENUE STE. 1550 Glendale, CA 912030000	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC 063530587 CA	07/01/2025	07/01/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 2,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All worksite employees working for Vasquez and Company LLP paid under ADP TOTALSOURCE, INC.'s payroll, are covered under the above stated policy. Proprietor/Partner/Executive Officer/Member are not excluded as long as they are in the ADPTS payroll or have completed the SEI Participation Addendum.

CERTIFICATE HOLDER	CANCELLATION
Vasquez and Company LLP 655 North Central Avenue, Suite 1550 Glendale, CA 91203	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jo Phillips

ACORD 25 (2016/03)

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Client Reference List

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Client Reference List

Provide at least 3 references for projects of similar scope and capacity completed within the last 3 years. The City reserves the right to contact any references provided.

Bidder/Proposer Name: Vasquez & Company LLP

1. Client Name: City of Modesto
Address: 1010 Tenth Street, Suite 6600, Modesto, CA 95354
Contact: DeAnna Christensen Email: dachristensen@modestogov.com
Project Description: Annual Financial, Compliance Audit, Single Audit (Uniform Guidance), Transportation Development Act (TDA) Audit, Abandoned Vehicle Abatement (AVA) Audit, GANN Limit, Measure H Audit, Community Facilities Districts Audits, State Controller's Report, and Audits of the Following Joint Powers Agencies - Tuolumne River Regional Park and Modesto-Ceres Fire Protection Agency. GFOA Award. 1,343 Hours.
Project Start: FY 2023 Project End: Current
Project Budget: $153,900

2. Client Name: City of Norwalk
Address: 12700 Norwalk Blvd, Norwalk, CA 90650
Contact: Jana Stuard Email: JStuard@norwalkca.gov
Project Description: Annual Financial and Compliance Audit, Single Audit (Uniform Guidance), GANN Appropriation Limit, Transit Fund Audit, Financing Authority Audit, Childcare Program Audit, JPA Audit, and Management Letter. GFOA Award. 900 Hours.
Project Start: FY 2022 Project End: Current
Project Budget: $91,274

3. Client Name: City of Simi Valley
Address: 2929 Tapo Canyon Rd, Simi Valley, CA 93063
Contact: Marvin Lopez Email: Mlopez@simivalley.org
Project Description: Annual Financial and Compliance Audit, Single Audit (Uniform Guidance), GANN Appropriation Limit, Simi Valley Library Compliance, Public Service Center for Sanitation and Waterworks Compliance, and Management Letter. GFOA Award. 600 Hours.
Project Start: FY 2015 Project End: Current
Project Budget: $ 79,912

Authorized Official:

Signature: Cristy A. Canieda
Date: February 26, 2026
Name: Cristy A. Canieda
Title: Partner

Certification of Compliance with Labor Code Section 3700

City of Carson
Purchasing Division
701 E. Carson Street
Carson, CA 90745

Certification of Compliance with Labor Code Section 3700

Name of Firm: Vasquez & Company LLP

Acting on behalf of the above-named firm ("Consultant") as its Authorized Official, I, the undersigned, certify as follows:

Consultant is aware of the provisions of Section 3700 of the California Labor Code, which require every employer to insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and will comply with such provisions before commencing the performance of the work under any contract awarded in response to Consultant's proposal.

CONSULTANT Cristy A. Canieda

By: Cristy A. Canieda

Title: Partner

Date: February 26, 2026

W9 Form

Form **W-9** (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Vasquez and Company LLP

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☑ Partnership ☐ Trust/estate
☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions) _____

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
655 N. Central Ave., Ste 1550

6 City, state, and ZIP code
Glendale, CA 91203

Requester's name and address (optional)
City of Carson
701 E. Carson Street
Carson California 90745

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 33-0700332

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Ma. Linda A. Narciso, CPA CGMA Date 2/2/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

Modifications to the City's Form Contract (Exhibit B)

Redline Legend
Deletions appear like this: ~~sample deleted text~~. Additions appear like this: sample added text. Where only portions of a sentence are modified, unmarked text remains unchanged.

§5.3 Indemnification (Proposed Redline)

To the full extent permitted by law, Consultant agrees to indemnify, ~~defend<~~ and, to the extent finally determined to have been caused by Consultant's negligence or willful misconduct,< and hold harmless the City, its officers, employees and agents (the "Indemnified Parties") against…

(a) ~~Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;<~~Consultant will, at its option, defend or reimburse reasonable defense costs for third-party claims to the extent such claims are finally determined to have been caused by Consultant's negligence or willful misconduct;<

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

This indemnity shall be proportional to Consultant's degree of fault and shall not apply to the City's negligence or willful misconduct. Nothing herein requires Consultant to provide a defense before a determination of fault.<

§6.3 Ownership of Documents (Proposed Redline)

~~All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials prepared by Consultant … shall be the property of City…<~~ City will own the final deliverables prepared for the City under this Agreement (e.g., issued audit reports and agreed-upon schedules). Notwithstanding the foregoing, Consultant's audit documentation/workpapers, internal methodologies, templates, and tools shall remain the sole property of Consultant, consistent with AU-C 230 and California Business & Professions Code §5037. Consultant will retain such materials for the period required by professional standards and law and will provide access as required by law (e.g., subpoena) or as otherwise mutually agreed. City receives a non-exclusive, perpetual license to use the final deliverables for governmental purposes. If City receives or stores any copies of Consultant's workpapers, City will treat them as confidential to the fullest extent permitted by the California Public Records Act and promptly notify Consultant of any CPRA request to allow assertion of applicable exemptions.<

§6.4 Confidentiality and Release of Information (Proposed Redline)

(a) ~~All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential… Consultant shall not release or disclose any such information or work product … without prior written authorization from the Contract Officer.<~~

(a) Consultant shall not release or disclose confidential City information except (i) as required by law or professional standards, including peer review or regulatory oversight; (ii) to Consultant's insurers, legal counsel, or independent quality reviewers, all subject to confidentiality; or (iii) with City's written authorization.<

(b)–(d) remain as written, subject to conforming references.

Exhibit A §IV – Work Product Acceptance (Proposed Redline)
~~All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.<~~
For non-attest deliverables, work product is subject to City review for conformance with scope, completeness, and formatting and will be revised as reasonably necessary. For audit reports and other attest deliverables, Consultant will make revisions required by professional standards and to correct factual errors; conclusions and auditor's opinions remain the responsibility of Consultant under GAAS/GAGAS.<

§3.3 Force Majeure (Proposed Redline)
~~… The Contract Officer shall ascertain the facts and the extent of delay, and extend the time … when … such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement.<~~
… The Parties will confer in good faith to determine the extent of delay; determinations shall be reasonable and not unreasonably withheld.<

§1.8 Additional Services / Changes (Proposed Redline)
~~City shall have the right … to order extra work … No such extra work may be undertaken unless a written order is first given by the Contract Officer… City may in its sole and absolute discretion have similar work done by other contractors.<~~
No change orders or extra work will be performed unless memorialized in a bilateral written amendment executed by both Parties. City will not direct work that would impair auditor independence under GAAS/GAGAS; any Non-Audit Services will be pre-approved consistent with §NAS below.<

§7.7 Termination; §7.3 Retention of Funds (Proposed Redline)
§7.7: If City terminates for convenience, City will pay Consultant (i) fees for services performed through the effective date; (ii) reasonable, documented demobilization and non-cancelable commitment costs; and (iii) any agreed transition assistance at the agreed rates.<
§7.3: City may withhold only those amounts reasonably necessary to cover good-faith disputed charges directly related to the asserted claim and shall release any undisputed portion promptly.<

§4.1 Representatives and Personnel (Proposed Redline)
~~… Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City.<~~
… Principals may not be replaced without City's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed. Consultant may substitute personnel of equal or greater qualifications if a named individual is unavailable.<

§§5.1–5.2 Insurance (Proposed Redline)
§5.1(d): ~~Professional liability … must include coverage for contractual liability … maintained for at least 5 consecutive years …<~~
Professional liability will be maintained on a claims-made basis for at least three (3) to five (5) years after completion. The Parties agree additional insured and primary/non-contributory requirements do not apply to professional liability.<
§5.2: ~~… where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.<~~
… This provision does not apply to professional liability insurance.<

§6.1 Records (Proposed Redline)
City's access to Consultant's records will be limited to those reasonably necessary to verify invoices and contractual performance. Access to audit documentation/workpapers is governed by §6.3 and applicable professional standards and law.<

New §NAS – Non-Audit Services & Independence (Proposed Addition)

To the extent Consultant performs any non-audit services (e.g., financial statement drafting/ACFR assembly, State Controller reports, PAFR support, GASB implementation assistance, or other advisory support), (i) City acknowledges it is responsible for all management decisions and functions; (ii) City will designate an individual with suitable skills, knowledge, and experience to oversee the services, evaluate adequacy and results, and accept responsibility for them; and (iii) Consultant will not assume management responsibilities and will document safeguards in accordance with GAGAS and AICPA ET §1.295.<

Appendix – RFP Scope Clarification (Single Audit Threshold)

~~"…for entities that expend greater than $750,000 in federal awards…"<~~

"…for entities that expend $1,000,000 or more in federal awards in a fiscal year, in accordance with 2 CFR 200 Subpart F."<

Addendum Acknowledgement/Receipt

Addendum No. 1

Purchasing Division
701 E. Carson Street
Carson, CA 90745

ADDENDUM NO. 1 to RFP No. 26-007: PROFESSIONAL AUDITING AND FINANCIAL REPORTING SERVICES
January 28, 2026

TO ALL PROSPECTIVE BIDDERS/PROPOSERS:

The following Addendum provides revisions, clarifications, and/or additional information to the solicitation documents. This addendum is hereby made part of the solicitation and must be considered when preparing your response. All other terms and conditions of the original document remain in effect.

1. ADDED Q&A Responses to the Questions tab of Planet Bids

Question	Answer
Do you permit your external auditors to access the City's financial software remotely?	Yes, we permit limited access during the audit period.
Are the majority of supporting documentation maintained electronically (e.g. PDF), such as checks, vendor invoices, cash receipts, timecards, personnel files?	Yes, more of the information are available in Tyler Munis - the City's financial system.
What was the City's experience with remote auditing? Would you suggest any changes?	Shared portal was helpful to monitor the progress and to submit the requested items.
Would the City be open to have the majority of the audit being performed remotely?	Yes, through a shared portal.
For what years or periods is the City anticipating needing a Measure W audit?	Per grant guidelines.
Could you pleaes share the most recently issued audit reports for the following: a. Air Quality Improvement Fund b. Housing Authority c. Reclamation JPA Audit d. Measure W	Yes, they are part of ACFR and posted on the City's website.
How much were the total federal expenditures last year?	Over $5M.
How many major programs did you have last year?	Three.
Do you expect to have a single audit this year?	Yes.
How many adjusting entires did you have last year?	None that were found after the audit.
What are the things you likes and did not like in the audit process followed by your current auditors?	Current auditors work well for the City's needs.
Is there anything specific that you are looking for with the successor auditors?	No.
When will a closed trial balance be available for the audit with all closing entries recorded?	By early September.

What is the current year budget for auditing services?	The current contract agreement, which covers the period of 06/28/2021 through 06/14/2026, has a contract sum of $516,285.00.
What were the prior year audit fees and can you please breakdown by components?	The current contract agreement, which covers the period of 06/28/2021 through 06/14/2026, has a contract sum of $516,285.00.
What is the City's desired timeline for: a. Interim Framework b. Final Fieldwork c. Issance of the final AFR	Interim audit - Late May. Final audit - Mid-September, ACFR Report - Early December to meet GFOA deadline
When did the on-site fieldwork take place?	Fieldwork has been remotely; on-site visit is only when required on occasion, such as for Council presentation, etc. Proposers should clearly indicate any fees associated with on-site work in their proposals as well as outline remote work.
How many weeks/hours were spent by the prior auditors in the field?	This number varies on the team and the audit.
How many weeks did your prior auditors require for your last audit?	About 12 weeks for whole audit process, interim and final
Do you expect to have any retirement or replacement of key employees?	No.
Have there been any changes in your accounting system or software since last year?	No changes.
Is the scope of the services requested the same as last year?	Yes.
How many staff did the audit team consist of in the past and when did the auditors come on site?	It depends, prior audit team had about 4 or 5 staffs assigned for audit process. Auditors usually work remotely and visit on-site during entrance / exit meetings and council presentations.
Will your prior auditors be invited to bid?	The City maintains an open and fair formal bidding process.
What is the reason that you are considering changing the auditor?	Expiration of existing contract.

1. What is the reason that you are considering changing the auditor? 2. Will your prior auditors be invited to bid? 3. How many staff did the audit team consist of in the past and when did the auditors come on site? 4. Is the scope of the services requested the same as last year? 5. Have there been any changes in your accounting system or software since last year? 6. Do you expect to have any retirement or replacement of key employees? 7. How many weeks did your prior auditors require for your last audit? 8. How many weeks/hours were spent by the prior auditors in the field? 9. When did the on-site fieldwork take place? 10. What is the City's desired timeline for: a. Interim Fieldwork b. Final Fieldwork c. Issance of the final ACFR 11. What were the prior year audit fees and can you please breakdown by components? 12. What is the current year budget for auditing services? 13. When will a closed trial balance be available for the audit with all closing entries recorded? 14. Is there anything specific that you are looking for with the successor auditors? 15. What are the things you liked and did not like about your current auditors? 16. What are the things you liked and did not like in the audit process followed by your current auditors? 17. How many adjusting entries did you have last year? 18. Do you expect to have a single audit this year? 19. How many major programs did you have last year? 20. How much were the total federal expenditures last year? 21. Could you please share the most recently issued audit reports for the following: a. Air Quality Improvement Fund b. Housing Authority c. Reclamation JPA Audit d. Measure W 22. For what years or periods is the City anticipating needing a Measure W audit? 23. Would the City be open to having the majority of the audit being performed remotely? 24. What was the City's experience with remote auditing? Would you suggest any changes? 25. Are the majority of supporting documentation maintained electronically (e.g. PDF), such as checks, vendor invoices, cash receipts, timecards, personnel files? 26. Do you permit your external auditors to access the City's financial software remotely?	NOTE: For future reference, questions should be submitted individually and not as an entire paragraph. Thank you. Please refer to individual questions added and released.

Sincerely,

Josilla Togiola
Purchasing Manager
January 28, 2026
ACKNOWLEDGMENT OF RECEIPT

By signing below, the undersigned acknowledges receipt of Addendum No. **X** issued by the City and affirms that the information contained herein has been considered in preparation and submission of the proposer's response.

Please Note: Bidders/Proposers must complete **both** of the following actions:

1. Sign and submit this Acknowledgment of Receipt as part of submittal.
2. Acknowledge receipt of this addenda electronically in PlanetBids.

Failure to acknowledge both electronically and via this signed form may result in your bid or proposal being deemed non-responsive.

Authorized Signature: Cristy A. Canieda Date: February 26, 2026

Printed Name & Title: Cristy A. Canieda, Partner

Company Name: Vasquez & Company LLP

Addendum No. 2

✓ Feb 12, 2026 2 DEADLINE EXTENSION

Please note the RFP deadline has been extended to 2/26/26 at 3:30PM. Thank you.

www.vasquez.cpa

Vasquez & Company LLP has over 55 years of experience in performing audit, accounting & consulting services for all types of nonprofit organizations, for-profit companies, governmental entities and publicly traded companies.

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

VASQUEZ & COMPANY LLP

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
VASQUEZ & COMPANY LLP

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this ____ day of _____, 2026 by and between the CITY OF CARSON, a California municipal corporation ("City") and VASQUEZ & COMPANY LLP, a California limited liability partnership ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Carson's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Four Hundred Ninety-Five Thousand Dollars ($495,000)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding five (5) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Cristy A. Canieda	Partner
(Name)	(Title)

Linda Narciso	Partner
(Name)	(Title)
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be William Jefferson, Director of Finance, or as otherwise designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number,

compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Coverage Form ISO CGL CG 00 01 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement, with Employer's Liability insurance coverage limits of at least $1,000,000.00.

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability

insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession, as determined by the City's Risk Manager, provided that the limits shall be no less than $1,000,000 per claim and no less than $1,000,000 general aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply

with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

> CANCELLATION:
>
> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.
>
> [to be initialed] _____
> Consultant Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or any automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Consultant agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages to any persons or property resulting from the Consultant's activities or the activities of any person or persons for which the Consultant is otherwise responsible nor shall it limit the Consultant's indemnification liabilities as provided in Section 5.3.

In the event the Consultant subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative,

arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk

Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of

ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions

concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, Consultant may terminate this Agreement if and only if all of the following criteria are met: (i) City is in default under the terms of this Agreement; (ii) Consultant has given City thirty (30) days' written notice (or longer, if circumstances warrant) of the default and the reasons for the default; and (iii) City has failed to cure the default within said cure period. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of City's termination without cause pursuant to this Section, the City need not provide the Consultant with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such

damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed by the City therefor.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of

this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification

of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "non-interests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

Vasquez & Company, LLP, a California limited liability partnership

By:_____
Name: Cristy A. Canieda
Title: Partner

By:_____
Name:
Title:
Address: 655 N. Central Avenue, Suite 1550
Glendale, CA 91203

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services:

Audit the City of Carson's financial statements for fiscal years ending June 30, 2026 through June 30, 2031, in accordance with generally accepted auditing standards in the United States of America, the standards set forth for financial audits in the General Accounting Office's (GAO) Government Auditing Standards (2024 edition) issued by the Comptroller General of the United States, the provisions of the federal Single Audit Act Amendments of 1996 and U.S. Office of Management and Budget Guidance.

A. Audit of City Financial Statements. Conduct an audit of the City's financial statements in accordance with the generally accepted accounting principles accepted in the United States of America and Government Auditing Standards issued by the Comptroller General of the United States and other applicable laws and regulations that shall include the following:

1. Audit Planning Procedures shall include:

   (a) Pre-audit conference with the City to establish process or communication between the audit team and City staff.

   (b) Discussion of any new accounting pronouncements to be implemented in the current year.

   (c) Establish scope of work and timing of fieldwork.

2. Interim Fieldwork shall include:

   Gathering information about the City and its environment, including internal control:

   (a) Evaluate design of internal controls that are relevant to the audit and determine whether the control, either individually or in combination is capable of effecting, preventing or detecting and correcting material misstatements.

   (b) Determine that controls exist and that the City is using controls.

   (c) Specific areas to review include:

      (i) Accounts payable/cash disbursements

      (ii) Accounts receivable/cash receipts

      (iii) Payroll disbursements

      (iv) Utility billing process

(v) Investment compliance

(vi) Property and equipment

(d) Review of minutes of the City of Carson.

(e) Review of important contracts and debt agreements.

(f) Interim exit conference with the City to review results of interim fieldwork, including any findings.

3. Final Audit Work shall include:

During the final audit work, Consultant shall assess "risk" of material misstatement based on understanding of the City's audit environment, including its internal control, to identify account balances to audit that appear in the City's financial statements. Consultant shall specifically tailor its audit programs to address any significant risks identified.

(a) Confirmation of cash and investments balances and testing of bank reconciliations.

(b) Confirm significant receivable balances or review subsequent cash receipts to verify receivable balance.

(c) Search for unrecorded liabilities.

(d) Testing of internal fund balances and transfers.

(e) Test capital asset additions and depreciation expense.

(f) Confirm long-term debt balances and review the accounting treatment of debt issued or refunded.

(g) Test support for other significant assets or liabilities.

(h) Analytical procedures on balance sheet and revenue and expenditure accounts, to evaluate and explain unusual fluctuations from prior year balances or current year budgeted amounts.

(i) Review of attorney Idlers for significant legal matters affecting the City's financial position.

(j) An exit conference to review any significant adjustments or findings.

4. Analysis of Internal Controls:

(a) Consultant's audit shall include obtaining an understanding of the City and its environment, including internal control, sufficient to assess the risks of material misstatement or the financial statements and to design the nature, timing, and extent of further audit procedures.

(b) Consultant shall obtain an understanding of the internal controls by completing narratives and checklists for various processes related to internal control. Tests of controls may be performed to test the effectiveness of certain controls that Consultant considers relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements.

(c) Consultant shall perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that are relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program.

(d) Consultant shall communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

B. Financial Audit of the Carson Redevelopment Successor Agency

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

(b) Audit the balances reported for cash, investments, receivables, payables, capital assets, and long-term liabilities as of the end of the year.

(c) Review the activity reported on the Carson Redevelopment Successor Agency's Recognized Obligation Payment Schedules (ROPS).

(d) Review the activities of the Successor Agency to ensure compliance with AB 26, AB 1484, and other relevant legislation enacted.

(e) Test the effectiveness of certain controls Consultant considers relevant to (1) preventing and detecting errors and fraud that are material to the financial statements and (2) to preventing and

detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements.

(f) Perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that Consultant considers relevant to preventing or detecting material noncompliance with compliance requirements applicable to each federal award program.

C. Financial Audit of the Carson Housing Authority.

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

D. Financial Audit of the Carson Reclamation Joint Powers Authority.

1. Procedures shall include the following:

(a) Procedures found in Section I.A. of this Exhibit A.

E. Single Audit of Federal Grants. Audit shall be performed lo meet the requirements of Title 2 of the U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost/Principles, and Audit Requirements for Federal Award- (Uniform Guidance). The Single Audit shall be performed in accordance with all of the requirements of the Single Audit Act, the Uniform Guidance, and Government Auditing Standards issued by the GAO (the "Yellow Book") for cities that expend greater than $1,000,000 in federal awards in fiscal year 2020-2021 and subsequent years.

1. Single Audit shall include:

(a) Identification of the major and non-major federal programs of the City through the risk-based approach required by the Uniform Guidance. This approach includes consideration of current and prior audit experience, oversight by Federal agencies and pass- through entities, and the inherent risk of the federal program.

(b) Review all federal and industry-specific publications and guidance and inform the City of any recent changes.

(c) Performance of tests and controls to evaluate the effectiveness of the design and operation of controls that Consultant considers relevant to preventing or detecting material noncompliance with applicable compliance requirements. If weaknesses in the internal controls are noted, Consultant will modify audit program as needed.

(d) Tests of transactions related to major federal award programs for compliance and applicable compliance requirements and certain provisions of laws, regulations, contracts and grant agreements.

(e) Utilizing applicable procedures described in the Uniform Guidance for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. The purpose of those procedures will be to express an opinion on the City's compliance with requirements applicable to major programs in Consultant's report on compliance issued pursuant to the Uniform Guidance.

(f) Report shall include the appropriate schedules reports on internal controls when federal expenditures meet or exceed the threshold requiring a Single Audit.

(g) Assist the City in completing and filing the Data Collection Form.

F. An Agreed-Upon Procedures Review of the City's GANN Appropriations Limit.

1. Review shall test compliance with Article XIIIB of the California Constitution pertaining to the City's appropriation limit.

2. Consultant shall prepare a letter to the City Council regarding compliance with Article XIIIB of the California Constitution.

G. Prepare and submit a Management Letter. Management Letter shall include any non-reportable comments or recommendations resulting from Consultant's review of the systems of internal controls in connection with the financial audits.

H. Additional Services

1. Preparation of City's Annual Comprehensive Financial Report (Annual Report).

2. Preparation of City's State Controller's Annual Financial Transactions Report.

3. Preparation of Coty's State Controller's Annual Street Report to State Controller.

4. Preparation of City's Air Quality Improvement Special Revenue Fund Report.

5. Review and assist with other City's State Controller's Reports, as needed.

6. Conduct Measure W Audit for fiscal years that are required by the grant.

7. Assist with implementation of new GASB pronouncements.

8. Review and assist with Popular Annual Financial Report according to GFOA guideline.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

A. Letter to the City Council regarding compliance with Article XIIIB of the California Constitution.

B. Management Letter that includes any non-reportable comments or recommendations resulting from Consultant's review of the systems of internal controls in connection with the financial audits.

C. City's Comprehensive Annual Financial Report (Annual Report).

D. City's State Controller's Annual Financial Transactions Report.

E. City's State Controller's Annual Street Report to State Controller.

F. City's Air Quality Improvement Special Revenue Fund Report.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A. As needed and requested by the Contract Officer.

IV. For non-attest deliverables, work product is subject to City review for conformance with scope, completeness, and formatting and will be revised as reasonably necessary. For audit reports and other attest deliverables, Consultant will make revisions required by professional standards and to correct factual errors; conclusions and auditor's opinions remain the responsibility of Consultant under GAAS/GAGAS. All revisions made hereunder shall be without additional charge to the City until found satisfactory and accepted by City

V. Consultant will utilize the following personnel to accomplish the Services:

A. Cristy A. Canieda, Quality Control Partner

B. Roger A. Martinez, Relationship Partner

C. Linda Narciso, Engagement Partner

D. Jason Tagasa, IT Audit Senior Manager

E. Cher Jiang, Audit Supervisor

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

I. A new Section 1.10 (Non-Audit Services and Independence) is hereby added to the Agreement to read in its entirety as follows:

"1.10 Non-Audit Services and Independence.

To the extent Consultant performs any non-audit services (e.g., financial statement drafting/ACFR assembly, State Controller reports, PAFR support, GASB implementation assistance, or other advisory support), (i) City acknowledges it is responsible for all management decisions and functions; (ii) City will designate an individual with suitable skills, knowledge, and experience to oversee the services, evaluate adequacy and results, and accept responsibility for them; and (iii) Consultant will not assume management responsibilities and will document safeguards in accordance with GAGAS and AICPA ET §1.295."

II. Section 3.3 (Force Majeure) of the Agreement is hereby amended to read in its entirety as follows:

"3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. *The Parties shall meet and confer in good faith regarding the extent of the delay; however,* the Contract Officer shall *retain the sole ability to determine* ~~ascertain the facts and~~ the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section."

III. The second paragraph of Section 4.1 (Representatives and Personnel of Consultant) of the Agreement is hereby amended to read in its entirety as follows:

"It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City***, which shall not be unreasonably withheld, conditioned or delayed***. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. ***Consultant may substitute personnel of equal or greater qualifications if a named individual is unavailable, provided that Consultant provides City with prior written notice and the opportunity to review the qualifications of the proposed substitute.*** Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance."

IV. Subsection (d) (Professional Liability) of Section 5.1 (Insurance Coverages) of the Agreement is hereby amended to read in its entirety as follows:

"(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession, as determined by the City's Risk Manager, provided that the limits shall be no less than $1,000,000 per claim and no less than $1,000,000 general aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least ***3 to*** 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage."

V. The first paragraph of Section 5.2 (General Insurance Requirements) of the Agreement is hereby amended to read in its entirety as follows:

"All of the above policies of insurance ***with the exception of professional liability insurance*** shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance

policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention."

VI. Section 5.3 (Indemnification) of the Agreement is hereby amended to read in its entirety as follows:

"5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that

design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

Notwithstanding anything else in this Agreement, Consultant's indemnity liability shall be proportional to its degree of fault."

VII. Section 6.1 (Records) of the Agreement is hereby amended to read in its entirety as follows:

"6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records***; provided, however, that access will be limited as reasonably necessary to verify invoices and contract performance, and, with regards to Consultant's proprietary audit documentations and workpapers, access shall be governed by the professional standards and laws cited in Section 6.3***. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act."

VIII. Section 6.3 (Ownership of Documents) of the Agreement is hereby amended to read in its entirety as follows:

"6.3 Ownership of Documents.

With the exception of Consultant's internal audit documentation, workpapers, internal methodologies, templates, and proprietary tools (which shall remain the sole property of Consultant, consistent with AU-C 230 and California Business and Professions Code § 5037), all drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such

completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. ***If City receives or stores any copies of Consultant's proprietary workpapers, City will treat them as confidential to the fullest extent permitted by the California Public Records Act ("CPRA") and shall make reasonable efforts to promptly notify Consultant of any CPRA request to allow Consultant the opportunity to assert applicable exemptions.*** All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City."

IX. Subsection (a) of Section 6.4 (Confidentiality and Release of Information) of the Agreement is hereby amended to read in its entirety as follows:

"6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer ***except: (i) as required by law, subpoena, or professional standards, including peer review or regulatory oversight; or (ii) to Consultant's insurers, legal counsel, or independent quality reviewers, provided such parties are bound by confidentiality***."

X. Section 7.7 (Termination Prior to Expiration of Term) of the Agreement is hereby amended to read in its entirety as follows:

"7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, Consultant may terminate this Agreement if and only if all of the following criteria are met: (i) City is in default under the terms of this Agreement; (ii) Consultant has given City thirty (30) days' written notice (or longer, if circumstances warrant) of the default and the reasons for the default; and (iii) City has failed to cure the default within said cure period. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination***, reasonable and documented demobilization and non-cancelable commitment costs,*** and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the

Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of City's termination without cause pursuant to this Section, the City need not provide the Consultant with the opportunity to cure pursuant to Section 7.2"

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the services described in Exhibit A at the following annual not-to-exceed amounts.

Contract Year	**Estimated Annual NTE**
Year 1	$93,000
Year 2	$95,790
Year 3	$98,664
Year 4	$101,624
Year 5	$104,672
Total NTE:	**$493,750**

II. Consultant shall perform the following tasks at the following rates for all five years of the Term:

Description	**Rate**
City's Financial Audit	$42,270
Single Audit	$10,000
GANN AUP Report	$530
Successor Agency Audit	$5,000
Housing Authority Audit	$3,200
Reclamation JPA Audit	$7,000
CAFR Preparation	$8,500
City's FTY	$3,500
City's Street Report	$2,800
New GASB Standards – additional CRA procedures, ACFR review, additional major program for single	$6,000

audit, Measure W audit; inflation adjustment	
Measure W Audit	$4,200

III. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.8.

IV. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

V. The total compensation for the Services shall not exceed $495,000 as provided in Section 2.1 of this Agreement.

VI. The Consultant's billing rates for all personnel are attached as Exhibit C-1.

EXHIBIT "C-1"
RATE SCHEDULE

	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:
Partners	$285.00	$285.00	$285.00	$285.00	$285.00
Supervisors	$140.00	$140.00	$140.00	$140.00	$140.00
Senior Auditors	$120.00	$120.00	$120.00	$120.00	$120.00
Staff Auditors	$100.00	$100.00	$100.00	$100.00	$100.00

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the following schedule:

Tasks will be continuous, on-going and as directed by the Contract Officer except that the GASB related analysis and reporting must be completed before the start of any Fiscal Year Financial Audit, and the Measure W Audit must be completed by no later than March 31, each year for the prior Fiscal Year (i.e. March 31, 2027 for Fiscal Year 2026/27).

II. Consultant shall deliver the following tangible work products to the City by the following dates.

A. Status meeting, weekly.

B. Provide the PBC request list for interim fieldwork to the City by no later than May 11, each year.

C. Entrance meeting by no later than June 15, 2026.

D. Interim fieldwork start by no later than July 13, each year.

E. Provide the FS & SA PBC request list for the final fieldwork to the City by no later July 20, each year.

F. Final fieldwork for FS and SA by no later than September 14, each year.

G. Preliminary draft financial statements and footnotes provided to the City by no later than October 26, each year.

H. Exit conference by no later than November 19, each year.

I. Review notes and changes to the Annual Comprehensive Financial Report (ACFR) provided to Consultant by no later than November 16, each year.

J. Final review of the ACFR by no later than November 23, each year.

K. Original signed management representation letter by no later than December 1, each year.

L. City's Final ACFR by no later than December 1, each year.

M. City's Final State Controller's Annual Street Report by no later than December 8, each year.

N. Filing of City's Final State Controller's Annual Financial Transactions Report by no later than January 31, each year.

O. City Council Presentation by no later than February, each year.

P. Letter to the City Council regarding compliance with Article XIIIB of the California Constitution, by no later than December 31 each year.

Q. Management Letter that includes any non-reportable comments or recommendations resulting from Consultant's review of the systems of internal controls in connection with the financial audits, by no later than December 31 each year.

R. City's Air Quality Improvement Special Revenue Fund Report by no later than March each year with the exact date within March to be provided by the Contract Officer, it being understand that AQMD sets the annual deadline.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

Report to City Council, Successor Agency, and Housing Authority

Tuesday, April 21, 2026, 5:00 PM

CONSENT 12.

To: City Council, Successor Agency, and Housing Authority

From: Monica Cooper, City Treasurer {{department}} {{division}}

Subject: CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING MARCH 31, 2026 (CITY COUNCIL)

I. SUMMARY

Submitted to the Mayor and City Council is the monthly Investment and Cash Report for the City of Carson, Successor Agency and Carson Housing Authority for the month ending March 31, 2026. Following are the total reserves and cash on hand for the City of Carson and each Carson entity:

City of Carson reserves (Invested assets): $213,558,942.66

City of Carson available cash: $47,690,327.32

Restricted funds for the city of Carson include cash on hand and reserves for the Successor Agency, Housing Authority and Co-Op Agreement:

Total City of Carson restricted funds: $50,101,892.46

II. RECOMMENDATION

RECEIVE and FILE this report.

III. ALTERNATIVES

TAKE another action the Council deems appropriate.

IV. BACKGROUND

The Investment and Cash Report is submitted monthly to the Mayor and City Council to provide updates on reserve balances and available cash across Carson's entities. This report includes financial data for the City of Carson, the Successor Agency, and the Housing Authority. The report outlines an investment strategy designed to ensure six months of operating liquidity. All investments follow California State Code §53600, the City's Investment Policy, and relevant bond covenants.

V. FISCAL IMPACT

NONE

VI. EXHIBITS

1. Summary of Cash (Pg. 3)
2. City of Carson Investment (Pgs.4-6)
3. City of Carson Successor Agency Investments (Pg.7)
4. City of Carson Housing Authority (Pg. 8)

Attachments

Cash rpt march 26.pdf

CITY OF CARSON PORTFOLIO RESERVES SUMMARY MARCH 2026.pdf

CITY OF CARSON PORTFOLIO RESERVES SUCCESSOR SUMMARY MARCH 2026.pdf

CITY OF CARSON PORTFOLIO HOUSING RESERVES SUMMARY MARCH 2026.pdf

Cash and Investment Report Summary
City of Carson, Carson Successor Agency, Carson Housing Authority
March 31, 2026

	Available Cash	Invested Funds
General Fund	$47,690,327.32	$213,558,942.66
Successor Agency (restricted revenue)	$5,235,335.23	$7,919,768.59
Housing Authority (restricted revenue)	$ 2,179,592.60	$6,000,000.00
Co-Op Agreement (restricted revenue)	$1,767,196.04	
Fiber Optics Enterprise Account (restricted)	$27,000,000.00	

CITY OF CARSON PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
MARCH 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Cash						
BNY Cash Reserve Cash	MM1159A	0.240	8,088,026.60	8,088,026.60	8,088,026.60	3.79
Preferred Premier Cash	MM942	3.250	44,088,541.81	44,088,541.81	44,088,541.81	20.64
Sub Total / Average Cash		2.783	52,176,568.41	52,176,568.41	52,176,568.41	24.43
Certificate Of Deposit						
Eaglemark Saving Bank 2 3/2/2027	27004PCM3	2.000	245,000.00	245,000.00	237,570.13	0.11
East/West Bank 3.8 5/5/2026	9182	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
East/West Bank 3.8 5/5/2026	2582	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
East/West Bank 3.8 5/5/2026	4698	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
East/West Bank 3.8 5/5/2026	8467	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
East/West Bank 3.8 5/5/2026	303	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
MABUHAY 3.25 8/13/2027	XXXX49	3.250	220,938.64	220,938.64	220,938.64	0.10
Preferred Bank 3.74 8/1/2026	6893D	3.740	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.8 4/19/2026	3062P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/19/2026	3089P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/19/2026	3070P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/19/2026	3100P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/19/2026	3097P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/21/2026	3208A	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/21/2026	3186P	3.800	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Preferred Bank 3.8 4/21/2026	3194P	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 6/26/2026	3000006915-J	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 6/26/2026	306119K	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 6/26/2026	300683A	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 6/26/2026	300003703K	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 6/26/2026	300691A	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 3.86 8/1/2026	6907C	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 4.03 4/10/2026	3000007180M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	0.47
Preferred Bank 4.03 4/10/2026	300007199M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	0.47

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Preferred Bank 4.1 6/7/2026	3000024573	4.100	2,500,000.00	2,500,000.00	2,500,000.00	1.17
Preferred Bank 4.1 6/7/2026	3000024581	4.100	2,500,000.00	2,500,000.00	2,500,000.00	1.17
Preferred Bank 4.16 6/5/2026	3000024514	4.160	2,000,000.00	2,000,000.00	2,000,000.00	0.94
Sallie Mae Bank/ Salt Lake 1 7/14/2026	7954507A7	1.000	250,000.00	250,000.00	247,910.42	0.12
Toyota Finl Svgs BK 1.05 10/21/2026	8923M-LW-9	1.050	245,000.00	245,000.00	241,037.96	0.11
Truist Bank 4 11/25/2030-26	897926CS8	4.000	250,000.00	250,000.00	247,854.70	0.12
USBS BANK1.05 10/27/2026	90348JV56	1.050	245,000.00	245,000.00	240,895.42	0.11
Sub Total / Average Certificate Of Deposit		3.811	37,455,938.64	37,455,938.64	37,436,207.27	17.54
Corporate						
AMAZON COM INC 4 3/13/2029-26	023135DC7	4.000	1,000,000.00	1,000,000.00	994,610.00	0.47
Bank of America 1.4 5/14/2026-22	06048WL99	1.400	300,000.00	300,000.00	296,979.00	0.14
BERKSHIRE HATHAWAY FIN 2.3 3/15/2027	084664CZ2	2.580	300,000.00	296,087.07	295,320.00	0.14
GOOGLE- Alphabet Inc. 1.998 8/15/2026	02079KAC1	2.000	300,000.00	299,972.90	297,885.00	0.14
John Deere Capital Corp 1.05 6/17/2026	24422EVR7-A	1.050	300,000.00	300,000.00	298,107.00	0.14
JPMORGAN CHASE CO 1.2 4/30/2026-23	48128G3G3	1.200	300,000.00	300,000.00	299,253.00	0.14
TARGET CORPORATION 1.95 1/15/2027	87612EBM7	1.990	500,000.00	499,063.55	492,095.00	0.23
Sub Total / Average Corporate		2.488	3,000,000.00	2,995,123.52	2,974,249.00	1.40
Local Government Investment Pool						
LAIF LGIP	LGIP9143	3.826	2,053,890.21	2,053,890.21	2,053,890.21	0.96
Sub Total / Average Local Government Investment Pool		3.826	2,053,890.21	2,053,890.21	2,053,890.21	0.96
Collateralized Money Market						
East/West Bank MM	22305	3.000	87,398,475.54	87,398,475.54	87,398,475.54	40.92
Sub Total / Average Money Market		3.000	87,398,475.54	87,398,475.54	87,398,475.54	40.92
US Agency						
FAMC 2.3 3/8/2027	31422XVA7	2.300	1,000,000.00	1,000,000.00	985,920.00	0.47
FFCB 1.27 11/2/2026	3133ENCQ1	1.270	1,000,000.00	1,000,000.00	985,400.00	0.47
FFCB 1.43 11/23/2026-22	3133ENEM8	1.430	1,000,000.00	1,000,000.00	985,180.00	0.47
FFCB 4 11/1/2027	3133ERZC8	4.000	474,069.86	474,069.86	475,283.48	0.22
FFCB 4 11/1/2029-25	3133ERZD6	4.120	1,000,000.00	994,627.33	1,000,530.00	0.47
FFCB 4.47 3/5/2030	3133ER5U1	4.470	1,000,000.00	1,000,000.00	995,890.00	0.47
FHLB 1 9/30/2026	3130AP6D2	1.000	1,000,000.00	1,000,000.00	986,280.00	0.47
FHLB 1.125 10/14/2026	313OAPBS3	1.125	1,000,000.00	1,000,000.00	985,520.00	0.47
FHLB 1.13 7/20/2026	3130AN3R9	1.130	1,000,000.00	1,000,000.00	992,310.00	0.47
FHLB 1.3 11/24/2026-22	3130APU37	1.326	1,000,000.00	998,750.00	983,360.00	0.47
FHLB 1.31 10/28/2026	3130APLN3	1.310	1,000,000.00	1,000,000.00	985,750.00	0.47
FHLB 1.375 11/16/2026	3130APLP8	1.375	1,000,000.00	1,000,000.00	985,090.00	0.47
FHLB 1.5 1/27/2027	3130AQHM8	1.500	1,000,000.00	1,000,000.00	981,540.00	0.47
FHLB 4 10/8/2030-26	3130B87E6	4.000	1,000,000.00	1,000,000.00	989,700.00	0.47

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
FHLB 4 12/4/2030-26	3130B8U91	4.000	2,000,000.00	2,000,000.00	1,982,380.00	0.94
FHLB 4.125 12/4/2030	3130B8VT6	4.125	2,000,000.00	2,000,000.00	1,979,520.00	0.94
FHLB 4.25 4/30/2030	3130B65N2	4.250	1,000,000.00	1,000,000.00	998,780.00	0.47
FHLB 4.3 6/18/2030-25	3130B6TR7	4.300	1,000,000.00	1,000,000.00	998,030.00	0.47
FHLB 4.5 5/22/2030-26	3130B6JC1	4.500	2,000,000.00	2,000,000.00	2,000,120.00	0.94
FNMA 4 10/16/2030-26	3136GAY52	4.000	1,000,000.00	1,000,000.00	989,680.00	0.47
FNMA 4.07 12/4/2030-26	3136GC6D2	4.070	2,000,000.00	2,000,000.00	1,977,740.00	0.94
Sub Total / Average US Agency		3.031	24,474,069.86	24,467,447.19	24,244,003.48	11.46
US Treasury						
T-Bond 4.125 2/15/2027	91282CKA8	4.424	1,000,000.00	991,750.00	1,003,130.00	0.47
T-Note 3.375 9/15/2027	91282CLL3	3.475	1,000,000.00	997,215.63	993,320.00	0.47
T-Note 3.5 9/30/2026	91282CLP4	3.586	1,000,000.00	998,351.56	998,650.00	0.47
T-Note 3.875 11/30/2029	91282CFY2	4.055	1,000,000.00	991,936.23	999,840.00	0.47
T-Note 3.875 9/30/2029	91282CFL0	4.071	1,000,000.00	991,456.88	1,000,160.00	0.47
T-Note 4 1/31/2029	91282CJW2	4.283	1,000,000.00	987,532.55	1,004,450.00	0.47
T-Note 4 10/31/2029	91282CFT3	4.071	1,000,000.00	996,837.50	1,000,160.00	0.47
Sub Total / Average US Treasury		3.995	7,000,000.00	6,955,080.35	6,999,710.00	3.28
Total / Average		3.126	213,558,942.66	213,502,523.86	213,283,103.91	100

CITY OF CARSON SUCCESSOR AGENCY PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
MARCH 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Cash						
Preferred Bank Cash	MM0099	3.250	6,391,132.83	6,391,132.83	6,391,132.83	80.70
Sub Total / Average Cash		3.250	6,391,132.83	6,391,132.83	6,391,132.83	80.70
Local Government Investment Pool						
LAIF LGIP	LGIP9016	3.826	1,528,635.76	1,528,635.76	1,528,635.76	19.30
Sub Total / Average Local Government Investment Pool		3.826	1,528,635.76	1,528,635.76	1,528,635.76	19.30
Total / Average		3.361	7,919,768.59	7,919,768.59	7,919,768.59	100

CITY OF CARSON HOUSING AUTHORITY PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
MARCH 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Certificate Of Deposit						
Preferred Bank 4.03 4/27/2026	3000022341M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.03 4/27/2026	2333	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.03 4/27/2026	3000022368M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	30000024115	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	3000024131	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	30000024123	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Sub Total / Average Certificate Of Deposit		4.095	6,000,000.00	6,000,000.00	6,000,000.00	100.00
Total / Average		4.095	6,000,000.00	6,000,000.00	6,000,000.00	100

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 13.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Budget

Subject: CONSIDER A REPORT ON ALL INTRADEPARTMENTAL BUDGET TRANSFERS APPROVED UNDER THE CITY MANAGER OR DESIGNEE AUTHORITY FOR THE MONTH OF MARCH 2026 PER ORDINANCE 24-2401 (CITY COUNCIL)

I. SUMMARY

On February 20, 2024 (Item No. 27), Council adopted Ordinance 24 -2401 amending Section 2955.1 (Budget Transfers) of Chapter 9.5 (Fiscal Administration) of Article II (Administration) of the Carson Municipal Code (CMC). CMC Section 2955.1 now requires that once per month during a regular City Council meeting, a list of all interdepartmental budget transfers approved under City Manager authority, including any Departmental Director-approved transfers, shall be presented to the City Council. Per CMC Section 2955.1, staff are presenting to Council a report of interdepartmental budget transfers authorized by the City Manager or designee for the period of March 2026 (Exhibit No. 1).

II. RECOMMENDATION

RECEIVE and FILE the report (Exhibit No. 1).

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and consistent with the requirements of the law**.**

IV. BACKGROUND

The City's budget is a critical tool for allocating resources to various departments and initiatives, ensuring the efficient delivery of services to residents. Throughout the fiscal year, departments may encounter unforeseen circumstances or evolving priorities that necessitate adjustments to their budgets. These adjustments often involve transferring funds between line items to address emerging needs or to capitalize on new opportunities.

In compliance with CMC 2955.1, the City Manager may approve any budget transfer within the same City department, except for transfers involving personnel-related funds or expenditures, such as salaries or benefits. Department Directors may also approve interdepartmental budget transfers within their respective Departments on terms prescribed by the City Manager (subject to compliance with CMC 2955.1 and applicable law), except that: (i) Department Directors shall not be permitted to approve any interdepartmental budget transfers involving personnel-related funds or expenditures, such as salaries or benefits; and (ii) the City Manager shall have authority to restrict (including by removing) the interdepartmental budget transfer authority of one or more Department Directors as deemed necessary in the City Manager’s sole discretion.

These requests undergo careful review to assess the justification, necessity, and potential impact of the proposed transfers. The City Manager's office then presents these monthly reports to the City Council.

Attached as Exhibit 1 is the Interdepartmental Budget Transfers Report for City Manager or designee authority executed in March 2026.

V. FISCAL IMPACT

No fiscal impact, monthly report is submitted for informational purposes. No policy change or budget action is requested.

VI. EXHIBITS

1. Interdepartmental Budget Transfers -March 2026

Attachments

Interdepartmental Budget Transfers -March 2026

JOURNAL INQUIRY

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	83	BUA	03/05/2026	03/05/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10101370	6014		AW		T	Funds for membership		15,000.00	
	101-10-100-101-6014-						Conference and Travel			
2	10101370	6006		AW		T	Funds for membership	15,000.00		
	101-10-100-101-6006-						City Memberships			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	84	BUA	03/05/2026	03/05/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	21909130	6010		AW		T	Additional Bus Operations		80,000.00	
	218-90-960-180-6010-						Bus Contract			
2	21909130	6009		AW		T	Additional Bus Operations	80,000.00		
	218-90-960-180-6009-						Materials & Supplies			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	85	BUA	03/05/2026	03/05/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10707030	6009		AW		T	Laptop Work Stations		2,659.30	
	101-70-701-101-6009-						Materials & Supplies			
2	10707030	6020		AW		T	Laptop Work Stations	2,659.30		
	101-70-701-101-6020-						CPU Hardware and Software			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	86	BUA	03/05/2026	03/05/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			

JOURNAL INQUIRY

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	86	BUA	03/05/2026	03/05/2026	BUDGET TX	Fawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10100300	6014		AW		T	Funds for Tyler Conference		2,500.00	
	101-60-630-101-6014-						Conference and Travel			
2	10100290	6014		AW		T	Funds for Tyler Conference	2,500.00		
	101-60-620-101-6014-						Operations ConfTravel			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	116	BUA	03/12/2026	03/12/2026	BUDGET TX	Fawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10505060	6004		AW		T	For the State City		80,000.00	
	101-50-504-101-6004-						Professional Services			
2	10505050	6004		AW		T	For the State City	80,000.00		
	101-50-505-101-6004-						Professional Services			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	117	BUA	03/12/2026	03/12/2026	BUDGET TX	Fawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10606030	6004		AW		T	For sales tax audit findin		58,000.00	
	101-60-601-101-6004-						Professional Services			
2	10100320	6004		AW		T	For sales tax audit findin	58,000.00		
	101-60-640-101-6004-						Operations Pro Svcs			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	118	BUA	03/12/2026	03/12/2026	BUDGET TX	Fawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			

JOURNAL INQUIRY

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	118	BUA	03/12/2026	03/12/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10505060	6004		AW		T	Phone Bill, advertising, e		44,300.00	
	101-50-504-101-6004-						Professional Services			
2	10505060	6009		AW		T	Phone Bill, advertising, e	43,000.00		
	101-50-504-101-6009-						Materials & Supplies			
3	10505060	6011		AW		T	Phone Bill, advertising, e	300.00		
	101-50-504-101-6011-						Telephone			
4	10505060	6008		AW		T	Phone Bill, advertising, e	1,000.00		
	101-50-504-101-6008-						Advertising			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	238	BUA	03/19/2026	03/19/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10100580	6004		AW		T	State Water Resource Cntrl		13,816.00	
	101-80-820-285-6004-						PW Water Comp Pro Svcs			
2	10100580	6019		AW		T	State Water Resource Cntrl	13,816.00		
	101-80-820-285-6019-						PW Water Comp MiscFees			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	239	BUA	03/19/2026	03/19/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10505040	6013		AW		T	Advertising and Mt/Supplie		7,357.00	
	101-50-503-101-6013-						Auto Allowance/Mileage			
2	10505040	6008		AW		T	Advertising and Mt/Supplie	500.00		
	101-50-503-101-6008-						Advertising			
3	10505040	6009		AW		T	Advertising and Mt/Supplie	6,857.00		
	101-50-503-101-6009-						Materials & Supplies			
							** JOURNAL TOTAL	0.00	0.00	

JOURNAL INQUIRY

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	240	BUA	03/17/2026	03/19/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10808160	6004		AW		T	Resolution 26-024		461,614.28	
	101-80-820-101-6004-						Professional Services			
2	10101340	8008		AW		T	Resolution 26-024	461,614.28		
	101-99-999-904-8008-						Improvements Other Than Bldg			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	329	BUA	03/24/2026	03/24/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10909240	6009		AW		T	Annual Active Net Invoice		4,000.00	
	101-90-901-101-6009-						Materials & Supplies			
2	10909240	6004		AW		T	Annual Active Net Invoice	4,000.00		
	101-90-901-101-6004-						Professional Services			
							** JOURNAL TOTAL	0.00	0.00	

YEAR	PER	JOURNAL	SRC	EFF DATE	ENT DATE	JNL DESC	CLERK	ENTITY	AUTO-REV	STATUS	BUD YEAR	JNL TYPE
2026	09	345	BUA	03/25/2026	03/25/2026	BUDGET	TXFawatts	1	N	Hist	2026	

LN	ORG	OBJECT	PROJ	REF1	REF2	REF3	LINE DESCRIPTION	DEBIT	CREDIT	OB
	ACCOUNT						ACCOUNT DESCRIPTION			
1	10505050	6009		AW		T	State of the City Piano Re		8,000.00	
	101-50-505-101-6009-						Materials & Supplies			
2	10505050	6004		AW		T	State of the City Piano Re	8,000.00		
	101-50-505-101-6004-						Professional Services			
							** JOURNAL TOTAL	0.00	0.00	
							** GRAND TOTAL	0.00	0.00	

12 Journals printed

** END OF REPORT - Generated by Ashton Watts **

Report to Honorable Mayor and City Council

CONSENT 14.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Accounting

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-036, A RESOLUTION OF THE CITY COUNCIL OFTHE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $6,256,929.86, DEMAND CHECK NUMBERS 184336 THROUGH 184517 AND 298 FOR GENERAL DEMAND AND THE AMOUNT OF $13,740.00, CHECK NUMBER 1301 FOR CO-OP AGREEMENT DEMANDS (CITY COUNCIL)

I. SUMMARY

RESOLUTION NO. 26-036, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS AS FOLLOWS:

- TOTAL OF $6,256,929.86 FOR GENERAL DEMANDS CHECK NUMBERS 184336 THROUGH 184517 AND 298.
- TOTAL OF $13,740.00 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBER 1301, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSOR AGENCY TO THE CITY.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-036, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $6,256,929.86, DEMAND CHECK NUMBERS 184336 THROUGH 184517 AND 298 FOR GENERAL DEMAND AND THE AMOUNT OF $13,740.00, CHECK NUMBER 1301 FOR CO-OP AGREEMENT DEMANDS."

III. ALTERNATIVES

None.

IV. BACKGROUND

THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: The claims and demands have been reviewed and verified for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount herein after set forth, a copy of which is attached hereto as Exhibit No. 1.

SECTION 2: On April 21, 2026, the City Council ratified the above demand numbers 184336 through 184517 for General Demand and 298 for Co-op agreement demand. The City Treasurer is hereby directed to pay out the funds named hereon, to each of the claimants listed above, the amount of warrant appearing opposite their respective names, for the purpose stated on the respective demands, making a total of $6,270,669.86.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 21ST DAY OF APRIL, 2026.

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

CITY OF CARSON:

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

V. FISCAL IMPACT

CERTIFICATION

In accordance with Section 37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

EXECUTED THE 21ST DAY OF APRIL, 2026 AT CARSON, CALIFORNIA:

_____
David C. Roberts, Jr., City Manager

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-036, adopted by the City of Carson City Council at its meeting held on February 17, 2026 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Dr. Khaleah K. Bradshaw, City Clerk

VI. EXHIBITS

1. Exhibit 1 Demand Register Resolution#26-036 - Checks
2. Exhibit 2 Demand Register Resolution#26-036 - Wires
3. Exhibit 3 Demand Register Resolution#26-036 - CA

Attachments

Exhibit 1 Demand Register Resolution#26-036 - Checks.pdf

Exhibit 2 Demand Register Resolution#26-036 - Wires.pdf

Exhibit 3 Demand Register Resolution#26-036 - CA.pdf

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
184336	03/25/2026	PRINTED	008430	URBAN HABITAT	40,000.00			
184337	03/26/2026	PRINTED	004691	ADVANTAGE MAILING LLC	24,946.28			
184338	03/26/2026	PRINTED	000042	ALIN PARTY SUPPLY CO	390.64			
184339	03/26/2026	PRINTED	000346	ALL AMERICAN ASPHALT	4,669,718.58			
184340	03/26/2026	PRINTED	004388	AIS TRUST ACCOUNT NEWPORT	237.43			
184341	03/26/2026	PRINTED	005523	AMAZON CAPITAL SERVICES	4,402.27			
184342	03/26/2026	PRINTED	008151	AMER JAKHER	8,250.00			
184343	03/26/2026	PRINTED	000504	AMERICAN RED CROSS HEALTH	1,250.00			
184344	03/26/2026	PRINTED	008251	ANM CONSTRUCTION INC.	27,324.00			
184345	03/26/2026	PRINTED	008208	AUDACY OPERATIONS, INC.	6,250.00			
184346	03/26/2026	PRINTED	004410	B D WHITE TOP SOIL CO INC	787.87			
184347	03/26/2026	PRINTED	001248	BARR AND CLARK INC	1,405.00			
184348	03/26/2026	PRINTED	004641	BILLYE BATES	50.00			
184349	03/26/2026	PRINTED	001438	BLUE DIAMOND MATERIALS	11,392.67			
184350	03/26/2026	PRINTED	008648	BRITTNEY FORD	50.00			
184351	03/26/2026	PRINTED	000405	CALPERS	3,309.12			
184352	03/26/2026	PRINTED	001489	CHOURA VENUE SERVICES	679.12			
184353	03/26/2026	PRINTED	008513	CINTAS CORPORATION NO. 2	2,274.47			
184354	03/26/2026	PRINTED	001629	CORTEZ GRAPHICS	3,453.70			
184355	03/26/2026	PRINTED	000268	DAILY JOURNAL CORP	13,103.85			
184356	03/26/2026	PRINTED	007176	DAVEY COACH SALES INC.	2,403.11			
184357	03/26/2026	PRINTED	001174	DEPARTMENT OF TOXIC SUBTA	8,683.04			
184358	03/26/2026	PRINTED	001155	DISH	160.54			
184359	03/26/2026	PRINTED	006876	DONALD ALAN SPRAGUE	651.00			
184360	03/26/2026	PRINTED	006876	DONALD ALAN SPRAGUE	1,396.50			
184361	03/26/2026	PRINTED	006907	ECO LAB	475.59			
184362	03/26/2026	PRINTED	003667	ERNESTINE LEVERETTE	50.00			
184363	03/26/2026	PRINTED	000039	EWING IRRIGATION PRODUCTS	467.06			
184364	03/26/2026	PRINTED	000159	RAYMOND M. ALDRIGE, JR.	12,968.28			
184365	03/26/2026	PRINTED	000355	FERGUSON ENTERPRISES LLC	359.72			
184366	03/26/2026	PRINTED	000941	GOLDEN STATE WATER COMPAN	978.64			
184367	03/26/2026	PRINTED	000941	GOLDEN STATE WATER COMPAN	28.85			
184368	03/26/2026	PRINTED	008335	GOMEZ GROWERS INC.	1,159.15			
184369	03/26/2026	PRINTED	008352	GRAFFITI PROTECTIVE COATI	5,223.62			
184370	03/26/2026	PRINTED	000793	GRAINGER	5,020.69			
184371	03/26/2026	PRINTED	001093	SHIRLEY GRAVES	50.00			
184372	03/26/2026	PRINTED	005525	GREENBERG TRAURIG LLP	106,415.06			
184373	03/26/2026	PRINTED	007378	HERC RENTALS INC.	6,147.32			
184374	03/26/2026	PRINTED	008800	HERITAGE POOL SUPPLY GROU	310.56			
184375	03/26/2026	PRINTED	000234	HOME DEPOT CREDIT SERVICE	36,204.86			
184376	03/26/2026	PRINTED	001477	LILLIAN HOPSON	50.00			
184377	03/26/2026	PRINTED	000514	HUNTINGTON HARDWARE CO IN	596.35			
184378	03/26/2026	PRINTED	001210	HYGRADE PLANTING MIX	1,317.00			
184379	03/26/2026	VOID	006497	INSIGHT PUBLIC SECTOR	69,397.72			
184380	03/26/2026	PRINTED	007103	JOE A. GONSALVES & SON	4,000.00			
184381	03/26/2026	PRINTED	007688	JOKER PARTY SUPPLY, INC.	1,482.48			
184382	03/26/2026	PRINTED	008649	JOSEPH C. HUNT, JR.	50.00			
184383	03/26/2026	PRINTED	008272	LARHONDA BROWN	50.00			
184384	03/26/2026	PRINTED	004428	LAWSON PRODUCTS INC	689.65			
184385	03/26/2026	PRINTED	007396	LBG, INC.	5,000.00			
184386	03/26/2026	PRINTED	000095	LEAGUE OF CALIFORNIA CITI	28,798.00			
184387	03/26/2026	PRINTED	003629	LEES TOOLS	990.97			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
184388	03/26/2026	PRINTED	004767	DELIA LOPEZ	50.00			
184389	03/26/2026	PRINTED	000070	LOS ANGELES COUNTY DEPT O	61,006.50			
184390	03/26/2026	PRINTED	000074	LOS ANGELES COUNTY SHERIF	224,646.36			
184391	03/26/2026	PRINTED	008540	MARIBEL R PERALTA	50.00			
184392	03/26/2026	PRINTED	007411	MISSION CRITICAL INFORMAT	8,096.67			
184393	03/26/2026	PRINTED	008434	MILAGRO MEDIA STRATEGIES	6,700.00			
184394	03/26/2026	PRINTED	003576	MRS ENVIRONMENTAL INC	21,071.00			
184395	03/26/2026	PRINTED	008818	NICHOLAS VALENCIA	1,200.00			
184396	03/26/2026	PRINTED	000357	ORANGE COUNTY TANK TESTIN	885.00			
184397	03/26/2026	PRINTED	002445	PATRICIA PATTERSON	50.00			
184398	03/26/2026	PRINTED	000460	PETES ROAD SERVICE INC	1,660.02			
184399	03/26/2026	PRINTED	008750	PHILDON JAMIL BORNER	17,500.00			
184400	03/26/2026	PRINTED	008743	PLACER LABS INC.	24,969.00			
184401	03/26/2026	PRINTED	001285	POWER WHOLESALE ELECTRIC	1,713.35			
184402	03/26/2026	PRINTED	007372	PROTIME SPORTS	1,126.18			
184403	03/26/2026	PRINTED	000118	JULIE RUIZ RABER	50.00			
184404	03/26/2026	PRINTED	008230	RAJO, A CALIF. CORP	80.00			
184405	03/26/2026	PRINTED	008532	RCR TRAFFIC SPECIALIST	1,535.44			
184406	03/26/2026	PRINTED	000119	RED WING SHOE STORE	5,626.58			
184407	03/26/2026	PRINTED	010000	HARUT MURADYAN	66.12			
184408	03/26/2026	VOID	010000	JANICE T. FILER	250.00			
184409	03/26/2026	PRINTED	000402	ROADLINE PRODUCTS INC USA	3,409.20			
184410	03/26/2026	PRINTED	000057	ROBERT MCELROY LLC	79.95			
184411	03/26/2026	PRINTED	001230	ROBERTSONS READY MIX CONC	3,033.28			
184412	03/26/2026	PRINTED	002515	MYRNA RONQUILLO	50.00			
184413	03/26/2026	PRINTED	003585	RSG INC	5,162.50			
184414	03/26/2026	PRINTED	007446	SAMUEL YANEZ	650.00			
184415	03/26/2026	PRINTED	000121	SCS ENGINEERING	20,000.00			
184416	03/26/2026	PRINTED	001667	SEA COAST DESIGN GROUP IN	1,760.46			
184417	03/26/2026	PRINTED	001803	VERGIE SEYMORE	50.00			
184418	03/26/2026	PRINTED	000170	SHERWIN WILLIAMS	8,324.61			
184419	03/26/2026	PRINTED	003159	SITEONE LANDSCAPE SUPPLY	367.16			
184420	03/26/2026	PRINTED	000240	SOUTHERN CALIFORNIA EDISO	7,231.54			
184421	03/26/2026	PRINTED	000718	STAPLES ADVANTAGE	92.79			
184422	03/26/2026	PRINTED	005013	SWAYZER CORPORATION	19,910.00			
184423	03/26/2026	PRINTED	002693	EZEKIEL SWAYZER	50.00			
184424	03/26/2026	PRINTED	008721	T&B PLANNING, INC.	11,339.37			
184425	03/26/2026	PRINTED	007654	TAIT & ASSOCIATES, INC	2,960.00			
184426	03/26/2026	PRINTED	001260	HOURIE TAYLOR	50.00			
184427	03/26/2026	PRINTED	008368	THE TRADES GROUP	450.00			
184428	03/26/2026	PRINTED	007931	TOMECKO JACKSON	1,290.00			
184429	03/26/2026	PRINTED	008106	TOTUM CORP	48,211.50			
184430	03/26/2026	PRINTED	007705	TRANSTECH ENGINEERS, INC.	17,477.50			
184431	03/26/2026	PRINTED	008713	TRINITY EQUIPMENT, INC.	1,264.80			
184432	03/26/2026	PRINTED	004017	TYLER TECHNOLOGIES	740.00			
184433	03/26/2026	PRINTED	000530	ULINE SHIPPING SUPPLY SPE	375.96			
184434	03/26/2026	PRINTED	008183	ULTRAVIOLET CYBER INC.	64,375.00			
184435	03/26/2026	PRINTED	000023	UNITED REFRIGERATION INC	450.83			
184436	03/26/2026	PRINTED	003166	VERITIV CORPORATION	19,331.81			
184437	03/26/2026	PRINTED	001751	VORTEX INDUSTRIES, LLC	1,205.00			
184438	03/26/2026	PRINTED	005511	VULCAN MATERIALS CO.	460.46			
184439	03/26/2026	PRINTED	001011	W.G. ZIMMERMAN ENGINEERIN	30,961.25			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
184440	03/26/2026	PRINTED	000437	ITELIA WALKER	50.00			
184441	03/26/2026	PRINTED	000888	WATERLINE TECHNOLOGIES	1,458.33			
184442	03/26/2026	PRINTED	004045	FREEMAN WATKINS	50.00			
184443	03/26/2026	PRINTED	000302	WAXIE SANITARY SUPPLY	2,704.70			
184444	03/26/2026	PRINTED	000212	WEST COAST ARBORISTS	34,335.00			
184445	03/26/2026	PRINTED	001052	WILLIAM A KOONS	50.00			
184446	03/26/2026	PRINTED	008105	Z&K CONSULTANTS, INC	24,662.32			
184447	03/26/2026	PRINTED	006868	ZONES IT SOLUTIONS INC.	1,146.59			
184448	03/26/2026	PRINTED	000114	CITY OF CARSON PETTY CASH	298.15			
184449	03/26/2026	PRINTED	001136	DP TRADING INC.	2,995.00			
184450	03/26/2026	PRINTED	004256	RONALD GRACE	27,000.00			
184451	03/26/2026	PRINTED	007931	TOMECKO JACKSON	975.00			
184452	04/02/2026	PRINTED	000418	4IMPRINT INC	382.79			
184453	04/02/2026	PRINTED	007030	A&M FIRST AID, INC.	2,532.03			
184454	04/02/2026	PRINTED	003075	CARDIO PARTNERS INC	2,055.31			
184455	04/02/2026	PRINTED	000042	ALIN PARTY SUPPLY CO	716.18			
184456	04/02/2026	PRINTED	005523	AMAZON CAPITAL SERVICES	13,982.50			
184457	04/02/2026	PRINTED	008425	AMERICAN GLOBAL SECURITY	70,028.76			
184458	04/02/2026	PRINTED	006675	AMERICAN TRANSPORTATION S	1,716.55			
184459	04/02/2026	PRINTED	000543	AQUA FLO SUPPLY	141.96			
184460	04/02/2026	PRINTED	006076	BRI CONSULTING GROUP, INC	5,850.00			
184461	04/02/2026	PRINTED	008289	BYRON L. SMITH	50.00			
184462	04/02/2026	PRINTED	008714	CASCADIA CONSULTING GROUP	7,077.50			
184463	04/02/2026	PRINTED	008514	CHEERSOUNDS MUSIC AND TRA	580.00			
184464	04/02/2026	PRINTED	004947	CINDY'S JUMPERS	826.80			
184465	04/02/2026	PRINTED	008033	CLARENCE JOHNSON	100.00			
184466	04/02/2026	PRINTED	000803	CLEAN ENERGY	2,279.09			
184467	04/02/2026	PRINTED	008082	CLIMATEC LLC	540.00			
184468	04/02/2026	PRINTED	007718	CLIVABETH PHOTOGRAPHY LLC	885.00			
184469	04/02/2026	PRINTED	001381	COMPLETE OFFICE	880.69			
184470	04/02/2026	PRINTED	001629	CORTEZ GRAPHICS	232.05			
184471	04/02/2026	PRINTED	008423	COUNTY OF LOS ANGELES	4,920.00			
184472	04/02/2026	PRINTED	001180	COUNTY OF LOS ANGELES	942.29			
184473	04/02/2026	PRINTED	000268	DAILY JOURNAL CORP	64.40			
184474	04/02/2026	PRINTED	008720	DEBORAH WASHINGTON	50.00			
184475	04/02/2026	PRINTED	007163	DIANNE THOMAS	100.00			
184476	04/02/2026	PRINTED	006465	LOUIE DIAZ	100.00			
184477	04/02/2026	PRINTED	006482	FREDERICK DOCDOCIL	100.00			
184478	04/02/2026	PRINTED	006876	DONALD ALAN SPRAGUE	476.00			
184479	04/02/2026	PRINTED	007713	DORCAS A. WADDIS	50.00			
184480	04/02/2026	PRINTED	007707	DOROTHY J. ROSS	50.00			
184481	04/02/2026	PRINTED	004437	GALLS, LLC	1,010.27			
184482	04/02/2026	PRINTED	001268	GBROS INC	301.66			
184483	04/02/2026	PRINTED	008729	HERITAGE LANDSCAPE SUPPLY	1,436.75			
184484	04/02/2026	PRINTED	000234	HOME DEPOT CREDIT SERVICE	152.12			
184485	04/02/2026	PRINTED	007024	HUDSON AUDIO WORKS	900.00			
184486	04/02/2026	PRINTED	000615	DELL HUFF	100.00			
184487	04/02/2026	PRINTED	000514	HUNTINGTON HARDWARE CO IN	708.70			
184488	04/02/2026	PRINTED	006783	IMPEX TECHNOLOGIES INC	2,500.08			
184489	04/02/2026	PRINTED	007672	KELLY PAPER COMPANY	29.47			
184490	04/02/2026	PRINTED	000094	LAKESHORE LEARNING MATERI	81.75			
184491	04/02/2026	PRINTED	000214	LESLIES SWIMMING POOL SUP	220.24			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
184492	04/02/2026	PRINTED	007280	LETICIA VASQUEZ WILSON	100.00			
184493	04/02/2026	PRINTED	004284	LIFE INSURANCE COMPANY OF	40,464.30			
184494	04/02/2026	PRINTED	006731	LIFESTATION INC	955.03			
184495	04/02/2026	PRINTED	000067	LOS ANGELES COUNTY DEPT O	75,553.25			
184496	04/02/2026	PRINTED	000072	LOS ANGELES COUNTY REGIST	9,210.15			
184497	04/02/2026	PRINTED	000074	LOS ANGELES COUNTY SHERIF	51,684.37			
184498	04/02/2026	PRINTED	000669	MDG ASSOCIATES	7,402.50			
184499	04/02/2026	PRINTED	007428	MFUME, DEQUITA	100.00			
184500	04/02/2026	PRINTED	008636	PHOENIX GROUP INFORMATION	22,714.46			
184501	04/02/2026	PRINTED	003099	PAMELA PITCHER	50.00			
184502	04/02/2026	PRINTED	000746	PITNEY BOWES GLOBAL FINAN	115.06			
184503	04/02/2026	PRINTED	001149	DENICE PRICE	50.00			
184504	04/02/2026	PRINTED	000119	RED WING SHOE STORE	250.00			
184505	04/02/2026	PRINTED	003304	REQUEST LINE MUSIC	700.00			
184506	04/02/2026	PRINTED	010000	JANICE T. FILER	250.00			
184507	04/02/2026	PRINTED	010000	QUICK QUACK CAR WASH	10,772.19			
184508	04/02/2026	PRINTED	000057	ROBERT MCELROY LLC	47.97			
184509	04/02/2026	PRINTED	000120	S&S WORLDWIDE, INC	39.65			
184510	04/02/2026	PRINTED	000427	SAM'S CLUB DIRECT	506.21			
184511	04/02/2026	PRINTED	008827	SHIRLEY A SMITH	50.00			
184512	04/02/2026	PRINTED	000211	SMART AND FINAL IRIS	75.44			
184513	04/02/2026	PRINTED	003848	SO CAL CONSTRUCTION SERVI	31,447.80			
184514	04/02/2026	PRINTED	007812	SONYA EATMAN	50.00			
184515	04/02/2026	PRINTED	006769	U S BANK CORPORATE PAYMEN	2,351.50			
184516	04/02/2026	PRINTED	001407	VASQUEZ & COMPANY LLP	8,036.00			
184517	04/02/2026	PRINTED	006267	MAD TEA INC	795.00			
	182 CHECKS			CASH ACCOUNT TOTAL	6,254,944.86	.00		

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
298	03/11/2026	WIRE	008802	ALOFAIGA ALOFIPO KEY	1,985.00			
			1 CHECKS	CASH ACCOUNT TOTAL	1,985.00	.00		

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 284-99-999-999-1032- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1301	03/26/2026	PRINTED	007451	EXP US SERVICES INC	13,740.00			
		1 CHECKS		CASH ACCOUNT TOTAL	13,740.00	.00		

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 15.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Accounting

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-05-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $13,837.94, DEMAND CHECK NUMBERS HA-002110 THROUGH HA-002114 (HOUSING AUTHORITY)

I. SUMMARY

RESOLUTION NO. 26-05-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $13,837.94, DEMAND CHECK NUMBERS HA-002110 THROUGH HA-002114.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-05-CHA, "A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $13,837.94, DEMAND CHECK NUMBERS HA-002110 THROUGH HA-002114."

III. ALTERNATIVES

NONE.

IV. BACKGROUND

THE CARSON HOUSING AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: The claims and demands have been reviewed and verified for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount herein after set forth, a copy of which is attached hereto as Exhibit No. 1.

SECTION 2: On April 21, 2026, the Carson Housing Authority ratified the above demand numbers HA-002110 through HA-002114. The City Treasurer is hereby directed to pay out the funds named hereon, to each of the claimants listed above, the amount of warrant appearing opposite their respective names, for the purpose stated on the respective demands, making a total of $13,837.94.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 21ST DAY OF APRIL, 2026.

CARSON HOUSING AUTHORITY, acting as the successor housing agency of the CARSON REDEVELOPMENT AGENCY, a public body by:

APPROVED AS TO FORM:

_____
Sunny K. Soltani, Agency Counsel

CITY OF CARSON:

_____
Lula Davis-Holmes, Chairman

ATTEST:

_____
Dr. Khaleah K. Bradshaw, Secretary

V. FISCAL IMPACT

CERTIFICATION

In accordance with Section 37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

EXECUTED THE 21ST DAY OF APRIL, 2026 AT CARSON, CALIFORNIA:

_____
David C. Roberts, Jr., Executive Director

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, Secretary of the Carson Housing Authority, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-05-CHA, adopted by the City of Carson City Council at its meeting held on April 21, 2026 by the following vote:

AYES: AUTHORITY BOARD MEMBERS:
NOES: AUTHORITY BOARD MEMBERS:
ABSTAIN: AUTHORITY BOARD MEMBERS:
ABSENT: AUTHORITY BOARD MEMBERS:

_____
Dr. Khaleah K. Bradshaw, Secretary

VI. EXHIBITS

1. CHA Demand Resolution #26-05-CHA

Attachments

Exhibit 1 CHA Demand Resolution #26-05-CHA.pdf

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 255-99-999-999-1012- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
2110	03/12/2026	PRINTED	000685	AMERINATIONAL COMMUNITY S	666.67			
2111	03/12/2026	PRINTED	006884	LYFT, INC.	49.86			
2112	03/12/2026	PRINTED	003585	RSG INC	712.50			
2113	03/19/2026	PRINTED	001001	AT&T PHONE	31.91			
2114	03/26/2026	PRINTED	000423	AVALON COURTYARD	12,377.00			
		5 CHECKS		CASH ACCOUNT TOTAL	13,837.94	.00		

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 24.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Accounting

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-05-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY CLAIMS AND DEMANDS IN THE AMOUNT OF $9,530.07, DEMAND CHECK NUMBERS SA-001988 THROUGH SA-001990 (SUCCESSOR AGENCY)

I. SUMMARY

RESOLUTION NO. 26-05-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $9,530.07, DEMAND CHECK NUMBERS SA-001988 THROUGH SA-001990.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-05-CSA, "A RESOLUTION OF THE CARSON SUCCESSOR AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $9,530.07, DEMAND CHECK NUMBERS SA-001988 THROUGH SA-001990".

III. ALTERNATIVES

NONE.

IV. BACKGROUND

THE CARSON SUCCESSOR AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: The claims and demands have been reviewed and verified for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount herein after set forth, a copy of which is attached hereto as Exhibit No. 1.

SECTION 2: On April 21, 2026, the Carson Successor Authority ratified the above demand numbers SA-001988 through SA-001990. The City Treasurer is hereby directed to pay out the funds named hereon, to each of the claimants listed above, the amount of warrant appearing opposite their respective names, for the purpose stated on the respective demands, making a total of $9,530.07.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 21ST DAY OF APRIL, 2026.

CARSON SUCCESSOR AGENCY, to the dissolved CARSON REDEVELOPMENT AGENCY, a public body:

APPROVED AS TO FORM:

_____
Sunny K. Soltani, Agency Counsel

CITY OF CARSON:

_____
Lula Davis-Holmes, Chairman

ATTEST:

_____
Dr. Khaleah K. Bradshaw, Secretary

V. FISCAL IMPACT

CERTIFICATION

In accordance with Section 37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

EXECUTED THE 21ST DAY OF APRIL, 2026 AT CARSON, CALIFORNIA:

_____
David C. Roberts, Jr., Executive Director

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, Secretary of the Carson Successor Authority, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-05-CSA, adopted by the City of Carson City Council at its meeting held on April 21, 2026 by the following vote:

AYES: AUTHORITY BOARD MEMBERS:
NOES: AUTHORITY BOARD MEMBERS:
ABSTAIN: AUTHORITY BOARD MEMBERS:
ABSENT: AUTHORITY BOARD MEMBERS:

_____
Dr. Khaleah K. Bradshaw, Secretary

VI. EXHIBITS

1. Exhibit 1 CSA Demand Resolution #26-05-CSA

Attachments

Exhibit 1 CSA Demand Resolution #26-05-CSA.pdf

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 782-99-999-999-1030- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1988	03/05/2026	PRINTED	003585	RSG INC	8,503.75			
1989	03/19/2026	PRINTED	001001	AT&T PHONE	63.82			
1990	03/19/2026	PRINTED	003585	RSG INC	962.50			
		3 CHECKS		CASH ACCOUNT TOTAL	9,530.07	.00		

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 17.

To: Honorable Mayor and City Council

From: David Roberts, City Manager {{department}} {{division}}

Subject: CONSIDER SHIFTING THE MAY 19, 2026, REGULAR CITY COUNCIL MEETING TO MAY 20, 2026, BY MINUTE ORDER (CITY COUNCIL)

I. SUMMARY

This item transmits a request for City Council to consider a one-time shift of the May 19, 2026, Regular City Council meeting to May 20, 2026, by minute order.

II. RECOMMENDATION

APPROVE a one-time shift of the May 19, 2026, Regular City Council meeting to May 20, 2026, by minute order.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council and that is consistent with applicable laws.

IV. BACKGROUND

Pursuant to Section 308 of the City Charter, Section 2403(A) of the Carson Municipal Code (CMC) provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month, unless otherwise determined by the City Council. CMC Section 2403(A) also provides that all regular meetings of the City Council shall be held at the hour of 5:00 P.M.

Approval of this item would authorize a one-time shift of the May 19, 2026, Regular City Council meeting to Wednesday, May 20, 2026. The only change resulting from this action would be that the City Council meeting would be held on May 20 instead of May 19.

The May 20, 2026 meeting would be a Regular City Council meeting and would be held at the hour of 5:00 P.M. The City Council may make this recommended determination by minute order (i.e., a simple vote, no written resolution), consistent with Charter Section 308 and CMC Section 2403(A).

The City Council regular meeting schedule would resume to the normal schedule in June 2026, with meetings on June 2 and 16, respectively.

V. FISCAL IMPACT

There is no fiscal impact associated with this report.

VI. EXHIBITS

None.

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 18.

To: Honorable Mayor and City Council

From: Robert Lee, City Attorney - Aleshire & Wynder, LLP {{department}} {{division}}

Subject: CONSIDER APPROVAL OF SETTLEMENT AGREEMENT AND RESOLUTION NO. 26-043 ALLOWING THE CITY OF CARSON TO PARTICIPATE IN ADDITIONAL NATIONAL OPIOID SETTLEMENT WITH REMNANT DEFENDANTS, ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES), J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, INC., MORRIS AND DICKSON CO., NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC., AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) (CITY COUNCIL)

I. SUMMARY

Between 2021 and 2025, the City of Carson entered into five settlement agreements with various manufacturers and distributors of opioids who have contributed to the country-wide opioids crisis. Settlements were entered into with the following defendants:

2021: McKesson Corporation, Cardinal Health, Inc., AmerisourceBergen Corporation, Johnson & Johnson, Janssen Pharmaceuticals, Inc. and Ortho-McNeil-Janssen Pharmaceuticals, Inc.

2023: Teva, Allergan, Walmart, Walgreens, and CVS.

2024: the Kroger Co. chain of pharmacies.

2025: Purdue Pharma LP and the Sackler Family.

2025: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus.

All concerned litigation was pursued by various states, cities, and counties relating to the manufacture and distribution of opioids and, in particular, the impact of such activities upon the national opioid epidemic; the City was not a party to these lawsuits. All required that a “critical mass” of public agencies participate in order for them to become effective. All settlements provided for a broad release of the defendants from liability relating to opioids, and, further, direct or indirect payment of settlement funds to the various local agencies agreeing to participate. The City Council directed settlement payments under all five settlements to be made to the County with the understanding that City may change its election so that it receives direct payment at any time.

Now, a new settlement with six regional distributors/dispenser defendants, Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation; Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, "Remnant Defendants") has been proposed through a settlement agreement ("Remnant Defendants Settlement Agreement"). The terms of the Remnant Defendants Settlement Agreement are similar to the prior five settlement agreements discussed above. It is requested that the City Council approve City opting into the settlement with the Remnant Defendants and provide authorization similar to those given for the prior five settlements.

II. RECOMMENDATION

1. APPROVE Settlement Agreement and Combined Subdivision Participation and Release Form for the City's participation in the National Opioid Settlement Agreement with the Remnant Defendants; and
2. ADOPT Resolution No. 26-043 approving and authorizing the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement with the Remnant Defendants, including signing necessary documents and transmittal thereof as necessary.

III. ALTERNATIVES

By not opting into the settlement and therefore, not releasing claims that may be available to City, City would reserve its option to file any actions against the Remnant Defendants.

IV. BACKGROUND

The United States is facing an ongoing public health crisis of opioid abuse, addiction, overdose, and death, forcing the State of California and California counties and cities to spend billions of dollars each year to address the direct consequences of this crisis. Pending in the U.S. District Court for the Northern District of Ohio is a multidistrict litigation (MDL) being pursued by numerous public entity plaintiffs against the manufacturers and distributors of various opioids based on the allegation that the defendants' unlawful conduct caused the opioid epidemic.

At this time, a new proposed nationwide tentative settlement has been reached between the plaintiffs and Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation; Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, "Remnant Defendants") related to their contribution to the opioid crisis. The actual settlement amount will depend on the number of jurisdictions that agree to participate in the settlement. These settlements are part of broader nationwide litigation efforts to hold opioid manufacturers and distributors accountable for their role in the opioid epidemic.

The terms of settlement are similar to the terms involved in the prior five settlements entered into between 2021 and 2025. Specifically, a "critical mass" of public agencies must participate in order for the settlement to become effective. In order for the City to participate, it must agree to a broad release of the defendants from liability relating to opioids. Finally, City must elect direct or indirect payment of settlement funds. Additional information about these settlements can be found here: www.nationalopioidsettlement.com.

The Remnant Defendants Settlement Agreement could provide up to approximately $97,625,000 nationwide which amount assumes maximum participation. Similar to the 2021, 2023, 2024 and 2025 settlement agreements, the more local agencies that end up participating, the more funds will be available.

A rough estimate of the City of Carson's share of this maximum amount would be approximately 0.0021300250%, or up to $2,079. It must be emphasized that this amount is an estimate of what the City may receive and assumes a best-case scenario where all local agencies participate. The exact actual amount will not be known until the process has completed. Similar to the prior five settlement agreements, the use of the funds is restricted to opioid remediation purposes (e.g., addiction treatment programs).

By default, these funds are allocated to the county, but the City is able to elect to receive a direct distribution at any time, provided that the election is made at least 60 days prior to a distribution date; however, use of the funds also requires strict accounting requirements. These requirements only apply to the City if it elects to receive direct distribution and does not apply to the City if the funds go to the county.

The state enforces the expenditure requirements. Because of this, and because the county is already required to utilize the funds toward opioid addiction/harm abatement activities within the county based on data specific to the City of Carson and additionally, already has the infrastructure and programs in place to implement these abatement activities whereas the same cannot be said for the City, it is recommended that the funds once again be allocated to the county similar to what the City elected to do for the prior 2021, 2023, 2024 and 2025 settlement agreements.

Approval of Recommendation No. 1 would authorize the City to participate in the National Opioid Settlement with the Remnant Defendants on the terms and conditions of the Remnant Defendants Settlement Agreement (Exhibits 1 and 2).

Approval of Recommendation No. 2 (Exhibit 3) would approve and authorize the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement with the Remnant Defendants, including signing necessary documents and transmittal thereof as necessary.

Council approval and authorization for execution, submission, and receipt of all required documents must be completed before May 4, 2026.

V. FISCAL IMPACT

None. Any funds allocated will automatically be transferred to the County of Los Angeles.

VI. EXHIBITS

1. Combined Subdivision Participation and Release Form for the City's participation in the National Opioid Settlement with the Remnant Defendants.
2. Settlement Agreement with the Remnant Defendants (full copy of settlement agreement can be found at https://nationalopioidsettlement.com/remnant-settlements/)
3. Resolution No. 26-043 approving and authorizing the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement with the Remnant Defendants, including signing necessary documents and transmittal thereof as necessary.

Attachments

Combined Subdivision Participation and Release Form for the City's participation in the National Opioid Settlement with the Remnant Defendants

Settlement Agreement with the Remnant Defendants

Resolution No. 26-043 approving and authorizing the City Manager to carry out all necessary acts such that the City can participate in the National Opioid Settlement with the Remnant Defendants, including signing necessary documents and transmittal thereof as necessary

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7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

New National Opioids Settlement: Six Remnant Defendants
Notice and Claims Administrator
opioidsparticipation@rubris.com

To: Carson city, CA
Reference Number: CL-2015258

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SIX REMNANT DEFENDANTS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: Monday, May 4, 2026

A new proposed national opioids settlement ("*Six Remnant Defendants Settlement*") has been reached with six regional distributors/dispenser defendants: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (each individually, a "*Remnant Defendant*," and, collectively, the "*Six Remnant Defendants*"). This package is a follow-up communication to the *Notice of National Opioids Settlement* recently sent electronically.

You are receiving this package, which includes a *Combined Subdivision Participation and Release Form*, because your entity is eligible to participate.

This electronic envelope contains:

- A *Combined Subdivision Participation and Release Form* for the *Six Remnant Defendants Settlement* that your entity is eligible to join, including a release of any claims.

The *Combined Subdivision Participation and Release Form* must be executed, without alteration, and submitted on or before Monday, May 4, 2026, for your entity to be included in the initial participation calculations and payment eligibility under the *Six Remnant Defendants Settlement*.

The MDL Plaintiffs' Executive Committee recommends that subdivisions agree to the settlement. If a subdivision elects to participate in the *Six Remnant Defendants Settlement* by executing the *Combined Subdivision Participation and Release Form*, the subdivision elects to participate in the settlement as to all *Six Remnant Defendants*. A subdivision cannot elect to participate in the settlement as to fewer than all *Six Remnant Defendants*. Based upon *Combined Subdivision Participation and Release Forms* received on or before Monday, May 4, 2026, the participation rate will be used by each *Remnant Defendant* to

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individually determine whether participation is sufficient to move forward. If the settlement moves forward, your release will become effective as to all *Remnant Defendants* that determine to move forward. If a *Remnant Defendant* determines not to move forward, your release as to that *Remnant Defendant* will not become effective.

You are encouraged to discuss the terms and benefits of the *Six Remnant Defendants Settlement* with your counsel. Information and documents regarding the *Six Remnant Defendants Settlement*, can be found on the national settlement website at *https://nationalopioidsettlement.com/.* This website will be supplemented if additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Combined Subdivision Participation and Release Form* to the Notice and Claims Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Combined Subdivision Participation and Release Form* electronically through DocuSign will return the signed form to the Notice and Claims Administrator and associate your form with your entity's records. Electronic signature is the most efficient method for returning the *Combined Subdivision Participation and Release Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via Rubris Platform Portal*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link within the New National Opioid Settlement Notice email in order to upload your entity's *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal.

(3) *Manual Signature returned via electronic mail*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be returned via electronic mail to *opioidsparticipation@rubris.com*. Please include the name, state, and reference ID of your entity in the body of the email and use the subject line *Combined Subdivision Participation and Release Form* – [Entity Name, Entity State] – [Reference ID].

Detailed instructions on how to sign and return the *Combined Subdivision Participation and Release Form*, including changing the authorized signer, can be found at National Opioid Settlement Website. You may also contact *opioidsparticipation@rubris.com*.

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The sign-on period ends on Monday, May 4, 2026.

If you have any questions about executing the *Combined Subdivision Participation and Release Form,* please contact your counsel or the Notice and Claims Administrator at *opioidsparticipation@rubris.com***.**

Thank you,
Notice and Claims Administrator

The Notice and Claims Administrator is retained to provide the settlement notice required by the settlement agreement referenced above and to manage the collection of settlement participation forms from the settlement.

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EXHIBIT G

Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity: Carson city	State: CA
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants' Settlement Agreement ("RDSA"), dated February 3, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).

2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/.*

4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating

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Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.

8. The Governmental Entity has the right to enforce the RDSA as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.

11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

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A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

UNITED STATES DISTRICT COURT

NORTHERN DISTRICT OF OHIO

EASTERN DIVISION

IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION This Document Relates to: ALL SUBDIVISION ACTIONS	MDL 2804 Case No. 1:17-md-2804 **SETTLEMENT AGREEMENT AMONG PARTICIPATING SUBDIVISIONS AND REMNANT DEFENDANTS**

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Exhibit G – Subdivision Settlement Participation Form

Exhibit H – Agreement on Attorneys' Fees, Costs, and Expenses

This Settlement Agreement, including all exhibits or related agreements attached hereto or referenced herein (collectively, the "*Agreement"*), is dated February 23, 2026, by and between the Remnant Defendants and the Participating Subdivisions (as those terms are defined below). Upon satisfaction of the conditions set forth in Section IV.C. and Section IV.D., this Agreement will be binding on all Participating Subdivisions and Remnant Defendants. This Agreement will then be filed as part of a request for a Consent Judgment with the Court pursuant to the terms set forth in Section IV.E. This Agreement is intended by the Settling Parties to fully, finally, and forever resolve, discharge, and settle the Released Claims (as that term is defined herein), upon and subject to the terms and conditions herein.

I. Definitions

As used in this Agreement, the following terms have the meanings specified below:

A. "*Action(s)*" means a lawsuit purportedly brought by or on behalf of any Litigating Subdivision against one or more Remnant Defendants coordinated under or parallel to MDL No. 2804, *In re: National Prescription Opiate Litigation*, No. 1:17-md-2804-DAP (N.D. Ohio) (hereinafter "*MDL No. 2804*"), in any court, including but not limited to, the actions listed in **Exhibit A**.

B. "*Agreement*" means this agreement, as set forth above. For the avoidance of doubt, this Agreement is inclusive of all exhibits or related agreements attached hereto or referenced herein.

C. "*Alleged Harms"* means the alleged past, present, and future financial, societal, and public nuisance harms and related expenditures arising out of the alleged misuse and abuse of Products, non-exclusive examples of which are described in the documents listed on **Exhibit B**, that have allegedly arisen as a result of the physical and bodily injuries sustained by individuals suffering from opioid-related addiction, abuse, death, and other related diseases and disorders, and that have allegedly been caused by the Released Entities.

D. "*Allocated Amount*" means the portion of Opioid Remediation Funds that a Subdivision will receive pursuant to the Plan of Allocation if it becomes a Participating Subdivision.

E. "*Attorneys' Fees and Expenses*" means payment to plaintiffs' counsel of attorneys' fees and reimbursable costs and charges (including expert and consulting fees) and includes the common benefit obligations due under the MDL Court's common benefit-related orders. Attorneys' Fees and Expenses shall be paid from the Settlement Funds pursuant to the provisions of Section VI.B.1.c. and Section VIII. of this Agreement.

F. "*Claim(s)*" means any past, present or future cause of action, claim for relief, cross-claim or counterclaim, theory of liability, demand, derivative claim, request, assessment, charge, covenant, damage, debt, lien, loss, penalty, judgment, right, obligation, dispute, suit, contract, controversy, agreement, *parens patriae* claim, promise, performance, warranty, omission, or grievance of any nature whatsoever,

whether legal, equitable, statutory, regulatory or administrative, whether arising under federal, state or local common law, statute, regulation, guidance, ordinance or principles of equity, whether filed or unfiled, whether asserted or unasserted, whether known or unknown, whether accrued or unaccrued, whether foreseen, unforeseen or unforeseeable, whether discovered or undiscovered, whether suspected or unsuspected, whether fixed or contingent, and whether existing or hereafter arising, in all such cases, including, but not limited to, any request for declaratory, injunctive, or equitable relief, compensatory, punitive, or statutory damages, absolute liability, strict liability, restitution, abatement, subrogation, contribution, indemnity, apportionment, disgorgement, reimbursement, attorney fees, expert fees, consultant fees, fines, penalties, expenses, costs or any other legal, equitable, civil, administrative, or regulatory remedy whatsoever.

G. "*Claim-Over*" means a Claim asserted by a Non-Released Entity against a Released Entity on the basis of contribution, indemnity, or other claim-over on any theory relating to a Non-Party Covered Conduct Claim asserted by a Releasor.

H. "*Compensatory Restitution Amount*" means the aggregate amount paid by the Remnant Defendants hereunder other than amounts paid as attorneys' fees and costs or identified pursuant to Section VII.A.2. as being used to pay attorney's fees, investigation costs or litigation costs. For purposes of Section VI. and Section X.V., each Remnant Defendant's portion of the Compensatory Restitution Amount shall be the portion of the Opioid Remediation Fund equal to the portion of the Pooled Settlement Amount that the Remnant Defendant contributed.

I. "*Consent Judgment*" means the judgment that the Settling Parties will mutually agree to and submit to the MDL Court for entry pursuant to Section IV.E.

J. "*Covered Conduct*" means any actual or alleged act, failure to act, negligence, statement, error, omission, breach of any duty, conduct, event, transaction, agreement, misstatement, misleading statement or other activity of any kind whatsoever, occurring at any time up to and including the Effective Date (and any past, present, or future consequence of any such act, failure to act, negligence, statement, error, omission, breach of duty, conduct, event, transaction, agreement, misstatement, misleading statement or other activity, occurring at any time up to and including the Effective Date) arising from or relating to (1) compounding, counseling and documentation relating to any Product or class of Products; (2) the discovery, development, manufacture, packaging, repackaging, marketing, promotion, advertising, labeling, recall, withdrawal, distribution, delivery, monitoring, reporting, supply, sale, prescribing, dispensing, physical security, warehousing, use or abuse of, or operating procedures relating to, any Product, or any system, plan, policy or advocacy relating to any Product or class of Products, including, but not limited to, any unbranded promotion, marketing, programs, or campaigns relating to any Product or class of Products; (3) the characteristics, properties, risks, or benefits of any Product; (4) the reporting, disclosure, non-reporting or nondisclosure to federal, state or other regulators of orders placed by

or with any Released Entity; or (5) diversion control programs or suspicious order monitoring.

K. "*Designated Subdivision*" means the Subdivision designated in writing by Plaintiffs' Settlement Counsel to undertake the acts and obligations provided for in Section X.V.

L. "*Effective Date*" means the date that the Consent Judgment entered by the MDL Court pursuant to Section IV.E. becomes a Final Judgment.

M. "*Final Judgment*" means the Consent Judgment when it has become final and non-appealable. The Consent Judgment shall be deemed to be the Final Judgment on (a) the day following the expiration of the deadline for appealing the entry by the MDL Court of the Consent Judgment (or for appealing any ruling on a timely motion for reconsideration of such Consent Judgment, whichever is later), if no such appeal is filed; or (b) if an appeal of the Consent Judgment is filed (i) the date upon which all appellate courts with jurisdiction (including the United States Supreme Court by petition for certiorari) affirm such Consent Judgment, or deny any such appeal or petition for certiorari, such that no further appeal is possible, or (ii) if no appeal is filed from the appellate court decision obtained pursuant to clause (i), the day following the expiration of the deadline for filing a petition for certiorari to the United States Supreme Court. Any appeal or other proceeding pertaining solely to any order adopting or approving a Plan of Allocation and/or to any order issued with respect to an application for Attorneys' Fees and Expenses consistent with this Agreement shall not in any way delay or preclude the Consent Judgment from becoming Final, *provided* that any such appeal or proceeding has no impact on any other aspect of the Settlement or this Agreement.

N. *"Later Litigating Subdivision"* means any Subdivision, regardless of its population, in any state, that first files a lawsuit bringing a Released Claim against a Released Entity after the Preliminary Agreement Date.

O. "*Litigating Subdivision"* means (1) any (a) General Purpose Government (including, but not limited to, a municipality, county, county subdivision, city, town, township, parish, village, borough, gore, or any other entities that provide municipal-type government), School District, or Special District within a State; and (b) any other subdivision or subdivision official or sub-entity of or located within a State (whether political, geographical or otherwise, whether functioning or non-functioning, regardless of population overlap, and including, but not limited to, Nonfunctioning Governmental Units and public institutions);[1] (2) that

[1] "General Purpose Government," "School District," and "Special District" shall correspond to the "five basic types of local governments" recognized by the U.S. Census Bureau and match the 2017 list of Governmental Units. The three (3) General Purpose Governments are county, municipal, and township governments; the two (2) special purpose governments are School Districts and Special Districts. "Fire District," "Health District," "Hospital District," and "Library District" shall correspond to categories of Special Districts recognized by the U.S. Census Bureau. References to a State's Subdivisions or to a Subdivision "in," "of," or "within" a State include Subdivisions

has brought any lawsuit, including but not limited to lawsuits filed in state court or federal court including those centralized in MDL 2804 or MDL 2996, prior to the Preliminary Agreement Date; in a direct, *parens patriae*, or any other capacity; against any defendant; that alleges or seeks to recover for harms allegedly caused by Covered Conduct. **Exhibit C** is an agreed list of all Litigating Subdivisions. **Exhibit C** will be updated (including with any corrections) periodically, and a final version of **Exhibit C** will be attached hereto as of the Reference Date.

P. "*MDL Court*" means the United States District Court for the Northern District of Ohio Eastern Division, Case No. 1:17-md-2804, Judge Dan Aaron Polster, or his duly-appointed successor.

Q. "*Non-Litigating Subdivision*" means a Subdivision that is not a Litigating Subdivision.

R. "*Non-Participating Subdivision*" means any Subdivision that is not a Participating Subdivision.

S. "*Non-Party Covered Conduct Claim*" means a Claim against any Non-Released Entity involving, arising out of, or related to Covered Conduct (or conduct that would be Covered Conduct if engaged in by a Released Entity).

T. "*Non-Party Settlement*" means a settlement by any Releasor that settles any Non-Party Covered Conduct Claim and includes a release of any Non-Released Entity.

U. "*Non-Released Entity*" means an entity that is not a Released Entity.

V. "*Notice*" means the notice advising Subdivisions of their rights with respect to this Settlement Agreement in accordance with Section IV.B.

W. "*Notice and Administrative Costs*" means the reasonable sum of money to be paid out of the Settlement Funds for Notice and related administrative costs, including escrow fees, Taxes, or Tax Expenses. For purposes of calculating a Remnant Defendant's portion of the Settlement Fund or Opioid Remediation Fund under Section VI. and Section X.V., the Notice and Administrative Costs will be deemed to be divided and paid equally by the Remnant Defendants except as provided in Section I.YY. and Section I.AA.

X. "*Notice and Claims Administrator*" means the notice and claims administrator(s) to be selected by Plaintiffs' Settlement Counsel with the consent of the Remnant Defendants.

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located within the State even if they are not formally or legally a sub-entity of the State; *provided*, *however*, that a "Health District" that includes any of the following words or phrases in its name shall not be considered a Subdivision: mosquito, pest, insect, spray, vector, animal, air quality, air pollution, clean air, coastal water, tuberculosis, and sanitary.

Y. "*Opioid Remediation*" means care, treatment, and other programs and expenditures (including reimbursement for past such programs or expenditures except where this Agreement restricts the use of funds solely to future Opioid Remediation) designed to (1) address the misuse and abuse of Products, (2) treat or mitigate opioid use or related disorders, or (3) mitigate other alleged effects of the opioid abuse crisis, including on those injured as a result of the opioid abuse crisis. **Exhibit D** provides a non-exhaustive list of expenditures that qualify as being paid for Opioid Remediation.[2]

Z. "*Opioid Remediation Fund*" means the component of the Settlement Funds described in Section VI.C.

AA. "*Opioid Remediation Funds*" means the Settlement Funds, less the payments set forth in Section VI.B.1.

BB. "*Participating Subdivision*" means a Subdivision that meets the requirements for becoming a Participating Subdivision under Section IV.C.

CC. "*Participation Report*" means the list of Subdivisions that returned a fully executed Subdivision Settlement Participation Form by the Subdivision Settlement Participation Form Submission Deadline created by the Notice and Claims Administrator.

DD. "*Plaintiffs' Settlement Counsel*" means the MDL 2804 Co-Lead Counsel, Liaison Counsel, and members of the MDL Court-appointed Settlement Negotiating Committee.

EE. "*Plan of Allocation*" means the plan or formula of allocation of the Opioid Remediation Fund set forth in **Exhibit E** that a Subdivision will receive pursuant to Section VI.C. if it becomes a Participating Subdivision. For the avoidance of doubt and notwithstanding any other provision in this Agreement, no Non-Participating Subdivision will receive any amount from the Settlement Fund, regardless of whether such Subdivision is included on **Exhibit E**.

FF. "*Pooled Settlement Amount*" means $97,625,000.00.

GG. "*Preliminary Agreement Date*" means the date this Agreement is fully executed and fully executed copies of this Agreement have been delivered to counsel for all Remnant Defendants and Plaintiffs' Settlement Counsel.

HH. "*Product*" means any chemical substance, whether used for medicinal or nonmedicinal purposes, and whether natural, synthetic, or semi-synthetic, or any finished pharmaceutical product made from or with such substance, that is: (1) an opioid or opiate, as well as any product containing any such substance; (2) a benzodiazepine, carisoprodol, or gabapentin; or (3) a combination or "cocktail" of

[2] Opioid Remediation includes amounts paid to satisfy any future demand by another governmental entity to make a required reimbursement in connection with the past care and treatment of a person related to the Alleged Harms.

chemical substances prescribed, sold, bought, or dispensed to be used together that includes opioids or opiates. "Product" shall include, but is not limited to, any substance consisting of or containing buprenorphine, codeine, fentanyl, hydrocodone, hydromorphone, meperidine, methadone, morphine, oxycodone, oxymorphone, tapentadol, tramadol, opium, heroin, carfentanil, diazepam, estazolam, quazepam, alprazolam, clonazepam, oxazepam, flurazepam, triazolam, temazepam, midazolam, carisoprodol, gabapentin, or any variant of these substances or any similar substance.

II. "*Reference Date*" means the date by which each Remnant Defendant must inform the Plaintiffs' Settlement Counsel of its determination whether the condition in Section IV.D.1. has been satisfied. The Reference Date shall be thirty (30) days after counsel for Remnant Defendants receive the Participation Report, unless it is extended by written agreement of the Remnant Defendants and Plaintiffs' Settlement Counsel.

JJ. "*Related Agreements*" means the related but individual agreements between each Remnant Defendant and Plaintiffs' Settlement Counsel, on behalf of all Participating Subdivisions, setting forth each Remnant Defendant's share of the Pooled Settlement Amount.

KK. "*Released Claims*" means any and all Claims, including Unknown Claims, that directly or indirectly are based on, arise out of, or in any way relate to or concern Covered Conduct occurring prior to the Effective Date. Without limiting the foregoing, Released Claims include any Claims that have been, are, or could be asserted against one or more Released Entities by any Participating Subdivision or Releasor in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) directly or indirectly based on, arising out of, or relating to, in whole or in part, Covered Conduct (whether or not such Releasor has brought such action or proceeding). Released Claims also include all Claims against Released Entities asserted in any proceeding to be dismissed pursuant to this Agreement, whether or not such claims relate to Covered Conduct. The Settling Parties intend that this term be interpreted broadly. For the avoidance of doubt, Released Claims do not include Claims of private individuals. It is the intent of the Parties that Claims by private individuals be treated in accordance with applicable law. Released Claims is also used herein to describe claims brought by a non-party Subdivision that would have been Released Claims if they had been brought by a Releasor against a Released Entity.

LL. "*Released Entities*" means, with respect to Released Claims, the Remnant Defendants and:

1. all past and present subsidiaries, divisions, predecessors, successors, and assigns (in each case, whether direct or indirect) of each Remnant Defendant;

2. all past and present subsidiaries and divisions (in each case, whether direct or indirect) of any entity described in subsection (1);

3. the respective past and present officers, directors, members, trustees, and employees of any of the foregoing (each for actions that occurred during and related to their work for, affiliation or employment with, any of the Remnant Defendants or the foregoing entities);

4. all past and present joint ventures (whether direct or indirect) of each Remnant Defendant or its subsidiaries, including in any Remnant Defendant's or its subsidiary's capacity as a participating member in such joint venture;

5. all direct or indirect parents and shareholders of the Remnant Defendants (solely in their capacity as parents or shareholders of the applicable Remnant Defendant with respect to Covered Conduct); and

6. any insurer of any Remnant Defendant or any person or entity otherwise described in subsections (1)-(5) (solely in its role as insurer of such person or entity and subject to the last sentence of Section IX.B.2.).

An illustrative list of joint ventures, subsidiaries and affiliates and predecessor entities for each Remnant Defendant is set forth in **Exhibit F**. Any person or entity described in subsections (3)-(6) shall be a Released Entity solely in the capacity described in such clauses and shall not be a Released Entity with respect to its conduct in any other capacity. With respect to joint ventures (including predecessor entities), only entities listed on **Exhibit F** are Released Entities. Current or former Defendants in In re: National Prescription Opiate Litigation, No. 1: 17-md-2804 (N.D. Ohio) ("MDL") or in other pending litigation asserting a Claim for Covered Conduct not identified in **Exhibit F** are not considered Released Entities, provided, however, that any Remnant Defendant entities that fall within clauses (1)-(5) above against whom Released Claims are brought in the MDL on or after the Preliminary Agreement Date shall be considered Released Entities even if not listed on **Exhibit F**. For the avoidance of doubt, any entity acquired, or joint venture entered into, by a Remnant Defendant after the Effective Date is not a Released Entity.

MM. "*Releasors*" means, with respect to Released Claims, (1) each Participating Subdivision and, (2) without limitation and to the maximum extent of the power of each Participating Subdivision to release Claims, (a) the Participating Subdivision's departments, agencies, divisions, boards, commissions, subdivisions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity, whether elected or appointed to serve any of the foregoing, and any agency, person, or other entity claiming by or through any of the foregoing, and (b) any person or entity acting in a *parens patriae*, sovereign, quasi-sovereign, private attorney general, *qui tam*, taxpayer, or other capacity seeking relief on behalf of or generally applicable to the general public with

respect to a Participating Subdivision, whether or not any of them participate in this Agreement. The inclusion of a specific reference to a type of entity in this definition shall not be construed as meaning that the entity is not a Participating Subdivision. In addition to being a Releasor as provided herein, a Participating Subdivision shall also provide the Subdivision Settlement Participation Form referenced in Section IV.C. providing for a release to the fullest extent of the Participating Subdivision's authority.

NN. "*Remnant Defendants*" means Associated Pharmacies, Inc., American Associated Pharmacies, J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris & Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., United Natural Foods, Inc. (including without limitation its direct and indirect subsidiaries SuperValu, Inc., Advantage Logistics Southwest, Inc., Advantage Logistics USA West, L.L.C., Advantage Logistics USA East, L.L.C., and UNFI Distribution Company, LLC) collectively, and all their past and present subsidiaries (excluding, in the case of United Natural Foods, Inc., New Albertsons, Inc. (a former subsidiary of SuperValu, Inc.)), divisions, predecessors, successors, and assigns (in each case, whether direct or indirect). Each individually is a "Remnant Defendant." For the avoidance of doubt, nothing in this Agreement releases or is intended to release Albertsons Companies, Inc. or any of its subsidiaries.

OO. "*Settlement*" means the settlement of the Released Claims between the Settling Parties on the terms and conditions set forth in this Agreement.

PP. "*Settlement Fund*" means the interest-bearing account to be established and controlled by the Settlement Fund Administrator as set forth in Section III.

QQ. "*Settlement Funds*" means the Pooled Settlement Amount plus any interest that may accrue on the Pooled Settlement Amount from the date the Remnant Defendants pay the Pooled Settlement Amount in the Settlement Fund or any portion thereof.

RR. "*Settlement Fund Administrator*" means the agent to be selected as set forth in Section III.D.

SS. "*Settlement Participation Form Submission Deadline*" means sixty (60) days after the Preliminary Agreement Date, unless it is extended by written agreement of the Remnant Defendants and Plaintiffs' Settlement Counsel.

TT. "*Settling Parties"* means, collectively, the Participating Subdivisions and Remnant Defendants.

UU. "*State*" means any state of the United States of America including their respective agencies, departments, and instrumentalities.

VV. "*State-Subdivision Agreement*" means an agreement that a State reaches with the Subdivisions in that State regarding the allocation, distribution, and/or use of

funds allocated to its Subdivisions under this Agreement. Preexisting agreements addressing funds other than those allocated pursuant to this Agreement shall qualify if adopted pursuant to the terms of a national opioid settlement or by statute.

WW. "*Subdivisions*" means (1) all formal and legally recognized sub-entities and sub-entity officials (acting in an official capacity on behalf of a sub-entity) of a State that have a population of 30,000 or more (as recognized in the most recent U.S. Census), (2) all Litigating Subdivisions, and, for the avoidance of doubt, (3) all plaintiffs listed on Exhibit A. For the avoidance of doubt, "Subdivisions" includes sub-entities and sub-entity officials that meet the above criteria, and that provide general governance for a defined area, including a county, parish, city, town, village, or similar entity. Unless otherwise specified, "Subdivisions" includes all functional counties and parishes and other functional levels of sub-entities of a State that provide general governance for a defined area, as well as all Special Districts and historic, non-functioning sub-entities that are also Litigating Subdivisions.

XX. "*Subdivision Settlement Participation Form*" means the document or online form, in the form attached as **Exhibit G** to this Agreement, that Participating Subdivisions must execute and return to the Claims Administrator to participate in the Settlement and receive a payment pursuant to this Agreement and the Plan of Allocation, and which shall (1) make such Participating Subdivisions signatories to this Agreement, (2) include a full and complete release of any and all of such Subdivision's claims, and (3) require the prompt dismissal with prejudice of any Released Claims that have been filed by any such Participating Subdivisions.

YY. "*Taxes*" means taxes (including any estimated taxes, interest, or penalties) arising with respect to the income earned by the Settlement Fund, including, without limitation, any taxes or tax detriments that may be imposed upon the Remnant Defendants, their counsel, or any Released Entity with respect to any income earned by the Settlement Fund for any period during which the Settlement Fund does not qualify as a qualified settlement fund for federal or state income tax purposes. For purposes of calculating a Remnant Defendant's portion of the Settlement Fund or Opioid Remediation Fund under Section VI. and Section X.V., Taxes will be deemed to be divided and paid by the Remnant Defendants in proportion to the amounts they contributed to the Pooled Settlement Amount.

ZZ. "*Tax Expense*" means all expenses and costs incurred in connection with the operation and implementation of Section III., including, without limitation, expenses of tax attorneys and/or accountants (including the Settlement Fund Administrator) and mailing and distribution costs and expenses relating to filing (or failing to file) the returns described in Section III.E. For purposes of calculating a Remnant Defendant's portion of the Settlement Fund or Opioid Remediation Fund under Section VI. and Section X.V., the Tax Expense will be deemed to be divided and paid equally by all Remnant Defendants.

AAA. "*Termination Refund*" means the amount of the Settlement Funds to be returned to a Remnant Defendant that elects to terminate this Agreement pursuant to Section V.C. The Termination Refund shall be the portion of the Settlement Fund equal to the portion of the Pooled Settlement Amount contributed by the Remnant Defendant, plus all interest and/or earnings thereon, less its portion of any Notice and Administrative Costs, including any Taxes or Tax Expenses, that have been paid, incurred, or are due and owing as of the date the notice of termination is given.

BBB. "*Unknown Claims*" means any Released Claim that a Participating Subdivision or Releasor does not know or suspect to exist in their favor at the time of the release of the Released Entities that, if known by them, might have affected their settlement with and release of the Released Entities.

II. Representations and Warranties

A. **Plaintiffs' Settlement Counsel's Representations and Warranties.** Plaintiffs' Settlement Counsel represents and warrants to the Remnant Defendants as follows:

1. Plaintiffs' Settlement Counsel believes the Settlement is fair, reasonable, adequate, and beneficial to the Subdivisions and that participation in the Settlement would be in their best interests.

2. Because Plaintiffs' Settlement Counsel believes that the Settlement is in the best interests of the Subdivisions, Plaintiffs' Settlement Counsel will use their best reasonable efforts to encourage and assist the Subdivisions to participate in this Settlement.

B. **Participating Subdivisions' Representations and Warranties.** By electing to become a party to this Agreement, each Participating Subdivision represents and warrants to the Remnant Defendants as follows:

1. each Participating Subdivision has received legal advice from its attorneys regarding the advisability of entering into this Agreement and the legal consequences of this Agreement;

2. each Participating Subdivision is not relying on any statement, representation, omission, inducement, or promise by Remnant Defendants, except those expressly stated in this Agreement;

3. each Participating Subdivision has, with the assistance of its attorneys, investigated the law and facts pertaining to the Released Claims and the Settlement;

4. each Participating Subdivision has carefully read, and knows and understands, the full contents of this Agreement and is voluntarily entering into this Agreement after having consulted with its attorneys;

5. each Participating Subdivision has all necessary authority to enter into this Agreement and release all Released Claims on behalf of itself and all other entities that are Releasors by virtue of their relationship or association with it;

6. each Participating Subdivision has authorized the execution and performance of its Participation Agreement, and has authorized the person signing this Agreement on its behalf to do so;

7. upon execution of its respective Participation Agreement, each Participating Subdivision accepts, agrees to, and ratifies the terms of this Agreement; and

8. no portion of any relief under this Agreement to which any of the Participating Subdivisions may be entitled has been assigned, transferred, or conveyed by or for any of the Participating Subdivisions to any other person or entity.

C. **Remnant Defendants' Representations and Warranties.** Remnant Defendants represent and warrant to Participating Subdivisions as follows:

1. each of the Remnant Defendants has received legal advice from its attorneys regarding the advisability of entering into this Agreement and the legal consequences of this Agreement;

2. none of the Remnant Defendants is relying on any statement, representation, omission, inducement, or promise by Plaintiffs' Settlement Counsel or any Subdivision, except those expressly stated in this Agreement;

3. each of the Remnant Defendants, with the assistance of its attorneys, has investigated the law and facts pertaining to the Released Claims and the Settlement;

4. each of the Remnant Defendants has carefully read, and knows and understands, the full contents of this Agreement and is voluntarily entering into this Agreement after having consulted with its attorneys; and

5. each of the Remnant Defendants has all necessary authority to enter into this Agreement, has authorized the execution and performance of this Agreement, and has authorized the person signing this Agreement on its behalf to do so.

III. Settlement Fund

A. **Settlement Payment.** The Remnant Defendants shall pay into the Settlement Fund the Pooled Settlement Amount in consideration of the covenants, agreements, and releases

set forth in this Agreement. The Pooled Settlement Amount shall be allocated and used only as specified in Section VII.

1. Payments of the Pooled Settlement Amount to the Settlement Fund will be allocated among the Remnant Defendants in accordance with each Remnant Defendant's agreed portion as separately negotiated and agreed to by each Remnant Defendant with Plaintiffs' Settlement Counsel in the Related Agreements. A Remnant Defendant's sole responsibility for payments under this Agreement and any related agreements (including without limitation the Fee Agreement attached hereto as **Exhibit H**) shall be to pay its respective portion of the Pooled Settlement Amount. The obligations of the Remnant Defendants in this Agreement are several and not joint. No Remnant Defendant shall be responsible for any portion of another Remnant Defendant's share.

2. The Remnant Defendants shall pay into the Settlement Fund by wire transfer their respective portion of the Pooled Settlement Amount within forty-five (45) days of the later of (1) receipt of a fully executed copy of this Settlement Agreement, or (2) the Remnant Defendants' receipt of the information and instructions required to effectuate the wire transfer.

3. The Settlement Funds will be held in escrow in the Settlement Fund until the Effective Date. If the Effective Date does not occur as to one or more Remnant Defendants, the Settlement Fund Administrator will return to each Remnant Defendant for which the Effective Date did not occur, its portion of the Pooled Settlement Amount with accrued interest less that Remnant Defendant's portion of (1) any Notice and Administrative Costs incurred, and (2) any Taxes and Tax Expense due or becoming due.

4. Upon the occurrence of the Effective Date, the Pooled Settlement Amount shall not be subject to reduction and no funds may be returned to any Remnant Defendant, except as otherwise provided in this Agreement.

B. **Nature of Payment.** Each of the Remnant Defendants and Participating Subdivisions acknowledges and agrees that notwithstanding anything to the contrary in this Agreement, including but not limited to, the scope of the Released Claims:

1. It has entered into this Agreement to avoid the delay, expense, inconvenience, and uncertainty of further litigation;

2. (a) The Participating Subdivisions sought compensatory restitution (within the meaning of 26 U.S.C. § 162(f)(2)(A)) as damages for the Alleged Harms allegedly suffered by the Participating Subdivisions; (b) the Compensatory Restitution Amount is no greater than the amount, in the aggregate, of the Alleged Harms allegedly suffered by the Participating Subdivisions; and (c) the portion of the Compensatory Restitution Amount received by each Participating Subdivision is no greater than the amount

of the Alleged Harms allegedly suffered by such Participating Subdivision;

3. The payment of the Compensatory Restitution Amount by the Remnant Defendants constitutes, and is paid for, compensatory restitution (within the meaning of 26 U.S.C. § 162(f)(2)(A)) for alleged damage or harm (as compensation for alleged damage or harm arising out of and/or because of alleged bodily injury) allegedly caused by the Remnant Defendants;

4. The Compensatory Restitution Amount is being paid as compensatory restitution (within the meaning of 26 U.S.C. § 162(f)(2)(A)) in order to restore, in whole or in part, the Participating Subdivisions to the same position or condition that they would be in had the Participating Subdivisions not suffered the Alleged Harms; and

5. For the avoidance of doubt: (a) no portion of the Compensatory Restitution Amount represents reimbursement to any Participating Subdivision or other person or entity for the costs of any investigation or litigation, (b) the entire Compensatory Restitution Amount is properly characterized as described in Section III.B., and (c) no portion of the Compensatory Restitution Amount constitutes disgorgement or is properly characterized as the payment of statutory or other fines, penalties, multiple or treble damages, punitive damages, or other punitive assessments.

C. **No Other Payments.** Other than payment under Section III.A. of this Agreement, the Remnant Defendants shall have no obligations to make any further or additional payment of any sort or kind in connection with this Agreement or the Settlement.

D. **The Settlement Fund and Administrator.**

1. Plaintiffs' Settlement Counsel shall arrange for the Settlement Fund to be established at Huntington Bank, with Law Office of Joseph C. Tann, PLLC and Winbridge Partners, LLC serving as the Settlement Fund Administrator subject to an escrow agreement mutually acceptable to Plaintiffs' Settlement Counsel and Remnant Defendants, and such escrow to be administered under the MDL Court's continuing supervision and control. The Settlement Fund Administrator will act as an independent and neutral third party in the performance of its functions including administering and disbursing funds from the Settlement Fund and the Opioid Remediation Fund. To the extent that there is any ambiguity or inconsistency when this Agreement and the escrow agreement are read together, the terms of this Agreement shall control.

2. The Settlement Fund Administrator shall invest the Pooled Settlement Amount deposited pursuant to Section III.A. in U.S. agency or treasury securities or other instruments backed by the full faith and credit of the U.S. government or an agency thereof, or fully insured by the U.S.

government or an agency thereof and shall reinvest the proceeds of these instruments as they mature in similar instruments at their then-current market rates; *provided*, *however*, that the Settlement Fund Administrator will not invest in any instruments that a "*qualified settlement fund*," within the meaning of Treas. Reg. § 1.468B-1, *et seq.*, is not permitted to invest in, pursuant to the Treasury regulations, or any modification in Internal Revenue Service ("*IRS*") guidelines, whether set forth in IRS rulings, other IRS pronouncements or otherwise. All risks related to the investment of the Settlement Funds shall be borne by the Settlement Fund, and any losses in the Settlement Fund shall be borne by the Settlement Fund and shall not be recoverable from the Remnant Defendants. The Remnant Defendants shall have no responsibility for, interest in, or liability whatsoever with respect to the investment decisions or the actions of the Settlement Fund Administrator or any transactions executed by the Settlement Fund Administrator related to the investment of the Settlement Funds.

3. The Settlement Fund Administrator shall not, and Plaintiffs' Settlement Counsel shall not instruct the Settlement Fund Administrator to, disburse the Settlement Funds, except as provided in this Agreement or by order of the MDL Court. For the avoidance of doubt, the Settlement Fund Administrator is authorized, and Plaintiffs' Settlement Counsel is authorized to instruct the Settlement Fund Administrator, to execute such transactions as are consistent with the terms of this Agreement or as directed by the MDL Court, including but not limited to execute transactions prior to the Effective Date to enable payment of Notice and Administrative Costs as incurred.

4. All funds held in the Settlement Fund shall be deemed and considered to be *in custodia legis* of the MDL Court, and shall remain subject to the jurisdiction of the MDL Court, until such time as such funds are distributed pursuant to this Agreement and/or further order(s) of the MDL Court.

E. **Taxes.**

1. The Settlement Fund shall be, and shall be treated by the Settling Parties and the Settlement Fund Administrator as being at all times, a "qualified settlement fund" within the meaning of Treas. Reg. § 1.468B-1 (and corresponding or similar provisions of state, local, or foreign law, as applicable), and the MDL Court shall have continuing jurisdiction over the Settlement Fund, pursuant to Treas. Reg. § 1.468B-1(c)(1), and over the Settlement Fund Administrator as its administrator. The Settlement Fund Administrator shall not take any action or tax position inconsistent with such treatment. In addition, the Settlement Fund Administrator shall timely make such elections as necessary or advisable and do all things necessary to carry out the provisions of this Section III., and shall, in any

event, make any available "*relation-back election*" (as defined in Treas. Reg. § 1.468B-1(j)(2) (and corresponding or similar elections under state, local, or foreign law, as applicable)), back to the earliest permitted date. Such elections shall be made in compliance with the procedures and requirements contained in such regulations. It shall be the responsibility of the Settlement Fund Administrator to timely and properly prepare and deliver the necessary documentation for signature by all necessary parties, and thereafter to cause the appropriate filing to occur. The Settling Parties agree to take any other reasonable actions as shall be necessary to ensure that the Settlement Fund qualifies as a qualified settlement fund for federal and state income tax purposes including but not limited to requesting the MDL Court to formally (i) approve the Settlement Fund as a "qualified settlement fund" within the meaning of Treas. Reg. § 1.468B-1, and (ii) confirm its continuing jurisdiction over the Settlement Fund and the Opioid Remediation Fund. Notwithstanding anything in this Agreement to the contrary, the Settlement Fund Administrator shall not on behalf of or in connection with the Settlement Fund request a private letter ruling, technical advice memorandum or any other ruling or guidance from the Internal Revenue Service or any other taxing authority on any matter without consulting with and obtaining the prior written consent of each Remnant Defendant.

2. For the purpose of § 468B of the Internal Revenue Code of 1986, as amended, and Treas. Reg. § 1.468B-2(k)(3) (and any corresponding or similar provisions of state, local or foreign law, as applicable), the qualified settlement fund "administrator" shall be the Law Office of Joseph C. Tann, PLLC and Winbridge Partners, LLC. Plaintiffs' Settlement Counsel shall cooperate with and cause the Settlement Fund Administrator to, and the Settlement Fund Administrator shall satisfy the administrative requirements imposed by Treas. Reg. § 1.468B-2 (and any similar provisions of state, local or foreign law, as applicable) by, for example: (i) obtaining employer identification numbers and providing the same in an IRS Form W-9 to the Remnant Defendants; (ii) satisfying any information reporting or withholding requirements imposed with respect to the Settlement Fund, including with respect to any distributions from the Settlement Fund; (iii) timely and properly filing or causing to be filed all informational and other tax returns or filings necessary or advisable with respect to the Settlement Fund (including, without limitation, the returns described in Treas. Reg. § 1.468B-2(k)) and paying any taxes reported thereon; (iv) sending copies of all such tax returns and filings to the Remnant Defendants; and (v) providing instructions for the release of sufficient funds from the Settlement Fund to pay all Taxes owed by the Settlement Fund in accordance with Section III. and Treas. Reg. § 1.468B-2 and any applicable state, local or other tax laws. Such returns, as well as the relation-back election described in Section III.E.1., shall be consistent with the provisions of this Section III.E.2. and in all events shall reflect that all Taxes as defined in Section I.YY. on the income earned by the

Settlement Fund shall be paid out of the Settlement Funds as provided in Section III.E.3. Each Released Entity shall provide to the administrator and the IRS the statement described in Treas. Reg. § 1.468B-3(e)(2) no later than February 15th of the year following each calendar year in which such Released Entity made its transfer to the Settlement Fund. The Released Entities shall have no responsibility or liability for the Settlement Fund's tax returns or other filings.

3. The following shall be paid out of the Settlement Funds: (i) all Taxes (including any estimated taxes, interest, or penalties) arising with respect to the income earned by the Settlement Fund, including, without limitation, any taxes or tax detriments that may be imposed upon the Remnant Defendants, their counsel, or any Released Entity with respect to any income earned by the Settlement Fund for any period during which the Settlement Fund does not qualify as a qualified settlement fund for federal or state income tax purposes (collectively, "*Taxes*"), and (ii) all Tax Expenses. In all events, neither the Remnant Defendants nor any other Released Entity nor their counsel shall have any liability or responsibility for any Taxes or Tax Expenses. With funds from the Settlement Fund, the Settlement Fund Administrator shall indemnify and hold harmless the Remnant Defendants and any other Released Entity and their counsel for all Taxes and Tax Expenses (including, without limitation, Taxes payable by reason of any such indemnification). Further, all Taxes and Tax Expenses shall be treated as, and considered to be, a cost of administration of the Settlement Fund and shall timely be paid by the Settlement Fund Administrator out of the Settlement Funds without prior order from the MDL Court. The Settlement Fund Administrator shall be obligated (notwithstanding anything herein to the contrary) to withhold from any funds necessary to pay such amounts, including the establishment of adequate reserves for any Taxes and Tax Expenses (as well as any amounts that may be required to be withheld under Treas. Reg. § 1.468B-2(1)(2)) (and any corresponding or similar provisions of state, local or foreign law, as applicable). Neither the Remnant Defendants nor any Released Entity nor their counsel is responsible therefor, nor shall they have any liability therefor. The Settling Parties agree to cooperate with the Settlement Fund Administrator, each other, their tax attorneys, and their accountants to the extent reasonably necessary to carry out the provisions of this Section III.E.3. and with respect to any tax claim, dispute, investigation, audit, examination, contest, litigation, or other proceeding relating to this Agreement.

IV. Implementing the Agreement

A. **Stay.** Following the Preliminary Agreement Date, Plaintiffs' Settlement Counsel and Remnant Defendants shall promptly jointly inform the MDL Court and jointly undertake reasonable best efforts to stay the Actions as to the Remnant Defendants.

B. **Notice to the Subdivisions.** No later than seven (7) calendar days after the Preliminary Agreement Date, the Notice and Claims Administrator shall send individual written Notice of the opportunity to participate in this Agreement and the requirements of participation to all Subdivisions. The form and manner of Notice agreed upon by the Parties shall be provided by the Notice and Claims Administrator to the Subdivisions. The notice shall include a Subdivision Settlement Participation Form and shall provide prominent notice of the Subdivision Settlement Participation Form Submission Deadline. Nothing contained herein shall preclude Plaintiffs' Settlement Counsel from providing further notice to or otherwise contacting any Subdivision about becoming a Participating Subdivision, including beginning any of the activities described in this paragraph prior to the Preliminary Agreement Date.

C. **Participation by Subdivisions.**

1. A Subdivision may become a Participating Subdivision by returning an executed Subdivision Settlement Participation Form to the Notice and Claims Administrator specifying (1) that the Subdivision agrees to the terms of this Agreement, (2) that the Subdivision releases all Released Claims against all Released Entities, (3) that the Subdivision agrees to use monies it receives from the Opioid Remediation Fund, if any, pursuant to the applicable requirements of Section VII., *provided, however,* that Non-Litigating Subdivisions may only use monies originating from the Opioid Remediation Fund for purposes that qualify as Opioid Remediation, and (4) the Subdivision submits to the jurisdiction of the MDL Court for purposes limited to the MDL Court's role under this Agreement. The required Subdivision Settlement Participation Form is attached as **Exhibit G**.

2. The eligibility of entities that submit Subdivision Settlement Participation Forms to participate in the Settlement as Participating Subdivisions will be subject to confirmation by the Notice and Claims Administrator.

3. Subdivision Settlement Participation Forms shall be deemed valid only for the entity named in the request.

4. Subdivision Settlement Participation Forms shall be deemed timely if received by the Notice and Claims Administrator no later than the Subdivision Settlement Participation Form Submission Deadline, or otherwise as agreed in writing by Plaintiffs' Settlement Counsel and the Remnant Defendants.

5. A Subdivision that has not submitted a Settlement Participation Form, and is thus a Non-Participating Subdivision, shall not directly receive any portion of the Opioid Remediation Funds. The Remnant Defendants reserve all of their legal rights and defenses with respect to Non-Participating Subdivisions.

6. Within ten (10) calendar days of the Subdivision Settlement Participation Form Submission Deadline, as extended by written agreement, the Notice and Claims Administrator shall deliver to Plaintiffs' Settlement Counsel and Remnant Defendants the Participation Report.

7. Within fifteen (15) calendar days of delivering the Participation Report, the Notice and Claims Administrator shall deliver to Remnant Defendants copies of all Subdivision Settlement Participation Forms.

D. **Notice by Remnant Defendants.**

1. After receiving the Participation Report, each Remnant Defendant will individually determine on or before the Reference Date whether there is sufficient Subdivision participation and sufficient resolution or dismissal of the Claims of the Litigating Subdivisions to proceed with this Agreement. The determination shall be in the sole discretion of the Remnant Defendant and may be based on any criteria or factors deemed relevant by the Remnant Defendant.

2. On or before the Reference Date, each Remnant Defendant shall inform Plaintiffs' Settlement Counsel of its determination pursuant to Section IV.D.1. If one or more Remnant Defendants determine to proceed, those Parties will proceed to file the motion for a Consent Judgment and the obligations in the Subdivision Settlement Participation Form will become effective and binding as of the Effective Date. If one or more Remnant Defendants determine not to proceed, those Remnant Defendants shall serve notice of their decision to terminate this Agreement as to them only in accordance with Section V.C.

E. **Entry of Consent Judgment.**

1. Within fourteen (14) days after the Reference Date (or the next business day thereafter), the Settling Parties shall submit an appropriate motion to the MDL Court reporting upon the Settlement as specified herein, including the Participation Report, and jointly requesting that the MDL Court:

   a. enter a final consent judgment dismissing the Actions coordinated under MDL No. 2804 with prejudice as to the Remnant Defendants and, except as provided for in this Agreement, without costs or attorneys' fees;

   b. direct Participating Subdivisions to dismiss the other Actions not coordinated under MDL No. 2804 with prejudice as to the Remnant Defendants and, except as provided for in this Agreement, without costs or attorneys' fees;

c. discharge and release the Released Entities from all Released Claims;

d. permanently bar and enjoin the institution and prosecution by Participating Subdivisions of any other action against the Released Entities in any forum asserting any claims related in any way to the Released Claims;

e. reserve and continue exclusive jurisdiction over the Settlement, including the Settlement Fund, Opioid Remediation Fund, the Settlement Fund Administrator, the Notice and Claims Administrator, and all future proceedings concerning the administration, consummation, and enforcement of this Agreement;

f. determine pursuant to Federal Rule of Civil Procedure 54(b) that there is no just reason for delay and direct entry of a final judgment as to the Participating Subdivisions and the Remnant Defendants; and

g. confirm such other and further provisions consistent with the terms of this Agreement to which the Settling Parties expressly consent in writing.

2. In connection with the filing of the motion for a Consent Judgment, Plaintiffs' Settlement Counsel will also request that the MDL Court approve the proposed Plan of Allocation, as altered by subsequent agreement, if any, pursuant to Section VII.B.3, and apply the MDL Court's prior common benefit Orders to the Settlement Funds.

3. Participating Subdivisions shall be subject to and bound by the provisions of this Agreement, the releases contained herein, and the Final Judgment.

V. Conditions of Settlement; Effect of Disapproval, Cancellation, or Termination

A. Occurrence of Effective Date.

1. Upon the Effective Date, any and all remaining interest or right of the Remnant Defendants that have elected to proceed with the Settlement, in or to the Settlement Funds, if any, shall be absolutely and forever extinguished except as provided by this Agreement, and the Settlement Funds (less any Notice and Administrative Costs, Taxes, Tax Expenses, or Attorneys' Fees and Expenses paid) shall be transferred from the Settlement Fund to the Opioid Remediation Fund, and from the Settlement Fund Administrator to the Notice and Claims Administrator as successor Settlement Fund Administrator, within ten (10) business days of the Notice and Claims Administrator notifying Plaintiffs' Settlement Counsel

it is ready to distribute the Opioid Remediation Funds, which must be after the Effective Date.

2. Upon the Effective Date, the Participating Subdivisions shall dismiss the Actions with prejudice as to the Released Entities, including all Actions listed on **Exhibit A**, as provided for in the Consent Judgment.

B. **Failure of Effective Date to Occur.** In the event that the Effective Date does not occur for any reason as to one or more Remnant Defendants, including for the reasons set forth in Sections IV.C., then this Agreement shall be cancelled and terminated as to those Remnant Defendants for which the Effective Date does not occur only, unless the affected Settling Parties mutually agree in writing to proceed with this Agreement.

C. **Termination**.

1. Prior to the Effective Date, this Agreement may be terminated by a Remnant Defendant as to it (but not as to any other Remnant Defendant) by serving on Plaintiffs' Settlement Counsel and counsel for the other Remnant Defendants a written notice of termination within ten (10) calendar days (or such longer time as may be agreed between Remnant Defendants and Plaintiffs' Settlement Counsel) after any of the following occurrences:

   a. the Remnant Defendant provides written notice of its election not to proceed under Section IV.D.2.;

   b. a Consent Judgment approving this Agreement without modification of any of this Agreement's terms has not been entered by the MDL Court on or before one hundred eighty (180) calendar days after the Preliminary Agreement Date;

   c. this Agreement or the Consent Judgment has been disapproved by the MDL Court (or, in the event of an appeal from or review of a decision of the MDL Court to approve this Agreement and the Consent Judgment, by the court hearing such appeal or conducting such review), and the time to appeal from such disapproval has expired, or, in the event of an appeal from such disapproval, the appeal has been dismissed or the disapproval has been affirmed by the court of last resort to which such appeal has been taken and such dismissal or disapproval has become no longer subject to further appeal (including, without limitation, review by the United States Supreme Court); or

   d. the Effective Date does not otherwise occur within one hundred eighty (180) calendar days after the Preliminary Agreement Date.

2. If this Agreement is terminated by one or more Remnant Defendants pursuant to Section V.C.1.:

a. Plaintiffs' Settlement Counsel must notify the Settlement Fund Administrator and/or the Notice and Claims Administrator of those Remnant Defendants' decision to terminate this Agreement within seven (7) days of receiving written notice of such termination and instructions from those Remnant Defendants required to effectuate the wire transfer for the Termination Refund;

b. the Settlement Fund Administrator and/or the Notice and Claims Administrator shall transfer the Termination Refund to those Remnant Defendants within seven (7) days of receiving written notice from Plaintiffs' Settlement Counsel; and

c. upon receipt of the Termination Refund, this Agreement and all of its terms (except Section X.L. and any other non-admissibility provisions, which shall continue in full force and effect) shall be canceled and terminated, and this Agreement and all orders issued pursuant to this Agreement shall become null and void and of no effect as between the Participating Subdivisions and the terminating Remnant Defendants only. The Participating Subdivisions and those Remnant Defendants shall be returned to the status quo that existed in the Actions immediately prior to their entry into this Settlement Agreement (subject to appropriate extensions of deadlines to enable the Actions to proceed), and the Participating Subdivisions and the terminating Remnant Defendants shall retain all of their respective rights and defenses as of immediately prior to their entry into this Settlement Agreement. The Participating Subdivisions and those Remnant Defendants shall then proceed in all respects as if this Agreement and any related orders had not been executed.

VI. Notice and Claims Administrator

A. **Selection of Notice and Claims Administrator.** Plaintiffs' Settlement Counsel shall nominate, subject to the consent of the Remnant Defendants, an entity to serve as Notice and Claims Administrator that meets the following requirements:

1. The Notice and Claims Administrator will be bound by an agreement mutually acceptable to Plaintiffs' Settlement Counsel and Remnant Defendants.

2. The Notice and Claims Administrator will act as an independent and neutral third party in the performance of its functions including administering and disbursing funds from the Settlement Fund and the Opioid Remediation Fund.

3. The Notice and Claims Administrator may not be an entity that has acted as counsel for, or otherwise represented, a party in claims relating to Products.

4. The Notice and Claims Administrator shall have the authority to perform all actions consistent with the terms of this Agreement that the Notice and Claims Administrator deems to be reasonably necessary to effectuate the notice. Subject to the Parties' approval, the Notice and Claims Administrator may retain any entity that the Notice and Claims Administrator deems to be reasonably necessary to provide assistance in effectuating Notice to the Participating Subdivisions.

5. The Notice and Claims Administrator's role generally shall include, consistent with the terms of this Agreement, administration of the proposed Settlement, including receiving, preserving, reviewing, analyzing, and approving Participation Forms, including all supporting documentation, as well as distributing and overseeing distribution of the Opioid Remediation Fund according to the Plan of Allocation.

6. Any successor to the initial Notice and Claims Administrator shall be subject to the consent of all Settling Parties, shall fulfill the same functions from and after the date of succession, and shall be bound by the determinations made by the predecessor(s) to date.

7. The Notice and Claims Administrator shall have no authority to alter in any way the Settling Parties' or Participating Subdivisions' rights and obligations under this Agreement.

8. The Remnant Defendants and Released Entities shall have no involvement with or responsibility for supervising the Notice and Claims Administrator and are not subject to the authority of the Notice and Claims Administrator.

9. All fees, costs, and expenses incurred in the administration and/or work by the Notice and Claims Administrator, including fees, costs, and expenses of the Notice and Claims Administrator, as well as the costs of distributing the Notice, shall be paid from the Settlement Funds. Remnant Defendants shall have no obligation to pay any such fees, costs, and expenses other than the Pooled Settlement Amount.

B. **Distribution of Settlement Fund.**

1. The Notice and Claims Administrator shall administer the claims submitted by Participating Subdivisions and shall oversee distribution of the Settlement Funds, including distribution of amounts in the Opioid Remediation Fund to Participating Subdivisions pursuant to the Plan of Allocation. Subject to the terms of this Agreement and any order(s) of the

MDL Court, as may be necessary or as circumstances may require, the Settlement Funds shall be applied as follows:

a. to pay Taxes and Tax Expenses on the Settlement Funds (but not on any individual distributions to Participating Subdivisions made pursuant to the Plan of Allocation);

b. to pay Notice and Administrative Costs (including escrow fees and costs);

c. to pay the Attorneys' Fees and Expenses, as set forth in and pursuant to the provisions of Section VII. of this Agreement; and

d. to distribute the balance, which constitutes the "Opioid Remediation Funds," to Participating Subdivisions as allowed by this Agreement and the Plan of Allocation.

2. No amount may be disbursed from the Settlement Fund until the Effective Date, except that: (a) Notice and Administrative Costs (including escrow fees and costs) may be paid from the Settlement Fund as they become due, and (b) Taxes and Tax Expenses on the Settlement Funds may be paid from the Settlement Fund as they become due.

C. **Distribution of Opioid Remediation Fund.** Upon the Effective Date and thereafter, and in accordance with the terms of this Agreement, the Plan of Allocation, and any further order(s) of the MDL Court, the Opioid Remediation Funds shall be distributed to Participating Subdivisions as provided by Section VI.B.1.d.

VII. Use and Allocation of Opioid Remediation Fund.

A. Use of Opioid Remediation Funds.

1. It is the intent of the Parties that the payments disbursed from the Opioid Remediation Fund to Participating Subdivisions be for Opioid Remediation as set forth in **Exhibit D**: List of Opioid Remediation Uses, all of which are compensatory and remedial in nature consistent with the restitution characterization under 26 U.S.C. § 162(f)(2)(A). In no event may less than ninety-five percent (95%) of the Opioid Remediation Funds be spent on Opioid Remediation.

2. While disfavored by the Parties, a Participating Subdivision set forth on **Exhibit C** may use monies from the Opioid Remediation Fund (that have not been restricted by this Agreement solely to future Opioid Remediation) for purposes that do not qualify as Opioid Remediation. If, at any time, a Participating Subdivision set forth on **Exhibit C** uses any monies from the Opioid Remediation Fund for a purpose that does not qualify as Opioid Remediation, such Participating Subdivision set forth on **Exhibit C** shall identify such amounts and report to the Notice and

Claims Administrator and the Remnant Defendants how such funds were used, including if used to pay attorneys' fees, investigation costs, litigation costs, or costs related to the operation and enforcement of this Agreement, respectively. It is the intent of the Parties that the reporting under this Section VII.A.2. shall be available to the public. For the avoidance of doubt, (a) any amounts not identified under this Section VII.A.2. as used to pay attorneys' fees, investigation costs, or litigation costs shall be included in the Compensatory Restitution Amount for purposes of Section III.B., and (b) Participating Subdivisions not listed on **Exhibit C** may only use monies from the Opioid Remediation Fund for purposes that qualify as Opioid Remediation.

B. **Allocation of Opioid Remediation Fund.** The allocation of the Opioid Remediation Fund allows for different approaches to be taken in different states, such as through a State-Subdivision Agreement. The Notice and Claims Administrator will, for each Participating Subdivision, apply the terms of this Agreement and any relevant State-Subdivision Agreement or voluntary redistribution of funds as set out below before disbursing the funds.

1. A State-Subdivision Agreement may govern the operation and use of amounts allocated to the Participating Subdivisions of a particular State so long as the terms do not conflict with Section VII.A. and the funds are held in a segregated account until distributed for their intended purposes.

2. In the absence of an applicable State-Subdivision Agreement, the Opioid Remediation Fund will be used solely for future Opioid Remediation and the Opioid Remediation Funds will be distributed for their intended purposes by the Notice and Claims Administrator to Participating Subdivisions included on **Exhibit E** pursuant to the Plan of Allocation. Section VII.B.3. shall govern amounts that would otherwise be distributed to Non-Participating Subdivisions listed in **Exhibit E**. For the avoidance of doubt and notwithstanding any other provision in this Agreement, no Non-Participating Subdivision will receive any amount from the Opioid Remediation Fund, regardless of whether such Subdivision is included on **Exhibit E**. Also, no State will receive any amount from the Opioid Remediation Fund.

3. Any portion of the Opioid Remediation Fund allocated pursuant to Section VII.B. and the Plan of Allocation to a Subdivision that is a Non-Participating Subdivision will be re-allocated among Participating Subdivisions as later agreed between Plaintiffs' Settlement Counsel and Remnant Defendants. For avoidance of doubt, any amount allocated to a Participating Subdivision under this Section VII.B.3. must be used as provided by Section VII.A.

C. **No Liability for Distribution of Settlement Fund or Opioid Remediation Fund.** Neither the Released Entities nor their counsel shall have any responsibility for, or liability whatsoever with respect to, the distribution of the Settlement Fund or Opioid

Remediation Fund; administering the Plan of Allocation; the Settlement Fund's or Opioid Remediation Fund's qualification as a "qualified settlement fund"; the payment or withholding of Taxes or Tax Expenses; the distribution of Settlement Funds or Opioid Remediation Funds; or any losses incurred in connection with any such matters. The Releasors hereby fully, finally, and forever release, relinquish, and discharge the Released Entities and their counsel from any and all such liability. No entity shall have any claim against Plaintiffs' Settlement Counsel, the Notice and Claims Administrator, or any Released Entity based on the distributions made in accordance with this Agreement, the Plan of Allocation, or further orders of the MDL Court.

D. **Balance Remaining in Settlement Fund or Opioid Remediation Fund.** If there is any balance remaining in the Settlement Fund or Opioid Remediation Fund (whether by reason of tax refunds, uncashed checks, or otherwise), such balance shall be deemed as Opioid Remediation Funds and distributed in accordance with the Plan of Allocation and Section VII., and shall be used and expended solely for the purpose set forth in **Exhibit D**, or further order of the MDL Court (but not to the Remnant Defendants).

VIII. Attorneys' Fees and Expenses

The Agreement on Attorneys' Fees and Expenses is set forth in **Exhibit H** and incorporated herein by reference. The Released Entities shall have no responsibility for or liability whatsoever with respect to any payment for Attorneys' Fees and Expenses or to any other entity or person that may assert a claim for any attorneys' fee, expense, or costs, except as set forth in the Agreement on Attorneys' Fees and Expenses in **Exhibit H**.

IX. Releases and Dismissal

A. **No Future Actions Following Release.** As of the Effective Date, the Released Entities are fully, finally, and forever released and discharged from all of the Releasors' Released Claims. Each Releasor hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist in bringing or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever, whether on its own behalf, or as part of any putative, purported, or certified class. The releases provided for in this Agreement are intended by the Settling Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims. This Agreement shall be a complete bar to any Released Claim. Other than as set forth herein, this Agreement does not include any provisions for injunctive relief. Participating Subdivisions shall look solely to the Settlement Funds for settlement and satisfaction against the Released Entities of all claims that are released hereunder. The MDL Court shall have continuing and exclusive jurisdiction to enforce the terms and provisions of this Agreement and any and all of its Orders made in connection with Settlement approval, notice, administration, and implementation.

B. **Claim-Over and Non-Party Settlement.**

1. It is the intent of the Parties that:

a. Released Entities should not seek contribution or indemnification (other than pursuant to an insurance or other third-party contract), from other parties for their payment obligations under this Agreement;

b. The payments made under this Agreement shall be the sole payments made by the Released Entities to the Releasors involving, arising out of, or related to Covered Conduct (or conduct that would be Covered Conduct if engaged in by a Released Entity);

c. Claims by Releasors against non-Parties should not result in additional payments by Released Entities, whether through contribution, indemnification or any other means; and

d. this Agreement meets the Uniform Contribution Among Tortfeasors Act and any similar state law or doctrine that reduces or discharges a released party's liability to pay other parties.

The provisions of this Section IX.B. are intended to be implemented consistent with these principles. This Agreement and the releases and dismissals provided for herein are made in good faith.

2. No Released Entity shall seek to recover for amounts paid under this Agreement based on indemnification, contribution, or any other theory from a manufacturer, pharmacy, hospital, pharmacy benefit manager, health insurer, third-party vendor, trade association, distributor, or health care practitioner; *provided that* a Released Entity shall be relieved of this prohibition with respect to any entity that asserts a Claim-Over against it. For the avoidance of doubt, nothing herein shall prohibit a Released Entity from recovering amounts owed pursuant to insurance or other third-party contracts.

3. To the extent that, on or after the Effective Date, any Releasor enters into a Non-Party Settlement, including in any bankruptcy case or through any plan of reorganization (whether individually or as a class of creditors), the Releasor will seek to include (or in the case of a Non-Party Settlement made in connection with a bankruptcy case, will cause the debtor to include), unless prohibited from doing so under applicable law, in the Non-Party Settlement a prohibition on contribution or indemnity of any kind substantially equivalent to that required from Remnant Defendants in Section IX.B.2. or a release from such Non-Released Entity in favor of the Released Entities (in a form equivalent to the releases contained in this Agreement) of any Claim-Over. The obligation to obtain the prohibition and/or release required by this subsection is a material term of this Agreement.

4. In the event that any Releasor obtains a judgment against a Non-Released Entity that does not contain a prohibition like that described in Section

IX.B.2., or any Releasor files a Non-Party Covered Conduct Claim against a Non-Released Entity in bankruptcy or a Releasor is prevented for any reason from obtaining a prohibition/release in a Non-Party Settlement as provided in Section IX.B.2., and such Non-Released Entity asserts a Claim-Over against a Released Entity, the Released Entity shall be relieved of the prohibition in Section IX.B.2. with respect to that Non-Released Entity and that Releasor and the Remnant Defendants shall take the following actions to ensure that the Released Entities do not pay more with respect to the Covered Conduct to Releasors or to Non-Released Entities than the amounts owed under this Agreement by the Remnant Defendants:

a. The Remnant Defendants shall notify that Releasor of the Claim-Over within sixty (60) days of the assertion of the Claim-Over or within sixty (60) days of the Effective Date, whichever is later.

b. The Remnant Defendants and that Releasor shall meet and confer concerning the means to hold the Released Entities harmless from the Claim-Over and ensure that the Released Entities are not required to pay more with respect to the Released Claims than the amounts owed by Remnant Defendants under this Agreement.

c. That Releasor and the Remnant Defendants shall take steps sufficient and permissible under applicable law to hold the Released Entities harmless from the Claim-Over and ensure the Released Entities are not required to pay more with respect to the Covered Conduct than the amounts owed by Remnant Defendants under this Agreement. Such steps may include, where permissible:

    (i) The Releasor supporting a motion to dismiss or such other appropriate motion as may be filed by the Released Entities in response to any Claim filed in litigation or arbitration;

    (ii) Reduction of that Releasors' Claim and any judgment it has obtained or may obtain against such Non-Released Entity by whatever amount or percentage is necessary to extinguish such Claim-Over under applicable law, up to the amount that releasor has obtained, may obtain, or has authority to control from such Non-Released Entity;

    (iii) Placement into escrow of funds paid by the Non-Released Entities such that those funds are available to satisfy the Claim-Over;

    (iv) Return of monies paid by Remnant Defendants to that Releasor under this Agreement to permit satisfaction of a

judgment against or settlement with the Non-Released Entity to satisfy the Claim-Over;

(v) Payment of monies to Remnant Defendants by that Releasor to ensure they are held harmless from such Claim-Over, up to the amount that Releasor has obtained, may obtain, or has authority to control from such Non-Released Entity;

(vi) Credit to the Remnant Defendants under this Agreement to reduce the overall amounts to be paid under this Agreement such that they are held harmless from the Claim-Over; and

(vii) Such other actions as that Releasor and the Remnant Defendants may devise to hold the Released Entities harmless from the Claim-Over.

d. The actions of that Releasor and Remnant Defendants taken pursuant to paragraph (c) must in combination, ensure Remnant Defendants are not required to pay more with respect to Covered Conduct than the amounts owed by Remnant Defendants under this Agreement.

5. To the extent that the Claim-Over is based on a contractual indemnity, the obligations under Section IX.B.3. shall extend solely to a Non-Party Covered Conduct Claim against a pharmacy, distributor, clinic, hospital or other purchaser or dispenser of Products, a manufacturer that sold Products, a consultant, and/or a pharmacy benefit manager or other third-party payor. Each Remnant Defendant shall notify the Participating Subdivisions, to the extent permitted by applicable law, in the event that any of these types of Non-Released Entity assert a Claim-Over arising out of contractual indemnity against it.

C. **Litigation Bar.** The Settling Parties contemplate and agree that this Agreement may be pleaded as a bar to a lawsuit, and an injunction may be obtained, preventing any action from being initiated or maintained in any case sought to be prosecuted on behalf of any Releasors with respect to the Released Claims.

D. **General Release.** The Releasors acknowledge that, by executing this Agreement, and for the consideration received hereunder, it is their intention to release, and they are releasing, all Released Claims, even Unknown Claims. In connection with the releases provided for in this Agreement, each Releasor expressly, knowingly, and voluntarily waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to Section 1542 of the California Civil Code, which reads:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT

> KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

Releasors likewise expressly, knowingly, and voluntarily waive any rights under Section 20-7-11 of the South Dakota Codified Laws, which provides:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR.

The Releasors acknowledge that they have been advised by Plaintiffs' Settlement Counsel of the contents and effects of California Civil Code § 1542, and hereby expressly waive and release with respect to the Released Claims any and all provisions, rights, and benefits conferred by California Civil Code § 1542 or by any equivalent, similar, or comparable law or principle of law in any jurisdiction, including, but not limited to Section 20-7-11 of the South Dakota Codified Laws. A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Releasor hereby expressly waives, and fully, finally, and forever settles, releases, and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Releasors' decision to enter into or participate in this Agreement.

E. **Assigned Interest Waiver.** To the extent that any Releasor has any direct or indirect interest in any rights of a third party that is a debtor under the Bankruptcy Code as a result of a claim arising out of Covered Conduct by way of assignment or otherwise, including as a result of being the beneficiary of a trust or other distribution entity, to assert claims against a Remnant Defendant (whether derivatively or otherwise), under any legal or equitable theory, including for indemnification, contribution, or subrogation, such Releasor waives the right to assert any such claim, or to receive a distribution or any benefit on account of such claim and such claim, distribution, or benefit shall be deemed assigned to such Remnant Defendant.

F. ***Res Judicata*.** Nothing in this Agreement shall be deemed to reduce the scope of the *res judicata* or claim preclusive effect that the Settlement gives rise to under applicable law.

G. **Effectiveness.** The releases set forth in this Agreement shall not be impacted in any way by any dispute that exists, has existed, or may later exist between or among the Releasors. Nor shall such releases be impacted in any way by any current or future law, regulation, ordinance, or court or agency order limiting, seizing, or controlling the distribution or use of the Settlement Funds or any portion thereof, by the enactment of future laws or the reinterpretation of existing law, or by any seizure of the Settlement Funds or any portion thereof.

H. **Cooperation.** The Settling Parties agree to use their best efforts and to cooperate to cause this Agreement and the Consent Judgment to become effective, to obtain all necessary approvals, consents and authorizations, if any, and to execute all documents and to take such other action as may be appropriate in connection herewith. Consistent with the foregoing, the Settling Parties agree that they will not directly or indirectly assist or encourage any challenge to this Agreement or the Consent Judgment by any other person, and will support the integrity and enforcement of the terms of this Agreement and the Consent Judgment. Upon the Effective Date, Plaintiffs' Settlement Counsel will also reasonably cooperate with the Remnant Defendants to secure the prompt dismissal of any and all Released Claims in the Actions and in any later-filed litigation implicated by the releases, covenants not to sue, and/or claim bars set forth herein.

I. **Liens.** Each Participating Subdivision agrees to be responsible for any liens, interests, actions, or claims asserted by any third party, in a derivative manner, for or against the portion of Opioid Remediation Funds allocated to that Participating Subdivision, including, without limitation, any derivative actions or claims asserted by any financial institutions, lenders, insurers, agents, representatives, successors, predecessors, assigns, attorneys, bankruptcy trustees, and any and all other entities that may claim through them in a derivative manner.

J. **Claims Excluded from Release**. Notwithstanding the foregoing, the releases provided herein shall not release claims of governmental entities that do not participate in the Settlement; claims arising solely from conduct by the Remnant Defendants that occurs after the Effective Date; claims against the Remnant Defendants other than the Released Claims; or claims alleging a breach of this Agreement or seeking to enforce this Agreement.

X. Miscellaneous Provisions

A. **Population of Subdivisions.** The population figures for Subdivisions shall be the published U.S. Census Bureau's population estimates for July 1, 2019, released May 2020. These population figures shall remain unchanged during the term of this Agreement.

B. **No Admission of Liability or Wrongdoing.** The Parties agree to settle the Released Claims and to execute this Agreement solely to compromise and settle protracted, complicated, and expensive litigation. The Remnant Defendants do not admit liability or wrongdoing. Neither this Agreement nor the Consent Judgment shall be considered, construed or represented to be (1) an admission, concession or evidence of liability or wrongdoing or (2) a waiver or any limitation of any defense otherwise available to the Remnant Defendants.

C. **Voluntary Settlement.** Each Settling Party warrants and represents that it negotiated the terms of this Agreement in good faith, without any degree or duress or compulsion, and after consultation with competent legal counsel. The Settling Parties agree that throughout the course of the litigation of the Action, the Settling Parties and their counsel vigorously prosecuted their claims and/or defenses consistent with the applicable rules of procedure.

D. **Authorization to Enter Settlement Agreement.** The undersigned representatives of Remnant Defendants represent they are fully authorized to enter into and execute this Agreement on behalf of Remnant Defendants. Plaintiffs' Settlement Counsel represent that they

are, pursuant to MDL Court appointment, expressly authorized to take all action required or permitted to be taken pursuant to this Agreement to effectuate its terms and enter into and execute this Agreement and any modifications or amendments to this Agreement, on behalf of the Participating Subdivisions, that they deem appropriate.

E. **Integrated Agreement.** Except for any amendments, alterations, or modifications provided for under Section X.G., this Agreement, including its exhibits and any other attachments, and the Related Agreements, embodies the entire agreement and understanding between and among the Settling Parties relating to the subject matter hereof and supersedes (1) all prior agreements and understandings relating to such subject matter, whether written or oral, and (2) all purportedly contemporaneous oral agreements and understandings relating to such subject matter. It is understood by the Settling Parties that, except for the matters expressly represented herein, the facts or law with respect to which this Agreement is entered into may turn out to be other than or different from the facts now known to each party or believed by such party to be true. Each Settling Party therefore expressly assumes the risk of the facts or law turning out to be so different, and agrees that this Agreement shall be in all respects effective and not subject to termination by reason of any such different facts or law.

F. **Exhibits.** The exhibits to this Agreement are as follows all of which are incorporated by reference, *provided that* the descriptions of the exhibits below are for reference only and do not alter any other term of this Agreement:

Exhibit A – List of Actions. Lists lawsuits brought in state or federal court by or on behalf of Litigating Subdivisions against Remnant Defendants, coordinated under or parallel to MDL No. 2804.

Exhibit B – Documents Describing Alleged Harms. References non-exclusive examples of alleged past, present, and future financial, societal, and public nuisance harms and related expenditures.

Exhibit C – List of Litigating Subdivisions. Lists of all Litigating Subdivisions.

Exhibit D – List of Opioid Remediation Uses. Provides a non-exhaustive list of expenditures that qualify as being paid for Opioid Remediation. It includes core strategies and approved uses for settlement funds, such as naloxone distribution, medication-assisted treatment, prevention programs, and more.

Exhibit E – Plan of Allocation. The plan or formula for allocation of the Opioid Remediation Fund among Participating Subdivisions.

Exhibit F – List of Remnant Defendants' Joint Ventures, Subsidiaries, Affiliates, and Predecessor Entities. Lists joint ventures, subsidiaries, affiliates, and predecessor entities of the Remnant Defendants.

Exhibit G – Subdivision Settlement Participation Form. Form that Participating Subdivisions must execute and return to participate in the settlement and receive payment.

Exhibit H – Agreement on Attorneys' Fees, Costs, and Expenses. Details the agreement regarding the allocation and payment of attorneys' fees, costs, and expenses from the settlement funds, including the structure of the Attorney Fee Fund, Common Benefit Fund, and Contingency Fee Fund.

G. **Amendment.** The terms and provisions of this Agreement may not be altered, amended, or modified except in writing signed by all Settling Parties.

H. **Execution in Counterparts.** This Agreement may be executed in one or more counterparts and by different signatories on separate counterparts, each of which shall be deemed an original, but all of which shall together be one and the same agreement. One or more counterparts of this Agreement may be delivered by facsimile or electronic transmission with the intent that it or they shall constitute an original counterpart hereof. One or more counterparts of this Agreement may be signed by electronic signature. Counsel for the Settling Parties to this Agreement shall exchange among themselves original or scanned counterparts and a complete, assembled executed counterpart shall be filed with the MDL Court.

I. **Construction.** None of the Settling Parties shall be considered to be the drafter of this Agreement or of any of its provisions for the purpose of any statute, case law, or rule of interpretation or construction that would or might cause any provision to be construed against the drafter of this Agreement. The headings of the provisions of this Agreement are not binding and are for reference only and do not limit, expand, or otherwise affect the contents or meaning of this Agreement.

J. **Each Party to Bear Its Own Costs and Fees.** Except as otherwise provided herein, each Settling Party shall bear its own attorneys' fees and other litigation expenses and costs.

K. **Federal Rule of Evidence 408.** The Settling Parties agree that this Agreement, its terms and the negotiations surrounding this Agreement shall be governed by Federal Rule of Evidence 408 and shall not be admissible or offered or received into evidence in any suit, action, or other proceeding, except as provided in this Agreement, upon the written agreement of the Settling Parties hereto, pursuant to an order of a court of competent jurisdiction, or as shall be necessary to give effect to, or to declare or enforce the rights of the Settling Parties with respect to, any provision of this Agreement.

L. **Use of Agreement as Evidence.** Neither this Agreement nor the Settlement, nor any act performed, statement made, or document executed pursuant to or in furtherance of this Agreement or the Settlement: (a) is, may be deemed to be, or may be used as an admission or evidence of the validity of any Released Claims, any allegation made in any Action, or any wrongdoing or liability of Remnant Defendants; or (b) is, may be deemed to be, or may be used as an admission or evidence of any liability, fault, or omission of the Released Entities in any civil, criminal, or administrative proceeding in any court, administrative agency, or other tribunal. Neither this Agreement nor the Settlement, nor any act performed, statement made, or document executed pursuant to or in furtherance of this Agreement or the Settlement shall be admissible in any proceeding for any purpose except to enforce the terms of the Settlement, and except that the Released Parties may file this Agreement and/or the Consent Judgment in any

action for any purpose, including, but not limited to, in order to support a defense or counterclaim based on principles of *res judicata*, collateral estoppel, release, good faith settlement, judgment bar or reduction, or any other theory of claim preclusion, issue preclusion, or similar defense or counterclaim. Notwithstanding anything to the contrary in this Agreement or otherwise, Remnant Defendants may file or use this Agreement and related materials in any action: (i) involving a determination regarding insurance coverage; (ii) involving a determination of the taxable income or tax liability of any Remnant Defendants; (iii) to support a claim for contribution and/or indemnification; or (iv) to support any argument or defense by a Remnant Defendant that the Pooled Settlement Amount provides a measure of compensation for asserted harms or otherwise satisfies the relief sought.

M. **Preservation of Records.** For five years following the Effective Date, (i) the Notice and Claims Administrator shall be required to keep, maintain, preserve, and otherwise refrain from altering, modifying, spoiling, deleting, removing, or destroying all records and data submitted in connection with any Participation Form; and (ii) each Participating Subdivision shall keep, maintain, preserve, and otherwise refrain from altering, modifying, spoiling, deleting, removing, or destroying all records and data supporting its Participation Form.

N. **Binding Effect.** This Agreement shall be binding upon, and inure to the benefit of, the successors and assigns of the Settling Parties.

O. **Notices.** All notices from or between the Settling Parties shall be in writing. Each such notice shall be given by: (a) email; (b) hand delivery; (c) registered or certified mail, return receipt requested, postage pre-paid; or (d) FedEx or similar overnight courier, to their representatives at the addresses set forth below or such other addresses as Plaintiffs' Settlement Counsel or the Remnant Defendants may designate, from time to time, by giving notice to all Settling Parties in the manner described in this paragraph.

If directed to Plaintiffs' Settlement Counsel, or Participating Subdivisions, address notice to:

Peter H. Weinberger
SPANGENBERG SHIBLEY & LIBER
1001 Lakeside Avenue East, Suite 1700
Cleveland, OH 44114
(216) 696-3232
pweinberger@spanglaw.com

Jayne Conroy
SIMMONS HANLY CONROY
112 Madison Avenue, 7th Floor
New York, NY 10016
(212) 784-6400
jconroy@simmonsfirm.com

Joseph F. Rice
MOTLEY RICE
28 Bridgeside Blvd.
Mt. Pleasant, SC 29464
(843) 216-9000
jrice@motleyrice.com

Paul T. Farrell, Jr., Esq.
FARRELL & FULLER
270 Munoz Rivera Ave., Suite 201
San Juan, PR 00918
(304) 654-8281
paul@farrellfuller.com

If directed to the Remnant Defendants, address notice to:

United Natural Foods, Inc.

Kim J. Myrdahl
Deputy General Counsel, Senior Vice President & Chief Compliance Officer
United Natural Foods, Inc.
Legal Department
PO Box 990
Minneapolis, Minnesota 55440
kim.j.myrdahl@unfi.com

With a copy (which shall not constitute notice) to:

Joseph M. Vanek
Greg Shinall
Trevor K. Scheetz
Sperling Kenny Nachwalter, LLC
321 N. Clark St., 25th Floor
Chicago, Illinois 60654
jvanek@sperlingkenny.com
shinall@sperlingkenny.com
tscheetz@sperlingkenny.com

J M Smith Corporation

Robert M. Barrett
General Counsel
J M Smith Corporation
9098 Fairforest Road
Spartanburg, SC 29301
rbarrett@jmsmith.com

With a copy (which shall not constitute notice) to:

John J. Haggerty
Fox Rothschild LLC
Stone Manor Corporate Ctr.
2800 Kelly Road, Suite 200
Warrington, PA 18975
jhaggerty@foxrothschild.com

Louisiana Wholesale Drug Company, Inc.

Chad Gielen
President
Louisiana Wholesale Drug Co., Inc.
2085 I-49 S. Service Rd.
Sunset, LA 70584

With a copy (which shall not constitute notice) to:

Neil G. Vincent
Allen & Gooch, ALC
2000 Kaliste Saloom Road, Ste. 400
Lafayette, Louisiana 70508
neilvincent@allengooch.com

Morris & Dickson Co., L.L.C.

Jim Walden
Walden Macht Haran & Williams LLP
250 Vesey Street, 27th Floor
New York, NY 10281
jwalden@wmhwlaw.com

Russell Dickson
General Counsel
Morris & Dickson Co., L.L.C.
PO Box 51367
Shreveport, LA 71135
rdickson@morrisdickson.com

North Carolina Mutual Wholesale Drug Company, Inc.

Clint Syvinski, Co-CEO
Katie Zechman, Co-CEO
North Carolina Mutual Wholesale Drug Co.

816 Ellis Rd.
Durham, NC 27703
csyvinski@mutualdrug.com
kzechman@mutualdrug.com

With a copy (which shall not constitute notice) to:

Chris Graebe
Morningstar Law Group
434 Fayetteville St., Suite 2200
Raleigh, NC 27601
cgraebe@morningstarlawgroup.com

Associated Pharmacies, Inc.; American Associated Pharmacies

Clint King
President
Associated Pharmacies, Inc.
211 Lonnie E. Crawford Blvd.
Scottsboro, AL 35769
clint@apirx.com

With a copy (which shall not constitute notice) to:

Carl S. Burkhalter
S. Reeves Jordan
Maynard Nexsen P.C.
1901 Sixth Ave. N., Suite 1700
Birmingham, AL 35203
cburkhalter@maynardnexsen.com
rejordan@maynardnexsen.com

Any Settling Party may change or add the contact information of the persons designated to receive notice on its behalf by notice given (effective upon the giving of such notice) as provided in this Section X.O.

P. **Consent to Jurisdiction.** The Remnant Defendants, the Plaintiffs' Settlement Counsel, and Participating Subdivisions (including all Releasors) hereby irrevocably submit to the exclusive jurisdiction of the MDL Court only for the specific purpose of any suit, action, proceeding, or dispute arising out of or relating to the enforcement of this Agreement or the applicability of this Agreement. Solely for purposes of such suit, action, or proceeding, to the fullest extent that they may effectively do so under applicable law, the Remnant Defendants, the Plaintiffs' Settlement Counsel, and the Participating Subdivisions and the Participating Subdivisions' Counsel irrevocably waive and agree not to assert, by way of motion, as a defense or otherwise, any claim or objection that they are not subject to the jurisdiction of the MDL Court or that the MDL Court is in any way an improper venue or an inconvenient forum. Nothing herein shall be construed as a submission to jurisdiction for any purpose other than any

suit, action, proceeding, or dispute arising out of or relating to enforcement of this Agreement or the applicability of this Agreement. For the avoidance of doubt, nothing herein shall be construed as a submission to jurisdiction in any action involving a determination regarding insurance coverage.

Q. **Resolution of Disputes; Retention of Exclusive Jurisdiction.** Any disputes between or among the Remnant Defendants and any Participating Subdivision concerning matters contained in this Agreement, including the Plan of Allocation, shall, if they cannot be resolved by negotiation and agreement, be submitted to the MDL Court. The MDL Court shall retain exclusive jurisdiction over the implementation and enforcement of the Settlement.

R. **Choice of Law.** This Agreement shall be construed and enforced in accordance with, and governed by, the applicable provisions of the Federal Rules of Civil Procedure and Evidence, and the internal, substantive laws of the State of Ohio without giving effect to that State's choice of law principles.

S. **No Waiver.** No delay or omission by any Settling Party in exercising any rights under this Agreement will operate as a waiver of that or any other right. The waiver of any rights conferred hereunder shall be effective only if made by written instrument executed by the waiving Party or Parties. The waiver by any Party of any breach of this Agreement shall not be deemed to be or construed as a waiver of any other breach, whether prior, subsequent, or contemporaneous, nor shall such waiver be deemed to be or construed as a waiver by any other Party.

T. **Preservation of Privilege**. Nothing contained in this Agreement or any Consent Judgment, and no act required to be performed pursuant to this Agreement or any Consent Judgment, is intended to constitute, cause, or effect any waiver (in whole or in part) of any attorney-client privilege, work product protection, or common interest/joint defense privilege, and each Party and Participating Subdivision agrees that it shall not make or cause to be made in any forum any assertion to the contrary.

U. **Duty Not to Encourage Non-Participation.** Plaintiffs' Settlement Counsel agrees not to in any way encourage, promote, or solicit any Subdivision, or their counsel, to decline to participate in this Settlement, or seek any relief inconsistent with this Settlement.

V. **Tax Cooperation and Reporting.**

1. Upon request by any Remnant Defendant, the Participating Subdivisions agree to perform such further acts and to execute and deliver such further documents as may be reasonably necessary for the Remnant Defendant to establish the statements set forth in Section III.B. to the satisfaction of their tax advisors, their independent financial auditors, the Internal Revenue Service, or any other governmental authority, including as contemplated by Treasury Regulations Section 1.162-21(b)(3)(ii) and any subsequently proposed or finalized relevant regulations or administrative guidance.

2. Without limiting the generality of Section X.V.1., each Participating Subdivision shall cooperate in good faith with any Remnant Defendant with respect to any tax claim, dispute, investigation, audit, examination, contest, litigation, or other proceeding relating to this Agreement. The Settling Parties agree to cooperate in good faith to provide documentation and perform such further acts, reporting, or allocation to achieve maximum deductibility under the terms of this Agreement.

3. The Designated Subdivision, as defined in Section I.K., on behalf of all Participating Subdivisions, shall designate one of its officers or employees to act as the "appropriate official" within the meaning of Treasury Regulations Section 1.6050X-1(f)(1)(ii)(B) (the "*Appropriate Official*"). The Designated Subdivision shall direct and ensure that the Appropriate Official timely (a) files (i) at the time this Agreement becomes binding on the Settling Parties, an IRS Form 1098-F with respect to each of the Remnant Defendants and (ii) any legally required returns or amended returns with any applicable governmental authority, or any returns requested by the respective Remnant Defendant, and (b) provides to each of the Remnant Defendants a copy of (i) the IRS Form 1098-F filed with respect to such Remnant Defendant and (ii) any legally required written statement pursuant to any applicable law and any other document referred to in clause (a)(ii) above. Any such form, return, or statement shall be prepared and filed in a manner fully consistent with Section III.B.

4. The Participating Subdivisions agree that any return, amended return, or written statement filed or provided pursuant to Section X.V.3., and any similar document, shall be prepared and filed in a manner consistent with reporting each Remnant Defendant's portion of the Pooled Settlement Amount as the "Total amount to be paid" pursuant to this Agreement in Box 1 of IRS Form 1098-F and each Remnant Defendant's portion of the Compensatory Restitution Amount as "Restitution/remediation amount" in Box 2 of IRS Form 1098-F. If the Designated Subdivision or Appropriate Official shall be required to file any return, amended return, or written statement contemplated by this Section X.V. other than an IRS Form 1098-F, the Designated Subdivision shall direct and ensure that the Appropriate Official provides to each Remnant Defendant a draft of such return, amended return, or written statement in respect of such Remnant Defendant no later than sixty (60) calendar days prior to the due date thereof and shall accept and reflect any reasonable comments of such Remnant Defendant on the return, amended return, or written statement in respect of such Remnant Defendant.

5. For the avoidance of doubt, neither the Remnant Defendants nor the Participating Subdivisions make any warranty or representation to any Participating Subdivision or Releasor as to the tax consequences of any aspect of the Settlement or this Agreement.

W. **No Third-Party Beneficiaries**. Except as expressly provided in this Agreement, no portion of this Agreement shall provide any rights to, or be enforceable by, any person or entity that is not a Released Entity. No Participating Subdivision may assign or otherwise convey any right to enforce any provision of this Agreement.

X. **Confidentiality.** The terms of this Agreement shall remain confidential until Subdivision Settlement Participation Forms are submitted to Subdivisions pursuant to the terms of this Agreement, or the proposed order to establish qualified settlement funds is submitted to the MDL Court, whichever occurs first; *provided that*, prior to then the Settling Parties may disclose the terms of this Settlement to accountants, lenders, auditors, legal counsel, tax advisors, insurers, or consultants; or as part of any security or other disclosure required by law (as determined by a Settling Party and its counsel); or in response to a request by any governmental, judicial, or regulatory authority or otherwise required by applicable law or court order; and Participating Subdivisions may disclose the terms of the Settlement to any entity that has applied to serve as Notice and Claims Administrator, or Settlement Fund Administrator, who shall abide by the terms of this paragraph. Any formal press release by a Settling Party regarding this Settlement prior to entry of the Final Judgment shall be shared in advance with the other Settling Party, with a reasonable opportunity for comments and suggested changes.

***

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

PLAINTIFFS' SETTLEMENT COUNSEL

Date: _____

By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

MORRIS & DICKSON CO., L.L.C.

Date: _____

By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

UNITED NATURAL FOODS, INC.

Date: _____

By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

LOUISIANA WHOLESALE DRUG COMPANY, INC.

Date: _____

By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

J M SMITH CORPORATION

Date: _____

By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

ASSOCIATED PHARMACIES, INC.

Date: _____ By:_____

Printed Name: _____

Title:_____

AMERICAN ASSOCIATED PHARMACIES

Date: _____ By:_____

Printed Name: _____

Title:_____

IN WITNESS WHEREOF, the Settling Parties hereto, through their fully authorized representatives, have executed this Agreement as of the date set opposite their names.

NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.

Date: _____

By:_____

Printed Name: _____

Title:_____

RESOLUTION NO. 26-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND AUTHORIZING THE CITY OF CARSON TO ENTER INTO SETTLEMENT AGREEMENT WITH ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES), J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, INC., MORRIS AND DICKSON CO., NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC., AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) AND THE RELATED COMBINED SUBDIVISION PARTICIPATION AND RELEASE FORM, AND AUTHORIZING THE CITY MANAGER TO CARRY OUT FURTHER RELATED ACTS

WHEREAS, the United States is facing an ongoing public health crisis of opioid abuse, addiction, overdose, and death, forcing the State of California and California counties and cities to spend billions of dollars each year to address the direct consequences of this crisis; and

WHEREAS, pending in the U.S. District Court for the Northern District of Ohio is a multidistrict litigation (MDL) being pursued by numerous public entity plaintiffs against the manufacturers and distributors of various opioids based on the allegation that the defendants' unlawful conduct caused the opioid epidemic; and

WHEREAS, a proposed nationwide tentative settlement was reached between the plaintiffs and Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation; Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, "Remnant Defendants") related to their contribution to the opioid crisis; and

WHEREAS, as part of the settlement with the Remnant Defendants, local subdivisions, including certain cities, that are not plaintiffs in the litigation may participate in the settlement in exchange for a release of the Remnant Defendants ("Participating Subdivisions"); and

WHEREAS, the proposed terms of the nationwide settlement have been set forth in the Settlement Agreement with the Remnant Defendants ("Settlement Agreement"); and

WHEREAS, copies of the Settlement Agreement have been made available to the City Council of the City of Carson ("City") with this resolution; and

WHEREAS, the Settlement Agreement provides, among other things, for the payment of a certain sum to settling government entities including to the Participating Subdivisions upon occurrence of certain events as defined in the Settlement Agreement; and

WHEREAS, in order to become a Participating Subdivision, the City must enter into a Combined Subdivision Participation and Release Form which allows participation in the Settlement Agreement; and

WHEREAS, under the Settlement Agreement, certain local subdivisions that did not file a lawsuit against the Remnant Defendants may qualify to participate in the settlement and obtain funds from the Abatement Account Fund; and

WHEREAS, the City is eligible to participate in the settlement and become a Participating Subdivision; and

WHEREAS, the intent of this resolution is to authorize the City to enter into the Settlement Agreement by executing the Combined Subdivision Participation and Release Form.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Approval and Authorization. The City Council hereby approves the Settlement Agreement and Combined Subdivision Participation and Release Form, and the City Manager is authorized to execute the Combined Subdivision Participation and Release Form.

Section 3. Further Acts. The City Manager is hereby authorized to carry out all necessary acts such that the City can participate in the Settlement Agreement, including, without limitation, execution of all related documents and the transmittal of thereof as necessary and appropriate.

Section 4. Ratification. All actions heretofore taken by the City Council and other appropriate public officers and agents of the City with respect to the matters contemplated under this Resolution are hereby ratified, confirmed and approved.

Section 5. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 6. Certification. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Section 7. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 21st day of April, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 19.

To: Honorable Mayor and City Council

From: Michael George, Government Affairs Officer CMO Administration

Subject: CONSIDER TAKING A POSITION OF OPPOSE UNLESS AMENDED TO SENATE BILL 866 (BLAKESPEAR) (CITY COUNCIL)

I. SUMMARY

This agenda item provides an opportunity for the City Council to officially take a position of "Oppose Unless Amended" to Senate Bill (SB) 866, which would require most cities in California, excluding only the largest 14 jurisdictions that currently receive direct Homeless Housing, Assistance, and Prevention (HHAP) funding, to incorporate extensive homelessness-related reporting requirements into their housing elements. These requirements mirror system performance metrics currently used in HHAP regional planning processes, despite the fact that the affected cities do not receive HHAP funding or have access to the same regional data infrastructure.

The bill would impose new administrative and reporting obligations on cities, including tracking homelessness inflow and outflow data, reporting on institutional discharges, and documenting coordination with behavioral health systems. Many of these responsibilities fall outside of municipal authority and instead reside with counties and regional entities.

Staff recommends an “Oppose Unless Amended” position, consistent with the League of California Cities, unless the bill is revised to align with existing regional planning frameworks and ensure equitable inclusion of smaller cities including the City of Carson.

II. RECOMMENDATION

TAKE a position of oppose unless amended for Senate Bill 866 (Blakespear) and DIRECT staff to submit a corresponding letter.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and that is consistent with applicable laws.

IV. BACKGROUND

The State of California’s primary homelessness funding program, HHAP, provides funding to all 58 counties, 44 Continuums of Care, and only cities with populations exceeding 300,000. As a result, only 14 cities statewide receive direct HHAP funding.

Recipients of HHAP funding are required to submit regionally coordinated homelessness action plans, which include system performance metrics developed in collaboration with counties, healthcare systems, correctional institutions, and other stakeholders.

SB 866 would extend similar performance metric reporting requirements to cities that do not receive HHAP funding, requiring them to include this information in their housing elements. Specifically, the bill requires reporting on:

- Available homelessness resources and service connections
- Individuals entering homelessness from institutional settings such as hospitals, jails, and prisons
- Individuals exiting homelessness into permanent housing
- Coordination with behavioral health services and identification of funding sources

These requirements present several challenges:

- Misalignment of Responsibility: Behavioral health services are administered and funded by counties, not cities.
- Lack of Data Access: Cities do not have direct access to the regional data systems necessary to accurately report required metrics.
- Administrative Burden: The requirements would impose significant workload and costs on cities without providing funding support.
- Planning Cycle Mismatch: Housing elements are updated every eight years, whereas homelessness data is dynamic and typically updated annually through Continuums of Care.

The City of Carson supports transparency and accountability in addressing homelessness. However, rather than creating duplicative local reporting requirements, the City advocates for strengthening and expanding participation in existing regional planning processes. Specifically, Carson supports amendments that would require inclusion of smaller cities in HHAP regional planning, ensuring access to shared data and collaborative decision-making. Carson also faces unique regional challenges, as detailed in the proposed letter, that further complicate compliance with SB 866.

These factors underscore the importance of ensuring that smaller cities like Carson are included in regional discussions to address root causes, rather than being subject to additional reporting mandates that do not reflect on-the-ground conditions.

V. FISCAL IMPACT

There is no fiscal impact, as this item pertains only to the approval and transmission of the letter.

VI. EXHIBITS

1. Letter Taking a Position of "Oppose Unless Amended" to SB 866

Attachments

Letter Taking a Position of "Oppose Unless Amended" to SB 866

April 21, 2026

The Honorable Catherine Blakespear
California State Senate
1021 O Street, Room 7720
Sacramento, CA 95814

RE: <u>SB 866 (Blakespear) Homeless Housing, Assistance, and Prevention program: housing element.</u>
Notice of OPPOSE UNLESS AMENDED

Dear Senator Blakespear,

The City of Carson must respectfully **oppose your SB 866 (Blakespear) unless amended**. SB 866 would require all but 14 cities to add extensive homelessness reporting requirements to their housing elements, targeting cities that do not receive state funding to address homelessness.

The state's flagship homelessness grant program, the Homeless Housing, Assistance, and Prevention (HHAP) Grant program, allocates funding to all 58 counties, 44 continuums of care, and cities with populations over 300,000. This means that only 14 cities in California are receiving direct state homelessness funding through HHAP.

To receive HHAP funding, grantees must submit a regionally coordinated homelessness action plan to the Housing and Community Development Department that includes specific system performance measures. SB 866 would **copy** these system performance measures from the HHAP regional plans and impose them as a separate reporting requirement **only** on cities not receiving state funding — forcing them to track these metrics in their housing elements.

Specifically, SB 866 would require all but 14 cities to provide detailed reports on available homelessness resources, actions taken to connect individuals to those resources, and various data points. For example, SB 866 requires cities to share information about the number of people who become homeless after exiting institutional settings, including jails, prisons, and hospitals, and the number of people who become unhoused after moving into permanent housing.

SB 866 also requires cities to describe how they are coordinating services under the Behavioral Health Services Act and identify any available mental and behavioral health funding. Counties,

not cities, provide behavioral health services in California and receive all the funding to do so. SB 866 does not currently apply to counties because it only applies to local governments that **do not** receive HHAP. As a result, SB 866 places the burden on cities to report on and plan for services beyond their control, requiring significant reporting on county-led functions within a city's housing planning document – requirements that cities are not well-positioned to fulfill.

There is a reason these system performance metrics are currently in the HHAP regional planning process – because gathering this data requires collaboration with counties, prisons, hospitals, VAs, and other stakeholders. These requirements create significant administrative burdens for communities that **already** do not receive state financial support to address homelessness. Nearly all cities lack the infrastructure to collect the data required by SB 866, making compliance nearly impossible.

Additionally, while HHAP regional plans are updated each year that funding is available, most communities update their housing elements every eight years. The City of Carson fails to see how collecting this data every eight years, when much of this information is collected annually through Continuums of Care point-in-time counts, would help address the evolving needs of unhoused residents in our community.

The City of Carson understands the goal of increasing transparency around the efforts of smaller cities to address the state's homelessness crisis. Currently, cities that do not receive HHAP funding are encouraged to participate in HHAP regional planning but are not required to do so. The City of Carson is requesting amendments that require smaller cities to have a seat at the table for the regional planning process. This will accomplish the same goal, providing transparency into the same system metrics that SB 866 includes, but through the same regional process already used by California's largest cities.

Additionally, the City of Carson faces unique regional dynamics that influence our approach to homelessness, and we believe these realities underscore the importance of ensuring smaller cities have a meaningful seat at the table in regional planning discussions. For example, our proximity to Harbor-UCLA Medical Center, a key County facility serving individuals experiencing mental health crises from across the region, contributes to a consistent inflow of individuals into our community after they are released. As a result, the population we serve often extends well beyond our resident base and places disproportionate demands on our local resources. We also contend with reporting methodologies that aggregate data from nearby unincorporated County areas with Carson-specific figures, which can overstate the scale of homelessness within our jurisdiction and complicate accurate assessments of local need. We have also experienced the siting of a Project Homekey development within our city without prior consultation, further compounding these challenges.

While we remain committed to collaborative, regional solutions and recognize the importance of addressing homelessness statewide, we are concerned that this bill would impose additional responsibilities on cities like Carson without adequately accounting for these regional pressures or addressing the underlying system-level gaps that drive them. We would strongly welcome a more inclusive, regional approach that enables cities like Carson to actively contribute to discussions and help shape strategies that address the root causes of these challenges.

Each year, the Legislature introduces bills that change the rules mid-stream, significantly complicating cities' efforts to secure housing element certification. These multiyear planning efforts are already complex, time-consuming, and expensive. SB 866 would add yet another layer of reporting requirements — through a non-reimbursable state mandate — placing a disproportionate burden on smaller cities. For many, the challenge of collecting and reporting this data could further jeopardize their ability to achieve a compliant housing element.

The City of Carson urges amendments to SB 866 that ensure consistency with the existing HHAP regional planning process and do not unfairly target California's small cities, which continue to be left out of direct state homelessness funding.

For these reasons, the City of Carson respectfully **oppose your SB 866 (Blakespear) unless amended**.

Sincerely,

Carson City Council

cc. Senator Laura Richardson & Assembly Member Gipson and Assembly Member Lowenthal

Jeff Kiernan, Public Affairs Manager (via email)
League of California Cities, cityletters@cacities.org

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 20.

To: Honorable Mayor and City Council

From: Roobik Galoosian, Risk Manager HR Risk Management

Subject: AWARD OF WORKERS' COMPENSATION DEFENSE ATTORNEY SERVICES CONTRACT FOR FIVE YEAR TERM TO DABBAH, HADDAD & SULEIMAN, A PROFESSIONAL CORPORATION (CITY COUNCIL)

I. SUMMARY

The City is self-insured for its Workers' Compensation Program and contracts with a third -party administrator ("TPA") to administer the claims. The City contracts separately with a law firm to defend against litigated claims. The firm of Dabbah Haddad Suleiman ("DHS") has provided workers compensation legal defense services to the City since 2018. The current agreement will end on May 2, 2026.

Staff is now asking City Council to approve a new five-year agreement ("Agreement") for a not-to-exceed amount of $1,700,000.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the proposed Contract Services Agreement with Dabbah Haddad Suleiman, a Professional Corporation for a five-year term, for a not-to-exceed Contract Sum of $1,700,000 over the five-year term. (Exhibit No. 1; the Agreement); and,
2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action City Council deems appropriate.

IV. BACKGROUND

On May 1, 2018, City Council awarded a three-year contract (“2018 Agreement”) to the law firm now known as Dabbah Haddad Suleiman, APC (“DHS”) (Exhibit No. 1). The 2018 contract was extended through May 2, 2026 through four amendments in 2021, 2022 and 2023.

Workers compensation cases involve complex medical, legal and employment issues, requiring substantial efforts to litigate and/or negotiate favorable settlement terms. Since 2018, DHS has achieved positive results by aggressively working each case to a satisfactory conclusion while protecting the interests of the City. Entering into the proposed new agreement with DHS will ensure continuity in handling existing cases, as well new claims by existing claimants.

Carson Municipal Code Section 2611 (Exceptions to Bidding Requirements for Purchases Other Than for Public Projects) provides that purchase of certain services shall not require compliance with the bidding requirements of the Carson Municipal Code, including, in subsection (i)(4), “the purchase of the following items shall not require compliance with the bidding provisions of this Chapter, so long as funds have been properly appropriated and such purchases conform with all other requirements of this Chapter . . . insurance, insurance adjusting, legal, and related services.”

V. FISCAL IMPACT

There is no impact to the fiscal budget. The cost of legal defense services is charged to the claim files, and is included in the workers compensation reserves, which is actuarially forecasted, and is not affected by the contract renewal.

VI. EXHIBITS

1. Agreement for Contract Services ("DHS")

Attachments

(DHS) Agreement for Contract Services- 2026 (partially signed).pdf

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

DABBAH HADDAD SULEIMAN, A PROFESSIONAL CORPORATION

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
DABBAH HADDAD SULEIMAN, A PROFESSIONAL CORPORATION

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into effective the 2nd day of May, 2026 by and between the CITY OF CARSON, a California municipal corporation ("City") and DABBAH HADDAD SULEIMAN, A PROFESSIONAL CORPORATION, a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Carson's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **One Million Seven Hundred Thousand Dollars ($1,700,000.00)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding five (5) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Gary Dean Dabbah, Esq.	President
(Name)	(Title)

Munir D. Suleiman, Esq.	Secretary
(Name)	(Title)
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be Roobik Galoosian, Risk Manager, or as otherwise designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an

independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Coverage Form ISO CGL CG 00 01 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement, with Employer's Liability insurance coverage limits of at least $1,000,000.00.

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less

than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession, as determined by the City's Risk Manager, provided that the limits shall be no less than $1,000,000 per claim and no less than $1,000,000 general aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply

with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

> CANCELLATION:
>
> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.
>
> [to be initialed] _____
> Consultant Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or any automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Consultant agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages to any persons or property resulting from the Consultant's activities or the activities of any person or persons for which the Consultant is otherwise responsible nor shall it limit the Consultant's indemnification liabilities as provided in Section 5.3.

In the event the Consultant subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative,

arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk

Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of

ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions

concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, Consultant may terminate this Agreement if and only if all of the following criteria are met: (i) City is in default under the terms of this Agreement; (ii) Consultant has given City thirty (30) days' written notice (or longer, if circumstances warrant) of the default and the reasons for the default; and (iii) City has failed to cure the default within said cure period. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of City's termination without cause pursuant to this Section, the City need not provide the Consultant with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such

damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed by the City therefor.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of

this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification

of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "non-interests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) and year set forth below, with express intent that this Agreement shall be effective as of the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

Date: _____ _____, 2026

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks]

CONSULTANT:

DABBAH HADDAD SULEIMAN, A PROFESSIONAL CORPORATION, a California corporation

By:_____
Name: Gary Dean Dabbah, Esq.
Title: President

By:_____
Name: Munir D. Suleiman, Esq.
Title: Secretary
Address: 3710 North Verdugo Road
Montrose, CA 91020

Date: April 8, 2026

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. APPROPRIATE ATTESTATIONS

SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2026 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2026 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services on an as-needed basis:

A. Provide vigorous litigation defense services to the City on an on-call / as-needed basis against worker's compensation claims, including without limitation, claims filed against the City under Labor Code Section 132a (Serious & Willful Misconduct by the employer), FEHA, Subrogation, and PAR Audit.

B. Administer employee litigated claims and timely bring the claims to conclusion.

C. Provide phone consultation to City for general questions pertaining to litigated and non-litigated worker's compensation claims.

D. Upon City's request, Consultant shall review an initial litigated claim expeditiously, in up to not more than three (3) hours. In the event additional time is needed to review the initial claim, Consultant shall submit such request to the Contract Officer, in writing. The Contract Officer may in its sole and absolute discretion approve or deny the request for any additional review time in excess of the initial three (3) hours.

II. Consultant must perform all on-call Services in compliance with the following requirements:

A. Each task shall be indicated by a written request ("Task Order") produced by the Contract Officer with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Consultant must promptly prepare a written description of the requested tasks including all components and subtasks; the compensation to perform the task, using the itemized fees/rates in Exhibit "C" and Exhibit "C-1" ("Task Budget"); an explanation of how the compensation was determined; and, a schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. Contract Officer shall in writing approve, modify, or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Consultant shall complete the task and deliver all deliverables to Contract Officer by the Task Completion Date.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City apprised of the status of performance by delivering the following status reports:

A. Status report to be attached to each invoice.

B. For each worker's compensation claim assigned to Consultant, provide the City with a prompt file analysis no later than twenty-one (21) days of the claim.

C. For each worker's compensation hearing, provide the City with a report within three (3) days of the hearing.

D. Return Contract Officer's phone calls timely.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A. Gary Dean Dabbah, Esq.

B. Munir D. Suleiman, Esq.

C. Other licensed attorneys employed by Consultant as needed by the City.

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

[Not applicable]

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the Services on an hourly rate basis at the rates set forth in "Exhibit C-1."

II. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include, to the extent applicable:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

III. The total compensation for the Services shall not exceed $1,700,000.00 as provided in Section 2.1 of this Agreement.

IV. The Consultant's billing rates for all personnel are attached as Exhibit C-1.

EXHIBIT "C-1"
PERSONNEL HOURLY RATES

Additional or on-call Services, as requested, will be billed at the following hourly rates:

(*General overhead and administrative services are included in the hourly rates below***):**

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Partner	$221.00	$228.00	$239.00	$246.00	$253.00
Associate	$205.00	$211.00	$222.00	$229.00	$236.00
Paralegal	$116.00	$119.00	$125.00	$129.00	$133.00
Legal Assistant	$100.00	$103.00	$108.00	$111.00	$114.00

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. Consultant shall perform all Services timely in accordance with the applicable approved Task Proposal and any schedule to be developed by Consultant and subject to the written approval of the Contract Officer.

II. Upon City's request, Consultant shall review an initial litigated claim expeditiously, in up to not more than three (3) hours. In the event additional time is needed to review the initial claim, Consultant shall submit such request to the Contract Officer, in writing. The Contract Officer may in his sole and absolute discretion approve or deny the request for any additional review time in excess of the initial three (3) hours.

III. Consultant shall deliver the following tangible work products to the City by the following dates:

A. Status report to be attached to each invoice.

B. For each worker's compensation claim assigned to Consultant, provide the City with a prompt file analysis no later than twenty-one (21) days of the claim.

C. For each worker's compensation hearing, provide the City with a report within three (3) days of the hearing.

D. Return Contract Officer's phone calls timely.

IV. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 21.

To: Honorable Mayor and City Council

From: Nora A. Garcia , Director of Public Safety & Emergency Management PS Administration

Subject: APPROVAL OF AGREEMENT WITH PROFESSIONAL COMMUNICATIONS NETWORK (PCN) FOR CALL CENTER SERVICES AND RELATED INDEMNIFICATION PROVISIONS (CITY COUNCIL)

I. SUMMARY

In anticipation of increased community concern and reporting activity surrounding the Fourth of July holiday, the City of Carson seeks to enhance its responsiveness to illegal fireworks activity by providing residents with a dedicated reporting line. The City maintains a strict prohibition on the use, possession, and discharge of all fireworks, and the anticipated surge in calls during this period necessitates additional capacity to ensure timely intake, documentation, and routing of complaints.

To support this effort, staff proposes entering into an agreement with Professional Communications Network (PCN), a vendor that provides specialized call intake services. PCN will assist in managing high call volumes by receiving and documenting reports of illegal fireworks activity, thereby allowing City staff and Public Safety personnel to focus on response and enforcement operations. As a condition of providing these services, PCN requires the City to agree enter into a professional communications network agreement which includes City obligations to indemnify PCN.

Staff is seeking City Council approval of the agreement with PCN to allow the City to proceed with implementing the enhanced fireworks reporting program in advance of the holiday period.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the agreement with Professional Communications Network (PCN) for call center services related to illegal fireworks complaints; and,
2. AUTHORIZE the City Manager's execution of the agreement approved as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate consistent with the requirements of the law.

IV. BACKGROUND

The City of Carson maintains a citywide prohibition on the use, possession, and discharge of all fireworks to protect public safety and reduce the risk of fire, injury, and property damage. In advance of the Fourth of July holiday, the City anticipates an increase in illegal fireworks activity and a corresponding rise in community-generated reports and service requests.

To enhance responsiveness and ensure efficient handling of anticipated call volume, the City is seeking to implement a dedicated reporting line for residents to report illegal fireworks activity. This approach is intended to improve the intake, documentation, and routing of complaints, while allowing City staff and public safety personnel to remain focused on enforcement operations and field response.

To support this effort, the City proposes entering into an agreement with Professional Communications Network (PCN) to provide call intake services during periods of high demand. PCN will be responsible for receiving calls, documenting relevant information, and routing reports to appropriate City personnel for follow-up and enforcement action. The estimated cost is approximately $6,165.00, based on last year's activities.

However, as a condition of service, PCN requires the inclusion of an indemnification provision in its agreement where City is required to indemnify vendor for any claims arising from the services. The City Attorney has advised that the City Manager’s authority to approve expenditures and contracts under the Purchasing Ordinance does not include the authority to approve indemnity obligations because indemnity obligations can be limitless. As such, staff is bringing this item forward for City Council approval of the agreement.

V. FISCAL IMPACT

Funding for services provided by PCN for call intake related to illegal fireworks activity for the period from April 13, 2026, through July 13, 2026, is available under GL accounts 101-55-552-127-6011 and 101-55-552-251-6011. Based on prior year activity, the vendor estimates total service cost, including outbound calls and usage minutes, to be approximately $6,165.00. However, actual costs may vary depending on call volume and service demand.

VI. EXHIBITS

1. PCN Service Agreement

Attachments

PCN Service Agreement

PCN
Professional Communications Network

Start Date 04/13/26

Account Number 2054 C/F # (310) 317-2055 Contract Terms 4/13/26-7/13/26

Company Representative David C. Roberts, Jr. Title City Manager

Email droberts@carsonca.gov

Company City of Carson Phone (_____) _____

Address 701 E. Carson St. Fax (_____) _____

City Carson State CA Zip 90745

BILLING INFORMATION ** Bills will be sent via email **

Billing Email acctpayable@carsonca.gov Auto Pay: ☐ YES ☐ NO
If YES, see attached form

TYPE OF BUSINESS

☐ Corporation ☐ Partnership ☐ Proprietorship Tax ID# _____

Principal(s)/Owner(s)	Primary Phone	Social Security #	Driver's License #

SUBSCRIBER RATES

Type of Service Live answer - 500 per month

Base Rate 850.00 Call/Min/Msg Allowance 500

Excess 1.90 Ea.

Callouts .50 Ea. Callout Usage .95 Min.

Patches .50 Ea. Patch Usage .95 Min.

Telephone Maintenance Charge 5.00

Holiday Charges (per Federal Holiday) 15.00

MiTeam Web Portal _____

Call Logs _____ Custom Reports _____

Oncall Schedule/Shifts _____

Additional Scrips _____ Sub Accounts _____

800 # (_____) _____ Usage? _____

MSM Rental _____

Pager Rental _____ Cap _____

PAYMENT REQUIRED PRIOR TO SERVICE ACTIVATION

One Time Setup Fee waived

First Billing $855.00

Security Deposit $855.00

Other Charges $855.00 x2 for 2 additional billing periods

Total Due $3420

Check # _____

Card # _____

☐ Visa ☐ MC ☐ Amex

Exp. Date _____ Sec. Code _____

Zip Code _____

This Subscriber Service Agreement becomes a contract when accepted by Professional Communications Network. I understand and agree to the terms as stated herein and on page 2. I am authorized to enter into contracts and sign on behalf of the company.

Subscriber Signature _____ Date 4-13-26

Print Name DAVID C. ROBERTS JR. PCN Approval _____

Each account will be reviewed by PCN and a Credit Bureau before approved and received as a contract.

CONTRACT CONDITIONS

Subscriber Service Agreement:

1 The undersigned subscriber authorizes Professional Communications Network (PCN) to begin service and continue according to the stated dates. After the dates of the contract expire, the contract will continue in force on a cycle-to-cycle basis for as long as subscriber continues as a customer of PCN.
2. The subscriber rates, along with any additional charges for overcalls or rental equipment, are specified and agreed to within this contract. The subscriber will be billed once each cycle. The bill must be paid within fourteen (14) days. If subscriber's bill is not paid by the next cycle date, they will be charged a late charge of $15.00 or 1 and 1/2 percent, whichever is greater.
3. PCN reserves the right to discontinue or terminate service and withhold any messages from a subscriber whose account is 30 days delinquent. Termination, or discontinuance of an account, does not relieve the subscriber of any accrued charges. The subscriber agrees to pay any and all collection fees. A $25.00 fee will be charged to the subscriber's account for any returned checks.
4. There will be a re-connect fee, of up to $75.00, charged to the subscriber's account when the account is suspended for non-payment and the subscriber wishes to begin service again. In order for PCN to begin service again, the account must be paid current and the re-connect fee must be paid.
5. PCN reserves the right to change the subscriber's rate upon expiration of the contract period with twenty-eight (28) days prior written notice. Subscriber can cancel service at expiration of the contract with twenty-eight (28) days prior written notice. If subscriber fails to give notice, they will be charged for an additional twenty-eight (28) days of service. If subscriber cancels in the midst of a contract, they are liable to pay the remainder of the contract along with any past due monies owed to PCN.
6. Due to the nature of oral communications, PCN shall not be held liable for errors of commission or omission. Due to the nature of automated equipment neither power loss nor equipment failure can be totally prevented. PCN has taken all possible precautions to prevent both, however, in the event of either, PCN shall not be held liable for loss of service or revenue. Subscriber will indemnify and hold PCN harmless from any obligations, costs, claims, judgments, attorney fee and attachments arising from, growing out of, or in any way connected with the service rendered to subscriber under terms of this agreement. PCN shall not be liable for any damages arising out of delays in meeting the service start date.
7. Subscriber agrees that they will not use service for illegal or illegitimate purposes, and that such use constitutes grounds for immediate
termination of service. PCN may-deny any application for service and may terminate service to subscriber for any cause.
8. PCN will treat all messages as confidential, however, should it be served with appropriate subpoena or court order, PCN will be legally obligated to cooperate with all law enforcement agencies in disclosing whatever information may be required concerning the subscriber.
9. This agreement may not be assigned without the prior written consent of PCN and is not transferrable.
10. PCN shall not have any obligation to retain written or magnetically stored messages beyond twenty-eight (28) days of receipt of same.
11. Subscriber understands that the DID or other phone number assigned for subscriber's use is a telephone number owned by PCN. At the time service is terminated between subscriber and PCN, the subscriber may not retain the use of any telephone number and will not be entitled to transfer billing or place a referral announcement to another number.
12. Credit verification will be done on accounts, and appropriate security deposit will be charged and collected by PCN prior to beginning service.
13. This writing constitutes the entire Agreement of the parties relating to the subject matter hereof. No representations were made or relied upon by either party, other than those set forth in the agreement. No employee or representative of either party is empowered to change or alter any of the terms hereof, unless clone in writing and signed by an authorized representative of the respective parties.

Pager Service and Rental Agreement in addition to the above contract conditions:

1. If equipment is rented by -Subscriber from PCN, PCN shall retain title to and ownership of rental equipment and subscriber agrees that they will not attempt to give away, sell, mortgage, assign or impair title to and ownership of rental equipment.
2. In the event of a lost, stolen, destroyed, or damaged pager, the subscriber shall be liable for and shall pay to PCN $20.00 repair cost or the full replacement cost of $200.00 for an Alpha Pager and 100.00 for a Digital Pager.

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 22.

To: Honorable Mayor and City Council

From: Reata Kulcsar, Energy and Sustainability Officer CMO Administration

Subject: CONSIDER APPROVAL OF THE CLEAN POWER ALLIANCE (CPA) INNOVATION FUND PARTICIPATION AGREEMENT TO ACCEPT $163,100 IN GRANT FUNDING FOR THE CITY OF CARSON'S ELECTRIC RESIDENTIAL LAWN AND GARDEN EQUIPMENT REBATE PROGRAM (CITY COUNCIL)

I. SUMMARY

The Clean Power Alliance of Southern California (CPA), which provides cleaner energy options to participating cities, created the Energized Communities Innovation Fund to help local agencies develop and implement new projects that reduce pollution and support sustainability. This program is a competitive grant opportunity, meaning cities must apply and compete for funding. The program focuses on key areas such as electric vehicles, building electrification (replacing gas-powered systems with electric ones), energy resilience, and access to clean energy.

During the first round of funding, CPA awarded approximately $1 million in total grants to cities across the region for a variety of sustainability and electrification projects. As part of this effort, the City was awarded $86,900 to launch the Electric Vehicle (EV) Charging Wallet Pilot Program. This program provided financial assistance to eligible residents to help offset the cost of charging their electric vehicles at City-operated charging stations. The program helped expand access to clean transportation, supported more equitable use of the City's growing EV charging network, and gave staff valuable experience in administering rebate-style programs in compliance with CPA requirements.

Building on this success and the City's ongoing commitment to sustainability, Carson applied for additional funding through the second round of the Innovation Fund. Through this effort, the City is proposing to launch a new Electric Residential Lawn and Garden Equipment Rebate Program. This program would provide financial incentives (rebates) to Carson residents who replace gas-powered lawn equipment, such as lawnmowers and leaf blowers, with cleaner, battery-powered, zero-emission alternatives. This initiative is important because small gas-powered engines are a significant source of neighborhood-level air pollution. By reducing these emissions, the program will help improve local air quality, support public health, and advance the City's broader sustainability and climate goals.

The City Council is being asked to approve the proposed agreement and authorize the City Manager to sign the Innovation Fund Participation Agreement with the Clean Power Alliance (CPA), attached as Exhibit No. 1.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Innovation Fund Participation Agreement with the Clean Power Alliance (CPA) to accept $163,100 in grant funding to implement the City of Carson's Electric Residential Lawn and Garden Equipment Rebate Program; and,
2. AUTHORIZE the City Manager to execute the agreement and any related documents, subject to approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

The Clean Power Alliance (CPA), which is the City's electricity provider for cleaner energy options, created the "Energized Communities" program to help cities reduce greenhouse gas emissions (also known as "decarbonization") and improve sustainability. This program has two parts. The first, called "Pathways to Electrification," provides each participating city with up to $250,000 to support pre-approved projects that help transition from gas-powered equipment and systems to electric alternatives. The second part, called the "Innovation Fund," offers additional grant funding for cities to develop and implement new and creative projects that reduce pollution and improve environmental sustainability. Cities can apply for up to $250,000 through this competitive grant program. As part of this effort, CPA set aside a total of $2 million for the Innovation Fund, which is being distributed in two rounds of $1 million each. These funds are awarded to cities for projects that align with CPA's goals and demonstrate clear benefits to the community.

In December 2024, City staff applied for funding through the first round of the Innovation Fund. After a competitive review process, the City was awarded $86,900 to implement an Electric Vehicle (EV) Charging Wallet Pilot Program. This program provides financial assistance (reimbursement) to eligible residents to help offset the cost of charging their electric vehicles at approved charging stations within the City. Following the success of the first round of projects, CPA launched a second round of Innovation Fund grants to continue supporting community-focused sustainability efforts. In October 2025, the City applied for and was awarded an additional $163,100 to implement an Electric Residential Lawn and Garden Equipment Rebate Program. This program will provide rebates (partial refunds) to residents who replace gas-powered lawn equipment, such as lawnmowers and leaf blowers, with cleaner, battery-powered, zero-emission alternatives. This rebate program is intended to reduce air pollution in Carson neighborhoods, improve public health, and support broader regional efforts to phase out small gas-powered engines, which are known to produce a significant amount of emissions. The program also expands the City's sustainability efforts beyond transportation by addressing another common source of pollution in residential areas, helping advance Carson's overall climate and air quality goals.

Staff is currently developing the program details and guidelines, which will outline who is eligible, how much funding residents can receive, and how the program will be administered. These details will be presented to the City Council in the near future for review and consideration before the program is officially launched.

V. FISCAL IMPACT

At this time, there is no immediate financial impact to the City. The Clean Power Alliance (CPA) will reimburse eligible program costs, up to a total of $163,100. The program is anticipated to launch in Fall 2026. Prior to implementation, staff will return to the City Council with the full program details, including eligibility requirements, rebate amounts, and a proposed budget resolution to formally establish the appropriate revenue and expenditure accounts for the program.

VI. EXHIBITS

1. Proposed Innovation Fund Participation Agreement.

Attachments

Exhibit No. 1 -Innovation Fund Round 2 Participation Agreement.pdf

INNOVATION FUND PARTICIPATION AGREEMENT

This Innovation Fund Participation Agreement ("Agreement"), made as of the last date signed below (the "Effective Date"), by and between the City of Carson ("Participant"), and Clean Power Alliance of Southern California, a Joint Powers Authority and Community Choice Aggregation program ("CPA"), referred to individually or collectively as "Party" or "Parties," is to enroll Participant in the CPA Innovation Fund program ("Innovation Fund"), described in more detail below.

RECITALS

WHEREAS, CPA has launched the Energized Communities program ("Energized Communities") to assist CPA's member agencies with the implementation of building and transportation electrification measures to reduce dependence on fossil fuels and reach sustainability and decarbonization goals by providing financial and technical support;

WHEREAS, as part of the Energized Communities program, CPA desires to support member agencies in implementation of creative decarbonization projects ("Innovation Fund Projects") in their communities by providing up to $250,000 to selected member agencies through the Innovation Fund;

WHEREAS, the Innovation Fund is a competitive funding opportunity available to CPA's member agencies that submit applications for projects that align with CPA's mission and its program pillars: Resilience and Grid Management, Transportation and Building Electrification, and Local Clean Energy Procurement;

WHEREAS, CPA's Board of Directors approves project funding recommendations made by a review team comprised of Community Advisory Committee members and CPA staff; and

WHEREAS, the selected member agencies enter into this Agreement to outline the financial support CPA will provide to Participant to offset the cost of developing and implementing the Innovation Fund Projects as agreed upon by the Parties.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained, it is mutually understood and agreed by and between the Parties as follows:

AGREEMENT

1. **Term.** This Agreement begins on the Effective Date and ends on June 30, 2029 or until terminated in accordance with the provisions herein ("Term").

2. **Termination.** Any Party may terminate this Agreement for convenience and without liability to the other Party upon giving the other Party sixty (60) days prior written notice.

3. **CPA Obligations.** CPA agrees to the obligations detailed in Exhibit A, Innovation Fund Program Terms and Conditions, attached hereto.

4. **Participant Obligations.** Participant agrees to the obligations detailed in Exhibit A attached hereto.

5. **NO LIABILITY; NO REPRESENTATION OR WARRANTY; INDEMNITY.**

    a. CPA DOES NOT MAKE, AND HEREBY DISCLAIMS, ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT AND TITLE, AND ANY WARRANTIES ARISING FROM A COURSE OF DEALING, USAGE, OR TRADE PRACTICE WITH RESPECT TO SERVICES PROVIDED BY PARTICIPANT.

    b. INDEMNIFICATION. EACH PARTY SHALL INDEMNIFY AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW THE OTHER PARTY AND ITS ELECTED OFFICIALS, OFFICERS, EMPLOYEES, MEMBERS, VOLUNTEERS, AGENTS, AND REPRESENTATIVES FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES, COSTS, EXPENSES, CLAIMS, AND/OR JUDGMENTS, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND DISBURSEMENTS THAT MAY DIRECTLY OR INDIRECTLY ARISE AND/OR RESULT FROM THE INDEMNIFYING PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. THIS INDEMNIFICATION SHALL BE ONLY IN PROPORTION TO AND TO THE EXTENT THAT SUCH CLAIMS, JUDGMENTS, CAUSES OF ACTION, DAMAGES, PENALTIES, COSTS, LIABILITIES, AND EXPENSES, INCLUDING ATTORNEYS' FEES AND COSTS INCURRED IN THE DEFENSE OF ANY SUCH CLAIM OR ANY ACTION OR PROCEEDING BROUGHT THEREON ARISE FROM THE NEGLIGENT OR INTENTIONAL ACTS OR OMISSIONS OF INDEMNIFYING PARTY, AND ITS OFFICERS, EMPLOYEES, INVITEES, OR AGENTS. NOTWITHSTANDING THE FOREGOING, CPA SHALL BE UNDER NO OBLIGATION WHATSOEVER TO INDEMNIFY PARTICIPANT OR HOLD PARTICIPANT HARMLESS, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, COSTS, OR DISBURSEMENTS AS A RESULT OF PARTICIPANT'S CONSIDERATION, DEVELOPMENT, REVIEW, DRAFTING, ADOPTION, AND/OR IMPLEMENTATION OF PARTICIPANT'S INNOVATION FUND MEASURES.

    c. LIMITATION OF LIABILITY. CPA SHALL NOT BE LIABLE TO PARTICIPANT FOR ANY CONSEQUENTIAL, INDIRECT, PUNITIVE, LOST PROFIT, LOST OPPORTUNITY, OR EXEMPLARY DAMAGES FOR ANY CLAIM, WRIT, PETITION, OR CAUSE OF ACTION RELATED TO THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO PARTICIPANT'S DEVELOPMENT, DRAFTING, REVIEW, ADOPTION, AND/OR

IMPLEMENTATION OF PARTICIPANT'S INNOVATION FUND MEASURES, AND/OR ANY OTHER CLAIM, WRIT, PETITION, OR CAUSE OF ACTION RELATED TO THIS AGREEMENT WHETHER ARISING FROM BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), STATUTE, OR OTHERWISE.

6. **Insurance.**

   a. The Parties agree to provide and maintain throughout the Term of this Agreement, at their own expense, a program of insurance, or self-insurance, covering the activities and operations of their respective officers, agents and employees, and contractors for the Term of this Agreement. This insurance shall include general liability insurance with coverage limits of no less than $1,000,000 per occurrence and $2,000,000 aggregate. This insurance shall be endorsed to include the following: (i) CPA, its Board, Officers, Officials, Employees, Agents, Servants, and Volunteers are covered as additional insureds on Participant's commercial general liability policy, and Participant's Board, Officers, Officials, Employees, Agents, Servants, and Volunteers are covered as additional insureds on CPA's commercial general liability policy; and (ii) a written notice to be mailed to the other Party 30 days prior to the effective date of a cancellation or non-renewal of such insurance.

   b. Participant agrees to maintain throughout the Term of this Agreement, at their own expense, an automobile liability policy covering any auto (including owned, hired, and non-owned autos) with limits no less than $1,000,000 per occurrence for bodily injury and property damage.

   c. The Parties agree to maintain throughout the Term of this Agreement, at their own expense, a workers' compensation policy as required by the State of California, with Statutory Limits and Employer's Liability Insurance of no less than $500,000 per occurrence for bodily injury or disease.

   d. Upon request, either Party shall provide the other evidence of such coverage naming the other Party as an additional insured including an additional insured endorsement issued by the insurance company or program of self-insurance.

   e. CPA may waive or change any of the requirements in this Section 6, upon mutual agreement with the Participant.

   f. Nothing herein waives or reduces a Party's indemnification obligations pursuant to Section 5.

7. **Publicity.** Any marketing materials generated by Participant related to the performance of this Agreement should reference CPA's contributions. Each Party shall make best efforts to

display or utilize the words "Clean Power Alliance" and "City of Carson" in all marketing materials, including flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles (to the extent possible); provided, that CPA may omit "City of Carson" from CPA marketing materials when publicizing the Innovation Fund program generally and not specifically with respect to (a) this Agreement or (b) Participant's participation in the Innovation Fund. Any piece of publicity issued by Participant, including those mentioned above, must be reviewed and approved by CPA before issuing a press release. Participant agrees to provide CPA with reasonable time for review before such issuance.

Participant shall include CPA's logo and a statement acknowledging CPA funding of Innovation Fund measures on any equipment and project signage. Statements shall be provided by CPA and placement of such statement shall be agreed to by both Parties. Where CPA and Participant logos are used on any signage or documentation arising from this partnership, the logos of each Party will be of equal size.

8. **General Provisions.**

a. Entire Agreement. This Agreement represents the full and complete understanding between the Parties as to the subject matter of this Agreement and supersedes any other agreement(s) and understanding(s), either oral or written, between the Parties related to the subject matter of this Agreement.

b. Amendment. Any amendment to or modification of this Agreement will be effective only if in writing and signed by each Party's authorized representative. No verbal agreement or implied covenant will be valid to amend or abridge this Agreement.

c. Governing Law and Venue. This Agreement is governed by the laws of the State of California. Any lawsuit filed in relation to this Agreement must be filed with the Superior Court for the County of Los Angeles, State of California.

d. Third Party Beneficiaries. There are no intended third-party beneficiaries of this Agreement.

e. Independent Parties. Each Party shall perform its responsibilities and activities described herein separately and not as an officer, agent, employee, or volunteer of the other Party hereto. Each Party shall be solely responsible for the acts and omissions of its officers, agents, and employees. Nothing herein shall be considered as creating a partnership or joint venture between the parties.

f. Headings. The headings in this Agreement are for convenience only, are not a part of the Agreement, and in no way affect, limit, or amplify the terms or provisions of this Agreement.

g. Severability / Partial Invalidity. If any term or provision of this Agreement, or its application to a particular situation, is found by the court to be void, invalid, illegal, or unenforceable, such term or provision shall remain in force and effect to the extent allowed by such ruling. All other terms and provisions of this Agreement or their application to specific situations shall remain in full force and effect. The Parties agree to work in good faith to amend this Agreement to carry out its intent.

h. Survival. All provisions which by their nature must continue after the Agreement expires or is terminated shall survive the Agreement and remain in full force and effect, including but not limited to the indemnification requirement in Section 5.

i. Notices. All notices, requests, and approvals must be sent in writing to the persons below, which will be considered effective on the date of personal delivery; or the date confirmed by the reputable overnight delivery service; or on the fifth calendar day after deposit in the United States Mail, postage prepaid; or the next business day following submission by electronic mail:

To CPA:
Joanne O'Neill
Senior Director, Customer Programs
801 S. Grand Ave., Suite 400
Los Angeles, CA 90017
joneill@cleanpoweralliance.org

With a copy, which shall not serve as notice as required or specified herein, to:

EnergizedCommunities@cleanpoweralliance.org

To Participant:
Reata Kulcsar
Energy and Sustainability Officer
City of Carson
701 E. Carson St.
rkulcsar@carsonca.gov

j. Electronic Signatures. This Agreement may be executed by electronic signature(s) and transmitted either by facsimile or in a portable document format ("pdf") version by email and such electronic signature(s) shall be deemed as original for purposes of this Agreement and shall have the same force and effect as a manually executed original.

k. Execution in Counterparts. This Agreement may be executed in two or more counterpart copies, each of which shall be deemed as an original and all of which,

when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement on the latest date of execution set forth below.

_____	_____
Theodore Bardacke	David C. Roberts, Jr.
Chief Executive Officer	City Manager
Clean Power Alliance of Southern California	City of Carson
Date:	Date:

Exhibit A

Innovation Fund - Program Terms and Conditions

1. **CPA Obligations.**

    a. Financial Reimbursement. CPA will provide financial reimbursement to Participant in an amount (i) no greater than $163,100 and (ii) to be specified in the Project Scope and Budget, as defined below, to be applied toward Participant's Innovation Fund Project ("Project Funding").

        i. CPA will issue payments within 30 days of receipt and review of supporting documentation provided by Participant, until the agreed upon budget is funded.
        ii. CPA reserves the right to pause or cease payments in CPA's sole discretion if Participant does not provide a status report ("Status Report," as such term is defined below) in a timely manner in accordance with Section 2.c. below.
        iii. Participant acknowledges and agrees that the payments shall only be used for the purposes as agreed to in this Exhibit A.

    b. Customer Verification. If requested by Participant, CPA may elect, in its sole discretion, to verify the status of customer accounts using data provided by Participant; *provided that*, Participant has obtained explicit consent from each customer for CPA to provide such customer's account information to Participant for the purpose of verifying customer account status in connection to customer eligibility for Participant's Innovation Fund Project.

2. **Participant Obligations.** In consideration of the Innovation Fund payment set forth in this Agreement, Participant shall perform obligations in accordance with the terms, conditions, and specifications set forth herein, including as follows:

    a. Point of Contact. Within one (1) month of the Effective Date, Participant agrees to provide a dedicated point of contact to CPA for coordination and reporting purposes throughout the Term of this Agreement.

    b. Meetings. Participant will provide project status and updates to CPA in regularly scheduled meetings, planned for every other month. Program updates and requests for reimbursement will be covered during these meetings, prior to Participant submitting payment requests.

c. Scope and Budget. Participant shall mutually agree with CPA on a project scope and budget ("Project Scope and Budget") that details expected milestones, targeted number of participants, quarterly budget, and expected results, substantially in the form of Exhibit B, Form of Project Scope and Budget, attached to this Agreement. Project implementation shall be completed within two (2) years of the Effective Date of this Agreement. Participant acknowledges and agrees that it shall not be eligible to receive Project Funding until CPA and Participant mutually agree upon the Project Scope and Budget. Finalization of the Project Scope and Budget document can occur after execution of this Agreement and can be updated throughout the term of the project upon agreement by both Parties.

d. Reporting. Participant agrees to provide CPA with a Status Report every six (6) months, and a project summary report ("Summary Report") upon completion of their Innovation Fund Project. The Status Report must include the metrics agreed upon by the Parties in the Project Scope and Budget. The Summary Report shall detail the outcomes of Participant's Innovation Fund Project, how Project Funding was utilized to implement the Innovation Fund Project, and the key project metrics and benefits resulting from implementation of the Innovation Fund Project.

e. Project Funding. Participant shall specify expected use of Project Funding and note those plans in the Project Scope and Budget. The Project Funding agreed upon by both Parties will be considered eligible expenses for CPA payment.

    i. Participant acknowledges and agrees that any costs for consultant fees, installation of equipment, rebates or incentives to customers, or any other Innovation Fund Project measures that are not agreed upon under the Project Scope and Budget shall be borne by Participant.
    ii. Participant is allowed to combine Project Funding from CPA with funding from other organizations and sources, subject to any requirements by those funding sources. Participant shall inform CPA if grants and other funding related to the Project Scope and Budget are received. Participant agrees and acknowledges that in no event shall the combined funding from CPA and third parties exceed 100% of total project costs. Should such situation arise, the Parties will review the Project Scope and Budget to consider amendments and/or a reduction in Project Funding.
    iii. Reimbursement. Participant shall submit appropriate documentation to request reimbursement for measures as specified in the agreed upon Project Scope and Budget substantially in the form of Exhibit C, Form of Reimbursement Request, attached to the Agreement.

f. CPA Customer. Participant represents and warrants that Participant is a CPA public agency customer and acknowledges and agrees that Participant is required to continue to be a CPA public agency customer in order to be eligible to receive

financial reimbursement under this Agreement. Further, Innovation Fund Projects that incorporate energizing equipment must charge such equipment only at sites that receive CPA electrical service. Participant acknowledges that any funding distributed to customers as part of the Participant's Innovation Fund Project shall only be distributed to CPA customers.

g. Data Sharing and Ongoing Data. For Innovation Fund Projects that require CPA's support in verifying customer enrollment or other data needs, Participant will seek customer approval and handle any data provided securely, adhering to CPA's privacy policy and the requirements of California Public Utilities Commission Decision D.12-08-045 Attachment B (Rules Regarding Privacy and Security Protections for Energy Usage Data Applicable to Community Choice Aggregators or Electrical Service Providers).[1] Participant agrees to provide CPA access to Innovation Fund Project findings and share project data up to one-year following completion of their Innovation Fund Project, and participate in a one-year post award interview to share project status and results.

[1] CPA's Privacy Policy is available at https://cleanpoweralliance.org/privacy-policy. California Public Utilities Commission Decision D. 12-08-045 Attachment B (Rules Regarding Privacy and Security Protections for Energy Usage Data Applicable to Community Choice Aggregators or Electrical Service Providers), available at:
https://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M026/K531/26531585.PDF.

Exhibit B

Form of Project Scope and Budget

Following the terms provided in the Participation Agreement, the specific Project Scope and Budget for Participant will be submitted to CPA substantially in the form illustrated below.

Project Summary

- Agency Name: City of Carson
- Agency Point of Contact: Reata Kulcsar, Energy and Sustainability Officer, rkulcsar@carsonca.gov
- Innovation Fund Project Title:
  Carson's Residential Lawn and Garden Equipment Rebate Program
- Innovation Fund Project Goals: Project will offer rebates to help residents replace gas-powered lawn mowers, trimmers, leaf blowers, and chainsaws with battery powered, zero-emission alternatives.
- Funding Amount Budgeted: $163,100

Table: Project Scope and Budget

Innovation Fund Project Measures and/or Activities	**Proposed Metrics**	**Timeline and Key Milestones**	**Proposed Budget per Measure**	**Anticipated Results or Benefits per Measure (if known)**
Summarize how Participant intends to use Project Funding to implement measures/ activities and how project results will be tracked through proposed metrics.				

Exhibit C

Form of Reimbursement Request

Participant will submit a W-9, and any invoices, receipts, or other appropriate documentation to show paid expenditure of funds, along with the reimbursement request for measures, as specified in the agreed upon Project Scope and Budget.

A reimbursement request with the information noted in the table below will be submitted to CPA for approval. CPA will notify the Participant of approval and forthcoming repayment.

Reimbursement Request Form

Innovation Fund Project Measure	**Reimbursement Amount Requested**	**Documentation Provided (Invoice, Purchase Receipt, etc.)**	**Remaining Budget (of the total Project Funding amount)**
Total Amounts			

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 23.

To: Honorable Mayor and City Council

From: Michael Whittiker, Community Services Director CS Operations

Subject: CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT SERVICES AGREEMENT WITH SWAYZER CORPORATION (C-24-132) FOR CONTINUED MOWING AND LANDSCAPE MAINTENANCE SERVICES (CITY COUNCIL)

I. SUMMARY

The Community Services Department, through its Park Maintenance Division, is responsible for maintaining landscaped areas throughout the City, including parks, the Corporate Yard, the Carson Event Center, and City Hall. This work includes routine services such as mowing grass, trimming plants, and keeping these public spaces clean, safe, and visually appealing for residents and visitors.

In recent years, the City has made significant improvements to the landscaping around the Civic Center and other public facilities. While these enhancements have greatly improved the appearance of these areas, they have also increased the level of ongoing maintenance needed to properly care for them. To help meet this demand, the City uses a combination of contracted services and in-house staff. By utilizing a contractor for routine tasks like mowing and general landscaping, City staff are able to focus on more specialized work, such as maintaining irrigation systems (which keep plants and grass properly watered), improving turf health, addressing safety issues, and preserving the long-term condition and appearance of City assets.

On May 7, 2024, the City Council approved a one-year agreement with Swayzer Corporation to provide mowing and landscape maintenance services, in an amount not to exceed $411,352.68 (Exhibit No. 1). The agreement also included the option to extend the contract for up to two additional one-year terms, subject to City Council approval. During the first year, these services resulted in noticeable improvements to the appearance, cleanliness, and overall safety of City facilities. Based on this performance, the City Council approved the first one-year extension on April 1, 2025, through Amendment No. 1, in the same amount of $411,352.68, bringing the total contract amount to $822,705.36 (Exhibit No. 2).

To maintain this level of service and continue providing well-kept public spaces, staff is recommending approval of Amendment No. 2, which would exercise the final one-year extension of the agreement with Swayzer Corporation. The cost for this final year is $395,219.04, bringing the total not-to-exceed contract amount to $1,217,924.40 (Exhibits No. 3 and 4). Approval of this amendment will allow the City to continue providing consistent, high-quality landscape maintenance across its parks and facilities.

II. RECOMMENDATION

Take the following actions:

1. APPROVE Amendment No. 2 to the Contract Services Agreement with Swayzer Corporation to continue providing mowing and landscape maintenance services from May 28, 2026, through May 28, 2027, for a total contract amount not to exceed $1,217,924.40 (Exhibit No. 3); and,
2. AUTHORIZE the Mayor to sign Amendment No. 2, subject to final approval by the City Attorney as to form.

III. ALTERNATIVES

TAKE any other action the City Council deems appropriate and consistent with applicable law.

IV. BACKGROUND

The Community Services Master Plan establishes maintenance expectations that align with nationally recognized standards set by the National Recreation and Park Association (NRPA). These standards define different levels of service for park maintenance, with Level 1 representing the highest standard. The City of Carson has committed to providing this Level 1 standard across all parks and facilities. This level of service includes frequent maintenance, well-manicured grass areas, safe and playable park conditions, proactive care of infrastructure, and staffing levels that are consistent with industry best practices. Maintaining this high standard across the City's park system requires careful and strategic use of staff resources. Routine tasks such as mowing are essential but require a significant amount of time and labor each week. Prior to supplementing these services with a contractor, City staff were stretched thin, which led to inconsistent maintenance and delays in completing other important park improvements.

Since implementing contracted mowing and limited landscape services at City parks, City Hall and the Carson Event Center, both staff and residents have seen noticeable improvements. Turf areas across all City facilities are now maintained at least once per week, creating a consistent, clean, and visually appealing experience throughout the City. This level of consistency ensures that residents and visitors can rely on safe, attractive, and well-maintained parks year-round. Equally important, the use of contracted mowing services allows City staff to focus on more technical and specialized work that requires a higher level of expertise. This includes maintaining and programming irrigation systems (which control water use and efficiency), managing weeds and plant health, improving soil conditions, and performing advanced turf care such as aeration, reseeding, and field preparation. These services are critical to ensuring the long-term health of park landscapes and the performance of underlying infrastructure.

In addition to these technical responsibilities, the added capacity created through contracted mowing has allowed staff to take a more proactive and thoughtful approach to overall park beautification. Staff now have the time to focus on enhancing planters, walkways, and landscaped areas throughout the City, ensuring these spaces are not only maintained, but also intentionally improved. This includes more detailed attention to plant health, seasonal color, pruning, and overall presentation, resulting in parks and public spaces that feel more vibrant, welcoming, and well cared for. This shift has also enabled staff to focus on long-term improvements to irrigation systems, resulting in measurable gains in efficiency and performance. These efforts were recently recognized by CalSense Irrigation, which highlighted the City's progress and innovation in improving irrigation operations (Exhibit No. 5). This recognition demonstrates that the City's approach of combining contracted routine services with skilled in-house work is producing real, measurable results.

As the City continues to grow, including the addition of approximately 10 acres at Carriage Crest and new park amenities, the need for consistent and reliable maintenance services has increased. Given the success of this approach, staff recommends that the City Council approve the final one-year extension of the agreement to ensure continued high-quality maintenance of the City's parks and public spaces. Under the proposed Amendment No. 2, effective May 28, 2026, certain temporary service adjustments will be updated. Specifically, the "replacement services" that were previously shifted to the Civic Center (due to the temporary closure of Foisia and Carriage Crest Parks for renovations) will end. Services at Foisia Park will resume following its reopening, while services at Carriage Crest Park will remain paused until construction is complete. A future amendment will be brought forward once Carriage Crest reopens to reinstate services at that location. Reflecting these adjustments, the monthly cost of services will be reduced from $34,279.39 to $32,934.92 during the extension period. The total cost for this final one-year extension will be $395,219.04, which is lower than the previous extension amount of $411,352.68.

Lastly, a meet and confer with AFSCME Local 809 was successfully completed on April 16, 2024.

V. FISCAL IMPACT

Should the City Council approve staff's recommendation, funding for these services is already included in the adopted budgets. Funds for May and June are included in the FY 2025-2026 budget, and full-year funding is included in the proposed FY 2026-2027 budget, both within Account No. 101-90-970-101-6004.

VI. EXHIBITS

1. Swayzer Contract
2. Swayzer Contract - Amendment No. 1
3. (Proposed) Swayzer Contract - Amendment No. 2
4. Park Maintenance Photos
5. Irrigation Champions

Attachments

SWAYZER CONTRACT.pdf
SWAYZER CORP - AMENDMENT NO. 1.pdf
(Swayzer) Amendment No. 2 (2107551.5) (002).pdf
PARK MAINTENANCE.pdf
Irrigation Champions.pdf

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

SWAYZER CORPORATION

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
SWAYZER CORPORATION

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 28th day of May, 2024 by and between the CITY OF CARSON, a California municipal corporation ("City") and SWAYZER CORPORATION, a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Carson's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest

professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.5 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.6 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.8 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. City shall also have the right to increase the Contract Sum and authorize unanticipated increased services within the Scope of Services performed by Consultant. For all purposes under this Section 1.8, any increase in compensation of up to the amount of contingency approved by the City Council at the time the Agreement was awarded to Consultant, if any, taken either separately or cumulatively, or any increase in the time to perform of up to one hundred eighty (180) days and which are not detrimental to the interest of the City, may be approved by the City's Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other contractors. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.9 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

1.10 Compliance with Labor and Wage Laws.

Certain portions of the Services may be subject to prevailing wages under the Labor Code and to the extent such is true, the below provisions will apply.

(a) Public Work. The Parties acknowledge that the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("**DIR**") implementing such statutes. The

work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Registration with DIR. Pursuant to Labor Code section 1771.1, Consultant and all subcontractors must be registered with, and pay an annual fee to, the DIR prior to and during the performance of any work under this Agreement.

(c) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the DIR determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement. If this Agreement is subject to the payment of federal prevailing wages under the Davis-Bacon Act (40 U.S.C. § 3141 *et seq.*), then Consultant shall pay the higher of either the state for federal prevailing wage applicable to each laborer.

(d) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(e) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subcontractor to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(f) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 et seq. concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subcontractors shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(g) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(h) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours.

Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(i) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

(j) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Four Hundred Eleven Thousand Three Hundred Fifty Two Dollars and Sixty Eight Cents (**$411,352.68**) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an annual not to exceed amount of Four Hundred Eleven Thousand Three Hundred Fifty Two Dollars and Sixty Eight Cents (**$411,352.68**) for each Extension Term.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Ezekiel W. Swayzer	Project Manager
(Name)	(Title)

Elijah Swayzer III	Operations Manager
(Name)	(Title)
(Name)	(Title)

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be Modesto Bolanos, Park Maintenance Superintendent, or as otherwise directed by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number,

compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) General Liability Insurance (Coverage Form ISO CGL CG 00 01 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement, with Employer's Liability insurance coverage limits of at least $1,000,000.00.

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability

insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

(d) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(e) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

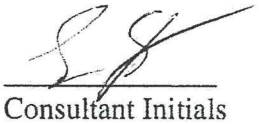
No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

All certificates shall name the City as additional insured (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

CANCELLATION:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATED THEREOF, THE ISSUING COMPANY SHALL MAIL THIRTY (30)-DAY

ADVANCE WRITTEN NOTICE TO CERTIFICATE HOLDER NAMED HEREIN.

[to be initialed] 

Consultant Initials

City, its respective elected and appointed officers, directors, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities Consultant performs; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or any automobiles owned, leased, hired or borrowed by Consultant. Products/completed operations coverage shall extend a minimum of three (3) years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, employees or volunteers. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims. The Consultant agrees that the requirement to provide insurance shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages to any persons or property resulting from the Consultant's activities or the activities of any person or persons for which the Consultant is otherwise responsible nor shall it limit the Consultant's indemnification liabilities as provided in Section 5.3.

In the event the Consultant subcontracts any portion of the work in compliance with Section 4.5 of this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to Section 5.1, and such certificates and endorsements shall be provided to City.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance

of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

5.4 Sufficiency of Insurer.

Insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City ("Risk Manager") due to unique circumstances. If this Agreement continues for more than 3 years duration, or in the event the risk manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the Risk Manager.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for

assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or

different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable,

shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, *et seq.*, as amended, and in connection

therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or

decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "non-interests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials

9.7 Corporate Authority.

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

SWAYZER CORPORATION, a California corporation

By: _____
Name: Samuel Swayzer
Title: President

By: _____
Name: Ezekiel Swayzer
Title: Chief Financial Officer

Address: 1665 E. Del Amo Blvd.
Carson, CA 90746

SEE LOOSE CERTIFICATE ATTACHED

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 05/01, 2024 before me, David Vazquez, Notary Public, personally appeared Samuel Swayzer, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: David Vazquez

DAVID VAZQUEZ
Notary Public - California
Los Angeles County
Commission # 2455345
My Comm. Expires Jul 27, 2027

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 05/01, 2024 before me David Vazquez, Notary Public, personally appeared Ezekiel Swayzer, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: David Vazquez

DAVID VAZQUEZ
Notary Public - California
Los Angeles County
Commission # 2455345
My Comm. Expires Jul 27, 2027

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_____
TITLE(S)

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- ☐ ATTORNEY-IN-FACT
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- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following mowing and landscape maintenance Services:

1. **GENERAL**

The Work to be done under this Contract shall include furnishing all labor, materials, fuel, and equipment necessary for the provision of the turf and park maintenance services as set forth in the contract, including the attachments hereto, for various City parks, facilities, City Hall and the Community Center.

1.1 Contractor shall have the duty to mow and edge all turf areas located at City parks and facilities listed in Exhibit A and blow and or sweep any visible grass clippings on sidewalks and hardscape as part of normal maintenance as specified in the contract. Maintenance frequencies shall be those specified in this contract. A general table of the minimum maintenance frequencies is shown in Exhibit B.

1.2 Contractor shall not work or perform any operation, particularly during periods of inclement weather, which may destroy or damage vegetation, ground cover, or turf areas. The Community Services Director, or designees, shall have the authority to suspend the work, wholly or in part, for such period as he/she may deem necessary, due to unsuitable weather or other conditions considered unfavorable for the suitable prosecution of the work.

1.3 Contractor shall be required to assign a designated English-speaking foreman as Project Manager. This individual will be the contact person for this project and must be available to respond to inquiries, walkthroughs, and inspections of the service contract as required. The project Manager shall be on site for a minimum of fifteen (15) hours per week. At least one member of any maintenance crew at each maintenance area shall be able to read and speak English fluently. All Contractor's personnel shall wear and maintain presentable uniforms complete with a nametag.

1.4 The designated foreman shall perform a maintenance inspection weekly of all areas within the maintenance areas.

1.7 Contractor shall schedule his operations so as not to interfere with the public's use of the maintenance areas. The contractor shall conduct its operations to provide the maximum safety for the public and to offer the least possible obstruction and inconvenience to the public, or disruption to the peace and quiet of the area around which the services are performed.

2. **AREA TO BE MAINTAINED**

2.1 Contractor shall maintain turf and landscape areas in Exhibit A and incorporated herein by this reference.

2.2 Contractor hereby acknowledges that before submitting his bid for this Contract, Contractor has visited all existing areas to be maintained, verified the approximate size of the turf areas, noted for each location the proposed work, and informed themselves fully as to all conditions that might affect the work specified. The contractor shall not be relieved of liability under this Agreement, nor the City be held liable,

with a replacement tree at Contractor's expense. Tree replacement size and replacement species shall be determined by the City Representative. After tree wells are trimmed, they shall be cleared of any debris by blowing or sweeping.

4. TRASH AND LITTER CONTROL

4.1 Contractor shall patrol all Parks daily, seven (7) days per week, removing but not limited to all litter, debris, paper, rocks, glass, animal feces and any undesirable materials from the site. Contractor shall replace bag liners in trash receptacles and maintain picnic areas clean. Contractor shall patrol all parking lots and pedestrian ways at least once daily to maintain the area free of trash and undesirable materials.

4.2 Contractor shall provide plastic bag liners for all trashcans in the parks and facilities. Bag liners shall be changed daily or on an as needed basis. The City provides these trashcans. The Contractor may use City dumpsters located at the facility.

4.3 Litter pickup shall be completed as early in the day as possible, but in no event later than 10:00 a.m.

4.4 City shall supply trash receptacles to replace damaged trash receptacles. Contractor shall transport them from the City yard and place them per the direction of the City Representative.

4.5 Contractor shall patrol the park as frequently as necessary to maintain clean facilities during holidays, and on high-use days. Holidays that traditionally require at least two (2) daily patrols are: Easter week, Memorial Day, Independence Day, Labor Day and Christmas week. Peak weekends requiring two (2) patrols daily shall be all weekends during the months of July through October. The second patrol for holidays or peak weekends shall be no earlier than 1:00 p.m. and be scheduled per direction of the City Representative.

5. PESTICIDE

5.1 Pesticides shall be approved by the City Representative prior to use. A written recommendation of proposed pesticides, including commercial name, concentrations, allocation rates, usage and reentry time shall be prepared by a licensed California Pest Control Advisor and site specific schedule submitted a minimum of fourteen (14) days prior to intended use. No work shall begin until written approval of use is obtained and a notice of intent has been filed with the Los Angeles County Agricultural Commissioner's office, as required. Copies of Material Safety Data Sheets and specimen labels shall be given the City prior to pesticide use on City property.

5.2 Chemicals shall only be applied by those persons possessing a valid California Qualified Applicator license/certificate. Application shall be in strict accordance with all governing regulations. Records of all operations shall be kept per California Department of Pesticide Regulations.

5.3 Records of all pesticides used by the Contractor on City property will be submitted by the fifth working day of the month to the City's Representative. The contractor is responsible to maintain site and date specific records of all pesticide and fertilizer application. The records shall be retained in accordance with Department of Pesticide Regulations.

5.4 Pesticides shall be applied in a manner to avoid contamination of non-target areas. Precautionary

6.6 Contractor shall maintain mulch at a depth of two (2) inches in all areas. Use of any mulch product shall be dependent upon submission of a sample for approval by the City Representative. The supplier must be able to demonstrate the suitability of the product for use in public rights-of-way by certifying that the material does not contain sewage sludge, animal wastes or heavy metal contaminants, in writing. The Contractor is responsible for all mulch for this contract which includes labor for application.

6.7 Where ground cover grows under trees, the Contractor shall use a combination of techniques (raking and blowing) to remove the foliage from the ground cover.

6.8 Groundcover and plants shall not be allowed to encroach into lawns, shrub beds, street curb, or other areas deemed as undesirable by City representative.

6.9 Contractor shall be responsible at its cost for the replacement of plant material, with the same size and species due contractor's use of improper maintenance techniques. Replacement shall be pre-approved by City representative.

7. DISPOSAL

7.1 Contractor shall dispose of all trash and debris. Contractor shall dispose of landscape debris according to state, county or governing body law. Contractor shall pay all disposal fees and submit a copy of receipt as part of the landscape monthly reports. At no time is the Contractor permitted to use City dumpsters.

8. GENERAL CONDITIONS

8.1 Contractor's Liability – All damages that, in the City's opinion, are due to the Contractor's operation, shall be repaired at the Contractor's expense and be completed in accordance with the following maintenance practices:

(a) Trees – Minor damage such as bark lost from the impact of mowing equipment or string trimmer shall be remedied by an arborist. If damage results in the loss of a tree, the damaged tree shall be removed and replaced according to the specific instructions of the City.

8.2 Contractor is required to maintain an office and provide telephone services so that all calls from the City have no toll charge. If a telephone answering service is utilized, the answering service shall be capable of contacting the Contractor by radio or pager.

8.3 Safety – The contractor agrees to perform all work outlined in these specifications in such a manner as to meet all accepted standards for safe practices during maintenance operations and to safely maintain and operate all equipment, machines, and materials consequential or related to the work; and is solely responsible for complying at all times with all local, County, State, Federal, or other legal requirements, so as to protect all persons, including Contractor's employees, agents of the City, vendors, members of the public and others from foreseeable injury to themselves or damage to their property. The contractor shall inspect all hazards and potential hazards in Maintained Areas and keep a log indicating the date inspected and action taken.

8.4 It shall be the Contractor's responsibility to inspect and identify any practices and conditions that render any portion of the Maintained Areas unsafe. The City shall be notified immediately of any unsafe condition that requires major correction. The contractor shall notify the City of Carson of minor corrections including, but not limited to, filling holes in turf areas, replacing valve box covers, and repairing irrigation systems so as to protect members of the public or others from injury. The contractor shall cooperate fully with City in the investigation of any accidental injury or death occurring in any of the Maintained Areas, including a complete written report thereof to the City within five (5) days of the injury or death.

8.5 Hours and Days of Maintenance Service – Hours of maintenance services shall be between 7:00 a.m. and 3:00 p.m. on those days maintenance is to be provided pursuant to the work schedule approved in advance by the City.

8.6 Maintenance Schedules – Within ten (10) days after the effective date of the Contract, the Contractor will be required to submit a work schedule to the City for approval. When actual performance differs substantially from previously scheduled work, the Contractor shall submit for approval, revised schedules within five (5) working days.

8.7 Contractor's Staff – The Contractor shall provide sufficient personnel to perform all work in accordance with the specifications set forth herein. At no time will the Contractor allow its crew to be diminished in size or labor hours to not effectively complete the assigned maintenance tasks. A qualified, English-speaking foreman in the employ of the Contractor shall supervise all of the Contractor's maintenance personnel. At least one (1) member of each crew working at each site shall be fluent in English.

8.8 If any person employed by the Contractor shall fail or refuse to carry out the directions of the City's the Community Services Director, or designees, or is in the opinion of the Community Services Director, or designees, incompetent, intemperate, or disorderly; or uses threatening or abusive language to any person on the work site; or is otherwise unsatisfactory, he shall be discharged from the project immediately, and shall not again be employed on the work except with the written consent of the Community Services Director, or designees. The contractor shall transfer or discharge any such person within a reasonable time following notice thereof from the Community Services Director, or designees, and such person shall not be employed at any other area maintained by the Contractor for the City except with the written consent of the Community Services Director, or designees.

8.9 Contractor shall require employees to wear appropriate clothing while working in the City. This shall include proper work shoes and other clothing and gear required by Federal and/or State Safety Regulations.

8.10 Contractor shall display a sign indicating Contractor's name and license number on both sides of all maintenance vehicles, upon City approval.

8.11 Storage Facilities – City shall not provide any storage facilities for the Contractor.

9. REPLACEMENT OF PLANT MATERIAL

9.1 The contractor shall notify the City representative within four (4) days of the loss of plant material due to any cause.

9.2 The contractor shall supply all labor and materials to replace any tree, shrub, turf, or groundcover damaged or lost through the contractor's faulty maintenance or negligence.

9.3 The size and species of replacement plant material shall be determined by the City representative.

9.4 Where there is a difference in value between the tree lost and the replacement tree and where the value of the lost tree is higher, the difference will be deducted from the contract payment. The value will be determined using the latest I.S.A. guidelines.

9.5 Any plant damaged or lost through theft, vehicular damage, act of God, or other mysterious sources not the responsibility of the contractor, shall be replaced by the City.

10. TRAFFIC CONTROL SETUP

10.1 The purpose of traffic control devices, as well as principles for their use, is to promote highway safety and efficiency by providing for the orderly movement of all road users on streets, highways, bikeways & sidewalks.

10.2 Traffic control devices or their supports shall not bear any advertising message or any other message that is not related to traffic control.

10.3 The contractor shall follow California Manual on Uniform Traffic Control Devices (CA-MUTCD) 2014 or latest Edition in order to perform required maintenance. Contractor shall ensure all Temporary Traffic Control (TTC) devices follow CA-MUTCD 2014 or latest edition.

10.4 The contractor shall follow all City of Carson Municipal Code ordinances and regulations regarding traffic control measures, such as: proper use of traffic cones, lane closures, modified lane closures, directional signage, directional signals, and speed control limits.

11. ADDITIONAL NOTES

1. For City Hall and the Community Center, all newly landscaped areas as identified by City Representatives, will be maintained by completing the maintenance items listed below according to a schedule deemed reasonably necessary by the contractor. Shrub, groundcover control
2. Mulching
3. Pesticide applications for weed control
4. Blowing
5. Trash, litter and debris pick up
6. Plant material replacement

For City parks and facilities, contractor will conduct maintenance services by completing the maintenance items listed below. The frequency of mowing, edging, and blowing will be in accordance with Exhibit B.

However, City reserves the option of requiring additional mowing, string trimming (weed whacking) and edging services, as well as trash and litter and services for pesticide applications for weed control, on an on call basis. For example, there may be a special event that may necessitate these additional services above and beyond what's specifically required.

1. Mowing
2. String Trimming (weed whacking)
3. Edging
4. Trash and Litter
5. Pesticide applications for weed control

EXHIBIT A – LOCATIONS

Name	Address	Estimated Turf Acres (To be accessed by contractor)	Map Link
Anderson Park	19101 S. Wilmington Ave	4.3	Anderson Park
Calas Park	1000 E. 220th St	6	Calas Park
Carriage Crest Park	23800 S. Figueroa St	3	Carriage Crest Park
Carson Community Center	801 E. Carson St	1	Carson Community Center
Carson Park	21411 Orrick Ave	4	Carson Park
City Hall	701 East Carson St	2	City Hall
Del Amo Park	703 E. Del Amo Blvd	4.5	Del Amo Park
Dolphin Park	21205 Water St	6	Dolphin Park
Dominguez Park	21330 Santa Fe Ave	5.1	Dominguez Park
Foisia Park	23410 Catskill Ave	6	Foisia Park
Friendship Park	21930 Water St	1	Friendship Park
Hemingway Park	700 E. Gardena Blvd	11.9	Hemingway Park
Mills Park	1340 E. Dimondale Dr	3.67	Mills Park
Perry Street Mini Park	215th Perry St	1	Perry Street Mini Park
Reflections Mini Park	21208 Shearer St	.02	Reflections Mini Park
Stevenson Park	17400 Lysander Dr	9.3	Stevenson Park
Veterans Park	22400 Moneta Ave	7.5	Veterans Park
Walnut Mini Park	440 E. Walnut St	0.2	Walnut Mini Park

EXHIBIT B

MOWING SCHEDULE			
LOCATIONS	Mowing	Edging & String Trimming	Blowing
MONDAY	FREQUENCY		
	Once a week	Once a week	Once a week
City Hall	x	X	X
Community Center	x	X	x
Foisia Park	x	X	x
Veterans Park	x	X	X
Carriage Crest	x	X	X
TUESDAY			
Anderson Park	x	X	X
Mills Park	x	X	X
Calas Park	x	X	x
Dolphin Park	x	X	X
WEDNESDAY			
Dominguez Park	x	X	x
Carson Park	x	x	x
Friendship Park	x	X	x
Perry Street Park	x	X	x
Del Amo Park	x	X	X
THURSDAY			
Hemingway Park	x	X	x
Reflections Mini Park	x	x	x
Stevenson Park	x	X	X
Walnut Park	x	X	X

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

A. Landscape monthly reports.

B. Accidental injury or death reports.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A. As requested by City's Contract Officer.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A. Ezekiel W. Swayzer, Project Manager

B. Elijah Swayzer III, Operations Manager

C. Luellen E. Swayzer, Director of Horticulture

D. Daniel Vengoechea, Safety Manager

E. Manuel Santillan, Landscape Supervisor

F. Gabriel Ramos, Irrigation Systems Specialist

G. Julio Monchaca Orozco, Landscape Supervisor

H. Glenn Washington, Landscape Supervisor

I. Beachamp Lokeni, Lead Groundskeeper

J. Willie Habbery, Lead Groundskeeper

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

The Agreement is hereby amended as follows (deletions shown in ~~strikethrough~~ and additions shown in ***bold italics***):

I. Section 3.4 (Term) of the Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) year~~s~~ from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ***The City may, at its sole discretion, elect to extend the Term by two (2) additional one-year terms (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C."***

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

Cost Table

No.	Location	Monthly	Annually
1.	City Hall	$ 896.31	$10,755.72
2.	Community Center	$ 448.16	$ 5,377.92
3.	Foisia Park	$ 2,688.93	$32,267.16
4.	Veterans Park	$ 3,361.16	$40,333.92
5.	Carriage Crest	$ 1,344.47	$16,133.64
6.	Anderson Park	$ 1,927.07	$23,124.84
7.	Mills Park	$ 1,644.73	$19,736.76
8.	Calas Park	$ 2,688.93	$32,267.16
9.	Dolphin Park	$ 2,688.93	$32,267.16
10.	Dominguez Park	$ 2,285.59	$27,427.08
11.	Friendship Park	$ 448.16	$ 5,377.92
12.	Perry Street Park	$ 448.16	$ 5,377.92
13.	Del Amo Park	$ 2,016.70	$24,200.40
14.	Hemingway Park	$ 5,333.04	$63,996.48
15.	Reflections Mini Park	$ 8.96	$ 107.52
16.	Stevenson Park	$ 4,167.84	$50,014.08
17.	Walnut Park	$ 89.63	$ 1,075.56
18.	Carson Park	$ 1,792.62	$21,511.44
	Total cost:	**$34,279.39**	**$411,352.68**

The total not to exceed amount during any Extension Term will be $411,352.68 per annum.

Below is a cost matrix for the Services broken down by tasks.

IFB PROPOSAL FORM					
ITEM	ESTIMATED QTY.	UOM	Description	UNIT PRICE	LINE TOTAL
1.	100	Acres	Mowing	$ 103.50	$ 10,350.00
2.	10	Acres	String trimming	$ 85.00	$ 850.00
3.	15	Acres	Edging	$ 75.00	$ 1,125.00
4.	20	Acres	Blowing	$ 95.00	$ 1,900.00
5.	5	Gallon	Shrub	$ 45.00	$ 225.00
6.	5	Gallon	Succulents	$ 19.00	$ 95.00
7.	5	Each	Remove and Replace trash liner	$ 5.25	$ 26.25
8.	5	Each	Remove and Replace Trash Receptacle	$ 350.00	$ 1,750.00
9.	1000	Sq Ft	Mulch / wood chips	$ 2.25	$ 2,250.00
9.	50	Hourly	Spray Technician	$ 65.00	$ 3,250.00
10.	50	Hourly	Laborer	$ 35.00	$ 1,750.00
11.	50	Hourly	Working on Holidays	$ 75.00	$ 3,750.00
12.	50	Hourly	Laborer on Weekends	$ 52.50	$ 2,625.00
			Subtotal:	$ 1,007.50	$ 29,946.25

VI. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.8.

VII. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

VIII. The total compensation for the Services shall not exceed $411,352.68 as provided in Section 2.1 of this Agreement.

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the schedule set out in Exhibit "A" Section I.

II. Consultant shall deliver the following tangible work products to the City by the following dates.

A. Landscape monthly reports.

B. Accidental injury or death reports.

III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 1 TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment") by and between the CITY OF CARSON, a California corporation ("City") and SWAYZER CORPORATION, a California corporation ("Consultant") is effective as of the 17th day of April, 2025.

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement for landscape maintenance services dated May 28, 2024 ("Agreement"), whereby Consultant agreed to provide certain landscape maintenance services at City facilities for a total not to exceed amount of $411,352.68, with the Agreement set to expire on May 28, 2025.

B. City and Consultant now desire to amend the Agreement to exercise the first of City's two options to extend the Term of the Agreement by one year, from May 28, 2025 to May 28, 2026 ("Extension Term"), to provide for continued performance of the services by Consultant, with certain modifications as specified herein, in exchange for continued monthly compensation in the amount of $34,279.39.

C. Two City park locations, Foisia Park and Carriage Crest Park, are currently closed for renovations, and are not expected to reopen until summer of 2026. Accordingly, from the effective date of this Amendment (as shown above) until the expiration of the Extension Term, unless earlier directed by the City's Contract Officer, Consultant, in lieu of performing any of the services for these two parks as described in the Agreement scope of services, shall instead perform additional services as specified herein for the planters located by the City Hall main entrance and fountain area, with no change in compensation.

D. Accordingly, the services for the Extension Term will be performed for $34,279.39 per month, for a total not to exceed amount of $411,352.68 for the Extension Term, and City and Consultant therefore now desire to increase the Contract Sum by $411,352.68, from $411,352.68 to $822,705.36.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein (new text is identified in ***bold italics***, deleted text in ~~strikethrough~~).

a) Section 2.1, Contract Sum, of the Agreement is amended as follows:

"Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***Eight Hundred Twenty-Two Thousand Seven Hundred Five Dollars and Thirty-Six Cents ($822,705.36)*** ~~Four Hundred Eleven~~

~~Thousand Three Hundred Fifty Two Dollars and Sixty Eight Cents ($411,352.68)~~ (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its ~~options~~ to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an annual not to exceed amount of Four Hundred Eleven Thousand Three Hundred Fifty Two Dollars and Sixty-Eight Cents ($411.352.68) for ***such*** ~~each~~ Extension Term."

b) Section 3.4, Term, of the Agreement is amended as follows:

"Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ***two (2) years*** ~~one (1) year~~ from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). The City may, at its sole discretion, elect to extend the Term by ~~two (2)~~ ***one (1)*** additional one-year ~~terms~~ (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C."

c) A new Section VI is hereby added to Exhibit "A," to read as follows:

"VI. Notwithstanding any other provision of this Exhibit "A", commencing on the date of full execution by City and Consultant of Amendment No. 1 to the Agreement, in light of the City's closure of Foisia and Carriage Crest Parks for renovations, Consultant, in lieu of performing any of the services outlined in other provisions of this Exhibit "A" at Foisia and Carriage Crest Parks, shall instead perform the following services for (i) the planters located by the City Hall fountain (near the intersection of Carson Street and Avalon Blvd.), and (ii) the planters located by the City Hall main entrance along the two sides of the building that are adjacent to the northeast courtyard, which contain perennials and annuals (the "Replacement Services"):

A. Provide seasonal plants with a four-month rotation of seasonal plant changes, including all associated planting, maintenance and removal work.

Consultant shall continue to perform the Replacement Services throughout the Term of this Agreement unless and until the Contract Officer directs Consultant to cease the Replacement Services and instead resume the services outlined in the other provisions of this Exhibit "A" at Foisia and Carriage Crest Parks."

d) Section I of Exhibit "C" is amended to add the following paragraph to the end of the section:

"Notwithstanding any other provision of this Exhibit "C," during the period of time specified in Section VI of Exhibit "A" for performance of the Replacement Services, the amounts listed in the Cost Table and cost matrix set forth in this Section as the compensation for Services at Foisia Park and

Carriage Crest Park shall instead be deemed to constitute the compensation for performance of the Replacement Services."

e) **Section VIII of Exhibit "C" is amended as follows:**

"The total compensation for the Services shall not exceed ***$822,705.36*** ~~$411,352.68~~ as provided in Section 2.1 of this Agreement."

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney

CONSULTANT:

SWAYZER CORPORATION, a California corporation

By: _____
Name: Samuel Swayzer
Title: President

By: _____
Name: Ezekiel Swayzer
Title: Chief Financial Officer

Address: Swayzer Corporation
1665 E. Del Amo Blvd.
Carson, CA 90746

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On March 10, 2025 before me, Julio C. Bahena, Notary Public personally appeared Samuel Swayzer, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JULIO C. BAHENA
Notary Public - California
Los Angeles County
Commission # 2367206
My Comm. Expires Jul 22, 2025

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- [x] INDIVIDUAL
- [ ] CORPORATE OFFICER

_____
TITLE(S)

- [ ] PARTNER(S) [ ] LIMITED [ ] GENERAL
- [ ] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

Amendment No. 1 To Agreement For Contract Services
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

3/10/2025
DATE OF DOCUMENT

—
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On March 10, 2025 before me, Julio C. Bahena Notary Public, personally appeared Ezekiel Swayzer, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JULIO C. BAHENA
Notary Public - California
Los Angeles County
Commission # 2367206
My Comm. Expires Jul 22, 2025

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

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- [x] INDIVIDUAL
- [ ] CORPORATE OFFICER

TITLE(S)

- [ ] PARTNER(S) [ ] LIMITED [ ] GENERAL
- [ ] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

DESCRIPTION OF ATTACHED DOCUMENT

Amendment No. 1 To Agreement for Contract Services
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

3/10/2025
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Wright, Finnegan & Carter Insurance Associates 23001 La Palma Ave, Ste 100 Yorba Linda, CA 92887 License #: 0k93616
CONTACT NAME:	Dana Laessig
PHONE (A/C, No, Ext):	(714)283-1999
FAX (A/C, No):	(714)283-1997
E-MAIL ADDRESS:	DLaessig@wfcinsurance.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	West American Insurance Co. 44393	44393
INSURER B :	American Fire and Casualty Co 24066	24066
INSURER C :	Ohio Security Insurance Co 24082	24082
INSURER D :		
INSURER E :		
INSURER F :		

INSURED: Swayzer's Inc
DBA Swayzer Corporation, DBA: Swayzer's Landscapes
PO Box 4365
Carson, CA 90749

COVERAGES — CERTIFICATE NUMBER: 00001634-2099036 — REVISION NUMBER: 57

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X New Residential X Exclusion GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y		BLW56694138	08/08/2024	08/08/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y		BAW56694138	12/01/2024	12/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			ESA56694138	08/08/2024	08/08/2025	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
C	Bus Pers Prop			BKS56694138	12/01/2024	12/01/2025	Limit	102,000
C	Equip Rent From Othe			BKS56694138	12/01/2024	12/01/2025	Limit	25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

LIMITED POLLUTION COVERAGE - PESTICIDE, HERBICIDE OR FERTILIZER - POLICY NUMBER: BLW56694138 08/08/2024 - 08/08/2025 - $1,000,000 LIMIT. EXCESS OVER EXCESS POLICY# CXS4030308 (SCOTTSDALE INSURANCE COMPANY-NAIC# 41297) 08/08/2024 - 08/08/2025 LIMITS: $2,000,000 PER OCCURRENCE/$2,000,000 AGGREGATE

CERTIFICATE HOLDER

CITY OF CARSON
701 E. CARSON STREET
P.O. BOX 6234
CARSON, CA 90749

Insurance Approved
DJ
04/10/25

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Carter (DLL)

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AGENCY CUSTOMER ID: 00001634

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY Wright, Finnegan & Carter Insurance Associates	NAMED INSURED Swayzer's Inc DBA Swayzer Corporation, DBA: Swayzer's Landscapes
POLICY NUMBER N/A	
CARRIER Multiple Carriers / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

CITY OF CARSON, ITS ELECTED AND APPOINTED OFFICERS, EMPLOYEES AND AGENTS ARE ADDITIONAL INSURED AND PRIMARY WORDING APPLIES PER THE BLANKET ADDISTIONAL INSURED ENDORSEMENT ATTACHED TO THE POLICY - AS REQUIRED BY WRITTEN CONTRACT. ADDITIONAL INSURED APPLIES TO AUTO LIABILITY. 30 DAY WRITTEN NOTICE OF CANCELLATION WILL BE GIVIEN TO THE CERTIFICATE HOLDER IN THE EVENT OF POLICY CANCELLATION.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068	**CONTACT NAME:** Automatic Data Processing Insurance Agency, Inc. **PHONE (A/C, No, Ext):** 1-800-524-7024 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED Swayzer Corporation 1665 E Del Amo Blvd Carson CA 907462937	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** NorGUARD Insurance Company 31470 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 4230809 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	SWWC559598	05/16/2024	05/16/2025	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This certificate has a blanket Waiver of Subrogation for the following state(s) :CA

CERTIFICATE HOLDER

CITY OF CARSON
701 E. CARSON ST.
PO Box 6234
Carson CA 90749

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CALIFORNIA BUSINESS AUTO COVERAGE ENHANCEMENT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

If the policy to which this endorsement is attached also contains a Business Auto Coverage Enhancement Endorsement with a specific state named in the title, this endorsement does not apply to vehicles garaged in that specified state.

COVERAGE INDEX

SUBJECT	PROVISION NUMBER
ACCIDENTAL AIRBAG DEPLOYMENT	12
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SECTION II – LIABILITY COVERAGE is amended as follows:

1. **NEWLY FORMED OR ACQUIRED SUBSIDIARIES**

   SECTION II – LIABILITY COVERAGE, Paragraph **A.1. Who Is An Insured** is amended to include the following as an "insured":

   d. Any legally incorporated subsidiary of which you own more than 50 percent interest during the policy period. Coverage is afforded only for 90 days from the date of acquisition or formation. However, "insured" does not include any organization that:

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(1) Is a partnership or joint venture; or

(2) Is an "insured" under any other automobile policy except a policy written specifically to apply in excess of this policy; or

(3) Has exhausted its Limit of Insurance or had its policy terminated under any other automobile policy.

Coverage under this provision **d.** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

2. EMPLOYEES AS INSUREDS

SECTION II – LIABILITY COVERAGE, Paragraph **A.1. Who Is An Insured** is amended to include the following as an "insured":

e. Any "employee" of yours while using a covered "auto" you do not own, hire or borrow but only for acts within the scope of their employment by you. Insurance provided by this endorsement is excess over any other insurance available to any "employee".

f. Any "employee" of yours while operating an "auto" hired or borrowed under a written contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business and within the scope of their employment. Insurance provided by this endorsement is excess over any other insurance available to the "employee".

3. ADDITIONAL INSURED BY CONTRACT, AGREEMENT OR PERMIT

SECTION II – LIABILITY COVERAGE, Paragraph **A.1. Who Is An Insured** is amended to include the following as an "insured":

g. Any person or organization with respect to the operation, maintenance or use of a covered "auto", provided that you and such person or organization have agreed in a written contract, written agreement, or permit issued to you by governmental or public authority, to add such person, or organization, or governmental or public authority to this policy as an "insured".

However, such person or organization is an "insured":

(1) Only with respect to the operation, maintenance or use of a covered "auto";

(2) Only for "bodily injury" or "property damage" caused by an "accident" which takes place after you executed the written contract or written agreement, or the permit has been issued to you; and

(3) Only for the duration of that contract, agreement or permit.

The "insured" is required to submit a claim to any other insurer to which coverage could apply for defense and indemnity. Unless the "insured" has agreed in writing to primary noncontributory wording per enhancement number 23, this policy is excess over any other collectible insurance.

4. SUPPLEMENTARY PAYMENTS

SECTION II – LIABILITY COVERAGE, Coverage Extensions, 2.a. Supplementary Payments, Paragraphs **(2)** and **(4)** are replaced by the following:

(2) Up to $3,000 for cost of bail bonds (including bonds for related traffic violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

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5. AMENDED FELLOW EMPLOYEE EXCLUSION

In those jurisdictions where, by law, fellow "employees" are not entitled to the protection afforded to the employer by the workers compensation exclusivity rule, or similar protection, the following provision is added:

SECTION II – LIABILITY, Exclusion **B.5. Fellow Employee** does not apply if the "bodily injury" results from the use of a covered "auto" you own or hire if you have workers compensation insurance in force for all of your "employees" at the time of "loss".

This coverage is excess over any other collectible insurance.

SECTION III – PHYSICAL DAMAGE COVERAGE is amended as follows:

6. HIRED AUTO PHYSICAL DAMAGE

Paragraph **A.4. Coverage Extensions** of **SECTION III – PHYSICAL DAMAGE COVERAGE**, is amended by adding the following:

If hired "autos" are covered "autos" for Liability Coverage, and if Comprehensive, Specified Causes of Loss or Collision coverage are provided under the Business Auto Coverage Form for any "auto" you own, then the Physical Damage coverages provided are extended to "autos":

a. You hire, rent or borrow; or

b. Your "employee" hires or rents under a written contract or agreement in that "employee's" name, but only if the damage occurs while the vehicle is being used in the conduct of your business,

subject to the following limit and deductible:

a. The most we will pay for "loss" in any one "accident" or "loss" is the smallest of:

(1) $50,000; or

(2) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(3) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality, minus a deductible.

b. The deductible will be equal to the largest deductible applicable to any owned "auto" for that coverage.

c. Subject to the limit, deductible and excess provisions described in this provision, we will provide coverage equal to the broadest coverage applicable to any covered "auto" you own.

d. Subject to a maximum of $1,000 per "accident", we will also cover the actual loss of use of the hired "auto" if it results from an "accident", you are legally liable and the lessor incurs an actual financial loss.

e. This coverage extension does not apply to:

(1) Any "auto" that is hired, rented or borrowed with a driver; or

(2) Any "auto" that is hired, rented or borrowed from your "employee" or any member of your "employee's" household.

Coverage provided under this extension is excess over any other collectible insurance available at the time of "loss".

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7. TOWING AND LABOR

SECTION III – PHYSICAL DAMAGE COVERAGE, Paragraph **A.2. Towing**, is amended by the addition of the following:

We will pay towing and labor costs incurred, up to the limits shown below, each time a covered "auto" classified and rated as a private passenger type, "light truck" or "medium truck" is disabled:

a. For private passenger type vehicles, we will pay up to $75 per disablement.

b. For "light trucks", we will pay up to $75 per disablement. "Light trucks" are trucks that have a gross vehicle weight (GVW) of 10,000 pounds or less.

c. For "medium trucks", we will pay up to $150 per disablement. "Medium trucks" are trucks that have a gross vehicle weight (GVW) of 10,001 – 20,000 pounds.

However, the labor must be performed at the place of disablement.

8. PHYSICAL DAMAGE – ADDITIONAL TRANSPORTATION EXPENSE COVERAGE

Paragraph **A.4.a. Coverage Extensions, Transportation Expenses** of **SECTION III – PHYSICAL DAMAGE COVERAGE**, is amended to provide a limit of $50 per day and a maximum limit of $1,500.

9. RENTAL REIMBURSEMENT

SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, is amended by adding the following:

a. We will pay up to $75 per day for rental reimbursement expenses incurred by you for the rental of an "auto" because of "accident" or "loss", to an "auto" for which we also pay a "loss" under Comprehensive, Specified Causes of Loss or Collision Coverages. We will pay only for those expenses incurred after the first 24 hours following the "accident" or "loss" to the covered "auto."

b. Rental Reimbursement requires the rental of a comparable or lesser vehicle, which in many cases may be substantially less than $75 per day, and will only be allowed for the period of time it should take to repair or replace the vehicle with reasonable speed and similar quality, up to a maximum of 30 days.

c. We will also pay up to $500 for reasonable and necessary expenses incurred by you to remove and replace your tools and equipment from the covered "auto". This limit is excess over any other collectible insurance.

d. This coverage does not apply unless you have a business necessity that other "autos" available for your use and operation cannot fill.

e. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided under Paragraph **4. Coverage Extension.**

f. No deductible applies to this coverage.

g. The insurance provided under this extension is excess over any other collectible insurance.

If this policy also provides Rental Reimbursement Coverage you purchased, the coverage provided by this Enhancement Endorsement is in addition to the coverage you purchased.

For the purposes of this endorsement provision, materials and equipment do not include "personal effects" as defined in provision **11.B.**

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10. EXTRA EXPENSE – BROADENED COVERAGE

Under **SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage**, we will pay for the expense of returning a stolen covered "auto" to you. The maximum amount we will pay is $1,000.

11. PERSONAL EFFECTS COVERAGE

A. SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, is amended by adding the following:

If you have purchased Comprehensive Coverage on this policy for an "auto" you own and that "auto" is stolen, we will pay, without application of a deductible, up to $600 for "personal effects" stolen with the "auto."

The insurance provided under this provision is excess over any other collectible insurance.

B. SECTION V – DEFINITIONS is amended by adding the following:

For the purposes of this provision, "personal effects" mean tangible property that is worn or carried by an "insured." "Personal effects" does not include tools, equipment, jewelry, money or securities.

12. ACCIDENTAL AIRBAG DEPLOYMENT

SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions is amended by adding the following:

If you have purchased Comprehensive or Collision Coverage under this policy, the exclusion for "loss" relating to mechanical breakdown does not apply to the accidental discharge of an airbag.

Any insurance we provide shall be excess over any other collectible insurance or reimbursement by manufacturer's warranty. However, we agree to pay any deductible applicable to the other coverage or warranty.

13. PHYSICAL DAMAGE DEDUCTIBLE – VEHICLE TRACKING SYSTEM

SECTION III – PHYSICAL DAMAGE COVERAGE, D. Deductible, is amended by adding the following:

Any Comprehensive Deductible shown in the Declarations will be reduced by 50% for any "loss" caused by theft if the vehicle is equipped with a vehicle tracking device such as a radio tracking device or a global position device and that device was the method of recovery of the vehicle.

14. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT COVERAGE

SECTION III – PHYSICAL DAMAGE COVERAGE, B. Exclusions, Paragraph **a.** of the exception to exclusions **4.c.** and **4.d.** is deleted and replaced with the following:

Exclusions **4.c.** and **4.d.** do not apply to:

a. Electronic equipment that receives or transmits audio, visual or data signals, whether or not designed solely for the reproduction of sound, if the equipment is:

(1) Permanently installed in the covered "auto" at the time of the "loss" or removable from a housing unit that is permanently installed in the covered "auto"; and

(2) Designed to be solely operated by use from the power from the "auto's" electrical system; and

(3) Physical damage coverages are provided for the covered "auto".

If the "loss" occurs solely to audio, visual or data electronic equipment or accessories used with this equipment, then our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by a $100 deductible.

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15. LOAN / LEASE GAP COVERAGE (Not Applicable In New York)

A. Paragraph **C. Limit Of Insurance** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is amended by adding the following:

The most we will pay for a "total loss" to a covered "auto" owned by or leased to you in any one "accident" is the greater of the:

1. Balance due under the terms of the loan or lease to which the damaged covered "auto" is subject at the time of the "loss" less the amount of:

a. Overdue payments and financial penalties associated with those payments as of the date of the "loss";

b. Financial penalties imposed under a lease due to high mileage, excessive use or abnormal wear and tear;

c. Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease;

d. Transfer or rollover balances from previous loans or leases;

e. Final payment due under a "Balloon Loan";

f. The dollar amount of any unrepaired damage which occurred prior to the "total loss" of a covered "auto";

g. Security deposits not refunded by a lessor;

h. All refunds payable or paid to you as a result of the early termination of a lease agreement or as a result of the early termination of any warranty or extended service agreement on a covered "auto";

i. Any amount representing taxes;

j. Loan or lease termination fees; or

2. The actual cash value of the damage or stolen property as of the time of the "loss".

An adjustment for depreciation and physical condition will be made in determining the actual cash value at the time of the "loss". This adjustment is not applicable in Texas.

B. Additional Conditions

This coverage applies only to the original loan for which the covered "auto" that incurred the "loss" serves as collateral, or lease written on the covered "auto" that incurred the "loss".

C. SECTION V – DEFINITIONS is changed by adding the following:

As used in this endorsement provision, the following definitions apply:

"Total loss" means a "loss" in which the cost of repairs plus the salvage value exceeds the actual cash value.

A "balloon loan" is one with periodic payments that are insufficient to repay the balance over the term of the loan, thereby requiring a large final payment.

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16. GLASS REPAIR – WAIVER OF DEDUCTIBLE

Paragraph **D. Deductible** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is amended by the addition of the following:

No deductible applies to glass damage if the glass is repaired rather than replaced.

17. PARKED AUTO COLLISION COVERAGE (WAIVER OF DEDUCTIBLE)

Paragraph **D. Deductible** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is amended by the addition of the following:

The deductible does not apply to "loss" caused by collision to such covered "auto" of the private passenger type or light weight truck with a gross vehicle weight of 10,000 lbs. or less as defined by the manufacturer as maximum loaded weight the "auto" is designed to carry while it is:

a. In the charge of an "insured";

b. Legally parked; and

c. Unoccupied.

The "loss" must be reported to the police authorities within 24 hours of known damage.

The total amount of the damage to the covered "auto" must exceed the deductible shown in the Declarations.

This provision does not apply to any "loss" if the covered "auto" is in the charge of any person or organization engaged in the automobile business.

18. TWO OR MORE DEDUCTIBLES

Under **SECTION III – PHYSICAL DAMAGE COVERAGE**, if two or more company policies or coverage forms apply to the same "accident", the following applies to Paragraph **D. Deductible**:

a. If the applicable Business Auto deductible is the smaller (or smallest) deductible, it will be waived; or

b. If the applicable Business Auto deductible is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible; or

c. If the "loss" involves two or more Business Auto coverage forms or policies, the smaller (or smallest) deductible will be waived.

For the purpose of this endorsement, company means any company that is part of the Liberty Mutual Group.

SECTION IV – BUSINESS AUTO CONDITIONS is amended as follows:

19. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

SECTION IV– BUSINESS AUTO CONDITIONS, Paragraph **B.2.** is amended by adding the following:

If you unintentionally fail to disclose any hazards, exposures or material facts existing as of the inception date or renewal date of the Business Auto Coverage Form, the coverage afforded by this policy will not be prejudiced.

However, you must report the undisclosed hazard of exposure as soon as practicable after its discovery, and we have the right to collect additional premium for any such hazard or exposure.

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20. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph **A.2.a.** is replaced in its entirety by the following:

a. In the event of "accident", claim, "suit" or "loss", you must promptly notify us when it is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership;

(3) Member, if you are a limited liability company;

(4) An executive officer or the "employee" designated by the Named Insured to give such notice, if you are a corporation.

To the extent possible, notice to us should include:

(a) How, when and where the "accident" or "loss" took place;

(b) The "insured's" name and address; and

(c) The names and addresses of any injured persons and witnesses.

21. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph **A.5. Transfer Of Rights Of Recovery Against Others To Us**, is amended by the addition of the following:

If the person or organization has in a written agreement waived those rights before an "accident" or "loss", our rights are waived also.

22. HIRED AUTO COVERAGE TERRITORY

SECTION IV – BUSINESS AUTO CONDITIONS, Paragraph **B.7. Policy Period, Coverage Territory**, is amended by the addition of the following:

f. For "autos" hired 30 days or less, the coverage territory is anywhere in the world, provided that the "insured's" responsibility to pay for damages is determined in a "suit", on the merits, in the United States, the territories and possessions of the United States of America, Puerto Rico or Canada or in a settlement we agree to.

This extension of coverage does not apply to an "auto" hired, leased, rented or borrowed with a driver.

23. PRIMARY AND NON–CONTRIBUTING IF REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT

The following is added to **SECTION IV – BUSINESS AUTO CONDITIONS, General Conditions, B.5. Other Insurance** and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and

2. You have agreed in a written contract or written agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

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SECTION V – DEFINITIONS is amended as follows:

24. BODILY INJURY REDEFINED

Under **SECTION V – DEFINITIONS**, Definition **C.** is replaced by the following:

"Bodily injury" means physical injury, sickness or disease sustained by a person, including mental anguish, mental injury, shock, fright or death resulting from any of these at any time.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;
2. It is hired, chartered or loaned with a trained paid crew;
3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and
4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY - ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV - Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III - Limits of Insurance.**

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III - Limits Of Insurance.**

2. Paragraph **6.** under **Section III - Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)** - Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I - Coverage C - Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS - COVERAGES A AND B

1. Under **Supplementary Payments - Coverages A** and **B**, Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d.** is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II - Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to "bodily injury" or "property damage" included within the "completed operations hazard".

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

(a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person's or organization's status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person's or organization's status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV - Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. "Bodily injury" or "property damage" arising from the sole negligence of the additional insured.

b. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED -OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declaratio ns.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III - Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

Paragraphs **(a)** and **(b)** above do not apply to "bodily injury" or "personal and advertising injury" caused by an "employee" who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the "employee's" job responsibilities assigned by you, includes the direct supervision of other "employees" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and

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advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury", or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your "employee".

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II - Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
   a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;
   b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
   c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
   d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior "occurrences" existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an "occurrence", offense, claim or "suit" by an agent, servant or "employee" of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II - Who Is An Insured** or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or "employee".

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V - Definitions,** Definition **3.** is replaced by the following:

3. "Bodily Injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and
2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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CITY OF CARSON

POST-COUNCIL AGENDA

CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING
APRIL 1, 2024
5:00 P.M.

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/PUBLIC FINANCING AUTHORITY TUESDAY, APRIL 1, 2025

5:03 P.M.

ROLL CALL (CITY CLERK)

All present

FLAG SALUTE

INVOCATION (Item 1)

1. PASTOR PRENTIS LEWIS, GREATER STARLIGHT BAPTIST CHURCH- 5:05 PM

CLOSED SESSION (Items 2-5)

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

5:07 P.M.

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)-

Not taken up

3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)-

No reportable action

4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)-

No reportable action

5. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)-

No reportable action

RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

6:11 P.M. by MPT with Mayor absent

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

INTRODUCTIONS (MAYOR) (Items 6-7)

6. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:12 PM

Mayor reentered the meeting at 6:13 P.M.

7. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 6:24 PM

PRESENTATIONS (Items 8-13)

8. RECOGNITION OF LUIS SANCHEZ, STUDENT FROM THE CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE, AS THE RECIPIENT OF A $50,000 SCHOLARSHIP FROM SOUTHERN CALIFORNIA EDISON- 6:47 PM

9. UPDATE FROM PUBLIC WORKS COMMISSION- 7:31 PM

10. PROCLAMATION RECOGNIZING APRIL AS AUTISM AWARENESS MONTH - 6:57 PM

11. PROCLAMATION RECOGNIZING APRIL AS NATIONAL LIBRARY WEEK - 7:05 PM

12. PROCLAMATION RECOGNIZING APRIL AS SEXUAL ASSAULT AWARENESS MONTH - 7:19 PM

13. PROCLAMATION RECOGNIZING APRIL AS NATIONAL PRESCRIPTION DRUG TAKE BACK DAY - 7:27 PM

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

APPROVAL OF MINUTES (Item 14)

14. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL-SUCCESSOR AGENCY-HOUSING AUTHORITY MINUTES: MARCH 18, 2025 (CITY COUNCIL)- 7:58 PM

Motion to Approve submitted by Cedric L. Hicks, Sr. seconded by Jim Dear resulting in 5-0-0-0-0

CONSENT (Items 15-32)

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

15. CONSIDER ADOPTING RESOLUTION NO. 25-047, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $7,090,569.05 , DEMAND CHECK NUMBERS 178051 THROUGH 178422 (CITY COUNCIL)- 7:59 PM

16. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)- 7:59 PM

17. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)- 7:59 PM

18. CONSIDER APPROVING AMENDMENT NO. 6 TO PURCHASE AGREEMENT (C-22-202) AND PURCHASE ORDER (22300822) WITH GOFORTH & MARTI TO PURCHASE, DELIVER, AND INSTALL OFFICE FURNITURE FOR THE CITY HALL COUNCIL OFFICE RECEPTION AREA AND AT BUILDING "A" OF THE PUBLIC WORKS CORPRATION YARD (CITY COUNCIL)- 7:59 PM

19. CONSIDER APPROVAL OF THE SETTLEMENT AGREEMENT BETWEEN RICHARD AND IMELDA POBLETE AND CITY OF CARSON (CITY COUNCIL)- 7:59 PM

20. ADOPT RESOLUTION NO. 25-020 ADOPTING THE CITY OF CARSON 2024 LOCAL HAZARD MITIGATION PLAN (LHMP) AND AMENDING THE SAFETY ELEMENT OF THE GENERAL PLAN TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN 2024 IN ACCORDANCE WITH ASSEMBLY BILL 2140 (CITY COUNCIL)- 7:59 PM

21. CONSIDER APPROVING A PURCHASING AND SERVICE AGREEMENT WITH JOHNSON CONTROLS, INC., TO PURCHASE AXIS BODY WORN CAMERA SYSTEM (CITY COUNCIL)- 7:59 PM

22. CONSIDER APPROVING THE MEASURE A ACQUISITION GRANT MASTER AGREEMENT WITH THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT THAT WILL EXPAND FRIENDSHIP MINI PARK, AND RESOLUTION NO. 25-044 TO FORMALLY ALLOCATE THE GRANT FUNDS (CITY COUNCIL) - 7:59 PM

** Item was Removed from Consent

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

23. CONSIDER APPROVING AMENDMENT NO. 1 TO THE CONTRACT SERVICES AGREEMENT WITH SWAYZER CORPORATION (CONTRACT NO. 24-132) FOR MOWING AND LANDSCAPE MAINTENANCE SERVICES (CITY COUNCIL)- 7:59 PM

24. CONSIDER RESOLUTION NO. 25-049 APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) FULL-TIME UNION, LOCAL 809; REPLACING AND SUPERSEDING RESOLUTION NO. 25-037 (CITY COUNCIL)- 6:30 PM

** Item was Removed from Consent

Motion To Approve submitted by Jim Dear seconded by Cedric L. Hicks Sr. resulting in 5-0-0-0-0

25. CONSIDER RESOLUTION NO. 25-050 APPROVING AN UPDATED SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) FULL-TIME UNION, LOCAL 1017 (CITY COUNCIL)- 7:59 PM

** Item was Removed from Consent

Motion To Approve submitted by Jim Dear seconded by Cedric L. Hicks Sr. resulting in 5-0-0-0-0

26. CONSIDER ADOPTING RESOLUTION NO. 25-040, ESTABLISHING THE SALARY AND BENEFITS FOR UNCLASSIFIED MANAGEMENT EMPLOYEES EFFECTIVE JULY 1, 2024 (CITY COUNCIL)- 7:59 PM

27. CONSIDER AWARD AND APPROVAL OF TWO CONTRACT SERVICES AGREEMENTS WITH ECONOMIC & PLANNING SYSTEMS, INC. (EPS) FOR DEVELOPMENT IMPACT FEES AND COMMUNITY BENEFITS SERVICES AND RSG, INC. (RSG) FOR INCLUSIONARY HOUSING & IN-LIEU FEES, COMMERCIAL & INDUSTRIAL LINKAGE FEES, AND COMMUNITY FACILITIES DISTRICTS OR ALTERNATIVE FUNDING MECHANISM SERVICES (CITY COUNCIL)- 7:59 PM

28. CONSIDER CARSON'S 2024 ANNUAL HOUSING ELEMENT PROGRESS REPORT (CITY COUNCIL)- 7:59 PM

29. CONSIDER APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT WITH CALTEC CORP. FOR PROJECT NO. 1786: CITY HALL BATHROOM AND KITCHENETTE RENOVATIONS AND CONSIDER APPROVAL OF RESOLUTION NO. 25-026, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2024-25 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS (CITY COUNCIL)- 7:59 PM

30. CONSIDER TO ACCEPT THE PROJECT AS COMPLETE, PROJECT NO. 1730: CITY OF CARSON EVENT CENTER EV CHARGING STATIONS AND CONSIDER APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT WITH ALFARO COMMUNICATIONS CONSTRUCTION (CITY COUNCIL)- 7:59 PM

31. CONSIDERATION OF RESOLUTION NO. 25-033 APPROVING PROGRAM SUPPLEMENT AGREEMENT NO. F024 REV. 1 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE CONSTRUCTION PHASE OF PROJECT 1649 [FEDERAL NO. HSIPL-5403(030)] AND RESOLUTION NO. 25-039, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2024-25 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS FOR TRAFFIC SIGNAL AND INTERSECTION UPGRADES (CITY COUNCIL)- 7:59 PM

32. DEPARTMENT OF PUBLIC WORK'S RIGHT-OF-WAY, SIDEWALK AND CURB/GUTTER REPAIR AND INSPECTION PROGRAM (CITY COUNCIL)- 7:59 PM

SPECIAL ORDERS OF THE DAY (Items 33-34)

33. PUBLIC HEARING TO CONSIDER A POTENTIAL AMENDMENT TO THE CITY'S SUBDIVISION ORDINANCE (CHAPTER 2 OF ARTICLE IX OF THE CARSON MUNICIPAL CODE) TO PERMIT ADMINISTRATIVE APPROVAL OF (1) TENTATIVE TRACT MAPS FOR CONDOMINIUM PURPOSES AND (2) TENTATIVE PARCEL MAPS- 8:05 PM

Continued until staff brings back

34. CONTINUANCE OF PUBLIC HEARING ON THE 2025-2029 HOUSING AND URBAN DEVELOPMENT (HUD) FIVE-YEAR CONSOLIDATED PLAN, 2025-2029 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (AAP)- 8:06 PM

Continued to May 6, 2025

DISCUSSION (Items 35-37)

35. CONSIDER SELECTION OF THE MAYOR PRO-TEMPORE (CITY COUNCIL)- 8:07 PM

Motion to Approve the selection of Council Member Cedric Hicks, Sr. as Mayor Pro Tempore submitted by Council Member Arleen Rojas seconded by Mayor Lula Davis-Holmes resulting in 5-0-0-0-0

36. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)- 8:12 PM

For a list of CCB, see the City Clerk's Office.

37. CONSIDER PLANTING A TREE TO HONOR THE MEMORY OF OSCAR RAMOS (CITY COUNCIL)- 8:17 PM

Motion to Approve planting a tree at Veterans Park to honor the memory of Oscar Ramos submitted by Mayor Lula Davis-Holmes seconded by Council Member Jim Dear resulting in 4-0-0-1-0 with Mayor Lula Davis-Holmes recusing herself.

Motion to add planting a tree at Mills Park to honor the memory of the Mayor's grandson Kyle Carter submitted by Mayor Pro Tempore, Dr. Jawane Hilton seconded by Council Member Arleen Rojas resulting in 4-0-0-1-0 with Mayor Lula Davis-Holmes recusing herself.

ORDINANCE SECOND READING

MEMORIAL ADJOURNMENTS

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

ADJOURNMENT

8:49 P.M.

_____

Signature

AMENDMENT NO. 2
TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 2 TO AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 2") by and between the CITY OF CARSON, a California municipal corporation ("City"), and SWAYZER CORPORATION, a California limited liability company ("Consultant") is entered into effective as of the 28th day of May, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement for landscape maintenance services dated May 28, 2024 ("Agreement"), whereby Consultant agreed to provide certain landscape maintenance services at City facilities for a total not to exceed Contract Sum of $411,352.68, with the Agreement set to expire on May 28, 2025.

B. On April 17, 2025, City and Consultant entered into an amendment to the Agreement ("Amendment No. 1") to extend the Term of the Agreement by one year, from May 28, 2025 to May 28, 2026, to provide for continued performance of the services by Consultant, with certain modifications as specified in Amendment No. 1, in exchange for continued monthly compensation in the amount of $34,279.39 for a total increase in compensation of $411,352.68 for the one-year extension period, thereby increasing the total not to exceed Contract Sum to $822,705.36.

C. During the Term of Amendment No. 1, the two City park locations, Foisia Park and Carriage Crest Park, were closed for renovations and not expected to reopen until summer of 2026. Accordingly, as provided in Amendment No. 1, the Consultant ceased performing the mowing and landscape maintenance services for those two parks, and in lieu thereof, performed replacement maintenance services consisting of planters and landscape maintenance at the City Hall main entrance and fountain area ("Replacement Services"), with no change in compensation.

D. City and Consultant now desire to amend the Agreement to exercise its second option to extend the Term of the Agreement by one year, from May 28, 2026 to May 28, 2027 ("Extension Term"), to provide for continued performance of the services by Consultant, with certain modifications as specified herein. As of the effective date of this Amendment No. 2, mowing and landscape services at Foisia Park will resume, whereas services will continue to be suspended at Carriage Crest Park indefinitely. Additionally, the Replacement Services will terminate effective as of the effective date of this Amendment No. 2, and will not recommence for the Term of the Agreement. In light of these adjustments, the monthly compensation shall be reduced by $1,344.47 (equivalent to the monthly compensation for Carriage Crest services as specified in the Agreement), from $34,279.39 to $32,934.92.

F. Accordingly, the services for the Extension Term will be performed for $32,934.92 per month, for a total of $395,219.04 for the Extension Term, thereby increasing the total not to exceed Contract Sum from $822,705.36 to $1,217,924.40.

TERMS

1. Incorporation of Recitals. The Recitals set forth above are incorporated into and are a part of this Amendment No. 2.

2. Terms and Definitions. All words, terms and phrases used or referenced in this Amendment No. 2, not expressly defined in this Amendment No. 2, shall have the same meaning ascribed to them in the Agreement.

3. Contract Changes. The Agreement is amended as provided herein (new text is identified in ***bold italics***, deleted text in ~~strike through~~).

A. Section 2.1 (Contract Sum) of this Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***One Million Two Hundred Seventeen Thousand Nine Hundred Twenty-Four Dollars and Forty Cents ($1,217,924.40)*** ~~Eight Hundred Twenty-Two Thousand Seven Hundred Five Dollars and Thirty-Six Cents ($822,705.36)~~ (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. ~~In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an annual not to exceed amount of Four Hundred Eleven Thousand Three Hundred Fifty Two Dollars and Sixty-Eight Cents ($411.352.68) for such Extension Term.~~"

B. Section 3.4 (Term) of this Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~two (2)~~ ***three (3)*** years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ~~The City may, at its sole discretion, elect to extend the Term by one (1) additional one-year term (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C."~~""

C. The last paragraph of Section VI of Exhibit "A" (Scope of Services) of the Agreement is hereby replaced with the following:

"Commencing on May 28, 2026, Consultant shall cease the Replacement Services and resume the Foisia Park services (but not the Carriage Crest Park services) outlined in the other provisions of this Exhibit "A," and shall not thereafter resume the Replacement Services during the Term of this Agreement."

D. Section I of Exhibit "C" (Schedule of Compensation) of the Agreement is hereby amended to read in its entirety as follows:

"Cost Table

No.	Location	Monthly	Annually
1.	City Hall	$896.31	$10,755.72
2.	Community Center	$448.16	$5,377.92
3.	Foisia Park	$2,688.93	$32,267.16
4.	Veterans Park	$3,361.16	$40,333.92
5.	Carriage Crest	$1,344.47*	$16,133.64*
6.	Anderson Park	$1,927.07	$23,124.84
7.	Mills Park	$1,644.73	$19,736.76
8.	Calas Park	$2,688.93	$32,267.16
9.	Dolphin Park	$2,688.93	$32,267.16
10.	Dominguez Park	$2,285.59	$27,427.08
11.	Friendship Park	$448.16	$5,377.92
12.	Perry Street Park	$448.16	$5,377.92
13.	Del Amo Park	$2,016.70	$24,200.40
14.	Hemingway Park	$5,333.04	$63,996.48
15.	Reflections Mini Park	$8.96	$107.52
16.	Stevenson Park	$4,167.84	$50,014.08
17.	Walnut Park	$89.63	$1,075.56
18.	Carson Park	$1,792.62	$21,511.44
	Total Cost:	$34,279.39	$411,352.68

Carriage Crest Park services, associated with a monthly compensation amount of $1,344.47, are suspended indefinitely, notwithstanding any provision of Exhibit "A," with no Replacement Services after May 28, 2026. Accordingly, this amount shall be excluded from the Contractor's monthly compensation from May 28, 2026, until such services are reinstated by written notice from the Contract Officer or, in the event the services are reinstated with additional services exceeding the scope of Contract Officer authorization pursuant to Section 1.8, by a written amendment to this Agreement entered into between the Parties.

The total not to exceed amount during any Extension Term will be $411,352.68 per annum, ***except that for the Extension Term from May 28, 2026 to May 28, 2027, the total not to exceed amount will be 395,219.04***.

Below is a cost matrix for the Services broken down by tasks.

IFB PROPOSAL FORM					
ITEM	ESTIMATED QTY.	UOM	Description	UNIT PRICE	LINE TOTAL
1.	100	Acres	Mowing	$ 103.50	$ 10,350.00
2.	10	Acres	String trimming	$ 85.00	$ 850.00
3.	15	Acres	Edging	$ 75.00	$ 1,125.00
4.	20	Acres	Blowing	$ 95.00	$ 1,900.00
5.	5	Gallon	Shrub	$ 45.00	$ 225.00
6.	5	Gallon	Succulents	$ 19.00	$ 95.00
7.	5	Each	Remove and Replace trash liner	$ 5.25	$ 26.25
8.	5	Each	Remove and Replace Trash Receptacle	$ 350.00	$ 1,750.00
9.	1000	Sq Ft	Mulch / wood chips	$ 2.25	$ 2,250.00
9.	50	Hourly	Spray Technician	$ 65.00	$ 3,250.00
10.	50	Hourly	Laborer	$ 35.00	$ 1,750.00
11.	50	Hourly	Working on Holidays	$ 75.00	$ 3,750.00
12.	50	Hourly	Laborer on Weekends	$ 52.50	$ 2,625.00
			Subtotal:	$ 1,007.50	$ 29,946.25

Notwithstanding any other provision of this Exhibit "C," during the period of time specified in Section VI of Exhibit "A" for the performance of the Replacement Services, the amounts listed in the Cost Table and cost matrix set forth in this Section as the compensation for Services at Foisia Park and Carriage Crest Park shall instead be deemed to constitute the compensation for performance of the Replacement Services."

E. Section VIII of Exhibit "C" (Schedule of Compensation) of the Agreement is hereby amended to read in its entirety as follows:

"VII. The total compensation for the Services shall not exceed ***$1,217,924.40*** ~~$822,705.36~~ as provided in Section 2.1 of this Agreement."

4. Continuing Effect of Agreement. Except as amended by Amendment No. 1 and this Amendment No. 2, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 and this Amendment No. 2 to the Agreement.

5. Affirmation of Agreement; Warranty Re Absence of Defaults. City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement and Amendment No. 1. Each Party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein and Amendment No. 1. Each Party represents and warrants to the other that the Agreement, as amended by Amendment No. 1 and this Amendment No. 2, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 2, City is not in default of any material term of the Agreement and that there have been no events

that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 2, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. Adequate Consideration. The Parties irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

7. Authority. The persons executing this Amendment No. 2 on behalf of the Parties warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said Party, (iii) by so executing this Amendment No. 2, such Party is formally bound to the provisions of this Amendment No. 2, and (iv) the entering into this Amendment No. 2 does not violate any provision of any other agreement to which said Party is bound.

8. Counterparts. This Amendment No. 2 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 2.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 on the date(s) and year first set forth above.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks]

CONSULTANT:

SWAYZER CORPORATION, a California limited liability company

By: _____
Name: Samuel Swayzer
Title: President

By: _____
Name: Ezekiel Swayzer
Title: Chief Financial Officer

If Consultant is a limited liability company, any one of the following options will satisfy City's signature requirements pursuant to the Corporations Code. Option A: One signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. Option B: Signatures required from two managers unless the LLC is managed by one manager per its articles of organization, in which case only one signature from that manager is required. Option C: One signature required from any member unless the LLC is manager-managed per its articles of organization. Option D: One signature required from any manager if the LLC is manager-managed per its articles of organization. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

De-thatching

Top Dressing and overseeding

Irrigation Repair

Final Product

SMARTER IRRIGATION HELPS GROW CARSON'S PRIDE IN PARKS AND PEOPLE

The City of Carson, nestled in the heart of Los Angeles County's South Bay, is a community built on resilience, diversity, and pride. Long known as a city of working families and cultural richness, Carson has embraced a new chapter in its story, one where public spaces are not only maintained but celebrated, reflecting the city's identity as the "jewel of the South Bay."

That pride is visible today in the city's parks: green, well-kept, and inviting places where residents gather for play, relaxation, and community events.

Behind the beauty, however, lies a determined effort to modernize, conserve, and change a culture that had too often been content to "get by."

At the heart of this transformation are Michael Whittiker Jr., Director of Community Services/Recreation/Park Maintenance; Modesto Bolaños, Superintendent of Landscape and Park Maintenance; and John Martinez and Cesar Padilla, Park Maintenance Supervisors. Together, they have led a two-year effort to rejuvenate Carson's parks; harnessing smart irrigation technology; developing a sports turf agronomics management plan; strengthening staff training; and fostering a spirit of teamwork and pride that extends from city crews to contractors, volunteers, and residents themselves.

A fresh start for parks

For Whittiker, who has served Carson for 38 years, the shift was long overdue.

"There was a 10-year period where projects just weren't getting done," he recalls. "Parks weren't improving, systems were outdated, and maintenance was more about patching than

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 24.

To: Honorable Mayor and City Council

From: Michael Whittiker, Community Services Director CS Community Services

Subject: CONSIDER ADOPTION OF RESOLUTION NO. 26-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025–2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, ACROSS THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND (CITY COUNCIL)

I. SUMMARY

Proposition A and Proposition C local return funds are provided to cities by the Los Angeles County Metropolitan Transportation Authority based on population, and must be used to support public transportation services. These funds come with a time limit, meaning the City is required to spend them within three years from the end of the fiscal year in which they were originally received, or the funds may expire and no longer be available to the City. During the COVID-19 pandemic (between 2020 and 2022), the City temporarily suspended its fixed-route transit service, known as the Carson Circuit, to help reduce the spread of the virus. Because the service was not operating during that time, a portion of the funds that had been budgeted for transit operations were not used and remained unspent.

The Los Angeles County Metropolitan Transportation Authority (Metro) has notified the City that approximately $398,079 in previously allocated Proposition C funds may expire if they are not used by June 30, 2026. To avoid losing these funds, staff is recommending that the City Council adopt Resolution No. 26-028, which would amend the Fiscal Year 2025-2026 Operating Budget within the Proposition C fund. This action would allocate approximately $400,000 toward transportation-related needs, including $350,000 for the purchase of solar-powered lighting at bus stops to improve visibility and rider safety, and $50,000 for general supplies needed to support transportation operations (see Exhibit No. 1). Approval of this resolution will ensure that the funds are used in a timely manner and continue to benefit the community.

II. RECOMMENDATION

Take the following actions:

1. ADOPT Resolution No. 26-028, titled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-2026 BUDGET, CONSIDER ADOPTION OF RESOLUTION NO. 26-028, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025–2026 BUDGET, INCLUDING THE ALLOCATION OF PROPOSITION A AND PROPOSITION C LOCAL RETURN FUNDS FOR TRANSPORTATION PURPOSES, ACROSS THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

(CITY COUNCIL) IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND," which formally updates the City's Budget to reflect current funding needs, allocations, and priorities across these funds; and,

2. WAIVE the formal bidding procedure as permitted by Carson Municipal Code (CMC), Section 2611(g); and,
3. AUTHORIZE the Purchasing Manager to issue a Purchase Order to Urban Solar Inc. in the not-to-exceed amount of $350,000 for the purchase of pole-mounted bus stop lighting devices.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The Los Angeles County Metropolitan Transportation Authority (LACMTA) provides Proposition A and Proposition C local return funds to cities based on population, with the requirement that these funds be used specifically to support public transportation services. As an eligible jurisdiction, the City uses these funds to operate and support services such as its fixed-route bus system (Carson Circuit), Dial-A-Ride service (a shared ride service primarily for seniors and individuals with mobility needs), and other transportation-related programs. In addition, both Proposition A and Proposition C rules require that funds be spent within three years from the end of the fiscal year in which they were originally received, or the funds may expire and no longer be available to the City.

During the COVID-19 pandemic, the City's Disaster Council made the decision to temporarily suspend fixed-route bus services in order to protect public health and reduce the spread of the virus. As a result, the Carson Circuit was largely not in operation between 2020 and 2022. While the Dial-A-Ride program remained available to serve essential travel needs, ridership was significantly reduced as many residents chose not to travel due to health concerns. Because of these service reductions and lower usage, a portion of the funds that had been set aside for these transportation programs during that time went largely unspent.

LACMTA has recently notified City staff that approximately $398,079 in previously allocated Proposition C funds could expire if they are not used by June 30, 2026. To prevent the loss of these funds, staff has identified eligible ways to use the funding for transportation-related needs. Specifically, approximately $350,000 would be used to purchase solar-powered lighting for riders at bus stops (see Exhibit No. 2), $50,000 for general supplies needed to operate and support transportation services, including items used for daily operations as well as office-related supplies.

As part of a citywide bus stop improvement project completed in 2023, the City installed new benches, trash receptacles, and shelters at more than 160 bus stops. While these upgrades significantly improved the overall condition and usability of the stops, staff has identified a need for additional lighting at certain locations that do not receive sufficient light from nearby streetlights or surrounding areas during evening hours. To address this, staff is proposing the installation of pole-mounted lighting at bus stops to improve visibility and enhance rider safety, particularly at night. Staff plans to purchase these lighting systems from Urban Solar, Inc. through a Sourcewell cooperative purchasing agreement, which allows the City to obtain competitively priced equipment without conducting a separate bidding process. The lighting units will be stored at the Corporate Yard and installed by City staff. The City's Purchasing Manager has approved a waiver of the formal bidding process for the purchase of the lighting devices, as allowed under Section 2611(g) of the Carson Municipal Code (CMC) (see Exhibit 3). In addition, Section 2606(b)(ii) of the CMC generally requires the City to enter into a formal contract for purchases of $75,000 or more per vendor within a fiscal year. However, the Purchasing Manager has also waived this contract requirement for this purchase (see Exhibit 3).

LACMTA has confirmed that the proposed uses are eligible under Proposition A and C funding guidelines, provided the funds are spent by the June 30, 2026 deadline. To ensure the City does not lose these funds, staff is recommending that the City Council adopt Resolution No. 26-028, which will amend the Fiscal Year 2025-2026 Operating Budget within the Proposition C fund to allocate a total of $400,000 for these purposes.

V. FISCAL IMPACT

If the City Council approves the recommendation, an additional $400,000 will be added (appropriated) to the Fiscal Year 2025-2026 Proposition C Budget under Account No. 219-90-960-180-6009. This action will formally set aside the funds for the identified transportation-related purchases and ensures they are available for use before the required deadline.

VI. EXHIBITS

1. Resolution No. 26-028
2. Bus Stop Lighting Example
3. Purchasing Waiver

Attachments

Exhibit No. 1 - Resolution No. 26-028.pdf

Exhibit No. 2 - Bus stop lighting example.pdf

Exhibit No. 3 - Purchasing Waiver.pdf

RESOLUTION NO. 26-028

A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

WHEREAS, the City Council adopted the Fiscal Year 2025-26 budget on June 17, 2025, for the General Fund and Special Revenue Funds of the City via Resolution No. 25-076; and

WHEREAS, the City Council desires to amend the Fiscal Year 2025-26 budget; and

WHEREAS, the City Council has determined it necessary to amend the Fiscal Year 2025-26 budget in the Proposition C fund.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The following amendment(s) will be made to the City's Fiscal Year 2025-26 budget.

Account	Description	Increase/(Decrease)
219-90-960-180-6009	Transportation operation supplies	$400,000.00

Section 2. The City Clerk shall certify the adoption of this resolution and shall keep a copy of this resolution attached to the Fiscal Year 2025-26 budget on file, and effective as of April 7, 2026, the same shall be in force and effect.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2026.

APPROVED AS TO FROM:

CITY OF CARSON:

_____

Sunny K. Soltani, City Attorney

_____

Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-028 adopted by the City of Carson City Council at its meeting held on April 7, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMEBES:

ABSENT: COUNCIL MEMBERS:

_____
Dr. Khaleah K. Bradshaw, City Clerk

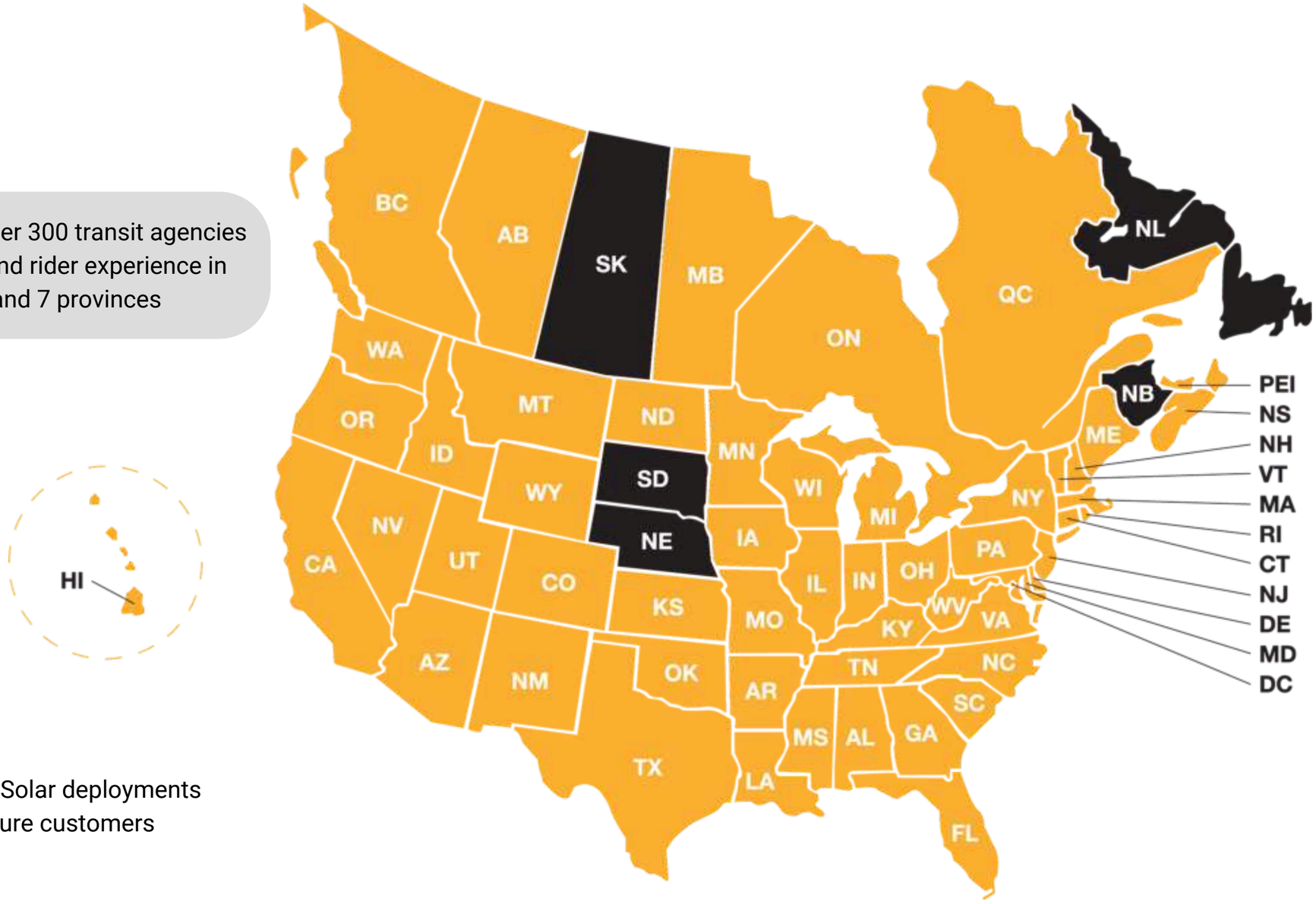
urbansolar

PV Stop Series

Solar-powered security lighting for every stop

URBAN SOLAR CUSTOMERS

We have helped over 300 transit agencies enhance safety and rider experience in 48 states and 7 provinces



Yellow: Urban Solar deployments
Black: Future customers

ABOUT THE PV STOP SERIES

Transform Your Bus Stop with Bright & Welcoming Lighting

Our third generation of solar-powered, pole-mounted lighting products offer a quick, cost-effective way to upgrade your transit environment from ***dark and unwelcoming*** *to* ***bright and secure***.

KEY ADVANTAGES

QUICK & EASY INSTALLATION

Our solar-powered, pole-mounted lighting solutions can be installed on new or existing poles and shelters in less than 30 minutes, making it a simple upgrade for any transit agency.

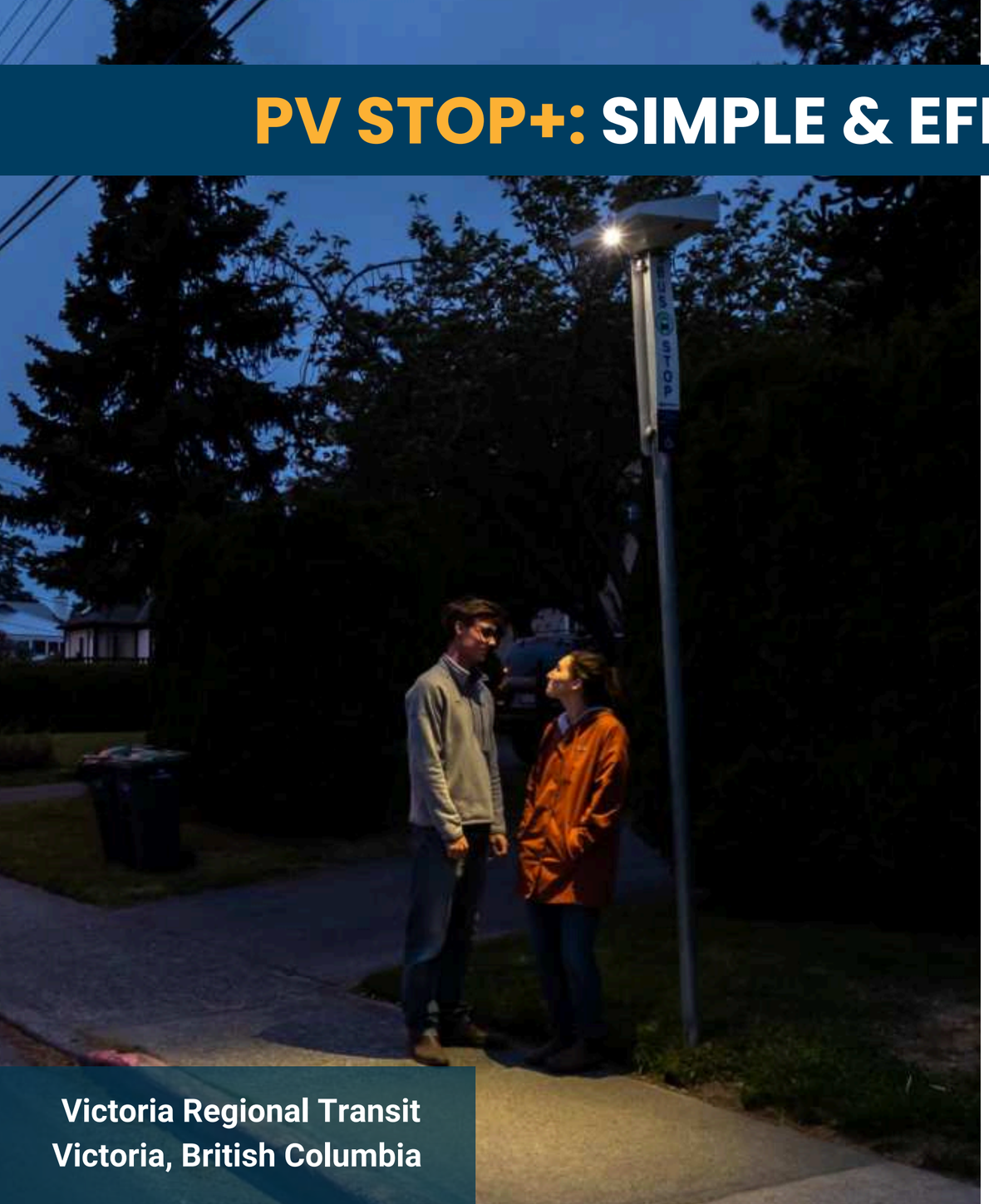
ENHANCED RIDER EXPERIENCE

An illuminated bus stio not only improves safety but also enhances the overall rider experience, making public transit a more attractive option.

LOWEST TOTAL COST OF OWNERSHIP

Make a significant impact with a minimal investment. Compared to most other capital improvements, deploying solar lighting allows transit agencies to improve more stops per dollar spent.

PV STOP+: SIMPLE & EFFECTIVE SECURITY LIGHTING



Victoria Regional Transit
Victoria, British Columbia

Boost rider visibility & safety

Our PV Stop+ features a 20W solar array to improve safety and comfort at bus stops, ensuring riders are well-lit and secure while waiting.

Enhanced light output

Now in its third generation, the PV Stop+ represents 15 years of iterative improvements in bus stop illumination.

A complete, safe bus stop

An essential component of a welcoming and secure bus stop to improve the overall transit experience.

PV STOP+

Victoria Regional Transit
Victoria, British Columbia

FEATURES & BENEFITS

Enhancing safety, visibility and security at every stop

SAFETY CERITIFED

Independently tested, UL-listed for added assurance.

HIGH-PERFORMANCE

Dependable, efficient and vandal resistant lighting.

NO CONSTRUCTION

Addresses and prevents the most frequent complaint from transit agencies.

RIDER PASS-BYS

Addresses and prevents the most frequent complaint from transit agencies.

BOOSTS SECURITY

Pole mounted solar lighting effectively deters criminal activity.

FEATURES & BENEFITS

ENHANCED RIDER EXPERIENCE

An illuminated bus stop improves rider experience and saefty, making public transit a more attractive option.

TOUGH ENOUGH FOR TRANSIT

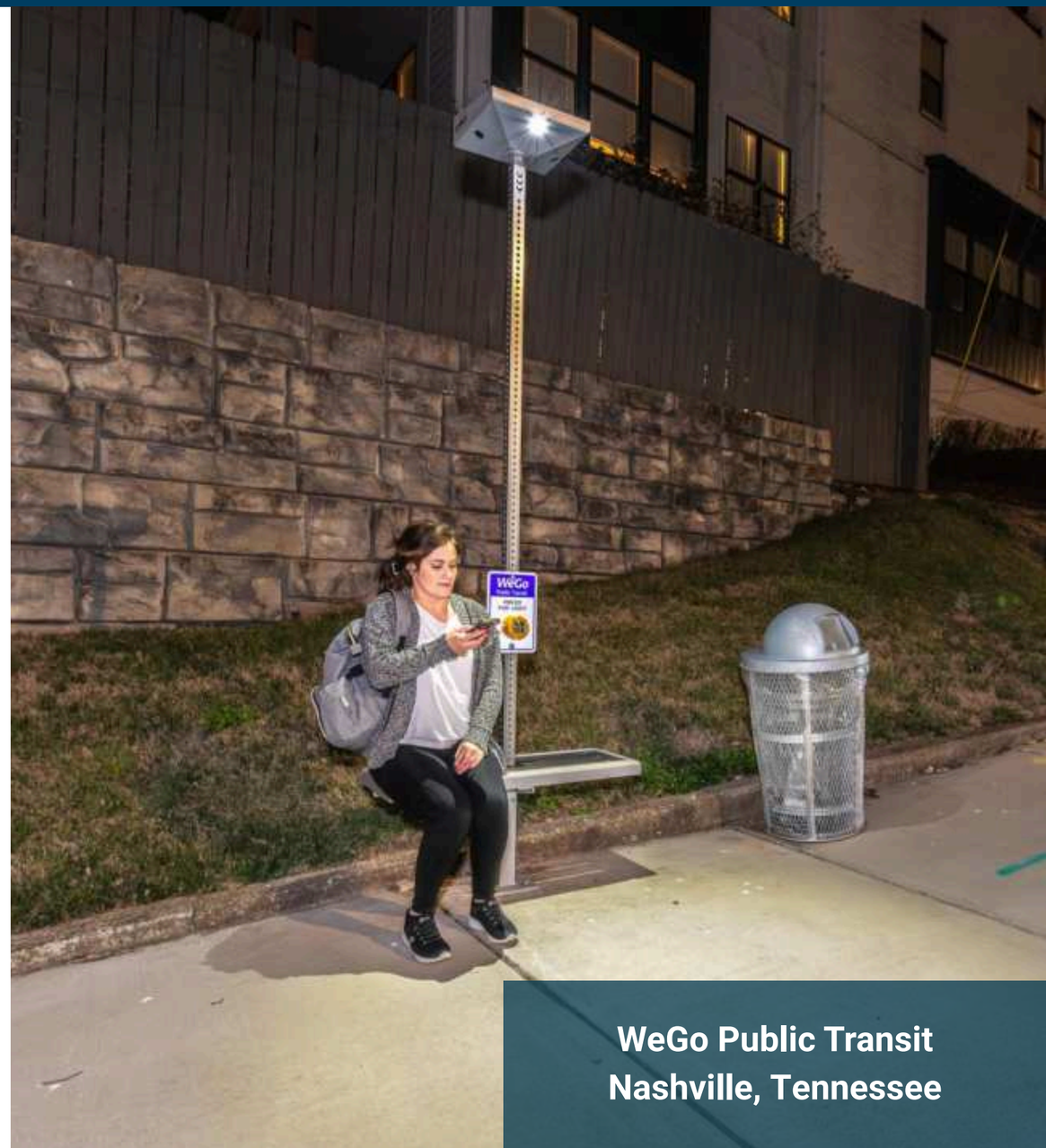
Vandal-resistant aluminum enclosure to withstand the rigors of public transit

VERSATILE MOUNTING

Independently tested, UL-listed for added assurance.

SELF-TEST FEATURE

A magnetic self-test function allows for quick confirmation of proper installation.



WeGo Public Transit
Nashville, Tennessee

ADDITIONAL FEATURES

Flexible Lighting Placement

Solar panels are oriented independently of luminaires to ensure maximum solar solar and light collection where you need it.

If the stop pad is east of the pole and the ideal panel orientation is south, the panel can rotate in 90-degree increments to face south while the light faces east.

LIGHTING PROFILE OPTIONS

Automatic	Push Button (On/Off)	Push Button (Dim/Bright)
• Light is programmed to come on at dusk and stay on until dawn • Shutdown or dimming possible when service is not running	• Light is customer activated and turns on when button is pushed (only when it's dark) • Configurable timing (5 minutes per push is standard) • Braille placard available for ADA compliance	• Light is programmed to come on at dusk and stay on until dawn at a dim level • Push button brightens the light when activated • Braille placard available for ADA compliance

WeGo Public Transit
Nashville, Tennessee

SOLAR SITE INSPECTIONS

- **December sun hours:** All systems are sized to December minimums as these are the most challenging solar conditions of the year.
- **Power in vs. power out:** Urban Solar's team reviews how much we expect to generate vs how much power the selected lighting profile will use. The goal is to generate more power than we use on a given day.
- **Individual site checks:** Our team will verify stop conditions to advise of any buildings or trees that may affect the system's performance and alter our programming recommendations.
- **Tailored recommendations:** System sizing can be the difference between a hands off solution and a maintenance nightmare. Our team matches lighting profiles, systems and stop locations to ensure you get the most out of your investment.

PROJECT REFERENCES

Orange County Transportation Authority (OCTA)
Orange County, California

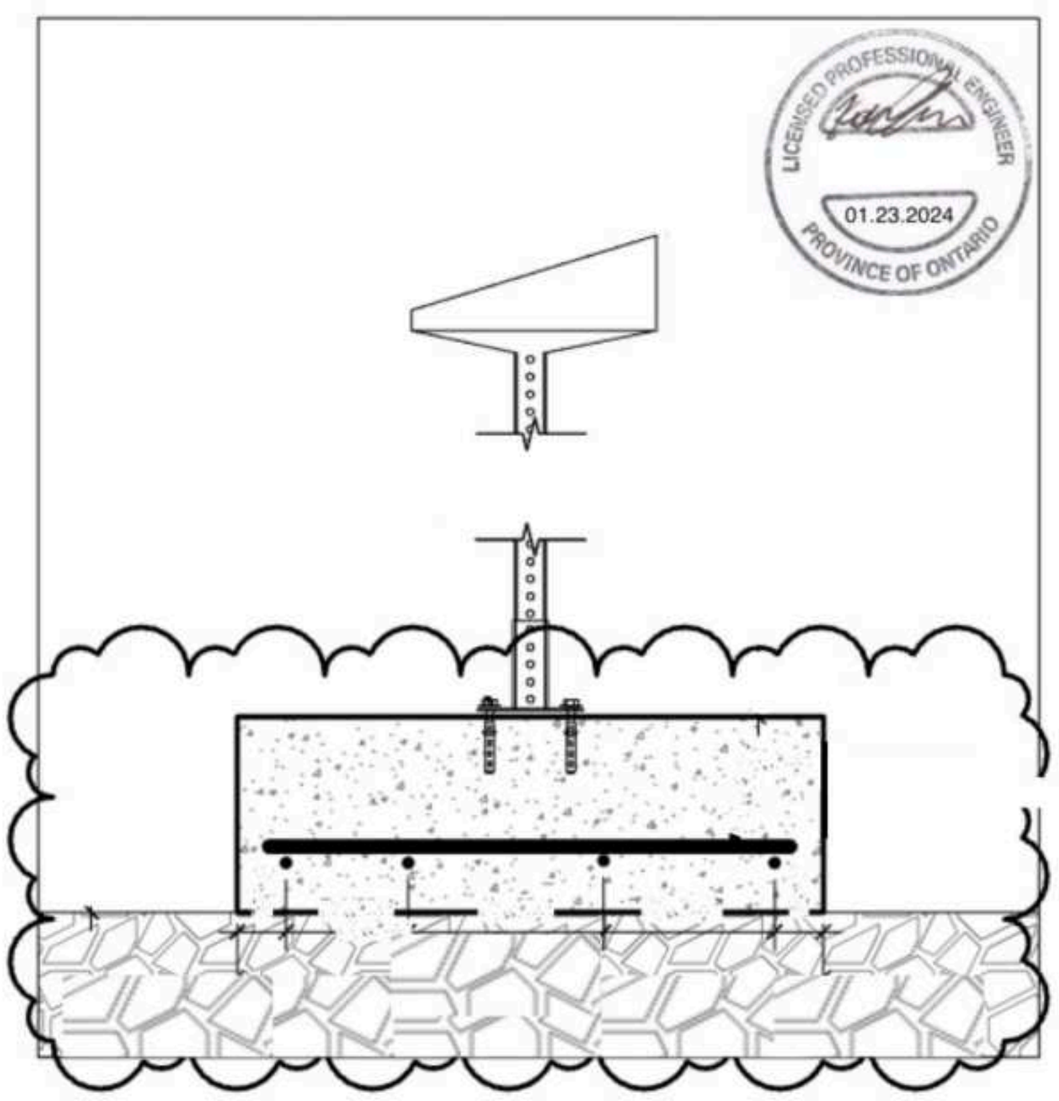
Urban Solar partnered with OCTA to install over 600 PV Stop+ pole-mounted lighting systems with 13” e-paper displays, retrofitted to existing poles to enhance visibility and provide real-time transit information throughout their network.

Read the full case study here

EXPERT STRUCTURAL ENGINEERING SOLUTIONS

- Partnering with top engineering firms to ensure proper sizing of poles, footings and more.

- Stamped structural calculations available for all states and provinces to comply with local codes and permitting.



HEAR WHAT OUR CUSTOMERS ARE SAYING

TRINITY METRO

"The PV Stop+ has helped to address rider concerns of safety by providing lighting at a stop that may not have a streetlight nearby. The additional lighting the PV Stop+ provides also helps our operators to not only see the bus stop itself, but also riders waiting at the stop."

- Jana Pimentel -
Project Planning Manager
Trinity Metro

HEAR WHAT OUR CUSTOMERS ARE SAYING

"We are confident these added lights will increase both safety and security for transit users. Once the installation is complete, every single Red Deer transit shelter will have lights."

- Trevor Sparow -
Conventional Services Superintendent
City of Red Deer

WARRANTY INFORMATION

Limited warranties apply to solar lighting system components as follows:

Solar panels	25-year limited warrenty.
LED luminares	10-year limited warrenty.
System electronics	Wiring and Energy Control Module (ECM). Excludes third-party cellular-connected devices. 5-year limited warranty.
System enclosure	Vandal-resistant housing, metalwork, and powder coating: 10-year limited warranty
Third-party cellular-connected devices	Includes SmartLink SL-2-DC controller. 1-year limited warranty
Rechargable batteries	5 years limited pro-rated warranty with options for 5 and 10-year

WARRANTY INFORMATION

Standard 5-year pro-rated battery warrenty

0 to 24 months	100% battery replacement
25 to 36 months	50% battery replacement
36 to 48 months	30% of the original battery price applied to the battery replacement
48 to 60 months	20% of the original battery price applied to the battery replacement

urbansolar

Urban Solar Sourcewell Contract Pricing

Below is the pricing that aligns with Urban Solar's proposal for Sourcewell RFP #022525 for Passenger and Crowd Flow Management Solutions and Related Products. Specifically, Section e. Real-time Smart Transit Displays and Equipment.

For more information regrading what is included with each line item and how they can be customized, please see our complete proposal.

Notes:
- Prices include shipping.
- If applicable, taxes to be added based on shipping address
- Standard lead time of 12 - 16 weeks. Lead time to be quoted by urban solar based on the project scope.
- Price does not include infrstructure to mount the displays to (poles, etc) or Installation itself

Hardware Options	USD				CDN			
E-paper display options	**1 to 9**	**10 to 49**	**50 to 99**	**100+**	**1 to 9**	**10 to 49**	**50 to 99**	**100+**
13" e-paper real-time information display (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$6,000	$5,500	$5,000	$4,900	$8,700	$7,980	$7,250	$7,110
28" e-paper real-time information display (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$9,900	$9,400	$8,900	$8,800	$14,360	$13,630	$12,910	$12,760
32" e-paper real-time information display (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$10,400	$9,900	$9,400	$9,300	$15,080	$14,360	$13,630	$13,490
42" e-paper real-time information display (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$18,900	$18,400	$17,900	$17,800	$27,410	$26,680	$25,960	$25,810
LCD Display Options	**1 to 9**	**10 to 49**	**50 to 99**	**100+**	**1 to 9**	**10 to 49**	**50 to 99**	**100+**
3 row LCD real-time informaiton displays (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$5,500	$5,000	$4,500	$4,400	$7,980	$7,250	$6,530	$6,380
5 Row LCD real-time informaiton displays (Includes display module, batteries to acheive 3+ years of operation, display housing and mounting hardware)	$6,600	$6,100	$5,600	$5,500	$9,570	$8,850	$8,120	$7,980

Software	USD	CDN
Cellular Plan	**Any Quantity (per display per year)**	**Any Quantity (per display per year)**
Basic Data Plan (Includes annual cellular data, CMS access and updates, Push messaging, display management software, Virtual Technical support)	$385	$558
Upgraded Data plan (Includes all bacis features + a content management software to upload your own content to the displays)	$500	$725
Project Integration	**One-time Cost**	**One-time Cost**
*** Data and Project Integration Fee (Includes integration of the agencies real-time bus arrival data with our displays)	$0 - $20,000	$0 - $29,000

Notes:
- All displays require a cellular data plan similar to your cell phone to operate. Up to 10 years of data can be purchased at the time of order. Cellular fees will be invoiced to the end customer based on the number of displays they have in operation.
- ***This fee will only be charged along with the 1st real-time display implimented by the agency. If the data is already integrated with our system, this fee will be waived.
- ***The value of this fee will be based on the complexity of the data integration required for each customer and project scope. Urban Solar will quote this on a customer by customer basis

Optional Additions to the Scope	USD	CDN

ADA Features	1 to 9	10 to 49	50 to 99	100+	1 to 9	10 to 49	50 to 99	100+
Text-to-speech functionality (Includes wireless push button, speaker integrated into the diplay housing, and Acapela Group TTS Software access)	$950	$900	$850	$840	$1,380	$1,310	$1,240	$1,220
Solar Power / Lighting	**1 to 9**	**10 to 49**	**50 to 99**	**100+**	**1 to 9**	**10 to 49**	**50 to 99**	**100+**
Basic Solar Panel upgrade (Includes ~2W solar panel, required wiring and mounting hardware)	$600	$550	$500	$475	$870	$800	$730	$690
PV Stop+ Solar Lighting System	$1,760	$1,650	$1,570	$1,530	$2,560	$2,400	$2,280	$2,220
PV Stop Max Solar Lighting System	$2,210	$2,090	$2,025	$2,000	$3,210	$3,040	$2,940	$2,900
Pole Mounted Lighting Power Tap to Real-time information Display	$250				$365			
Warranty	**Any Quantity (up to 4 additional years)**				**Any Quantity (up to 4 additional years)**			
13" e-paper extended warranty (per display per year)	$75				$110			
28" e-paper extended warranty (per display per year)	$145				$215			
32" e-paper extended warranty (per display per year)	$150				$220			
42" e-paper extended warranty (per display per year)	$285				$415			
3 Row LCD extended Warranty (per display per year)	$80				$120			
5 Row LCD extended Warranty (per display per year)	$95				$140			
Maintenance / Components	**Any Quantity**				**Any Quantity**			
Non-rechargable Display Battery	$150				$220			
Replacement Polycarbonate Screen Protector	$120				$175			
Other components	Request Quote				Request Quote			

Notes:
- For extended warranty, all standard conditions and limitations apply - see complete proposal for information
- All displays are sold with a 1-year limited warranty. A maximum of 4 additional warranty years can be purchased to acheive a 5-year limited warranty.

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Purchasing Waiver

Use this form to request an exemption from formal bidding and/or written contract requirements, pursuant to Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code (CMC). This waiver must be completed before proceeding with procurement activity.

Exemption sought:

- [x] Formal Bidding (Section 2611])
- [x] Written Contract (Section 2605(1)(iii))

Pursuant to CMC Section 2611:

- [ ] (d) Emergency Purchasing (Section 2611(d))
- [ ] (e) Sole Source Purchasing (Section 2611(e))
- [ ] (f) Piggyback Purchasing (Section 2611(f))
- [x] (g) Cooperative Purchasing (Section 2611(g))
- [ ] (i) Other Purchases (Section 2611(i)(1) through (18))

If (f) or (g) are selected above, specify the master contract details:

Awarding Agency: Sourcewell

Vendor: Urban Solar

Contract #: 022525

Solicitation #: RFP #022525

Contract Effective Date: 04/29/25

Contract Expiration: 04/18/2029

Specify purchase details:

Amount: $350,000

Vendor: Urban Solar

Written justification/description of purchase. Explain urgency, product uniqueness, and intended use. Attach all relevant backup documentation.

Seeking to purchase solar-powered lighting devices for City bus stops. Funds for this purchase must be expended by June 30, 2026. Due to the vendor's standard lead time of 12-16 weeks, staff is seeking an exemption of the Written Contract for this order of supplies as time is of the essence, and there are no services associated with the order beyond delivery of supplies.

	Authorized Department Staff:	Purchasing:
Signature:	Jason Jo — Digitally signed by Jason Jo Date: 2026.04.15 09:09:33 -07'00'	Josilla Togiola — Digitally signed by Josilla Togiola Date: 2026.04.15 08:48:28 -07'00'
Date:	04/15/26	04/15/2026
Name/Title:	**Jason Jo, Transportation Program Manager**	Josilla Togiola, Purchasing Manag

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Purchasing Waiver Request Workflow

Reference: CMC §2611 (d), (e), (f), (g), and (i)

1	2	3	4	5
IDENTIFY THE NEED FOR A WAIVER	**COMPLETE THE WAIVER FORM**	**SUBMIT THE COMPLETED FORM TO PURCHASING**	**PURCHASING REVIEW & APPROVAL**	**PROCEED WITH PURCHASE**
Department determines that a Purchase may qualify under an allowable exception. Reference: *Purchasing Waiver Exceptions Cheat Sheet.*	Identify all pertinent information and execute at Department level.	Send the completed form and any relevant attachments via e-mail to: jtogiola@carsonca.gov.	The Purchasing Manager will review and confirm waiver eligibility. If approved, a fully executed copy will be returned to the requestor.	If the purchase is over $75,000: Prepare for Council approval, attach the fully executed waiver as an Exhibit. If the purchase is less than $75,000: Prepare a Requisition in Tyler Munis, attach the fully executed waiver in TCM.

For additional guidance, contact: Josilla Togiola, Purchasing Manager at jtogiola@carsonca.gov or x1758.

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Purchasing Waiver Exceptions Cheat Sheet

Reference: CMC §2611 (d), (e), (f), (g), and (i)

This cheat sheet outlines allowable exceptions to the City's competitive purchasing requirements under CMC §2611. It provides quick reference guidance for when formal bidding or written contracts may be waived. All exceptions must meet the criteria set forth in the CMC, be properly documented for audit readiness, and be approved.

D. Emergency Purchasing

Utilize the following guidelines to determine if this exception is allowable for your circumstances:

Step	Criteria/Question	Yes/No	Action/Notes
1	Is there a sudden, unexpected occurrence?	☐ Yes ☐ No	If **no**, standard procurement rules apply.
2	Does the situation pose a clear and imminent danger to: life, health, property, or essential public services?	☐ Yes ☐ No	Must meet at least one of these criteria.
3	Is immediate action required to prevent or mitigate loss/impairment?	☐ Yes ☐ No	If **no**, do not proceed as emergency procurement.
4	Has practicable competition been attempted (if feasible under the circumstances)?	☐ Yes ☐ No	Required unless time or conditions prohibit it.
5	Has a written determination been prepared explaining: bases for emergency and contractor selection?	☐ Yes ☐ No	Required for all emergency purchases.
6	Would the expenditure have normally required City Council approval?	☐ Yes ☐ No	If **yes**, must be reported at the next regular City Council meeting.

- Any “no” answers in Steps 1-3 would generally disqualify the purchase as an emergency.
- Proper documentation and reporting are mandatory.

E. Sole Source Purchasing

Utilize the following guidelines to determine if this exception is allowable for your circumstances:

Step	Criteria/Question	Yes/No	Action/Notes
1	Is the item or service only available from one (1) source?	☐ Yes ☐ No	If **no**, standard procurement rules apply.

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2	Is the item or service unique due to one or more of the following? Durability, availability, fitness for a particular use.	☐ Yes ☐ No	Must meet at least one of these conditions.

- Any “no” answers would generally disqualify the purchase as a sole source.
- Proper documentation and reporting are mandatory.

F. Piggyback Purchasing

Utilize the following guidelines to determine if this exception is allowable for your circumstances:

1. For materials, supplies, equipment, or services:

Step	Criteria/Question	Yes/No	Action/Notes
1	Has a copy of the original solicitation been obtained from the originating agency?	☐ Yes ☐ No	Required for all piggyback purchases.
2	Are the City’s specifications not materially different than those in the original solicitation?	☐ Yes ☐ No	Substantial differences may disqualify use of piggybacking.
3	Was the vendor selected through a competitive bidding or proposal process by the originating agency?	☐ Yes ☐ No	Required for all piggyback purchases.
4	Does the process used meet or exceed the City’s own competitive procedures?	☐ Yes ☐ No	The City’s minimum procurement standard must be met.
5	Is the original contract still active, and the original solicitation within 2 years of the City’s order date? – Or is there written justification for using an older solicitation?	☐ Yes ☐ No	Ensure current pricing and terms.
6	Would piggybacking result in the City getting a better or equal deal than if bidding directly?	☐ Yes ☐ No	Ensure cost-effectiveness.

2. For professional services:

Step	Criteria/Question	Yes/No	Action/Notes
1	Has a copy of the original solicitation been obtained from the originating agency?	☐ Yes ☐ No	Required for all piggyback purchases.

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2	Are the City's specifications not materially different than those in the original solicitation?	☐ Yes ☐ No	Substantial differences may disqualify use of piggybacking.
3	Was the vendor selected through a competitive bidding or proposal process by the originating agency?	☐ Yes ☐ No	Required for all piggyback purchases.
4	Would the City likely have selected the same consultant based on the following: Demonstrated competence, Professional qualifications, Fair and reasonable pricing?	☐ Yes ☐ No	To be determined by Purchasing Manager.
5	Is the original contract still active, and the original solicitation within 2 years of the City's order date? – Or is there written justification for using an older solicitation?	☐ Yes ☐ No	Ensure current pricing and terms.

- All items must be "yes" for piggyback procurement to proceed legally.
- Proper documentation and reporting are mandatory.

G. Cooperative Purchasing

Utilize the following guidelines to determine if this exception is allowable for your circumstances:

- Contract is current and solicitation is within three (3) years, unless otherwise justified.
- Competitive bidding and selection process is compliant and pricing is deemed acceptable.

I. Other Pre-Approved Purchases

If funds are appropriated, the identified purchases are exempt from all bidding (Reference: CMC §2611(i)(1) through (18)):

Educational & Information Resources

(1) Books, periodicals, records, tapes, and other similar materials
(2) Intellectual property
(10) Intellectual property use licenses
(9) Professional development, training, and continuing education classes for City employees

Essential City Operations & Utilities

(11) Fuel and other commodities subject to market pricing
(12) City utility bills (e.g., water, electrical, gas)
(13) Postage

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(15) Food purchased at retail
(18) Travel and conference expenses
(17) Commission and committee member stipends

Regulated or Special-Use Services
(4) Insurance, insurance adjusting, legal, and related services
(14) Publication of legal notices required by law
(7) Services from other governmental agencies not under an interagency agreement

Technology, Media & Communication
(16) Renewal of software licenses already purchased by the City
(8) Advertising and publication for City programs and events
(6) Express mail through a private carrier

Grant-Funded, Intergovernmental & Pre-Competed Items
(3) Items/services acquired through Federal or State loan or grant funds where procedures differ from the City's policies
(5) Vendor servicing agreements where the equipment was purchased competitively

Notes

Confirming Orders

All purchase orders that rely on an allowable Exception must include an executed Purchasing Waiver. Approval cannot be assumed and may not be requested after a purchase has already been authorized with a vendor.

Failure to secure the waiver and a City Purchase Order prior to authorization will result in a Confirming Order. Confirming Orders are violations of City policies and procedures and must be avoided at all costs.

For additional guidance, contact: Josilla Togiola, Purchasing Manager at jtogiola@carsonca.gov or x1758.

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 25.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Administration

Subject: CONSIDER APPROVAL OF A PERMIT TO ENTER WITH THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER PROPERTY AT 20300 SOUTH FIGUEROA FOR ENVIRONMENTAL SITE INVESTIGATION ACTIVITIES IN CONNECTION WITH THE SYWEST DEVELOPMENT PROJECT (CITY COUNCIL)

I. SUMMARY

The City of Carson is currently advancing environmental assessment and remediation planning efforts for the Sywest site, a former landfill. As part of these efforts, the City seeks authorization to access adjacent City of Los Angeles Department of Water & Power (LADWP) owned property to conduct supplemental environmental investigations necessary to determine the lateral extent of landfill impacts.

This work is being conducted in coordination with the California Department of Toxic Substances Control (DTSC), which has reviewed and approved the Supplemental Site Investigation (SSI) Work Plan prepared by the City's environmental consultant, Terracon. The work is being funded under the City's Equitable Communities & Revitalization Grant award from DTSC.

II. RECOMMENDATION

TAKE the following action:

1. APPROVE the Permit to Enter Agreement, subject to City Attorney Approval as to form following City Attorney's Final Review and Approval of Agreement; and,
2. AUTHORIZE the City Manager or his designee to execute the Permit to Enter Agreement.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate, consistent with the law.

IV. BACKGROUND

The Sywest site is a former landfill requiring further environmental characterization to support future remediation and redevelopment planning. Previous investigations identified the need to evaluate potential off-site migration of landfill-related impacts, including soil gas and groundwater/leachate conditions.

To address these data gaps, Terracon prepared a Supplemental Site Investigation (SSI) Work Plan dated February 27, 2025, which was subsequently approved by DTSC on March 24, 2025. DTSC has directed additional off-site sampling and analysis, including work to be conducted on adjacent LADWP property. Access to LADWP property is necessary to complete these required activities and ensure a comprehensive understanding of site conditions.

The proposed SSI activities on and around LADWP property include the following:

- Laboratory analysis of samples collected from 24 off-site soil gas probes, including 3 duplicate samples
- Field labor associated with sampling of the 24 off-site soil gas probes
- Additional groundwater/leachate sampling at first occurrence at 13 primary locations, including 1 duplicate sample, as directed by DTSC
- Expanded soil gas analysis to include oxygen measurements at 63 primary locations and 6 duplicate samples
- PFAS analysis using EPA Method 1633 (as required by DTSC) at 17 groundwater/leachate locations, including 2 duplicate and 2 QA/QC samples

In conjunction with the above work, the task specific to the LADWP property includes items necessary to determine the lateral extent of the landfill beyond the known site boundaries include the drilling of nine additional off-site borings within LADWP property. Tasks related to this include:

- Coordination meetings with DTSC and participation in funding-related discussions
- Preparation and processing of required permits, including: Los Angeles County boring permits LADWP encroachment permits City of Carson encroachment permits
- Additional mobilization and fieldwork to complete off-site borings.

These activities are critical to delineating the full extent of landfill impacts and ensuring that any future remediation strategy is based on accurate and complete environmental data.

LADWP Access Terms

Access to the Los Angeles Department of Water and Power (LADWP) property will be governed by a permit issued by LADWP Real Estate Services (RES). Key terms of the permit are summarized below:

- **Notification:** The City, as Permittee, must contact LADWP Real Estate Services (RES) with multiple proposed commencement dates at least thirty (30) days in advance. Upon review, RES will confirm an approved start date in writing.
- **Initial Term:** The initial term of the permit is limited to two (2) calendar days, between the hours of 8:00 a.m. and 4:00 p.m., concluding at 4:00 p.m. on the second day.
- **Termination Clause:** LADWP reserves the right to terminate the permit at any time, with or without cause, upon providing a minimum of three (3) days' written notice.
- **Cost:** The City may access the property at no cost during the initial term.
- **Extensions**: The City may request additional access dates; however, any extension is subject to prior written approval by LADWP.
- **Site Access Limitations:** Access is restricted to the designated premises only. Entry is limited to:
  - One (1) vehicle at a time
  - Through the entrance gate located at 20300 South Figueroa Street
  - During the approved hours of operation
  - The permit does not authorize access to any other LADWP property areas.

V. FISCAL IMPACT

The costs associated with the Supplemental Site Investigation are anticipated to be covered through existing DTSC Equitable Communities Revitalization Grant and/or other designated project funds. There is no immediate impact to

the City's General Fund associated with this action. Additionally, as pointed out under Section 1.4, there is no cost to enter into the LADWP property.

VI. EXHIBITS

1. Permit to Enter 20300 South Figueroa Street (APN: 7336-004-277)

Attachments

P-105163 City of Carson Permit to Enter Agreement 4.13.26v2.pdf

PERMIT TO ENTER AGREEMENT

The City of Los Angeles (City), a municipal corporation, acting by and through its Department of Water and Power (hereinafter referred to as "LADWP" or "Permittor"), hereby grants to the City of Carson, a municipal corporation (Permittee), a temporary and non-exclusive permit to conduct soil boring for the collection of soil and groundwater samples on a portion of LADWP's fee-owned property in the vicinity of 20300 South Figueroa Street, Carson, CA 90745, more particularly shown and outlined on the diagram attached hereto as Exhibit A and by this reference incorporated herein (Premises). The Premises is located within LADWP's Transmission Line Right-of-Way (TLRW) Nos. 18 and 20, adjacent to LADWP Towers Nos. 1033A and 1033, on property generally described by Assessor's Parcel Number 7336-004-277. The terms of this Permit to Enter Agreement (Permit) shall include and apply to Permittee's employees, agents, consultants, contractors of any tier, officers, patrons, or invitees, or any other affiliated entities of Permittee. LADWP finds that: (1) the property to be permitted is not presently needed for LADWP purposes; and (2) the grant of the Permit will not interfere with LADWP purposes.

THE FOREGOING PERMISSION is given upon and subject to the following provisions and conditions:

1. **Term and Use:**

    1.1 Permittee shall contact LADWP's Real Estate Services (RES) with several options for a proposed commencement date at least thirty (30) days in advance. Upon review and approval of the proposed dates, RES will notify Permittee in writing of the acceptance of one proposed date, subject to the conditions in Section 1.2 below.

    1.2 The term of this Permit shall commence at 8:00 a.m. upon LADWP's receipt of a fully executed Permit for the use of the Premises, Permittee's proof of insurance as required by Section 9 below, and written confirmation of the commencement date established pursuant to Section 1.1.

    1.3 The term shall be limited to two (2) calendar days between the hours of 8:00 a.m. through 4:00 p.m., and shall terminate two (2) calendar days from the commencement date at 4:00 p.m. (Initial Term).

    1.4 Permittee may enter the Premises at no cost to the Permittee during the Initial Term.

    1.5 Permittee may extend the Initial Term of this agreement for additional dates upon prior written approval and consent by LADWP in writing (Extended Term).

1.6 Permittee may enter onto the Premises during the Initial or Extended Term(s) for vehicle parking purposes, with no more than one (1) vehicle through the entrance gate located at 20300 South Figueroa Street during the hours identified in Section 1.3. This Permit does not grant permission to Permittee to enter any other areas of the property beyond the Premises, nor any other property of LADWP.

1.7 LADWP reserves the right to terminate this Permit at any time, with or without cause for any reason, or no reason at all, at the option of LADWP by providing Permittee three (3) days' advance written notice.

2. **Purpose:** The purpose of this Permit is to allow for the use of the Premises to conduct soil boring for the collection of soil and groundwater samples (Project).

3. **Restoration upon Termination:** Prior to the expiration or termination of this Permit, Permittee shall restore the Premises to the same condition it was in at the commencement of the Initial Term and shall clean up and remove any waste or litter associated with Permittee's activities. If LADWP determines that restoration has not been completed, LADWP may restore the Premises entirely at the risk and sole cost and expense of Permittee. LADWP will bill Permittee for the full cost for said restoration of the Premises and Permittee shall promptly pay LADWP for such restoration costs.

4. **Waiver of Damages:** Except to the extent of any gross negligence or willful misconduct of LADWP or its officials, employees or agents, Permittee hereby waives, releases, and discharges LADWP from any claims for injury, loss, or damage which may result from any defective condition of the Premises, or which may otherwise arise by reason of the use of the Premises during the Permit term pursuant to this Permit.

5. **Indemnification:**

5.1. Permittee agrees to indemnify and hold harmless the City of Los Angeles, Permittor, the Board of Water and Power Commissioners of the City of Los Angeles, and all of its officers, agents, successors in interest, assigns and/or employees (individually and collectively, "LADWP Indemnitees"), and at the option of the Permittor, defend by counsel satisfactory to the Permittor, the LADWP Indemnitees from and against any and all claims, damages (including but not limited to indirect, consequential, and incidental), civil fines, penalties, including but not limited to costs, expenses, and legal liability for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation, penalties and fines arising from the violation of any local, regional, state, or federal law, or regulation, disbursements, and other environmental response costs or losses of any kind or nature whatsoever that are incurred by or asserted against the LADWP Indemnitees, for death, bodily injury or personal injury to any person, including

but not limited to Permittee's employees, customers, invitees and agents, or persons who enter onto the Premises, or damage or destruction or loss of use of any property of either party hereto, or third persons in any manner arising by reason of, incidental to, or connected in any manner to: 1) the Initial Term or Extended Term from the exercise of this Permit by Permittee; 2) presence upon or performance of activities by Permittee or its officers, agents, visitors, employees, or contractors of any tier on or at the Premises; 32) the acts or omissions of Permittee or its officers, employees, contractors of any tier, agents, or invitees; or 44) the release or spill of any legally designated hazardous material or waste, resulting from or incident to the presence upon or performance of activities by Permittee or its officers, agents, visitors, employees, or contractors of any tier with respect to any area/property covered under this Permit except to the extent of any negligence, gross negligence or willful misconduct of LADWP Indemnitees.

5.2. Indemnification - Environmental:

Permittee, on behalf of itself, and its officers, employees, agents, contractors and sub-contractors of any tier, and all persons acting or purporting to act on their behalf, and their successors, assigns, and sub-contractors, further undertakes and agrees to indemnify and hold harmless the LADWP Indemnitees, and at the option of LADWP, defend by counsel satisfactory to LADWP, the LADWP Indemnitees from and against any and all liens and claims of lien, suits, causes of action, claims, charges, damages, demands, judgments, civil fines, penalties (including, but not limited to, costs, expenses, and legal liability for environmental investigations, monitoring, containment, abatement, removal, repair, cleanup, restoration, remediation, penalties, and fines arising from the violation of any local, regional, state, or federal law, or regulation, disbursements, and other environmental response costs), or losses of any kind or nature whatsoever, whether known or unknown, fixed or contingent (individually and collectively, “Claims”) that are incurred by or asserted against the LADWP Indemnitees, as a result of or in connection with (a) Permittee’s failure to comply with (i) any environmental law, (ii) Section 7 of this Permit; (b) the release of any hazardous substance on, under, or from the Premises during the term of this Permit that arise from Permittee's activities or omissions; or (c) the presence of hazardous substances on or under any other properties, lands, or waters as a result of releases that arise from Permittee's activities or omissions or, (e) the presence of hazardous substances on or under any other properties, lands, or waters as a result of other acts, errors, or omissions by Permittee. Permittee’s obligation under this Environmental Indemnification excludes the hazardous substances on or beneath the Premises prior to the date of this Permit, except to the extent such hazardous substances are exacerbated by Permittee following the effective date of this Permit.

5.3. It is the specific intent of this Section that this indemnification shall apply and be effective for all accidents, occurrences, and/or events occurring during the

term of this Permit that give rise to future claims, even if the actual claim comes against the LADWP Indemnitees after the Permit has expired or terminated, and shall be in addition to any other rights or remedies which the LADWP Indemnitees have under law or under this Permit.

6. **Assumption of Risk:** To the maximum extent allowed by law, Permittee assumes any and all risk of loss, damage to or injury of any person or property, including without limitation, the Premises, and any other property of, or under the control or custody of, Permittee, which is on or near the Premises. Permittee's assumption of risk shall include, without limitation, (i) accidents, including fire or other casualty on the Premises, and (ii) any other persons or companies employed, retained or engaged ("Personnel") by Permittee. Permittee, on behalf of itself and its Personnel as a material part of the consideration for this Permit, hereby waives all claims and demands against LADWP for any such loss, damage or injury of Permittee and/or its Personnel except to the extent of any gross negligence or willful misconduct of LADWP or its officers, employees or agents. Permittee shall neither hold LADWP liable for nor seek indemnity from LADWP for any damage to the Permittee's equipment and/or improvements due to future construction or reconstruction by LADWP within the Premises. LADWP shall notify Permittee of any pending construction by LADWP to enable Permittee to protect its equipment and/or improvements.

7. **Cleanup Cost and Expenses:** During and upon expiration or termination of this Permit for whatever reason, Permittee shall be responsible, to the extent caused by or introduced onto the Premises as a result of the use of the Premises by Permittee, for all cleanup costs and expenses including, but not limited to, any fines, penalties, judgments, litigation costs, and attorneys' fees incurred as a result of any and all discharge, leakage, spillage, emission of material which is, or becomes, defined as any pollutant, contaminant, hazardous waste or hazardous substance, under all federal, state, local, or municipal laws, rules, orders, regulations, statutes, ordinances, codes, decrees, or requirements of any government authority regulating, or imposing liability or standards of conduct concerning any hazardous substance on, under, or about the Premises, as now or may at any later time be in effect, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 [42 U.S.C. §§9601 et. seq.]; the Resource Conservation and Recovery Act of 1976 [42 U.S.C. §§6901 et. seq.]; the Clean Water Act, also known as the Federal Water Pollution Control Act [33 U.S.C. §§1251 et. seq.]; the Toxic Substances Control Act [15 U.S.C. §§2601 et. seq.]; the Hazardous Materials Transportation Act [49 U.S.C. §§5101 et. seq.]; the Federal Insecticide, Fungicide, Rodenticide Act [7 U.S.C. §§136 et. seq.]; the Superfund Amendments and Reauthorization Act [42 U.S.C. §§9601 et. seq.]; the Clean Air Act [42 U.S.C. §§7401 et. seq.]; the Safe Drinking Water Act [42 U.S.C. §§300f et. seq.]; the Solid Waste Disposal Act [42 U.S.C. §§6901 et. seq.]; the Surface Mining Control and Reclamation Act [30 U.S.C. §§l201 et. seq.]; the Emergency Planning and Community Right to Know Act [42 U.S.C. §§11001 et. seq.]; the Occupational Safety and Health Act [29 U.S.C. §§651 et. seq.]; the California Underground

Storage of Hazardous Substances Act [H&SC §§25280 et. seq.]; the Carpenter-Presley-Tanner Hazardous Substances Account Act [H&SC §§25300 et. seq.]; the California Hazardous Waste Control Act [H&SC §§25100 et. seq.]; the California Safe Drinking Water and Toxic Enforcement Act [H&SC §§25249.5 et. seq.]; and the Porter-Cologne Water Quality Control Act [Wat.C. §§13000 et. seq.] together with any amendments of, or regulations promulgated under the statutes cited above, and any other federal, state, or local law, statute, ordinance, or regulation now in effect or later enacted that pertains to hazardous substances on, under, or about the Premises, including ambient air, soil, soil vapor, groundwater, surface water, or land use. Said cleanup shall be accomplished to the satisfaction of LADWP and any governmental body having jurisdiction thereover.

8. **Notices:** All notices from one party to the other given pursuant to the terms of this Permit shall be in writing and shall be deemed to have been fully given when deposited in the United States mail, certified or registered, postage prepaid, and addressed to Permittee or LADWP at the addresses respectively specified below or to such other place as Permittee or LADWP may from time to time designate in a written notice to the other; or, in the case of Permittee delivered to Permittee at the Premises or at any place where Permittee or any agent or employee of Permittee may be found. Permittee hereby agrees that service of notice in accordance with the terms of this Permit shall be in lieu of the methods of service specified in Section 1161 of the California Code of Civil Procedure. The provisions of subdivision (a) of Section 1013 of the California Code of Civil Procedure, extending the time within which a right may be exercised or an act may be done, shall not apply to a notice given pursuant to this Permit.

   8.1. Notice to LADWP:

Los Angeles Department of Water and Power
Real Estate Services
Attention: Adriana Rubalcava, Director of Real Estate
LADWP File Number: P-105163
221 North Figueroa Street, Suite 1600
Los Angeles, CA 90012
Phone Number: (213) 367-0564

   8.2 Notice to Permittee:

City of Carson
Community Development Department
Attention: James Nguyen, Special Projects Manager
701 E. Carson Street
Carson, CA 90745
Phone Number: 310-952-1700 ext. 1310

8.3 Permittee shall notify LADWP of any changes in Permittee's mailing address and daytime telephone number within five (5) calendar days.

9. **Insurance:** Permittee shall provide the LADWP with evidence of insurance that conforms to the insurance requirements contained in the enclosed “Contract Insurance Requirements”, attached hereto as Exhibit B and made a part hereof, which specifically outlines the types and amounts of coverage required for this Permit.

10. **ORDINANCE MANDATED PROVISIONS (As Applicable)**

10.1 Ordinances, Statutes, Permits, and Regulations: All work completed, pursuant to the terms of this Permit, shall be completed in accordance with the terms and conditions specified in ordinances, statutes, permits, and regulations governing such instances; and the provisions of such ordinances, statutes, permits, and regulations are, by reference, made a part hereof as though incorporated verbatim herein.

10.2 Child Support Assignment Orders: This Permit is subject to Section 10.10, Article 1, Chapter 1, Division 10 of Los Angeles Administrative Code related to Child Support Assignment Orders. Pursuant to this Section, Permittee (and any of its subcontractors) shall: (a) fully comply with all State and Federal employment reporting requirements for Permittee's or its subcontractor's employees applicable to Child Support Assignment Orders; (b) certify that the principal owner(s) of Permittee and applicable subcontractors are in compliance with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally; (c) fully comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment in accordance with California Family Code Section 5230, et seq.; and (d) maintain such compliance throughout the Permit term. Pursuant to Section 10.10.b of Los Angeles Administrative Code, failure of Permittee or an applicable subcontractor to comply with all applicable reporting requirements or to implement lawfully served Wage and Earnings Assignment Orders and Notices of Assignment or the failure of any principal owner(s) of Permittee or applicable subcontractors to comply with any Wage and Earnings Assignment Orders and Notices of Assignment applicable to them personally, shall constitute a default of this Permit subjecting it to termination where such failure continues for more than ninety (90) days after notice of such failure to Permittee by City.

10.3 Non-Discrimination in Employment:

10.3.1 General Provision: Permittee agrees and obligates itself in performing this Permit not to discriminate against any employee or applicant for employment because of his/her race, religion, national origin, ancestry,

sex, sexual orientation, age, physical handicap, marital status, domestic partner status, or medical condition.

10.3.2 Equal Employment Practices: If this Permit is a contract with or on behalf of City for which the consideration is $1,000.00 or more, during the performance of this Permit, Permittee further agrees to comply with Section 10.8.3 of Los Angeles Administrative Code (Equal Employment Practices). By way of specification but not limitation, pursuant to Sections 10.8.3.E and 10.8.3.F of said Code, Permittee's failure to comply with the Equal Employment Practices provisions of this Permit may be deemed a material breach of the Permit. No such finding shall be made, or penalties assessed, except upon a full and fair hearing after notice and an opportunity to be heard has been given to Permittee. Upon a finding duly made that Permittee has failed to comply with the Equal Employment Practices provisions of this Permit, this Permit may be forthwith terminated.

10.3.3 Affirmative Action Program: If this Permit is a non-construction contract with or on behalf of the City for which the consideration is $100,000.00 or more, during the performance of this Permit, Permittee further agrees to comply with Section 10.8.4 of Los Angeles Administrative Code ("Affirmative Action Program"). By way of specification but not limitation, pursuant to Sections 10.8.4.E and 10.8.4.F of said Code, the failure of Permittee to comply with the Affirmative Action Program provisions of this Permit may be deemed a material breach of this Permit. No such finding shall be made, or penalties assessed, except upon a full and fair hearing after notice and an opportunity to be heard has been given to Permittee. Upon a finding duly made that Permittee has breached the Affirmative Action Program provisions of this Permit, the Permit may be forthwith terminated.

11. **Other Technical Terms and Conditions:**

11.1 Permittee shall acknowledge that the TLRWs are integral components of the transmission line system, which provides electric power to the City of Los Angeles and other local communities. Their use is under the jurisdiction of the North American Electric Reliability Corporation (NERC), an organization of the Federal Energy Regulatory Commission (FERC). Safety and protection of critical facilities are the primary factors used to evaluate secondary land use proposals. The TLRW serves as a platform for access, construction, facility expansion and emergency operations. Therefore, the proposed use may, from time to time, be subject to temporary disruption caused by such operations.

11.2 California Code of Regulations, Title 8, Section 2700 defines “qualified electrical workers” as “a qualified person who by reason of a minimum of

two years of training and experience with high-voltage circuits and equipment and who has demonstrated by performance familiarity with work to be performed and the hazards involved." At all times during installation, replacement, and/or maintenance of any improvement authorized within the TLRW, Permittee shall have at least one qualified LADWP electrical worker on site to observe said work and ensure all California Occupational Safety and Health Administration (CAL OSHA) required safety protocols are followed at the Permittee's expense.

11.3 Permittee shall be responsible for the maintenance of the Premises and shall keep the area in a neat and clean condition within the TLRW. Permittee shall assume responsibility for the maintenance of the project improvements, and for all the risks and liabilities associated with the Project. LADWP will not be liable for any damage to the proposed improvements during LADWP's operation and maintenance activities.

11.4 Prior to commencement of work, Permittee shall contact LADWP's Overhead Transmission Group (OHT) at (213) 454-3301 or (818) 771-5035 to schedule a pre-construction meeting at least thirty (30) days prior to the start of any construction activities in the TLRW.

11.5 Permittee is hereby notified that the Premises is located within a nursery permitted by LADWP. Permittee shall provide the proposed construction dates and work hours to RES at least thirty (30) days prior to the start of any construction activities, so that the nursery can be notified of Permittee's upcoming work and access.

11.6 The drill rig must be properly grounded to prevent electrical hazards and ensure compliance with safety standards during drilling operations.

11.7 No improvements or construction activities of any kind whatsoever will be allowed within the TLRW without prior written approval of LADWP.

11.8 No grading shall be conducted or structures shall be constructed within the TLRW without prior written approval of LADWP.

11.9 No equipment or light standards over fourteen (14) feet high shall be used under the TLRW without prior written permission of LADWP. Equipment with a reach higher than fourteen (14) feet will require submittal of a Conductor Survey to the LADWP Overhead Transmission Engineering Group to ensure clearances meet the State of California Public Utilities Commission (CPUC), General Order No. 95. Conductor Clearances will be subject to review and approval by LADWP Overhead Transmission Engineering Group.

11.10 Means and methods of construction for the Project must be coordinated with OHT to ensure that adequate clearance can be maintained with equipment in the TLRW during construction and under energized transmission lines.

~~11.10~~11.11 Permittee shall acknowledge that LADWP shall retain its right to access the TLRW at any time and that Permittee shall not impede or interfere with LADWP's full use and enjoyment of the Premises.

~~11.11~~11.12 All ground elevations are to remain unchanged from existing conditions after construction associated with Permittee's Project are completed.

~~11.12~~11.13 Ground cover for all below ground utilities shall not be less than four (4) feet.

~~11.13~~11.14 No equipment shall be allowed to set up directly under the LADWP transmission lines.

~~11.14~~11.15 The existing LADWP access/patrol roads shall be kept clear and maintained at all times.

~~11.15~~11.16 Access to all transmission towers shall be provided. A permanent, unobstructed twenty (20) foot wide roadway (patrol road), accessible at all times by LADWP shall be provided and maintained. A wider roadway width may be required on curved segments. The roadway must remain open and unobstructed, excluded from any watering and kept as dry as possible at all times.

~~11.16~~11.17 If any excavations are required, utility agencies within the proposed excavation sites shall be notified of impending work. Permittee shall be responsible for coordinating the relocation of utilities, if any, within the Project boundaries. Before commencing any excavations, contact Underground Service Alert (a.k.a. DigAlert).

~~11.17~~11.18 Permittee must adhere to Condition Nos. 1-10, 15, 16, 19, 20, 22A, 23, 24, 26-29B, and 30-33 of the Standard Conditions for Construction, attached hereto as Exhibit C.

~~11.18~~11.19 Upon completion of the sampling and environmental site investigation activities, Permittee shall submit a copy of the final report to LADWP's Corporate Environmental Affairs via e-mail at CorpEnvAffairs@ladwp.com.

~~11.19~~11.20 LADWP recommends that Permittee implement a groundwater management plan should groundwater be encountered during drilling activities.

12. **Permit Will Not Be Recorded:** Permittee agrees that this Permit will not be recorded.

13. **Entire Agreement:** This Permit (including exhibits attached hereto) is the final expression of, and contains the entire agreement amongst the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

14. **Counterparts:** This Permit may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same agreement. The parties hereto agree that an electronic copy of the signature of the person executing this Permit on behalf of each party (including, but not limited to, signatures contained in PDF files) may be used for any and all purposes, with the same force and effect as an original of any such signature.

15. **No Third-Party Beneficiary:** The parties do not intend to create rights in or grant remedies to any third party as a beneficiary of this Permit or of any duty, covenant, obligation, or undertaking established under this Permit.
16. **Permit Governed by the State of California Law:** This Permit shall be interpreted, governed by, and construed under the laws of the State of California and venue shall lie in the County of Los Angeles.

17. **No Waiver:** Any waiver at any time by either party of its rights with respect to a default under this Permit, or with respect to any other matter arising in connection with this Permit, shall not be deemed a waiver with respect to any subsequent default or other matter arising in connection therewith. Any delay in assessing or enforcing any right, shall not be deemed to be a waiver of such right.

18. **Construction of Permit:** The section headings and captions of this Permit are, and the arrangement of this instrument is, for the sole convenience of the parties to this Permit. The section headings, captions, and arrangement of this instrument do not in any way affect, limit amplify, or modify the terms and provisions of this Permit. The singular shall include the plural, and vice versa. Unless otherwise indicated, all references to sections are references to sections in this Permit. All Exhibits referred to in this Permit are attached to it and incorporated by this reference, as though fully set forth herein. For the purposes of this Permit, (a) the term including means including without limitation, and (b) when a time period is specified in this Permit for the performance of an act or the occurrence of an event, days shall mean calendar days, unless otherwise specified herein.

(Signature Pages Follows)

Date _____

APPROVED:

DEPARTMENT OF WATER AND POWER OF
THE CITY OF LOS ANGELES

By signing below, the signatories attest that they have no personal, financial, beneficial, or familial interest in this contract.

DAVID W. HANSON
Interim General Manager

By: _____
ADRIANA RUBALCAVA
Director of Real Estate

LADWP

Date _____

CITY OF CARSON, a municipal corporation

_____

~~James Nguyen~~David C. Roberts, Jr.
~~Special Projects Manager~~City Manager

PERMITTEE

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

Exhibit A

Premises

SITE PLANS (PDF to be Attached)

Exhibit A

Premises

SITE PLANS (PDF to be Attached)

Exhibit B

Insurance Requirements

(PDF to be Attached)

Exhibit C

Standard Conditions for Construction

1) Energized transmission lines can produce electrical effects including, but not limited to, induced voltages and currents in persons and objects. Permittee hereby acknowledges a duty to conduct activities in such manner that will not expose persons to injury or property to damage from such effects.

2) The term "construction", as used herein, refers only to that construction incidental to the maintenance or repair of the existing (requested facility) and shall not be construed to mean permission to construct any additional (requested facility).

3) The TLRW contains high-voltage electrical conductors; therefore Permittee shall utilize only such equipment, material, and construction techniques that are permitted under applicable safety ordinances and statutes, including the following: State of California Code of Regulations, Title 8, Industrial Relations, Chapter 4, Division of Industrial Safety, Subchapter 5, Electrical Safety Orders; and California Public Utilities Commission, General Order No. 95, Rules for Overhead Electric Line Construction.

4) Permittee shall neither hold the LADWP)liable for nor seek indemnity from LADWP for any damage to Permittee's Project due to future construction or reconstruction by LADWP within the TLRW.

5) Permittee shall obtain and pay for all permits and licenses required for performance of the work and shall comply with all laws, ordinances, rules, orders, or regulations including, but not limited to, those of any agencies, departments, districts, or commissions of the State, County, or City having jurisdiction thereover.

6) LADWP personnel shall have access to the TLRW at all times.

7) Unauthorized parking of vehicles or equipment shall not be allowed on the TLRW at any time.

8) Unauthorized storage of equipment or material shall not be allowed on the TLRW at any time.

9) Fueling of vehicles or equipment shall not be allowed on the TLRW at any time.

10) Fires and burning of materials are not allowed on the TLRW.

~~11) Remote-controlled gates, or lock boxes containing the device or key for opening the remote-controlled gates, shall be capable of being interlocked with an LADWP padlock to allow access to the right of way by the LADWP. Permittee shall contact LADWPs Overhead Transmission Group at (818) 771-5076, or (818) 771-5031, to coordinate the installation of an LADWP padlock or LADWP can provide a lockbox if one cannot be furnished by the Permittee.~~

~~12) Permittee shall post a sign on the entrance gate to the TLRW, or in a visible location inside the entrance gate, identifying the contact persons name and telephone~~

~~number for the prompt moving of (vehicles/trucks/trailers/containers) at times of LADWP maintenance or emergency activities, or any other event that (vehicles/trucks/trailers/containers) must be moved. In emergency conditions, the LADWP reserves all rights at any time to move or tow (vehicles/trucks/trailers/containers) out of specific areas for any transmission operation or maintenance purposes.~~

~~13) Permittee shall install K-rails at a distance of ten (10)feet, from each side of the tower base for protection of towers. A distance of five (5) feet from the tower base may be acceptable in locations where the patrol roads would be obstructed, upon review and approval from LADWP.~~

~~14) Permittee shall install removable pipe bollards, spaced four (4) feet apart, and at a distance of ten (10) feet from each side of the tower base for protection of towers. A distance of five (5) feet from the tower base may be acceptable in locations where the patrol roads would be obstructed upon review and approval from LADWP.~~

15) Patrol roads and/or the ground surfaces of the TLRW shall be restored by Permittee to original conditions, or better.

16) All trash, debris, waste, and excess earth shall be removed from the TLRW upon completion of the Project, or LADWP may do so at the sole risk and expense of Permittee.

~~17) All cut and fill slopes within the right of way shall contain adequate berms, benches, and interceptor terraces. Revegetation measures shall also be provided for dust and erosion control protection of the TLRW.~~

~~18) All paving, driveways, bridges, crossings, and substructures located within the right of way shall be designed to withstand the American Association of State Highway and Transportation Officials' vehicular loading H20-44 or HL-93. The design shall also comply with applicable design standards.~~

19) If any excavations are required, utility agencies within the proposed excavation sites shall be notified of impending work. Permittee shall be responsible for coordinating the relocation of utilities, if any, within the Project boundaries. Before commencing any excavations, contact Underground Service Alert (a.k.a DigAlert).

20) The location of underground pipelines and conduits shall be marked at all points where they cross the boundaries of the TLRW and at all locations where they change direction within the TLRW. The markings shall be visible and identifiable metal post markers for underground pipelines. Utility markers flush with surface may be used on pavement.

~~21) Signs shall not exceed four feet wide by eight feet long, shall not exceed a height of twelve (12) feet, shall be constructed of noncombustible materials, and shall be installed manually at, and parallel with, the TLRW boundary.~~

22A) General Grounding Condition

All aboveground metal structures including, but not limited to, pipes, drainage devices, fences, and bridge structures located within or adjoining the TLRW shall be properly grounded and shall be insulated from any fencing or other conductive materials located outside of the TLRW. For safety of personnel and equipment, all equipment and structures shall be grounded in accordance with State of California Code of Regulations, Title 8, Section 2941, and National Electric Code, Article 25011B.

~~22B) Grounding Condition for Cellular Facilities on Towers~~

~~All aboveground metal structures including, but not limited to, pipes, drainage devices, fences, and bridge structures located within or adjoining the TLRW shall be properly grounded and shall be insulated from any fencing or other conductive materials located outside of the TLRW. For safety of personnel and equipment, all equipment and structures shall be grounded in accordance with American National Standards Institute of Electrical and Electronics Engineers Standard 487-latest edition, IEEE Guide for Safety in AC Substation Grounding.~~

23) Detailed plans for any grading, paving, and construction work within the TLRW shall be submitted for approval to the Real Estate Services, 221 N. Figueroa St., Suite 1600, Los Angeles, California 90012, or REOffice@ladwp.com, no later than fifteen (15) weeks prior to the start of any grading, paving, or construction work.

24) Prior to commencement of work requiring soil disturbance, Permittee shall provide dust-abatement/control procedures to be approved by LADWP before start of construction, such as the application of a dust palliative or water.

~~25) Permittee's cathodic protection system, if any, shall have a design that does not cause corrosion to LADWP facilities. A detailed design of cathodic protection system shall be submitted for approval to the Real Estate Services, 221 N. Figueroa St., Suite 1600, Los Angeles, California 90012, or RE@ladwp.com, no later than fifteen (15) weeks prior to the start of construction or installation of the cathodic protection system.~~

26) Permittee is hereby notified that grounding wires may be buried in the TLRW; therefore, Permittee shall notify the OHT at (818) 771-5076, or (818) 771-5035, at least thirty (30) days prior to the start of any construction activities in the TLRW.

27) In the event that construction within the TLRW is determined upon inspection by LADWP to be unsafe or hazardous to LADWP facilities, LADWP may assign a line patrol mechanic at Permittee's expense.

28) If LADWP determines at any time during construction that Permittee's efforts are hazardous or detrimental to LADWP facilities, LADWP shall have the right to immediately terminate said construction.

29A) Vehicle Parking

An area within fifty (50) feet around the edge of base of each tower must remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray. Clearances of one hundred

(100) feet may be required under circumstances where access is limited.

29B) Trucking Operations and Storage Operations

An area within fifty (50) feet around edge of the base of each tower must remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray. Clearances of one hundred (100) feet may be required under circumstances where access is limited.

~~29C) Permanent Structures~~

~~An area~~ within one hundred (100) feet ~~on all sides of each tower shall remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray.~~

30) All concentrated surface water which is draining away from the permitted activity shall be directed to an approved storm drain system where accessible, or otherwise restored to sheet flow before being released within or from the TLRW.

31) Drainage from the paved portions of the TLRW shall not enter the unpaved area under the towers. Drainage diversions such as curbs shall be used on three sides of each tower. The open side of each tower shall be the lowest elevation side to allow storm water which falls under the tower to drain. The area under the towers shall be manually graded to sheet flow out from under the towers.

32) Ponding or flooding conditions within the TLRW shall not be allowed, especially around the transmission towers. All drainage shall flow off of the TLRW.

33) Permittee shall comply with all Los Angeles County Municipal Storm Water Permit and Standard Urban Storm Water Mitigation Plan requirements.

~~34) Permittee shall provide and maintain a minimum twenty (20) foot wide transition ramp for the patrol roads from the pavement to the ground surface. The ramp shall not exceed a slope of ten (10) percent.~~

~~35) Permittee shall provide and maintain a minimum twenty (20) foot driveway and gate at all locations where the (road/street) crosses the LADWP's patrol roads. The designed gates must be capable of being interlocked with an LADWP padlock to allow access to the TLRW by the LADWP.~~

~~36) Fills, including backfills, shall be in horizontal, uniform layers not to exceed six (6) inches in thickness before compaction, then compacted to ninety (90) percent relative compaction in accordance with the American Society for Testing and Materials D1557.~~

~~37) The top two (2) inches to six (6) inches of the concrete footings of the towers shall remain exposed and not covered over by any fill from grading operations.~~

~~38) Permittee shall provide the LADWP with one copy each of the compaction report and a Certificate of Compacted Fill, for clean fill compaction within LADWPs TLRW in accordance with the American Society for Testing and Materials D1557, approved and stamped by a geotechnical engineer licensed in the State of California.~~

39) "As Constructed" drawings showing all plans and profiles of Permittee's project shall be furnished to the Real Estate Services, 221 N. Figueroa St., Suite 1600, Los Angeles, California 90012, or RE@ladwp.com within five (5) days after completion of Permittee's project impacting LADWP's TLRW. If "As Constructed" are not consistent with LADWP approved project plans, LADWP has right to reject future requests related to projects.

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 26.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Administration

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-042 TO APPROVE A BUDGET AMENDMENT TO UTILIZE COMMUNITY FACILITIES DISTRICT FUNDS FOR IMPLEMENTATION OF THE OPERATIONS AND MAINTENANCE PLAN FOR THE NEW CARRIAGE CREST PARK METHANE MITIGATION SYSTEM (CITY COUNCIL)

I. SUMMARY

The Carriage Crest Park Renovation and Expansion Project requires additional environmental consulting services to support the installation and ongoing monitoring of methane mitigation systems for the restroom and concessions building, as well as the proper venting of two abandoned on-site oil wells. The Community & Economic Development Department maintains a pool of on-call environmental consultants to address the City's brownfield-related needs. A task order solicitation was issued for this scope of work, and Ninyo & Moore, A Socotec Company, was determined to be the most qualified firm.

Ninyo & Moore has submitted Amendment No. 3 to Task Order No. 2024-006-CD in the amount of $141,111 to perform these additional services.

Staff is requesting authorization to use Community Facilities District (CFD) funds to cover the cost of Amendment No. 3 and approval of a corresponding budget amendment. Approval of these actions will ensure that the methane mitigation systems are properly installed, monitored, and maintained over a five-year period, in compliance with all regulatory requirements and in support of the City's ongoing park improvement efforts.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-042, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE FISCAL YEAR 2026 -2027 BUDGET TO AUTHORIZE THE USE OF COMMUNITY FACILITIES DISTRICT (CONSIDER ADOPTING RESOLUTION NO. 26-042 TO APPROVE A BUDGET AMENDMENT TO UTILIZE COMMUNITY FACILITIES DISTRICT FUNDS FOR IMPLEMENTATION OF THE OPERATIONS AND MAINTENANCE PLAN FOR THE NEW CARRIAGE CREST PARK METHANE MITIGATION SYSTEM (CITY COUNCIL)

III. ALTERNATIVES

TAKE another action the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

The City previously retained Ninyo & Moore to provide environmental consulting services for Carriage Crest Park (Assessor's Parcel Numbers 7330-007-905 and 7330-007-906). The scope of work included investigation, design, and oversight of methane mitigation systems for the restroom and concessions building, as well as environmental compliance related to abandoned oil wells on the site.

- Amendments No. 1 and No. 2 expanded the scope to include additional field inspections, plan updates, and initial O&M services, with cumulative costs totaling $106,466.16.
- Amendment No. 3, totaling $141,111.00, further expands the scope to include:
    - Preparation of an oil well venting system detail and implementation of vent cones at two abandoned onsite wells.
    - Updated methane mitigation plans and as-built drawings.
    - Inspection and oversight of the methane mitigation system installation.
    - Preparation and implementation of a comprehensive Operation & Maintenance (O&M) Plan for five years, including quarterly and annual monitoring and reporting.
    - Preparation of a 5-year review report with recommendations for continued system operation or potential discontinuation.
    - Coordination, project management, and meetings with the City, contractors, and regulatory agencies.

The total revised project cost, including all amendments, is now $392,472.96.

The use of CFD funds for Amendment No. 3 is appropriate as the costs are directly related to improvements within the park and associated infrastructure. Timely execution of these environmental consulting services is critical to ensure the safe installation and long-term operation of the methane mitigation system and compliance with environmental regulatory requirements.

Approving the budget amendment will allow the City to continue progress on Carriage Crest Park improvements without delay, maintain compliance with safety and environmental regulations, and provide ongoing oversight of critical methane mitigation infrastructure.

V. FISCAL IMPACT

If approved, the additional $141,111.00 will be funded through available CFD funds designated for park improvements and environmental compliance activities. The total revised project budget will increase to $392,472.96. There is no impact to the General Fund.

VI. EXHIBITS

1. Resolution No. 26-042

Attachments

Exhibit No. 1 - Resolution No. 26-042.pdf

RESOLUTION NO. 26-042

A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025–26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

WHEREAS, the City Council adopted the Fiscal Year 2025-26 budget on June 17, 2025, for the General Fund and Special Revenue Funds of the City via Resolution No. 25-076; and

WHEREAS, the City Council desires to amend the Fiscal Year 2025-26 budget; and

WHEREAS, the City Council has determined it necessary to amend the Fiscal Year 2025-26 General Fund budget, Special Revenue Funds, Enterprise Funds, and Capital Improvement Program (CIP) budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The following amendment(s) will be made to the City's Fiscal Year 2025-26 budget.

Account	Description	Increase/(Decrease)
291-70-701-101-6004-	Professional Services	$141,111.00

Section 2. The City Clerk shall certify the adoption of this resolution and shall keep a copy of this resolution attached to the Fiscal Year 2025-26 budget on file, and effective as of April 21, 2026, the same shall be in force and effect.

PASSED, APPROVED, AND ADOPTED this 21st Day of April, 2026.

APPROVED AS TO FROM:

_____
Sunny K. Soltani, City Attorney

CITY OF CARSON:

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-042 adopted by the City of Carson City Council at its meeting held on April 21, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMEBES:

ABSENT: COUNCIL MEMBERS:

_____

Dr. Khaleah K. Bradshaw, City Clerk

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 27.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Administration

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-041, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF AN APPLICATION AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT FOR STATES PROGRAM (EPA CWAG-ST) (CITY COUNCIL)

I. SUMMARY

This action authorizes and declares the City's intention to apply to the DTSC EPA Community Wide Assessment Grant Program.

The State of California Department of Toxic Substances Control (DTSC) Office of Brownfields has been awarded a $2 million Community-Wide Assessment Grant for States (CWAG-ST) from the United States Environmental Protection Agency (EPA). The grant is designed to conduct environmental assessments throughout Region 4, which includes parts of Los Angeles County below the 91 freeway, the Inland Empire, and counties extending down to the U.S. border.

The program provides Phase I Environmental Site Assessments, supplemental site investigations, cleanup planning, risk assessments, and pilot studies for innovative cleanup approaches. Its primary purpose is to assist communities in need by helping to return underused land to productive use and reduce environmental uncertainty. Environmental assessment work will be managed by DTSC. As such, sites will be required to be under DTSC regulatory oversight to be eligible for funding. Reports will be transmitted to the City once completed. To receive funding, the City is required to submit funding requests on individual site basis. If awarded, the City of Carson would receive environmental assessment services and funding benefits for brownfield sites within the City.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-041 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF AN APPLICATION AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT FOR STATES PROGRAM (EPA CWAG-ST)."

III. ALTERNATIVES

TAKE another action that the City Council deems appropriate.

IV. BACKGROUND

The City remains committed to revitalizing brownfield sites and addressing environmental uncertainty to support community health and future economic development. DTSC's CWAG-ST program directly aligns with the City's goals of returning underutilized land to productive use through comprehensive environmental assessment and planning support.

The CWAG-ST program will utilize DTSC's Office of Brownfields contractor to perform:

-Phase I Environmental Site Assessments,
-Supplemental site investigations,
-Cleanup planning and risk assessments, and
-Pilot studies for innovative cleanup approaches.

By participating, the City of Carson can accelerate assessment of priority brownfield sites and increase certainty for future redevelopment efforts. This program presents a significant opportunity to address long-standing environmental conditions without requiring local matching funds.

V. FISCAL IMPACT

There is no fiscal impact at this time. If selected, the City would receive assessment services and technical support funded by DTSC's CWAG-ST award.

VI. EXHIBITS

1. Resolution No. 26-041

Attachments

Exhibit No. 1 - Resolution No. 26-041 CWAG-ST.pdf

RESOLUTION NO. 26-041

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF AN APPLICATION AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIRONMENTAL PROTECTION AGENCY COMMUNITY-WIDE ASSESSMENT GRANT FOR STATES PROGRAM (EPA CWAG-ST)

WHEREAS, the State of California Department of Toxic Substances Control (DTSC) Office of Brownfields has been awarded a $2 million Community-Wide Assessment Grant for States ("CWAG-ST") from the United States Environmental Protection Agency (EPA); and

WHEREAS, the CWAG-ST program supports environmental assessment activities for communities located within Region 4, including portions of Los Angeles County below the 91 freeway, the Inland Empire, and Southern California counties extending to the U.S. border; and

WHEREAS, the CWAG-ST program is intended to assist communities in need by funding Phase I Environmental Site Assessments, supplemental site investigations, cleanup planning, risk assessments, and pilot studies for innovative cleanup approaches; and

WHEREAS, the City of Carson has multiple brownfield sites that would benefit from environmental assessment support to reduce uncertainty and facilitate productive redevelopment; and

WHEREAS, DTSC intends to initiate workplan development activities for approved CWAG-ST sites in July/August 2026; and

WHEREAS, the City desires to participate in the CWAG-ST program and utilize assessment services provided by DTSC's Office of Brownfields and its contractor; and

WHEREAS, the EPA and DTSC may approve CWAG-ST funding for the City, subject to the terms and conditions of the CWAG-ST program guidelines, grant agreements, and other program related contracts between EPA, DTSC, and the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, DOES HEREBY RESOLVE AS FOLLOWS:

1. **Recitals.** The City Council finds and determines that all the foregoing recitals are true and correct and incorporated herein.

2. **Approval.** The City Council hereby authorizes the City Manager, or his/her designee, to execute and submit an application to the State of California DTSC for participation in the EPA CWAG-ST program, as well as any other documents which are related to the CWAG-ST program, and otherwise take all actions and do all things which the City Manager or designee may deem necessary or desirable to

accomplish the purposes of this Resolution that are not inconsistent with the provisions hereof.

3. **Compliance with Laws.** If the City receives funds under the CWAG-ST Program, it certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the CWAG-ST Program, as well as any and all related CWAG-ST Program related contracts City may have with the EPA and DTSC.

4. **Severability**. The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

5. **Certification.** The City Clerk shall certify the adoption of this Resolution and enter it into the book of original resolutions.

6. **Effective Date.** This Resolution shall take effect retroactively to April 20, 2026, and shall remain in full force and effect thereafter unless amended or appealed by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Carson at a regular meeting held on the __ day of April, 2026

CITY OF CARSON:

_____

Lula Davis-Holmes, Mayor

ATTEST:

_____

Dr. Khaleah Bradshaw, City Clerk

APPROVED AS TO FORM:

_____

Sunny K. Soltani, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss. CITY
OF CARSON)

I, Dr. Khaleah Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. _____, adopted by the City of Carson City Council at its meeting held on April ___, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Dr. Khaleah Bradshaw, City Clerk

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 28.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Administration

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-040, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATIONS AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE WATER RESOURCES CONTROL BOARD'S SITE CLEANUP SUBACCOUNT PROGRAM (SCAP) GRANTS (CITY COUNCIL)

I. SUMMARY

This action authorizes and declares the City's intention to submit one or more applications for multiple sites to the California State Water Resources Control Board's Site Cleanup Subaccount Program (SCAP).

SCAP, created under Health & Safety Code Section 25299.50.6, provides grants for necessary site investigation, characterization, and remediation activities where surface or groundwater contamination poses a threat to human health, safety, or the environment. A key purpose of the program is to support cleanup at sites where a regulatory agency has issued a directive, unless issuance of such a directive is infeasible, and where the responsible party lacks the financial resources to perform the required work.

As the City of Carson continues to address historic contamination resulting from decades of industrial, petroleum, and heavy manufacturing uses, SCAP represents a significant opportunity to secure State resources to advance these cleanup efforts. Many contaminated sites in Carson require further investigation or remediation, and access to SCAP funding will support the City's goals of improving environmental health, protecting vulnerable communities, and facilitating safe redevelopment.

SCAP funds eligible activities such as site characterization, source identification, and implementation of cleanup actions. The program has no maximum funding request, no matching requirement, and accepts applications on a continuous basis. Annual appropriations total approximately $34 million. Approval of the recommended action enables staff to submit SCAP applications as opportunities are identified and to execute required documents and agreements.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-040, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATIONS AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE WATER RESOURCES CONTROL BOARD'S SITE CLEANUP SUBACCOUNT PROGRAM GRANTS."

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The City aspires to be a “national best-practices leader” in brownfield remediation and redevelopment. To support this vision, the City has adopted multiple policies aimed at addressing environmentally challenged properties, mitigating legacy contamination, and improving the overall health and safety of local neighborhoods. The community continues to face ongoing challenges stemming from past industrial uses, including petroleum-related contamination and impacts to soil and groundwater quality. Advancing environmental cleanup remains a priority to ensure that redevelopment efforts can proceed safely and equitably.

The State Water Resources Control Board’s Site Cleanup Subaccount Program provides essential funding to investigate, characterize, and remediate contamination in situations where responsible parties lack the financial resources to perform the required work or where additional support is needed to protect human health and the environment. The program prioritizes projects that benefit disadvantaged communities, addresses significant environmental or public health risks, and delivers meaningful improvements to groundwater quality. Accessing SCAP resources would allow the City to advance priority cleanup projects, reduce long-term environmental risks, and prepare properties for future reuse. These efforts align with the City’s adopted environmental, planning, and community health policies and support ongoing work to improve environmental quality throughout the community.

V. FISCAL IMPACT

None at this time. If awarded, SCAP grant funds would be provided to the City in an amount determined by project scope, as the program has no maximum award limit and receives an annual appropriation of approximately $34 million. These funds would cover eligible investigation and cleanup activities, and no local match is required.

VI. EXHIBITS

1. Resolution No. 26-040

Attachments

Exhibit No. 1 - Resolution No. 26-040 Water Board SCAP Program.pdf

RESOLUTION NO. 26-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATIONS AND DECLARING THE CITY'S INTENTION TO APPLY FOR THE STATE WATER RESOURCES CONTROL BOARD'S SITE CLEANUP SUBACCOUNT PROGRAM (SCAP) GRANTS

WHEREAS, the Site Cleanup Subaccount Program ("SCAP") was established under Health and Safety Code Section 25299.50.6 to provide grant funding for investigation, characterization, and remediation of contamination that threatens human health, safety, or the environment; and

WHEREAS, SCAP provides financial assistance for eligible projects where responsible parties lack sufficient financial resources, and where cleanup activities are needed to address contaminated groundwater or surface water; and

WHEREAS, the City of Carson ("City") is an eligible local government for SCAP program funds; and

WHEREAS, the City has a long history of addressing contaminated properties impacted by former industrial, petroleum, and hazardous material uses, and continues to coordinate with state and regional agencies to protect public health, safety, and water quality; and

WHEREAS, the Carson 2040 General Plan includes Community Health and Environmental Justice policies that call for reducing pollution exposure, addressing hazardous waste impacts, improving environmental conditions in disadvantaged communities, and supporting remediation of contaminated sites (Chapter 6, Section 6.1); and

WHEREAS, the Carson 2040 General Plan further includes Water Quality policies aimed at protecting groundwater resources, reducing threats to surface and groundwater, and addressing contamination concerns that affect public health and environmental quality (Chapter 8, Section 8.5); and

WHEREAS, to further and implement the City's policies of prioritizing environmental, sustainability, community health, and remediation policies, the City intends to submit applications for funding under the SCAP Program and intends to apply for additional SCAP funding in future cycles as additional cleanup needs are identified; and

WHEREAS, the State Water Resources Control Board may approve SCAP funding for the City, subject to the terms and conditions of the SCAP Program Guidelines, Grant Agreements, and other program related contracts between the State Water Resources Control Board and the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The City Council finds and determines that all the foregoing recitals are true and correct and incorporated herein.

2. Approval. The City Council hereby authorizes the City Manager, or his/her designee, to execute and submit current and future SCAP Program Application(s) or modifications thereto, as well as any other documents which are related to the SCAP Program or the SCAP grant awarded to City, and otherwise take all actions and do all things which the City Manager or designee may deem necessary or desirable to accomplish the purposes of this Resolution that are not inconsistent with the provisions hereof.

3. Compliance with Laws. If City receives funds from the State Water Resources Control Board under the SCAP Program, it certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the SCAP Program, as well as any and all related SCAP Program related contracts City may have with the State Water Resources Control Board.

4. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

5. Certification. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Carson at a regular meeting held on the 21st day of April, 2026

CITY OF CARSON:

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-040, adopted by the City of Carson City Council at its meeting held on April 21, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
Dr. Khaleah Bradshaw, City Clerk

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 29.

To: Honorable Mayor and City Council

From: Dr. Arlington Rodgers, Director of Public Works PW Engineering

Subject: CONSIDER APPROVAL OF RESOLUTION NO. 26-035 DELEGATING AUTHORITY TO THE PUBLIC WORKS DIRECTOR TO ACCEPT COMPLETION OF PUBLIC WORKS PROJECTS (CITY COUNCIL)

I. SUMMARY

California Civil Code Section 9200 defines when a public construction project is considered “complete.” One of the key steps in this process is the formal acceptance of the work by the City. In simple terms, this means the City officially confirms that the project has been finished in accordance with the contract requirements. This formal acceptance is important because it establishes the official completion date of the project. That date then allows the City to release any remaining payment (often referred to as “retention,” which is a portion of the contract amount held back until the work is fully completed) to the contractor. It also starts the clock on a limited time period during which subcontractors or suppliers can submit claims related to the project, thereby reducing the City’s long-term exposure to such claims.

Historically, Capital Improvement Projects (also known as “CIP,” which are City-funded projects such as street improvements, parks, and public facilities) have been brought to the City Council for formal acceptance. To improve efficiency and allow projects to be closed out more quickly, staff is proposing to delegate this acceptance authority to the Public Works Director for all projects, including both CIP and non-CIP work. This change would streamline the administrative process while still maintaining transparency and accountability. To ensure the Council and the public remain informed, staff will continue to provide regular informational reports to the City Council listing all projects that have been formally accepted under this delegated authority.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-035, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DELEGATING TO THE PUBLIC WORKS DIRECTOR THE AUTHORITY TO ACCEPT PUBLIC WORKS PROJECTS AND FILE NOTICES OF COMPLETION WITH COUNTY RECORDER’S OFFICE".

III. ALTERNATIVES

1. DO NOT APPROVE Resolution 26-035.
2. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

IV. BACKGROUND

California Civil Code Section 9200 defines when a public construction project is considered “complete.” One of the key steps in this process is the City’s formal acceptance of the work. This formal acceptance establishes the official completion date of the project. That date is important because it allows the City to release any remaining payment to the contractor. It also shortens the time period during which subcontractors or suppliers can file claims against the City for unpaid work or materials.

Currently, the City’s process requires all Capital Improvement Projects (CIP) to be brought to the City Council for formal acceptance, regardless of the project size or cost. This process requires staff to spend several hours preparing individual staff reports for Council consideration and, more importantly, can delay the filing of a Notice of Completion (NOC). The NOC is an official document recorded with the County that confirms a project is complete. Filing the NOC is beneficial because it reduces the time subcontractors have to file payment claims from 90 days down to 30 days. Without timely filing of the NOC, subcontractors have a longer window to submit claims, which can create challenges because the City is required by law to release the contractor’s retention within 60 days of project completion.

To improve efficiency, staff is proposing to authorize the Public Works Director to formally accept all public works projects, both CIP and non-CIP, regardless of project cost, without requiring separate City Council approval for each project. This change would allow projects to be closed out more quickly and enable the City to record the Notice of Completion in a timely manner, consistent with Civil Code Section 9204. Even with this change, transparency will be maintained. Project status updates, including completed projects, will continue to be presented to the City Council during regular monthly project updates.

Delegating this authority to the Public Works Director will streamline the project closeout process, reduce staff time spent preparing administrative reports, and limit the time period during which claims can be filed against the City, thereby reducing potential risk. Staff recommends that the City Council approve Resolution No. 26-035, which would delegate authority to the Public Works Director to formally accept, on behalf of the City Council, all public works improvement projects (both CIP and non-CIP), and to record, or cause to be recorded, the Notice of Completion with the County Recorder’s Office in accordance with Civil Code Section 9204.

V. FISCAL IMPACT

This item does not affect the City’s adopted Fiscal Year 2025-2026 budget and does not require any additional funding.

VI. EXHIBITS

1. Resolution 26-035

Attachments

Exhibit 1 - Resolution 26-035

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DELEGATING TO THE PUBLIC WORKS DIRECTOR THE AUTHORITY TO ACCEPT PUBLIC WORKS PROJECTS AND FILE NOTICES OF COMPLETION WITH COUNTY RECORDER'S OFFICE

WHEREAS, California Civil Code Section 9200 defines "completion" of a public work of improvement to include acceptance of the work by the public entity; and

WHEREAS, formal acceptance of public works projects by the City of Carson ("City") (i) establishes the effective date for release of retention, (ii) reduces the time frame in which subcontractor claims may be made against the City, and (iii) for City projects requiring contractors to maintain the completed project immediately following completion, it allows City to mark the maintenance period during which contractors must perform services; and

WHEREAS, California Civil Code Section 9204 provides that a public entity may record a Notice of Completion on or within 15 days after the date of completion of a work of improvement, where the effect of such filing is to shorten the "statute of limitations" for contractors to file claims against the City; and

WHEREAS, the City Council is authorized to delegate administrative functions that are not legislative in nature, including acceptance of public works projects and filing of Notices of Completion, to designated officers or employees; and

WHEREAS, delegating this authority to the Public Works Director will promote administrative efficiency and timely closeout of completed projects; and

WHEREAS, the City Council finds that such delegation maintains accountability while providing operational flexibility to City staff in managing public works projects.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Delegation of Authority. The City Council delegates to the Public Works Director the authority to formally accept on behalf of the City Council all public works improvement projects inclusive of both CIP and non-CIP projects, and to record or cause to be recorded with the County Recorder's Office a Notice of Completion pursuant to Civil Code 9204.

Section 3. Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 4. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

Section 5. Effective Date. This Resolution shall be effective immediately upon its adoption.

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PASSED, APPROVED, and ADOPTED this 21st day of April, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

CONSENT 30.

To: Honorable Mayor and City Council

From: Dr. Arlington Rodgers, Director of Public Works PW Operations

Subject: CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT WITH R3 CONSULTING GROUP, INC., FOR ADD-ON CONSULTING SERVICES IN SUPPORT OF REVIEWING THE PROPOSED TRANSFER OF WRT'S INTERESTS IN THE FRANCHISE AGREEMENT TO USA WASTE (CITY COUNCIL)

I. SUMMARY

On December 11, 2025, under the authority of the City Manager, the City of Carson entered into a professional services agreement with R3 Consulting Group, Inc. in the amount of $48,000. The purpose of this agreement was to retain an independent consultant to review and audit documentation and payments submitted by Waste Resources Technology (WRT) related to solid waste franchise fees. In simple terms, this work helps the City confirm that the correct fees have been paid and that all financial records are accurate and in compliance with the franchise agreement. On January 14, 2026, the agreement was amended under City Manager authority to add $27,000, increasing the total contract amount to $75,000. This additional funding allowed R3 Consulting Group to continue and expand its work, including providing support to the City in evaluating the proposed transfer of WRT's interests in the Franchise Agreement to USA Waste, as well as performing additional financial and operational analysis to support negotiations.

Staff is now recommending that the City Council approve Amendment No. 2 to the agreement, which would add $15,000, bringing the total not-to-exceed contract amount to $90,000. This amendment will allow the City to compensate the consultant for additional services already provided, including support in finalizing the Assignment, Assumption, and Consent Agreement for the transfer of the franchise to USA Waste, and continued analysis to support negotiations.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Amendment No. 2 to the Contract Services Agreement with R3 Consulting Group, Inc., to provide additional consulting services, by adding an additional $15,000 for a new total contract amount of $90,000; and,
2. AUTHORIZE the Mayor to execute Amendment No. 2 to the Contract Services Agreement with R3 Consulting Group, Inc., following approval as to form by the City Attorney.

III. ALTERNATIVES

1. DO NOT APPROVE Amendment No. 2 to the Contract Services Agreement with R3 Consulting Group, Inc.

2. TAKE another action the City Council deems appropriate and consistent with the requirement of the law.

IV. BACKGROUND

On December 11, 2025, the City of Carson entered into a professional services agreement with R3 Consulting Group, Inc. in the amount of $48,000 (Exhibit 1). Under this agreement, R3 was retained to conduct an independent review and audit of documentation and payments submitted by Waste Resources Technology (WRT) related to the City's solid waste franchise agreement. This work included verifying that required payments, such as franchise fees, AB 939 fees (state-mandated recycling program fees), administrative fees, and other applicable charges, were properly calculated and paid in accordance with the agreement.

Following authorization to proceed, R3 coordinated a virtual project kick-off meeting with City staff to review the project scope, timeline, expectations, and data needs. Shortly thereafter, on December 19, 2025, R3 submitted a proposal for additional services requested by the City (Exhibit 2). These services included support with the potential assignment of the franchise agreement (including reviewing documentation provided by WRT) and assistance with negotiations related to a proposed amendment to the agreement. On January 14, 2026, the City approved Amendment No. 1 to the agreement, adding $27,000 for these services and increasing the total contract amount to $75,000 (Exhibit 3). This amendment allowed R3 to provide expanded technical and financial support during the ongoing review and negotiation process.

As discussions progressed, the City identified a need for continued expert support to assist with finalizing additional terms related to the Exclusive Franchise Agreement for Integrated Solid Waste Management Services. On April 8, 2026, R3 submitted a proposal for additional consulting services in the amount of $15,000 (Exhibit 4). These services include assisting the City with finalizing the Assignment, Assumption, and Consent Agreement, through which the City would consent to the transfer of WRT's interests in the Franchise Agreement to USA Waste, and providing additional financial and operational analysis to support negotiations.

Consequently, staff recommends that the City Council approve Amendment No. 2 to the agreement, which would increase the total not-to-exceed contract amount to $90,000 (Exhibit 5). Approval of this amendment will allow the City to compensate the consultant for these additional services.

V. FISCAL IMPACT

On December 11, 2025, the City of Carson entered into a professional services agreement with R3 Consulting Group, Inc. in the amount of $48,000. On January 14, 2026, the agreement was amended under City Manager authority to add $27,000, increasing the total contract amount to $75,000. The proposed Amendment No. 2 would add an additional $15,000, bringing the total not-to-exceed contract amount to $90,000. Funding for this amendment is already included in the adopted Fiscal Year 2025-2026 Operating Budget within Waste Resources Technology Account No. 101-80-840-276-6500.

VI. EXHIBITS

1. R3 Consulting Group, Inc. Original Agreement
2. R3 Consulting Group, Inc. Proposal 12-19-2025
3. R3 Consulting Group, Inc. Amendment No. 1
4. R3 Consulting Group, Inc. Proposal 04-08-2026
5. R3 Consulting Group, Inc. Proposed Amendment No. 2

Attachments

Exhibit 1. R3 Consulting Group, Inc. Original Agreement
Exhibit 2. R3 Consulting Group, Inc. Proposal 12-19-2025
Exhibit 3. R3 Consulting Group, Inc. Amendment No. 1
Exhibit 4. R3 Consulting Group, Inc. Proposal 04-08-2026
Exhibit 5. R3 Consulting Group, Inc. Proposed Amendment No. 2

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
R3 CONSULTING GROUP INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 11th day of December, 2025 by and between the CITY OF CARSON, a California municipal corporation ("City") and R3 CONSULTING GROUP INC., a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Consultant shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Consultant warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

1.4 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

2. COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of **Forty-Eight Thousand Dollars and Zero Cents ($48,000.00)** ("Contract Sum").

2.2 Invoices. Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel,

materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within forty five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by the City of any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.3 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual cost of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum but not exceeding a total contract amount of Five Thousand Dollars ($5,000) or in the time to perform of up to ninety (90) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council, unless otherwise provided in the City's purchasing ordinance. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

3. PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding thirty (30) days cumulatively.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the

extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) year from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

4. COORDINATION OF WORK

4.1 Representative of Consultant. Rose Radford is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work and services specified herein and make all decisions in connection therewith. All personnel of Consultant and any authorized agents shall be under the exclusive direction of the representative of Consultant. Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, and shall keep City informed of any changes.

4.2 Contract Officer. William Jefferson, Director of Finance, or such person as may be designated by the City Manager is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith ("Contract Officer").

4.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

4.4 Independent Consultant. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth. Consultant shall perform all services required herein as an independent contractor of City with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City, or that it is a member of a joint enterprise with City.

5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of City:

(a) Commercial General Liability Insurance (Coverage Form ISO CGL CG 00 01 or equivalent). A policy of comprehensive general liability insurance written on a per

occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or services contemplated in this Agreement, with Employer's Liability insurance coverage limits of at least $1,000,000.00.

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars, and any other automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession, as determined by the City's Risk Manager, provided that the limits shall be no less than $1,000,000 per claim and no less than $1,000,000 general aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of the City submit written evidence of this continuous coverage.

(e) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

(f) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

(g) Broader Coverages and Higher Limits. Notwithstanding anything else herein to the contrary, if Consultant maintains broader coverages and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverages and/or higher limits maintained by Consultant.

5.2 General Insurance Requirements.

All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective

insurers. The insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section 5.1 to the Contract Officer. No work or services under this Agreement shall commence until the Consultant has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsement to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Manager or other designee of the City due to unique circumstances.

5.3 Indemnification. To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City and its officers, employees, and agents, and each of them ("Indemnified Parties"), from and against any and all actions, claims, proceedings, damages to persons or property, liabilities, losses, costs, fees (including attorneys' fees), expenses, penalties, obligations, errors, omissions or forfeitures, whether actual or threatened (herein "claims or liabilities"), that may be asserted or claimed by any person, firm or entity arising out of or in connection with: (i) the negligent performance of the work, services, operations or activities provided herein of Consultant, its officers, directors, employees, agents, subcontractors, invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"); (ii) Consultant's or indemnitors' reckless or willful misconduct; (iii) Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement; or (iv) Consultant's or indemnitors' violation or alleged violation of applicable law. However, the obligations set forth in the preceding sentence shall not extend to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions. Notwithstanding anything else herein, if and to the extent this Agreement provides for the performance of any "design professional" services within the meaning of California Civil Code Section 2782.8, any design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The obligations set forth in this section shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records. Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services and shall keep such records for a

period of three years following completion of the services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records.

6.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement or as the Contract Officer shall require.

6.3 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than the City without prior written authorization from the Contract Officer.

(b) Consultant shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives the City notice of such court order or subpoena.

(c) If Consultant provides any information or work product in violation of this Agreement, then the City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify the City should Consultant be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. The City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with the City and to provide the City with the opportunity to review any response to discovery requests provided by Consultant.

6.4 Ownership of Documents. All studies, surveys, data, notes, computer files, reports, records, drawings, specifications, maps, designs, photographs, documents and other materials (the "documents and materials") prepared by Consultant in the performance of this Agreement shall be the property of the City and shall be delivered to the City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by the City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default. In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

7.3 Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue any legal action under this Agreement.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.4 Termination Prior to Expiration of Term. This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, Consultant may terminate this Agreement if and only if all of the following criteria are met: (i) City is in default under the terms of this Agreement; (ii) Consultant has given City 30 days' written notice (or longer, if circumstances warrant) of the default and the reasons for the default; and (iii) City has failed to cure the default within said cure period. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer. In the event the Consultant has initiated

termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder, but not exceeding the compensation provided therefore in the Schedule of Compensation Exhibit "C". In the event of City's termination without cause pursuant to this Section, the City need not provide the Consultant with the opportunity to cure pursuant to Section 7.2.

7.5 Termination for Default of Consultant. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed by City therefor.

8. MISCELLANEOUS

8.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class

8.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Carson, 701 East Carson, Carson, California 90745 and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are

hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.9 Counterparts.

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Agreement.

8.10 Warranty & Representation of Non-Collusion. No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials JB

8.11 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[Signatures on the following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

David C. Roberts, Jr., City Manager

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

R3 CONSULTING GROUP INC., a California corporation

By:_____
Name: Scott Hanin
Title: Senior Vice President / CFO

By: _____
Name: Nate Forst
Title: Vice President
Address: 1504 Eureka Road, Suite 220
Roseville, CA 95661

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

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ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

R3 CONSULTING GROUP INC., a California corporation

By:
Name: Scott Hanin
Title: Senior Vice President

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EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services:

Provide an independent review and audit of WRT's documentation and payments. This includes but is not limited to, verification of franchise fees, proper payment of AB 939 fees, administrative fees, and other applicable payments required under the franchise agreement.

Task 1 Audit Plan

Task 1.1 Kick-Off Meeting with City

Upon City authorization to proceed, R3 will schedule a virtual project kick-off meeting with City staff. The meeting will provide an opportunity to review the project objectives, R3's project approach, schedule, and data availability. The kick-off meeting will serve to set the expectations and confirm the timeline for the Scope of Work and establish the best means for ongoing communication and collaboration between R3, the City, and the hauler for the duration of this engagement. R3 will provide the City with a preliminary data request for documents to review in support of this scope of work.

One item of importance for discussion during the kick-off meeting will be how R3 and the City will work collaboratively to ensure this project provides the best possible outcomes. After the Project Kick-off Meeting, and other meetings throughout the project, R3 will provide meeting summaries including notes, schedule and milestones.

R3 will be responsible for setting meetings to facilitate project outcomes and will attend meetings set by the City as requested. We have done the cost-benefit analysis and have determined that on-site visits are not necessary as a part of this project. Unless otherwise agreed to by R3, all meetings with the City and hauler will be conducted virtually.

Task 1.2 Develop Data Documentation Package & Request

Following the project kick-off meeting and review of the City's franchise agreement, R3 will refine the following document request to best serve the City's specific needs.

The baseline requirements for the requested hauler documentation package will likely include, but not be limited to, the following:

- All quarterly reports submitted for calendar year 2024.
- Customer list and billing reports for the selected sample quarter of 2024 (to be selected after quarterly reports are submitted).
- General ledger record of gross revenue per month for each month of 2024.
- A list of weight tickets, including tonnage, origin, destination, material type, date, and ticket number for the selected quarter of 2024.
- Excel file with customer subscription levels detailing customer service level, billing rate, service address, day of service, and special categories such as on-premises service, key service, etc. (single-family, multi-family, and commercial).
- A complete list of billing codes.
- The approved rate schedule for FY 24-25 and FY 25-26.
- The most recent two rate applications, including calculations in Excel format for the rates.
- Annual, monthly, and quarterly billing register.
- Roll-off permanent customers with addresses.
- Historical diversion and disposal tonnages by material stream, line of business (residential, commercial, roll-off) and program (e.g., residential curbside, residential organics, commercial recycling, C&D recovery, etc.) and supporting documentation for 2022 reported diversion rates.
- Monthly summary of gross receipts and corresponding fees paid to City.
- Documentation providing proof of payment for franchise fees paid to City.
- Documentation of all other applicable payments to the City including liquidated damages.
- Audited financial statements supporting annual Gross Revenues.

We will also request residential revenue from the City and/or directly from the LA County Auditor Controller's Office (LACACO).

This initial data request will be followed by subsequent requests for information, which are detailed in the task descriptions under Task 2.

Task 1.3 Kick-off with Hauler

R3 will evaluate Waste Resources' billing and City fee payments fully remotely, which has proven to be successful with Waste Resources and WM in the past. During our introductory video call, we will set expectations for this review, including timeline and procedures such as how results will be shared with the hauler and the City. We will review the data request to establish a mutual understanding of what is being requested. We will also conduct an interview of the hauler staff so that we understand operations, record keeping, and tracking procedures, we will establish a date for the virtual site visit, to occur after all data is submitted.

Task 2 Franchise Fee Review

R3 will determine whether franchise fees were properly calculated in accordance with the terms of the Franchise Agreement. The Franchise Agreement requires that the hauler pays several fees, some of which are set amounts (Annual Public Education Fee, Annual Infrastructure Impact Fee, Annual Inspection Fees, Annual Mobile Phone Application Fee), some of which are based upon Gross Revenue (Franchise Fee of 12.5% of Gross Revenue from Cart/residential customers, and 15% of Gross Revenue from Roll-off and Bin/commercial customers), and one of which is based upon tonnage delivered to Waste Resources Technologies, the associated facility, and in the amount of $1.00/ton of solid waste and recyclables).

In order to confirm accuracy of Franchise Fee payments, R3 will take the following steps:

- We will compare the Gross Revenue reported in the General Ledger to the Gross Revenue reported by the hauler per line of business to determine whether the hauler has been paying franchise fees using the correct formula, as defined in Exhibit H to the Agreement. Exhibit H defines Gross Collections as being the sum of Gross Revenue and franchise fees; as such, franchise fees shall be deducted from the Gross Revenue reported in the General Ledger for the purpose of calculating fees owed.
- For the selected audit quarter, we will compare the revenues based upon the billing register to the Gross Revenue reported in the hauler's General Ledger to verify the adequacy of internal controls.
- We will re-calculate any fees owed based upon the findings of Task 5, which is the audit of billings.

For all fees owed to the City, R3 will request from the hauler a register that shows either check or wire payment for all fees owed, including back-up documentation of fee calculations for the calendar year 2024. We will check that each fee was paid on time, in the appropriate amount, and properly allocated by calendar year.

Task 3 Administrative Fee Review

Our understanding is that the Annual Public Education Fee, Annual Infrastructure Impact Fee, Annual Inspection Fees, Annual Mobile Phone Application Fee are all set amounts due to the City and escalated by a COLA adjustment annually. R3 will verify that the past two years' COLA adjustments were calculated correctly and check that each fee was paid on time, in the appropriate amount, and properly allocated by calendar year. As part of the audit, R3 will evaluate Waste Resources process for tracking and reporting liquidated damages to the City and summarize findings in the draft and final report.

Task 4 Tonnage Processing Fee Review

R3 will obtain tonnage and disposal information on refuse, recycling and organics material collected and processed by Waste Resources. We will review the hauler's method for tracking, allocating and reporting diversion and disposal tonnages for commercial solid waste collected within the City for accuracy and logical consistency. R3's draft and final reports will include an assessment of the reasonableness of the methods used to track and allocate tonnages.

R3's approach to reviewing reported tonnage from the hauler provides cost effective value in large part due to our four years of experience conducting audits of haulers and facilities in LA County. Put directly, R3 already has a robust understanding – and historical data relating to – most, if not all, of the facilities and haulers in LA County; as such, we are well positioned to leverage our prior work auditing facilities and haulers in the County, and thus avoid unnecessary start-up costs associated with gaining that familiarity.

R3 will leverage our expertise in process flows, documentation, and internal controls to perform the following primary actions:

- Through meetings and documentation provided by each hauler, develop an understanding of the scale ticket process flows from origination, to where the value of the transaction is processed into the accounting/billing system, and where it is finally recognized in the company's financial records.
- From the hauler's weight ticket listing, we will select a random sampling to test the internal controls and processes involving scale tickets to confirm documented workflow and the integrity of the internal controls being used within the selected audit quarter. Each sampling will be tracked in connection with the respective ticket number, material type, tonnage, and other pertinent facts through each hauler's information systems. Special attention will be given to missing sequence numbers and those out of sequence by date.

We do not expect Waste Resources is crossing jurisdictional boundaries; however, if this is the case, we will request the basis of their route allocation methodology and provide that information in our report to the City. R3 will not verify the accuracy of cross-jurisdictional tonnage allocations as that would require accessing records for accounts outside of the City of Carson.

R3's report (Task 6) will include a description of the hauler's documentation flow, internal controls, and deficiencies or omissions determined during the audit process, ideally establishing a reasonable level of confidence that Waste Resources' control processes facilitate accurate reporting to the City.

Exhibit E and G to the Agreement limit the approved facilities that can be used, although notably, both approved disposal facilities have since closed. We will provide the City information that can be used by City staff to approve or deny the use of alternative disposal facilities.

Using the payment information obtained in Task 2, we will check that each fee was paid on time, in the appropriate amount and properly allocated by calendar year.

Task 5 Compliance

Task 5.1 Evaluation of Data Collection & Reporting

R3 will provide the City with an assessment of the effectiveness of internal controls, including management systems, to confirm that effective practices, policies, and procedures are in place. R3 will review systems for collecting and reporting data. Specifically, this shall encompass evaluating internal controls over management of items including dump tags, reconciliation of tonnages and revenue collected from customers to revenue recognized by the hauler, revenue reports provided to the City and fees paid to the City. R3 will review these revenue reports to verify that material classifications are accurately classified between franchise and non-franchise materials.

As part of this process, R3 will request and review key reports, schedules and electronic documents that are regularly produced pertaining to customer subscription, billings, and fee payments. We will identify the recipient of the aforementioned data, evaluate how it is used, and determine the extent to which hauler conduct diagnostic reviews based on that data to highlight potential areas of improvement. We will also review management's business planning processes, and if and how the hauler establishes and executes operational and other priorities.

Task 5.2 Customer Billing and Cash Receipt Records

R3 will determine if customers are being charged the correct rate according to their subscription levels by checking the customer billings for the selected audit quarter against the City-approved rate schedule. Because rates are adjusted in July, we will also check a random selection of billings for another quarter for prior/current rates charged such that we have confirmed that customers are being charged the correct rates for the entire calendar year. Billings subject to City fee payment will be evaluated separately from charges that may be exempt from the requirement to pay City fees.

R3 will determine the accuracy of total revenue that should be recognized in the income statement by requesting and evaluating customer billings reports. This will confirm the integrity of the financial management involving billing practices. R3 will obtain the subscription levels and their corresponding rates and compute the quarterly revenue stream for the hauler for the selected audit quarter to confirm that all revenues are fully captured, accurately calculated, and consistent with supporting financial records.

R3 will audit the cash-in flows to evaluate the correlation between accrued revenue and cash collections. This will allow us to evaluate the integrity of the financial management involving cash collections practices. R3 will obtain the cash receipt ledger from the hauler in Excel for commercial accounts for the selected sample quarter. The ledgers will be sorted by month and R3 will note any material differences between revenue and cash flow. R3 will obtain a cash receipt/revenue ledger by classification in Excel format and independently trace a sampling of payments for the selected audit quarter from Accounts Payable and their clearing in the bank account and the bank reconciliation process.

The goal of Task 5.2 is to establish findings about the accuracy of charges compared to the adopted rate schedule, and to confirm cash collection matches billed amounts. For our findings, R3 will tie the summary to the back-up information provided and request explanations from the hauler on the discrepancies noted.

Task 5.3 Rate Adjustments

R3 will request the calculation basis for the most recent two rate adjustments in Excel format, and verify that the adjustments were:

1. Calculated in accordance with the agreement's requirements (i.e., Consumer Price Index change was properly calculated).
2. Applied correctly to customer rates, including the use of rounding factors.

Task 5.4 Audit Internal Controls Regarding Delinquent Accounts

R3 will request the hauler's Accounts Receivable Aging Report as well as a list of their customers including amounts due with aging over 60 days, and provide in our draft and final report a summary of the character and magnitude of delinquency. We will evaluate the hauler's financial management practices regarding controls over account delinquency and provide recommendations if appropriate regarding any changes that might be needed to improve uncollected amounts.

Task 6 Draft Report

R3 will conclude our review by submitting an electronic draft report including an executive summary and findings for corrective actions, including any identified performance enhancements and improvements. An additional section will include audit findings in relation to the tonnage, revenue, areas of improvement, and monetary variances. The report will detail findings related to the audit of billing and tonnages (Task 2) and the Review of City Fee Payments (Task 3). The draft report will be submitted electronically to the City, and a copy of the report will be provided to the hauler a few weeks after the City.

Each party will have the opportunity to review and provide any clarifying information or to allow for a discussion on any disputes in the report, prior to the final draft being published and submitted to the City electronically (Word and PDF and a mailed hard copy.

Task 7 Final Report

R3 will provide up to two weeks for review of the draft report, after which we will incorporate City and hauler comments, combine the reports, and finalize. The final report will be sent electronically to City Staff.

Task 8 Optional Presentation

If requested by City staff, R3 will be available for up to two in-person Committee, Council or staff presentations. The Powerpoint presentation will be provided to staff at least two weeks in advance for comment and edits. The R3 project manager will present the results of the City Fees audit in person.

Task 9 Additional Services

Additional services may be provided on an on-call basis according to the rate schedule provided in Exhibit C.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the City:

A. Draft Audit Report summarizing the results of its audit of WRT's franchise,

administrative, and tonnage fee payments and provide to the City for review and feedback.

B. Final Audit Report with executive summary and detailed findings of the audit of billings and audit of revenue reporting with recommendations for corrective actions, operational improvements, and summaries of any monetary variances identified in both Word and PDF versions and a hard copy.

III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the City updated of the status of performance by delivering the following status reports:

As requested by City's Contract officer.

IV. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

V. Consultant will utilize the following personnel to accomplish the Services:

A. Rose Radford, Director

B. Scott Hanin, Principal

C. William Schoen, Sr. Director

D. Claire Wilson, Sr. Managing Consultant

E. Jordan Muratsuchi, Managing Consultant

F. Sarah Koplowicz, Sr. Consultant

G. Libby Costello, Associate Consultant

EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)
(new text shown in ***bold italics***, deleted text in ~~strikethrough~~)

[N/A]

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall be compensated in accordance with the following, which will include any and all expenses:

No.	Deliverable / Task	Description of Work	Unit	Quantity	Unit Price ($)	Extended Price ($)
1	Audit Plan	Documentation request package, schedule, methodology	Lump Sum	1	$2,500	$2,500
2	Franchise Fee Review	Verify 12.5% / 15% revenue payment timing	Lump Sum	1	$10,500	$10,500
3	Administrative Fees Review	Education, Roadway, Inspection, Mobile App Fee	Lump Sum	1	$2,500	$2,500
4	Tonnage Fees Review	$1/ton reconciliation, payment, verification	Lump Sum	1	$5,000	$5,000
5	Compliance	Billing, Delinquent accounts, liquidated damages	Lump Sum	1	$17,500	$17,500
6	Draft Audit Report	Preliminary findings and documentation	Lump Sum	1	$5,000	$5,000
7	Final Audit Report	Executive summary, recommendations, variances	Lump Sum	1	$5,000	$5,000
8	Optional Presentation	Council or staff presentation (if requested)	Hourly Rate	As Needed	$305	N/A
9	Additional Services	Tasks outside defined scope (pre-approved)	Hourly Rate	As Needed	$305	N/A
				Subtotal (Lump Sum Items) :	$48,000	$48,000
				Sales Tax (if applicable) :	$0	$0
				Grand Total:	$48,000	$48,000

II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task sub-budget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 2.3.

III. The City will compensate Consultant for the Services performed upon submission of a valid invoice, in accordance with Section 2.2. Each invoice is to include:

A. Line items for all the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

IV. The total compensation for the Services shall not exceed $48,000.00, as provided in Section 2.1 of this Agreement.

V. Consultant's hourly rate schedule for any additional services requested by the City that falls outside the scope of work is attached hereto as Exhibit C-1.

EXHIBIT C-1

Hourly rate schedule for any additional services requested by the City that falls outside the defined scope of work.

Personnel Title	Hourly Rates				
	Year 1	Year 2	Year 3	Year 4	Year 5
Principal / Sr. Director	$ 340	$ 360	$ 380	$ 400	$ 420
Director	$ 305	$ 320	$ 335	$ 355	$ 375
Sr. Managing Consultant	$ 265	$ 280	$ 295	$ 310	$ 325
Managing Consultant	$ 240	$ 255	$ 270	$ 285	$ 300
Sr. Consultant	$ 220	$ 230	$ 245	$ 260	$ 275
Associate Consultant	$ 185	$ 195	$ 205	$ 215	$ 225

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all Services timely in accordance with the following schedule:

A. Draft Audit Report – January 16, 2026

B. Final Audit Report – January 30, 2026

II. The Contract Officer may approve extensions for performance of the Services in accordance with Section 3.2.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tim Barile	
Relation Insurance Services, Inc. 1221 Pleasant Grove Blvd., Suite 180 Roseville CA 95678	PHONE (A/C, No, Ext): (916) 415-1930	FAX (A/C, No):
	E-MAIL ADDRESS: tim.barile@relationinsurance.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
R3 Consulting Group, Inc. 1504 Eureka Rd Ste 220 Roseville CA 95661	INSURER A: Sentinel Insurance Company, Ltd.	11000
	INSURER B: Hartford Accident And Indemnity Company	22357
	INSURER C: Hartford Casualty Insurance Company	29424
	INSURER D: Philadelphia Indemnity Insurance Company	18058
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 24/25 GL/BA/UMB/WC/PL **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	57SBABG2HHH	11/27/2025	11/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG AICNT	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY		Y	57UECFM1071	11/27/2025	11/27/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Uninsured motorist	$ 1,000,000 $ $ $ $ 1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			57SBABG2HHH	11/27/2025	11/27/2026	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	57WBCAU7Z0F	11/27/2025	11/27/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability Professional Liability			PHSD1832607	12/15/2025	12/15/2026	Occurance Agreggate	2,000,000 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Carson is name additional insured.

CERTIFICATE HOLDER

City of Carson
701 E. Carson Street
Carson CA 90745

INSURANCE APPROVED
RG
12/3/2025

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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R3 CONSULTING GROUP, INC.
RESOURCES · RESPECT · RESPONSIBILITY

December 19, 2025

Mr. Thomas Toman, Deputy City Manager
City of Carson
701 E Carson Street, Carson, CA 90745
submitted via email: ttoman@carsonca.gov

SUBJECT: Add-On Consulting Services 2026 – R3 Proposal

Dear Mr. Toman,

R3 Consulting Group, Inc. (R3) is pleased to submit this proposal to the City of Carson (City) for On-Call Consulting Services for Calendar Year (CY) 2026. The cost of these services is required to be paid by Waste Resources Technologies (WRT) by their existing Franchise Agreement with the City.

Our proposal includes budget for the following matters:

- Agreement assignment support services, including compiling a request to WRT and reviewing the response.
- Negotiations support services for Amendment 3 to the franchise agreement.

Project Budget

R3 proposes completing the project for a total fee of **$27,000**. Additional consulting services beyond those proposed will be charged at the rates shown in the Billing Rates section of this proposal.

Project Team

Rose Radford, Director, will serve as Project Lead and primary point of contact for this engagement. She will be supported by **Scott Hanin**, Principal, **Claire Wilson**, Sr. Managing Consultant, and **Jordan Muratsushi**, Managing Consultant, as well as any other team members as may be needed.

* * * * *

Thank you for this opportunity to be of service in your community. If you have any questions regarding our proposal or need additional information, please contact me.

Sincerely,

Rose Radford | *Director*
R3 Consulting Group, Inc.
415.347.9536 | RRadford@r3cgi.com

Please note our new office address:
1504 Eureka Rd, Ste 220
Roseville, CA 95661

BILLING RATES

R3 proposes to complete the project for a total fee of **$27,000**. Any additional consulting services beyond those proposed will be charged at the standard rates shown in the table below. Fees for completed work will be billed monthly at the first of each month, for the preceding month, and are due within 30 days of the invoice date.

Standard Rates for FY 2025-26 & FY 2026-2027

CLASSIFICATION	FY 2025-26 RATE	FY 2026-27 RATE
Principal / Sr. Director	$ 340 per hour	$ 360 per hour
Director	$ 305 per hour	$ 320 per hour
Sr. Managing Consultant	$ 265 per hour	$ 280 per hour
Managing Consultant	$ 240 per hour	$ 255 per hour
Sr. Consultant	$ 220 per hour	$ 230 per hour
Consultant	$ 200 per hour	$ 210 per hour
Associate Consultant	$ 185 per hour	$ 195 per hour
Expert Witness	1.5x Rates Listed Above	
REIMBURSABLE COSTS		
Consultants/Subcontractors	Cost plus 10%	
Lodging and meals	Direct cost	
Travel - *Private or company car*	At Current Federal Rate	
Travel - *Other*	Direct cost	
Delivery and other expenses	Direct cost	

R3 CONSULTING GROUP, INC

RESOURCES · RESPECT · RESPONSIBILITY

ABOUT US

Incorporated in California in 2002, R3 is a California Certified Small Business with offices in Oakland and Roseville. Our talented and experienced team of 21 staff has dedicated their careers to the field of solid waste management and sustainability, and skillfully deliver expert industry analysis and recommendations to our clients throughout the State.

Our team specializes in a diverse range of consulting services, including:

- Planning, implementation, and monitoring in support of legislative compliance with Senate Bills 1383 and 1016 and Assembly Bills 939, 341, 1826, 1594, 1669, 901, and 876.
- Rate and financial reviews and analyses of fees, rates, and rate structure options.
- Competitive procurements and negotiations of collection, processing, and disposal services, including transition assistance to new hauler(s).
- Reviewing municipal operations and performance and providing findings and recommendations.
- Public outreach support, including staff trainings and in-person workshops, creating resource guides, and developing print and online material to address new/ ongoing solid waste legislation and best practices for solid waste management.

RELEVANT EXPERIENCE

CLIENT	SERVICES PROVIDED						
	Assignment Assistance	Transition Assistance	Procurement Assistance	Negotiation Assistance	Legislative Compliance	Financial Study	Performance Review
City of Cerritos	X		X	X	X	X	
City of Downey	X	X	X	X		X	X
City of Milpitas	X	X			X	X	X
City of Novato	X			X		X	
City of Petaluma	X	X	X	X	X	X	X
City of Pomona		X	X	X	X	X	X
City of Sebastopol	X		X	X	X	X	
City of Sonoma		X		X	X	X	
County of San Luis Obsipo	X				X		X

PROJECT EXAMPLES

» City of Milpitas | Review Proposed Assignment of Franchise

R3 previously assisted the City with a review of the proposed assignment to Waste Connections (WC) of the franchise Milpitas Sanitation, Inc. (MSI). This includes a document review of the current Milpitas agreement(s) with MSI, summary of assets purchased from MSI by WC, statement of operations from WC, assignment/transition plan from WC, reference checks and staff qualifications for WC, description of any outstanding debt, funding sources, and access to capital, WC's financial statements for the past 5 years, and other relevant documentation.

R3 then provided analysis of these documents to determine financial strength and operational capabilities and assisted the City with drafting a Consent to Assignment Agreement with WC that outlines City requirements related to the assignment, including an implementation plan and timeline for addressing existing deficiencies in contractual requirements that the City has identified, as well as transition assistance upon approval of the assignment.

» City of Petaluma | Recology TRG Assignments

The cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, and Santa Rosa, the County of Marin, and the Novato Sanitary District (Agencies) hold solid waste collection Franchise Agreements and other agreements (Agreements) with the various subsidiary companies of The Ratto Group, Inc. (TRG). TRG entered into an Asset Purchase Agreement to assign the Agreements to Recology Sonoma-Marin (RSM) in 2017. This included substantially all the assets of TRG, including the Agreements, as well as all equipment and facilities currently used by TRG to perform services for the Agencies. The City of Petaluma coordinated a review of the assignment on behalf of the Agencies and engaged R3 to conduct an evaluation of RSM's operational and financial fitness to provide solid waste services to the Agencies.

R3's review included a thorough assessment of:

- Assignment provisions and other requirements of the available Agreements.
- Financial and operational information provided by TRG and RSM.
- Likely effects of assignment on rates and services for the individual Agencies.

R3 ultimately found that RSM's financial resources and operational experiences qualified the company to provide services under the Agreements, and the Agencies moved forward with the assignment. R3 drafted and negotiated an Amendment to each of the Agency's Agreements that included a compliance checklist of the specific critical requirements for RSM to fulfill for each individual Agency.

» County of San Luis Obispo | Review of Franchise Assignment

R3 recently evaluated the assignment of the County and District's solid waste franchise to a new hauler. This involved evaluating the proposed hauler's ability to meet the needs and requirements of the County and District, including the requirements for the consideration of franchise assignment.

R3 evaluated the proposed hauler's assignment plan to ensure they met the conditions for assignment, conducted a thorough financial analysis and review to ensure sufficient financial resources are available, reviewed the quantity and quality of proposed staff allocations, evaluated the proposed quality of service and service of nearby communities, and held discussions with the proposed hauler to ensure future rate stability. The end result is a detailed and comprehensive report providing the County and District with the information they need to make an informed and logical decision on the solid waste franchise assignment.

» City of Downey | Operational Audit & Contract Transfer

R3 assisted the City with operational reviews of its franchised hauler, a potential transfer of the CalMet/Athens franchise agreement, and a review of the proposed cost increases associated with SB 1383.

For this engagement, our team provided:

- Both a financial analysis and an operational analysis.
- Recommendations on projected costs of new programs.
- Financial support of the franchise transfer assignment based on a review of assets, operations and financial positions.

» City of Novato | Assistance with Agreement Assignment

Novato Sanitary District (NSD) has held the collections service agreement with the hauler, which was The Ratto Group until 2018, when all Ratto franchises and assets were purchased and assigned to Recology Sonoma-Marin (RSM), a new subsidiary of Recology Inc. At the time of the purchase and assignment, R3 worked with all agencies with agreements to be assigned to evaluate the fitness of Recology, which included NSD. Because of this assignment, R3 anticipated that Recology would begin requesting extraordinary rate increases, which they have begun to do. R3 has assisted the cities of Petaluma, San Bruno, and San Francisco in reviewing the detailed rate reviews submitted by RSM in the past two years. A detailed rate review is anticipated from RSM soon; R3 assisted NSD in the evaluation of the scheduled, indexed rate adjustment for rates effective January 1, 2020, and as a part of that review we are aware that the NSD franchise was operating at a significant loss to the company in 2018.

The franchise agreement between NSD and RSM covers both the entirety of the City of Novato and some parts of Unincorporated Marin County. The agreement was executed in May 2011 and was set to expire on December 31, 2025; however, the assignment provision of the Collections Agreement triggered at the time of RSM's assignment of the agreement and will now expire on the date of the assignment in 2024 (~December 5). The agreement includes a franchise fee of $45,000 per year, which may be adjusted at NSD's discretion. The agreement also includes specific diversion requirements and a 2/5 FTE recycling coordinator.

There are significant legislative requirements related to organics collection, including an expanding number of commercial businesses required to divert food waste under AB 1826, new requirements for diversion of edible food, collection of residential food scraps, and education for all organics generators under SB 1383. Many of SB 1383's requirements require the ability to enforce, which complicates compliance with these requirements for entities such as NSD. Upon an initial review of the agreement, many provisions refer to NSD directly by name or by reference ("District"), which likely means that any assignment of the agreement will need to be completed by amendment and not administratively.

» City of Cerritos | Review of CalMet Assignment

R3 previously evaluated the proposed assignment of the City's solid waste franchise to a Athens Services, Inc. The review assessed the proposed hauler's ability to meet all City franchise agreement requirements, including the statutory and contractual criteria governing franchise assignments. R3 analyzed the hauler's assignment plan for compliance with assignment conditions; conducted a detailed financial review to confirm adequate financial capacity; evaluated proposed staffing levels and qualifications; assessed anticipated service quality based on performance in comparable jurisdictions; and engaged directly with the proposed hauler to evaluate long-term rate stability. This effort resulted in a comprehensive report providing the City with a clear, well-supported basis for an informed and defensible decision regarding the franchise assignment.

AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment") by and between the CITY OF CARSON, a California municipal corporation ("City") and R3 CONSULTING GROUP INC., a California corporation ("Consultant"), is effective as of the 14th day of January, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated December 11, 2025 ("Agreement"), whereby Consultant agreed to provide on call consulting services for a total not-to-exceed Contract Sum of $48,000 for a one-year Term.

B. City and Consultant now desire to amend the Agreement to increase the total compensation by $27,000 increasing the total not-to-exceed Contract Sum to $75,000 to allow Consultant to provide additional on call consulting services ("Amendment No. 1 Services").

TERMS

1. **Incorporation of Recitals**. The Recitals set forth above are incorporated into and are a part of this Amendment.

2. **Terms and Definitions.** All words, terms, and phrases used or referenced in this Amendment, not expressly defined in this Amendment, shall have the same meaning ascribed to them in the Agreement.

3. **Contract Changes**. The Agreement is amended as provided herein (new text is indicated in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of ~~Forty-Eight~~ ***Seventy-Five*** Thousand Dollars and Zero Cents ($~~48~~*75*,000.00) ("Contract Sum")."

B. Section I of Exhibit "A" (Scope of Services) of the Agreement is hereby amended to include the following at the end of the section:

"Task 10 (Amendment No. 1 Services): R3 will evaluate a pending franchise waste transfer request, incorporate the same into the final draft report, and provide support services for the franchise agreement between the City and WRT."

C. Section I of Exhibit "C" (Schedule of Compensation) is hereby amended to read in its entirety as follows:

"I. Consultant shall be compensated in accordance with the following, which will include any and all expenses:

No.	Deliverable / Task	Description of Work	Unit	Quantity	Unit Price ($)	Extended Price ($)
1	Audit Plan	Documentation request package, schedule, methodology	Lump Sum	1	$2,500	$2,500
2	Franchise Fee Review	Verify 12.5% / 15% revenue payment timing	Lump Sum	1	$10,500	$10,500
3	Administrative Fees Review	Education, Roadway, Inspection, Mobile App Fee	Lump Sum	1	$2,500	$2,500
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8	Optional Presentation	Council or staff presentation (if requested)	Hourly Rate	As Needed	$305	N/A
9	Additional Services	Tasks outside defined scope (pre-approved)	Hourly Rate	As Needed	$305	N/A
				Subtotal (Lump Sum Items):	$48,000	$48,000
				Sales Tax (if applicable):	$0	$0
				Grand Total:	$48,000	$48,000

10	*Amendment No. 1 Services*	*Additional support services*	*Lump Sum*	*1*	*$27,000*	*$27,000*
				Grand Total	*$75,000*	*$75,000*

D. Section IV of Exhibit "C" (Schedule of Compensation) is hereby amended to read in its entirety as follows:

"IV. The total compensation for the Services shall not exceed ~~$48~~75,000.00, as provided in Section 2.1 of this Agreement."

4. **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by the Amendment to the Agreement.

5. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement, as amended by this Amendment, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no

events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

7. **Authority.** The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

8. **Counterparts.** This Amendment may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[pks]

CONSULTANT:

R3 CONSULTING GROUP INC., a California corporation

By: Scott Hanin
Name: Scott Hanin
Title: Sr. Vice President

By:
Name: Nate Forst
Title: Secretary

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

R3 CONSULTING GROUP, INC.
RESOURCES · RESPECT · RESPONSIBILITY

April 8, 2026

Mr. Thomas Toman, Deputy City Manager
City of Carson
701 E Carson Street, Carson, CA 90745
submitted via email: ttoman@carsonca.gov

SUBJECT: Add-On Consulting Services 2026 – R3 Proposal

Dear Mr. Toman,

R3 Consulting Group, Inc. (R3) is pleased to submit this proposal to the City of Carson (City) for Additional On-Call Consulting Services for Calendar Year (CY) 2026. The cost of these services is required to be paid by Waste Resources Technologies (WRT) by their existing Franchise Agreement with the City.

Our proposal includes budget for the following matters:

- Agreement assignment support services, including compiling a request to WRT and reviewing the response *(previously approved);*
- Negotiations support services for Amendment 3 to the Franchise Agreement. *(previously approved);*
- Support in finalizing Amendment 3 to the Franchise Agreement; and
- Additional analysis to support negotiations, as requested by the City.

Project Budget

R3 has already completed its independent review and audit of WRT's documentation and payments for $48,000. On January 21, 2026, the City approved an additional on-call budget (Amendment 1) of $27,000 for assignment support services. Due to additional support requested by the City and remaining work needed to complete the amendment, R3 is proposing to complete the on-call work for an additional $15,000 (Amendment 2). The total project value for the original audit scope and support services is **$90,000**. Additional consulting services beyond those proposed will be charged at the rates shown in the Billing Rates section of this proposal.

Project Team

Rose Radford, Director, will serve as Project Lead and primary point of contact for this engagement. She will be supported by **Scott Hanin**, Principal, **Claire Wilson**, Sr. Managing Consultant, and **Jordan Muratsushi**, Managing Consultant, as well as any other team members as may be needed.

* * * * *

Thank you for this opportunity to be of service in your community. If you have any questions regarding our proposal or need additional information, please contact me.

Sincerely,

Rose Radford | *Director*
R3 Consulting Group, Inc.
415.347.9536 | RRadford@r3cgi.com

Please note our new office address:
1504 Eureka Rd, Ste 220
Roseville, CA 95661

BILLING RATES

R3 proposes to complete the project for a total fee of **$90,000**. Any additional consulting services beyond those proposed will be charged at the standard rates shown in the table below. Fees for completed work will be billed monthly at the first of each month, for the preceding month, and are due within 30 days of the invoice date.

Standard Rates for FY 2025-26 & FY 2026-2027

CLASSIFICATION	FY 2025-26 RATE	FY 2026-27 RATE
Principal / Sr. Director	$ 340 per hour	$ 360 per hour
Director	$ 305 per hour	$ 320 per hour
Sr. Managing Consultant	$ 265 per hour	$ 280 per hour
Managing Consultant	$ 240 per hour	$ 255 per hour
Sr. Consultant	$ 220 per hour	$ 230 per hour
Consultant	$ 200 per hour	$ 210 per hour
Associate Consultant	$ 185 per hour	$ 195 per hour
Expert Witness	1.5x Rates Listed Above	
REIMBURSABLE COSTS		
Consultants/Subcontractors	Cost plus 10%	
Lodging and meals	Direct cost	
Travel - *Private or company car*	At Current Federal Rate	
Travel - *Other*	Direct cost	
Delivery and other expenses	Direct cost	

AMENDMENT NO. 2
TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 2 TO AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 2") by and between the CITY OF CARSON, a California municipal corporation ("City"), and R3 CONSULTING GROUP INC., a California corporation ("Consultant") is entered into effective as of the 21st day of April, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated December 11, 2025 ("Agreement"), whereby Consultant agreed to provide on call consulting services for a total not-to-exceed Contract Sum of $48,000 for a one-year Term.

B. City and Consultant entered into an amendment to the Agreement dated January 14, 2026 ("Amendment No. 1"), whereby the total compensation was increased by $27,000 resulting in a total not-to-exceed Contract Sum of $75,000 to allow Consultant to provide additional on call consulting services ("Amendment No. 1 Services").

C. City and Consultant now desire to amend the Agreement to increase the total compensation by $15,000 increasing the total not-to-exceed Contract Sum to $90,000 to allow Consultant to provide additional on call consulting services ("Amendment No. 2 Services").

TERMS

1. Incorporation of Recitals. The Recitals set forth above are incorporated into and are a part of this Amendment No. 2.

2. Terms and Definitions. All words, terms and phrases used or referenced in this Amendment No. 2, not expressly defined in this Amendment No. 2, shall have the same meaning ascribed to them in the Agreement.

3. Contract Changes. The Agreement is amended as provided herein (new text is identified in ***bold italics***, deleted text in ~~strike through~~).

A. Section 2.1 (Contract Sum) of this Agreement is hereby amended to read in its entirety as follows:

> "2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of ~~Seventy Five~~ ***Ninety*** Thousand Dollars and Zero Cents ($~~75~~ ***90***,000.00) ("Contract Sum")."

B. Section I of Exhibit "A" (Scope of Services) of this Agreement is hereby amended to include the following at the end of the section:

"***Task 11 (Amendment No. 2 Services): Provide: (i) Agreement assignment support services, including compiling a request to WRT and reviewing the response; (ii) negotiations support services for Amendment No. 2 to the Franchise Agreement; (iii) support in finalizing Amendment No. 2 to the Franchise Agreement; and (iv) additional analysis to support negotiations, as requested by the City.***"

C. Section I of Exhibit "C" (Schedule of Compensation) of this Agreement is hereby amended to read in its entirety as follows:

"I. Consultant shall be compensated in accordance with the following, which will include any and all expenses:

No.	Deliverable / Task	Description of Work	Unit	Quantity	Unit Price ($)	Extended Price ($)
1	Audit Plan	Documentation request package, schedule, methodology	Lump Sum	1	$2,500	$2,500
2	Franchise Fee Review	Verify 12.5% / 15% revenue payment timing	Lump Sum	1	$10,500	$10,500
3	Administrative Fees Review	Education, Roadway, Inspection, Mobile App Fee	Lump Sum	1	$2,500	$2,500
4	Tonnage Fees Review	$1/ton reconciliation, payment, verification	Lump Sum	1	$5,000	$5,000
5	Compliance	Billing, Delinquent accounts, liquidated damages	Lump Sum	1	$17,500	$17,500
6	Draft Audit Report	Preliminary findings and documentation	Lump Sum	1	$5,000	$5,000
7	Final Audit Report	Executive summary, recommendations, variances	Lump Sum	1	$5,000	$5,000
8	Optional Presentation	Council or staff presentation (if requested)	Hourly Rate	As Needed	$305	N/A
9	Additional Services	Tasks outside defined scope (pre-approved)	Hourly Rate	As Needed	$305	N/A
				Subtotal (Lump Sum Items) :	$48,000	$48,000
				Sales Tax (if applicable) :	$0	$0
				Grand Total:	$48,000	$48,000

10	Amendment No. 1 Services	Additional support services	Lump Sum	1	$27,000	$27,000
11	***Amendment No. 2 Services***	***Additional support services***	***Lump Sum***	***1***	***$15,000***	***$15,000***
				Grand Total	$~~75~~***90***,000	$~~75~~***90***,000

D. Section IV of Exhibit "C" (Schedule of Compensation) is hereby amended to read in its entirety as follows:

"IV. The total compensation for the Services shall not exceed $~~75~~***90***,000.00, as provided in Section 2.1 of this Agreement."

4. Continuing Effect of Agreement. Except as amended by Amendment No. 1 and this Amendment No. 2, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 and this Amendment No. 2 to the Agreement.

5. Affirmation of Agreement; Warranty Re Absence of Defaults. City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations

arising under the Agreement and Amendment No. 1. Each Party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein and Amendment No. 1. Each Party represents and warrants to the other that the Agreement, as amended by Amendment No. 1 and this Amendment No. 2, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 2, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 2, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. Adequate Consideration. The Parties irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

7. Authority. The persons executing this Amendment No. 2 on behalf of the Parties warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said Party, (iii) by so executing this Amendment No. 2, such Party is formally bound to the provisions of this Amendment No. 2, and (iv) the entering into this Amendment No. 2 does not violate any provision of any other agreement to which said Party is bound.

8. Counterparts. This Amendment No. 2 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 2.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 on the date(s) and year first set forth above.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

R3 CONSULTING GROUP INC., a California corporation

By: _____
Name: Scott Hanin
Title: Sr. Vice President

By: _____
Name: Nate Forst
Title: Secretary

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

SPECIAL ORDERS OF THE DAY 31.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Planning

Subject: CONSIDER ADOPTION OF INTERIM URGENCY ORDINANCE NO. 26-2607 OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A FORTY-FIVE (45) DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES" (CITY COUNCIL)

I. SUMMARY

A Battery Energy Storage System (BESS) facility includes any stationary, industrial arrangement consisting of one or more energy storage systems and all associated infrastructure (*e.g.* storage, power conversion systems, management systems, and support infrastructure) designed to store energy in electrochemical form for subsequent electricity discharge to a local or regional electrical grid. This includes dedicated, sole purpose facilities, as well as those that are incorporated into larger industrial or commercial facilities.

The establishment and expansion of BESS facilities without adequate regulation present a current and immediate threat to the public health, safety, and welfare. Such uses could result in casualty events such as thermal runaway, fire, explosion, and gas dispersion resulting in adverse impacts to air quality, land use compatibility, and overall public health and safety to a historically environmental justice city.

The City's zoning regulations and land use plans do not sufficiently regulate the development, establishment, and operation of BESS facilities to adequately address these impacts. Absent immediate action, new applications or expansions could be approved under existing regulations that fail to mitigate these concerns. Adoption of an interim urgency ordinance is therefore necessary to temporarily halt the establishment or expansion of BESS facilities while the City evaluates existing conditions and develops comprehensive zoning standards.

Pursuant to California Government Code Section 65858 and Charter Sections 313.F and 316(4), the City Council may enact an interim zoning ordinance on an urgency basis (Urgency Ordinance) for the protection of public safety, health, and welfare by prohibiting any use(s) that a city is intending to study within a reasonable period of time. The urgency measure requires a four-fifths vote of the legislative body for adoption. If approved, the ordinance will be effective for a period of 45 days from the date of adoption, unless extended prior to the end of the 45-day period.

The proposed Urgency Ordinance would temporarily prohibit the establishment or expansion of BESS Facilities within the City for an initial 45-day period, during which staff will evaluate permanent zoning regulations for future consideration by the Planning Commission and City Council.

Pursuant to Government Code Section 65858(b), if adopted, the City may extend the initial 45-day moratorium for an additional 22 months and 15 days with proper public notice and a public hearing. In accordance with Government Code Section 65858(d), a written ten-day report describing the measures taken to alleviate the conditions that led to the Urgency Ordinance is required and must be published at least 10 days prior to the ordinance's expiration or any extension.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT an Urgency Ordinance No. 26-2607, "AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A FORTY-FIVE (45) DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES, " by at least a 4/5th vote.
2. DIRECT the City Manager to have the Community and Economic Development Department and Planning Commission establish development standards and land use regulations for BESS Facilities, conduct research on the economics of BESS Facilities, and survey land use regulations and development standards for BESS Facilities in other cities.

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate consistent with the requirements of law.

IV. BACKGROUND

Large-scale lithium-ion battery storage facilities present a documented risk of thermal runaway, fire, explosion and gas dispersion events, as demonstrated by high-profile incidents in California and nationally. These casualty events result in:

- Intense, difficult to extinguish fires.
- Prolonged burn durations and potential reignition.
- Release of toxic gases and particulate matter.
- Off-site impacts requiring evacuations.

Furthermore, in the event of an explosion involving a BESS Facility, there is a potential of a "rain down effect" whereby projectiles could be launched from the BESS Facility into the air, landing in surrounding areas and causing injury.

Lithium-ion battery fires differ significantly from conventional structure or industrial fires. They often require:

- Defensive firefighting strategies.
- Hazardous material monitoring.
- Extended incident command operations.
- Evacuation coordination.

Although modern systems include monitoring and suppression technologies, reduced industrial buffering and proximity to sensitive receptors raise heightened compatibility and environmental justice concerns that warrant careful evaluation before additional entitlements are granted.

The City's zoning code does not currently contain comprehensive, BESS-specific development standards. Additionally, State-level energy policy increasingly promotes rapid deployment of energy storage infrastructure. If the City does not clearly establish local regulations, projects may proceed with limited municipal discretion and reviewed under general industrial or utility classifications that do not fully address their unique risk profile.

The proposed ordinance would temporarily prohibit the establishment of new, as well as the expansion of existing BESS facilities. The moratorium would apply to the approval or issuance of any subdivision, use permit, variance, site plan and design review, development and site plan review, zoning compliance review, grading permit, building permit, major and minor conditional use permits or any other entitlement for use involving a BESS Facility during the 45-day moratorium period.

This Urgency Ordinance also does not prohibit City Council review and approval of any BESS Facility projects currently before the City Council for appeal or final consideration.

The proposed ordinance contains the following exemptions from the proposed urgency moratorium:

- Existing, legal BESS Facilities shall be allowed to obtain their annual City business license.
- Any BESS Facility under construction with a valid building permit, or any BESS Facility approved by the Planning Commission as of the effective date of this Urgency Ordinance.

Adopting this Ordinance allows additional time for staff to research and evaluate the economics and unique risk profile of BESS Facilities, survey land use regulations and development standards for BESS Facilities in other cities and ensure future regulatory frameworks aligns with the City’s General Plan policies and environmental justice priorities.

Continued approval of entitlements, building permits, or other approvals for new or expanded BESS Facilities under the City's current zoning ordinance poses a current and immediate threat to public health, safety, and welfare. These uses generate significant adverse health, safety, and welfare effects that cannot be mitigated under existing regulations.

Pursuant to Government Code Section 65858, a city may adopt an interim ordinance, temporarily prohibiting uses that may conflict with a general plan, specific plan, or zoning proposal under consideration or study, for the immediate preservation of public health, safety, or welfare. Such an ordinance must include a declaration of facts constituting the urgency and be adopted by not less than a four-fifths (4/5) vote of the City Council.

ENVIRONMENTAL REVIEW

The proposed Urgency Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code 21000, et seq., “CEQA”). Section 15378 of the CEQA Guidelines provides that an activity is a project subject to CEQA when an action has the potential to result in physical changes to the environment, either directly or indirectly. The proposed Urgency Ordinance is not a project subject to CEQA, as it does not have such potential. Additionally, Section 15061(b)(3) of the CEQA Guidelines provides that CEQA only applies to projects that have the potential to cause a significant effect on the environment and does not apply when it can be seen with certainty that there is no possibility of such an effect. Here, it can be seen with certainty that the proposed Urgency Ordinance will not have a significant effect on the environment, as it merely establishes a 45-day moratorium on the establishment and expansion of BESS Facilities in the City.

V. FISCAL IMPACT

There is no fiscal impact associated with this action.

VI. EXHIBITS

1. Ordinance No. 26-2607U

Attachments

Draft Urgency Ordinance 26-2607U.pdf

URGENCY ORDINANCE NO. 26-2607U

AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 ESTABLISHING A FORTY-FIVE (45) DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR EXPANSION OF BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES WITHIN CITY LIMITS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF PERMANENT ZONING REGULATIONS FOR SUCH USES

WHEREAS, the City of Carson ("City") has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the City pursuant to California Constitution Article XI, section 7; and

WHEREAS, the City has a compelling interest in protecting the public health, safety, and welfare of its citizens, residents, visitors, and businesses within the City by regulating the establishment and expansion of BESS Facilities (as defined in this Ordinance below) within City limits; and

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, the City Council recently approved a stand-alone, approximately 200-megawatt BESS project at 23320 Alameda Street through a Mitigated Negative Declaration and Development Agreement with Avocet Energy Storage, LLC, following a Planning Commission recommendation and City Council Approval; and

WHEREAS, the City Council believes that BESS Facilities have potentially significant and harmful impacts on public welfare, health, and safety; and

WHEREAS, the vision and goal of the City Council is to adopt policy changes to specifically address the grave dangers posed by BESS Facilities, and to determine whether sufficient mitigation measures exist to permit their future use; and

WHEREAS, the City of Carson Municipal Code ("CMC"), and specifically the Carson Zoning Ordinance (Chapter 1, Article IX) does not specifically allow, prohibit, or otherwise condition BESS Facilities; and

WHEREAS, CMC section 9141.1, pertaining to the uses permitted in industrial zones, could create confusion by ambiguously encompassing some aspects of BESS Facilities in declaring that storage of "hazardous materials" requires a Conditional Use Permit, but permitting the storage of indoor batteries; and

WHEREAS, CMC section 9141.3, pertaining to the uses permitted in industrial zones, could create further confusion regarding the presence of BESS Facilities in the City by providing

that "[a]ll uses are prohibited except as expressly permitted by the provisions of this Chapter."; and

WHEREAS, the CMC does not otherwise distinguish or sufficiently regulate BESS Facilities throughout the City.

WHEREAS, BESS Facilities generally utilize multiple, large-scale lithium-ion batteries intended to store electricity, which constitutes a hazardous materials use of significant intensity with the potential for explosion and fire hazards; and

WHEREAS, lithium battery systems suffer from the risk of thermal runaway, fire, explosion, and toxic gas release, and there have been several documented, recent failures of outdoor utility-scale containerized-BESS Facilities in other jurisdictions; and

WHEREAS, BESS facilities are more commonly installed in remote areas, mitigating potential concerns, yet all potential sites in the City would be in densely developed areas. If a failure incident occurred in a densely populated area in the City, the consequences to public health and safety could be far more grave than a similar incident occurring in a remote area; and

WHEREAS, when a failure occurs involving a BESS Facility, fire suppression efforts are ineffective and there is little to nothing the Fire Department would be able to do to safely intervene during these incidents, other than to ensure that the evacuation of the area has occurred (on and off site, depending on the incident type), coordinate site-operator activities as the incident commander, and monitor the situation. Stated differently, a fire involving a BESS Facility generally cannot be put out, but rather must be allowed to burn itself out, which would occur only once all the lithium-ion batteries and other involved materials have been consumed and emitted into the air as toxic smoke, which could then be carried by the wind, affecting air quality and leading to severe public health and safety hazards for residents; and

WHEREAS, in the event of an explosion involving a BESS Facility there is an expectation of a "rain down effect" whereby projectiles could be launched from the BESS Facility high into the air, landing in surrounding areas and causing injury.

WHEREAS, the City's existing development standards for BESS Facilities are insufficient and, together with the City's current land use regulations, could result in uses that are detrimental to public health, safety, and welfare of nearby residents and businesses Additionally, State-level energy policy increasingly promotes rapid deployment of energy storage infrastructure. If the City does not clearly establish local standards, projects may proceed with limited municipal discretion; and

WHEREAS, Absent tailored standards, BESS Facilities may be reviewed under general industrial or utility classifications that do not fully address their unique risk profile, and the establishment and expansion of BESS Facilities in the City will pose a threat to the public welfare, health, and safety; and

WHEREAS, the City anticipates that BESS Facilities, as defined below, may seek to establish new BESS Facilities before a non-urgency ordinance would become effective; and

WHEREAS, City Charter Section 313.F. and Government Code Section 65858 expressly authorize the City Council to adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety, and to prohibit a use that is in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time; and

WHEREAS, City staff require time to study and develop appropriate regulations for BESS Facilities, consistent with State and federal law; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City Council desires, on an interim urgency basis, to temporarily prohibit establishment of new, or expansion of existing, BESS Facilities within the City.

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS

The City Council finds the facts set forth in the recitals in this Urgency Ordinance are true and correct and are hereby incorporated by reference. Additionally, based on the foregoing, both verbal and written testimony at the public hearing, including the staff report, exhibits, and any materials provided by members of the public, the City Council finds as follows:

A. The City Council is adopting this Ordinance in order to allow the City time to thoroughly study and develop the City's laws, rules, procedures, and fees related to the development, operation, and establishment of BESS Facilities in order to enable the City of Carson (hereafter, the "City") to adequately and appropriately preserve the health, safety, and welfare of the community in the City.

B. For the purposes of this Ordinance, a "Battery Energy Storage System ("BESS") Facility" means a stationary, industrial arrangement consisting of one or more energy storage systems and all associated infrastructure (*e.g.* storage, power conversion systems, management systems, and support infrastructure) designed to store energy in electrochemical form for subsequent electricity discharge to a local or regional electrical grid. This includes dedicated, sole purpose facilities, as well as those that are incorporated into larger industrial facilities. The term excludes residential and commercial units that capture and store solar energy in onsite batteries for later onsite use, or transmission to the electrical grid.

C. For purposes of this Ordinance, "BESS Facility Operator" shall mean a person that owns, manages, and/or operates a BESS Facility, whether for profit or not.

D. The City finds that in the absence of a sufficient regulatory framework to govern BESS Facilities, the adverse impacts frequently associated with BESS Facilities likely will occur, resulting in unregulated and significant negative impacts upon the public health, safety, and welfare of the community.

E. The City finds that the adverse impacts from BESS Facilities include the following:

(1) BESS Facilities utilize large-scale lithium-ion battery concentrations to store electricity. These batteries collectively contain hazardous materials with significant intensity to increase the potential for explosion and fire hazards; and

(2) Lithium battery systems carry the risk of thermal runaway, fire, explosion, and toxic gas release, and there have been several recent failures of outdoor utility-scale containerized-BESS Facilities in other jurisdictions; and

(3) When a failure occurs involving a BESS Facility, fire suppression efforts are ineffective, and there is little to nothing the Fire Department would be able to do to safely intervene during these incidents, other than to ensure that the evacuation of the area has occurred (on and off site, depending on the incident type), coordinate site-operator activities as the incident commander, and monitor the situation. Stated differently, a fire involving a BESS Facility generally cannot be put out, but rather must be allowed to burn itself out, which would occur once all the lithium-ion batteries and other involved materials have been consumed and emitted into the air as toxic smoke, which could then be carried by the wind affecting air quality and leading to severe public health and safety hazards for residents; and

(4) In the event of an explosion involving a BESS Facility there is an expectation of a "rain down effect" whereby projectiles could be launched from the BESS Facility high into the air, landing in surrounding areas and causing injury.

F. The City also finds that BESS Facilities could have a negative economic impact for the City absent sufficient regulation, as follows:

(1) The use may result in inefficient utilization of industrial zoned land that could otherwise support higher-intensity employment-generating uses; and

(2) The continued establishment of new BESS Facilities may displace other commercial, or employment uses that could generate greater long-term fiscal and economic impacts to the City.

G. The City needs time to draft a proposed text amendment to the Zoning Code to preserve the health, safety, and welfare of the community in the City with respect to the operation of BESS Facilities.

SECTION 2. CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act Guidelines ("CEQA," California Code of Regulations Title 14, §§ 15000 *et seq*.), this Interim Urgency Ordinance is exempt from CEQA based on the following: (i) this Interim Urgency Ordinance is not a "project" within the meaning of CEQA Section 15378 because it has no potential for resulting in physical change to the environment, either directly or indirectly; and (ii) this Interim Urgency Ordinance is also exempt pursuant to CEQA Section 15061(b)(3) because it merely establishes a 45-day temporary moratorium on the establishment and expansion of BESS Facilities, and thus it can be seen with

certainty that there is no possibility that this ordinance may have a significant effect on the environment.

SECTION 3. AUTHORITY AND EFFECT

The State Planning and Zoning Law (Cal. Gov't Code Sections 65000, *et seq.*) and the City's Charter broadly empower the City to plan for and regulate the use of land in order to provide for orderly development, the public health safety and welfare, and a balancing of property rights and the desires of the community and the manner in which its citizens envision their city.

SECTION 4. MORATORIUM

A. During the Effective Period of this Ordinance (forty-five (45) days, unless extended pursuant to Government Code Section 65858), no permit shall be issued for any development or use of any new BESS Facility, nor may a permit be issued for the expansion of an existing BESS Facility, within the City. This includes, but is not limited to, demolition, grading, and building permits, site plan and design review permits/approvals, development and site plan review permits/approvals, zoning compliance review permits/approvals, and major and minor conditional use permits, variances, subdivisions, and other entitlements for use associated with any proposed BESS Facility during the Effective Period.

B. Notwithstanding the foregoing, any existing BESS Facility shall be allowed to obtain its annual City business license. Any BESS Facility under construction with a valid building permit, or any BESS Facility approved by the Planning Commission as of the effective date of this Urgency Ordinance shall be exempt from this Urgency Ordinance. This Urgency Ordinance also does not prohibit City Council review and approval of any BESS Facility projects currently before the City Council for appeal or final consideration.

SECTION 5. STUDY AND DEVELOPMENT

During the Effective Period of this Ordinance, the City shall study and develop as necessary City laws, rules, procedures, and fees related to BESS Facilities to enable the City to adequately and appropriately preserve the health, safety, and welfare of the community. Pursuant to Government Code Section 65858, the Planning Manager will issue a report for the legislative body on what has been accomplished during the moratorium before it expires or is extended.

SECTION 6. URGENCY MEASURE

It is hereby declared that this Ordinance is necessary as an urgency measure for the immediate preservation of public peace, health, safety, and welfare. The City Council finds that its current zoning regulations and land use plans do not adequately regulate the development, establishment, and operation of BESS Facilities, and therefore do not adequately protect the peace, health, safety, and general welfare of the residents of the City or in communities around the City. The City Council finds the urgency measure is necessary in order to ensure adequate regulation of the development and operation of BESS Facilities. The facts constituting the urgency are:

The City does not currently have sufficient standards in the Carson Municipal Code related specifically to the development, establishment, and operation of BESS Facilities within the City.

The devastating negative potential impacts associated with BESS Facilities could result in a significant harm to the public health, safety, and welfare of the community.

To permit the establishment and proliferation of BESS Facilities to continue within the City without specific regulations that are consistent with the General Plan, and that consider the detrimental impacts that such facilities can have if not sufficiently regulated, constitutes a threat to the public health, safety, and welfare. BESS Facilities contain hazardous substances, with the documented possibility of thermal runaway, fire, explosion, toxic gas release, and a "rain down" effect of fire/explosion debris on surrounding property. Allowing the continued establishment of new BESS Facilities without carefully tailored regulations will result in the immediate potential dangers to the health, safety, and welfare for the City's residents and businesses.

BESS Facility Operators are likely to seek to establish or expand BESS Facilities in the City based on the lack of clear and sufficient regulations, which will further exacerbate the impacts of such businesses.

Absent the adoption of this Interim Urgency Ordinance, the continued establishment and proliferation of BESS Facilities in the City under the current zoning ordinance would likely result in the negative and harmful effects, as identified above.

As a result of the negative and harmful secondary effects associated with insufficiently regulated development and operation of BESS Facilities, the current and immediate threat such effects pose to the public health, safety, and welfare, it is necessary to adopt a temporary, forty-five (45) day moratorium on the establishment of new BESS Facilities and the expansion of existing BESS Facilities in the City.

A moratorium is immediately required to preserve the public health, safety, and welfare and should be adopted immediately as an urgency ordinance to make certain that the establishment and expansion of BESS Facilities is prohibited for the period of this Ordinance. Imposition of a moratorium will allow the City sufficient time to conclude the preparation of a comprehensive ordinance for the regulation of such activities.

SECTION 7. SEVERABILITY

The City Council hereby declares that if any provision, section, subsection, paragraph, sentence, phrase, or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases, or words of this Ordinance, and as such they shall remain in full force and effect.

SECTION 8. EFFECTIVENESS OF ORDINANCE.

This Ordinance shall take effect immediately upon its adoption by a 4/5 vote, pursuant to the authority conferred upon the City Council by City Charter Section 313 and Government Code

Section 65858. This Ordinance shall be effective during the Effective Period, which shall be from its adoption and shall be of no further force and effect forty-five (45) days following the date of its adoption, unless extended in accordance with the provisions set forth in Government Code Section 65858(b).

SECTION 9. PUBLICATION

The City Clerk shall certify as to the passage and adoption of this Interim Urgency Ordinance and shall cause the same to be published in a manner prescribed by law.

[SIGNATURES LOCATED ON THE FOLLOWING PAGE]

PASSED, APPROVED AND ADOPTED by the City Council of the City of Carson, California at a regular meeting on this __ day of _____, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny Soltani, City Attorney [MC]

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CARSON)

I, Khaleah K. Bradshaw, City Clerk of the City of Carson, do hereby certify that the foregoing Ordinance, being Urgency Ordinance No. 26-2607U, was duly passed and approved by the City Council of the City of Carson at a regular meeting of said Council held on the ___ of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Khaleah K. Bradshaw, City Clerk

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

SPECIAL ORDERS OF THE DAY 32.

To: Honorable Mayor and City Council

From: Duane Cobb, Housing Analyst CM/Housing CMO Housing & Neighborhood

Subject: CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2026-27, AND ADOPTION OF THE 2026-2027 ANNUAL ACTION PLAN (CITY COUNCIL)

I. SUMMARY

The City of Carson's Housing Division administers Community Development Block Grant (CDBG) funding to deliver critical housing and community services that enhance the quality of life for residents. Staff is pleased to report that the U.S. Department of Housing and Urban Development (HUD) has increased the City's allocation for the upcoming program year by 2% ($14,910), further supporting these efforts.

This agenda item presents an opportunity for the City Council to conduct a public hearing on the City's Draft 2026-2027 Annual Action Plan (AAP) and initiate the required 30-day public review and comment period prior to submission to HUD

Each year, the City Council is required to hold a public hearing on the Annual Action Plan, which serves as the City's application for CDBG funding. In accordance with HUD requirements, the AAP must be made available for public review and comment for a minimum of 30 days prior to its submission. This agenda item facilitates that process.

Staff has published notice of the required public hearing for this City Council meeting and prepared the Draft 2026-2027 Annual Action Plan for public review, in accordance with HUD requirements that the AAP be subject to a minimum 30-day period of public review and comment prior to submission.

HUD posted the Program Year (PY) 2026 entitlement allocations for its grantee jurisdictions on their website on April 3, 2026. The new entitlement allocation for the City of Carson is **$708,906**, an increase from the prior year's allocation of $693,996.

Staff has prepared the Draft 2026–2027 Annual Action Plan based on anticipated funding levels and program priorities. The draft AAP has been made available for public review, and notice of the public hearing has been duly published in accordance with applicable requirements.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. ALLOCATE CDBG public service funding for FY 2026/27 (PY 2026) as designated by City Council.
3. AUTHORIZE the Mayor to execute agreements with the public service providers as designated by City Council following negotiation and approval as to form by the City Attorney
4. APPROVE the proposed FY 2026-27 (PY 2026) CDBG budget.
5. APPROVE the submission of the City's 2026-2027 Annual Action Plan to the U. S. Department of Housing and Urban Development.

III. ALTERNATIVES

TAKE another action that the City Council deems appropriate and that is consistent with applicable laws

IV. BACKGROUND

The City of Carson annually receives CDBG funds under the federal Housing and Community Development Act of 1974, as amended, due to its status as an "entitlement" jurisdiction (based on having a population above 50,000 and meeting certain other demographic criteria). CDBG funding can be used for a variety of projects and programs primarily benefiting low- and moderate-income persons (the focus of the demographic criteria.)

In accordance with U.S. Department of Housing and Urban Development (HUD) regulations (Title 24, Code of Federal Regulations, Parts 91 and 570), jurisdictions are required to conduct at least two public hearings during each program year: one prior to submission of the Annual Action Plan (AAP) and one prior to submission of the Consolidated Annual Performance and Evaluation Report (CAPER), which summarizes program accomplishments at the end of the year. The City Council traditionally considers the AAP during a Regular Council meeting, providing an opportunity for public input, as is the case this evening. The proposed AAP is included as Exhibit No. 1.

HUD evaluates the AAP and the City's performance based on three statutory objectives outlined in the City's current Five-Year Consolidated Plan (FY 2020–2021 through FY 2024–2025). Each AAP must describe how the City will pursue the following objectives:

- Providing decent housing;
- Providing a suitable living environment; and
- Providing expanded economic opportunities.

Following the release of the Notice of Funding Availability (NOFA) and receipt of applications, staff prepared the Draft AAP (Exhibit No. 1). The Draft AAP has been made available for public review and comment for a minimum 30-day period, from March 19, 2026, through April 21, 2026. The Draft AAP will be updated as needed based on direction provided by the City Council at the April 21, 2026, City Council meeting.

The City's Program Year 2026 CDBG allocation is $706,908, representing an approximate 2% increase from the prior year. These funds must be allocated in accordance with HUD regulations as follows:

- Up to 20% for program administration.
- Up to 15% for public services; and
- At least (65% or more) can be used for capital (physical development) activities.

The budget summary that accompanies the draft AAP is included as Exhibit No 2 and will be updated, as needed, based on City Council direction provided at the April 21, 2026, City Council meeting with regards to the allocation amounts for the public services subrecipients.

Program Administration

The proposed budget includes the maximum allowable allocation of 20% ($141,781.20) for program administration.

Public Services Subrecipient Grant Application Process

CDBG regulations limit public service expenditures to no more than 15% of the total allocation, or $106,335.90 for Program Year 2026. The City has historically allocated the full allowable amount to local nonprofit service providers, and staff recommends continuing this approach.

In determining subrecipient allocations, a number of factors are considered, including but not limited to:

- Meeting Five-Year Consolidated Plan Major Priority Needs (up to 35 points)
- Project Impact (up to 35 points)
- Project Long-Term Outlook (up to 30 points)
- Programs based or maintaining a base of operations in Carson (bonus of up to 10 points)
- Programs receiving Carson CDBG funding for ten years or more (bonus of up to 10 points)

A scoring sheet is included for reference as Exhibit 3.

For Program Year 2026, six applications were received, totaling $181,000 in funding requests:

- Boys & Girls Club of Carson – Amount requested: $50,000
- Fair Housing Foundation – Amount requested: $31,000
- Southern California Housing Rights Center – Amount requested: $40,000
- Venice Family Clinic – Amount requested: $25,000
- Harbor Gang Alternatives – Amount requested: $15,000
- Office of Samoan Affairs – Amount requested: $20,000

The six requests total $181,000, which far exceeds the public service allocation amount of $106,335.90 allowable limit. Therefore, the three allocation options are presented below for City Council consideration.

Public Services Allocation Option 1

Staff's recommendation under Public Services Allocation Option 1 to City Council for FY 2026/27 AAP is to consider continuing to fund the three programs currently funded (Southern California Housing Rights Center, Boys and Girls Club of Carson, and Venice Family Clinic) for the amount listed below.

Recommended Service Providers

- Boys and Girls Club of Carson (after school and summer development and educational support programming for youth at 21502 South Main Street, Carson):
  - Current Allocation: $40,000
  - Requested Allocation: $50,000
  - Recommended Allocation: $40,000
  - Projected Service level: 230 Carson households

- Southern California Housing Rights Center (Fair housing services securing equal access in housing through education; 3255 Wilshire Blvd., Suite 1150, Los Angeles, California, 90010):
  - Current Allocation $34,977
  - Requested Allocation $40,000
  - Recommended Allocation: $40,000
  - Projected Service Level: 75 Carson households

- Venice Family Clinic (free community health clinic for the uninsured and the underinsured at 270 West 223rd Street, Carson):
  - Current Allocation: $20,000
  - Requested Allocation: $25,000
  - Recommended Allocation: $20,000
  - Projected Service Level: 1,200 Carson Households

The Housing Division does not recommend funding the Fair Housing Foundation for the 2026–2027 program year, given limited resources and the availability of similar services through another one of the City's current providers. The Housing Division does not recommend funding Harbor Gang Alternatives for the 2026–2027 program year, based on available funding, overlap with existing programs, and prior administrative performance. The Housing Division does not recommend funding the Office of Samoan Affairs for the 2026–2027 program year, based on prior funding being underspent and current program scalability.

Under this recommendation, the $6,335.90 remaining from the Public Services allotment will be utilized to support NPP projects.

Public Services Allocation Option 2

Under Public Services Allocation Option 2, the City Council may consider allocating $15,000 to the Office of Samoan Affairs to support eligible services for Carson residents. The Office of Samoan Affairs provides direct support to families facing economic hardship, limited access to healthcare, and challenges navigating public benefit systems. The proposed program would include individualized case management, assistance with benefits enrollment, and ongoing follow-up to help residents access and maintain essential services.

Given prior underutilization of CDBG funds, this allocation would include expenditure benchmarks, consistent with requirements applicable to all CDBG subrecipients. If benchmarks are not met, the organization would be required to provide a written justification and corrective action plan; otherwise, funds may be subject to reallocation and could affect eligibility for future funding.

Public Services Allocation Option 2, detailed below, incorporates funding for the Office of Samoan Affairs through proportional reductions among the previously recommended applicants.

- Boys and Girls Club of Carson (after school and summer development and educational support programming for youth at 21502 South Main Street, Carson):
  - Current Allocation: $40,000
  - Requested Allocation: $50,000
  - Recommended Allocation: $36,534
  - Projected Service level: 230 Carson households

- Southern California Housing Rights Center (Fair housing services securing equal access in housing through education; 3255 Wilshire Blvd., Suite 1150, Los Angeles, California, 90010):
  - Current Allocation $34,977
  - Requested Allocation $40,000
  - Recommended Allocation: $36,534
  - Projected Service Level: 75 Carson households

- Venice Family Clinic (free community health clinic for the uninsured and the underinsured at 270 West 223rd Street, Carson):
  - Current Allocation: $20,000
  - Requested Allocation: $25,000
  - Recommended Allocation: $18,267
  - Projected Service Level: 1,200 Carson Households

- Office of Samoan Affairs (social services support for residents to access public benefits at 454 E Carson Plaza Drive, Suite 109, Carson):
  - Current Allocation: $0.00
  - Requested Allocation: $20,000
  - Recommended Allocation: $15,000
  - Projected Service Level: 25 (unduplicated persons)

Public Services Allocation Option 3

Any other alternative allocation of CDBG subrecipient funding, as directed at the discretion of the City Council.

Capital Improvements

The majority of remaining funds are proposed to support capital improvement activities, primarily through the Neighborhood Pride Program (NPP), with an estimated allocation of **$460,788.90.** Eligible activities include residential rehabilitation, housing inspections, environmental testing (radon, lead, and asbestos), and related documentation and recordation.

V. FISCAL IMPACT

There is no impact to the General Fund anticipated from the CDBG allocation.

The proposed action under Public Services Allocation Option 1 would allocate the PY 2026 CDBG projected entitlement grant funding of $708,906, as follows:

215-50-720-100-5002 (Administration) $141,781.20

215-50-720-964-6004 (Housing Rights Center) $40,000.00

215-50-720-964-6062 (Neighborhood Pride Program) $460,788.90

215-50-720-964-6004 (Public Services) $60,000.00

Under Public Services Allocation Option 1, the $6,335.90 remaining from the Public Services allotment will be utilized to support NPP projects.

Should the City Council approve Public Services Allocation Option 2, the effective allocation for the PY 2026 CDBG projected entitlement grant funding of $708,906, will be as follows:

215-50-720-100-5002 (Administration) $141,781.20

215-50-720-964-6004 (Housing Rights Center) $36,534.00

215-50-720-964-6062 (Neighborhood Pride Program) $460,788.90

215-50-720-964-6004 (Public Services) $69,801.00

Under Public Services Allocation Option 2, the $0.90 remaining from the Public Services allotment will be utilized to support NPP projects.

VI. EXHIBITS

1. 2026-2027 Annual Action Plan, Draft for Public Review
2. CDBG program Year 2026 Action Plan Budget with Public Service Detail
3. CDBG Blank Subrecipient Application Scoresheet

Attachments

2026-2027 Annual Action Plan, Draft for Public Review.pdf
CDBG program Year 2026 Action Plan Budget with Public Service Detail - 4.15.2026.pdf
CDBG Blank Subrecipient Application Scoresheet.pdf

City of Carson

2026-2027 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026–2027 Annual Action Plan describes the City of Carson's proposed use of Community Development Block Grant (CDBG) funds during the second program year of the 2025–2029 Consolidated Plan period. As a U.S. Department of Housing and Urban Development (HUD) entitlement jurisdiction, the City receives annual CDBG funding to carry out eligible activities that principally benefit low- and moderate-income persons and neighborhoods, address community development needs, and further the goals of the Consolidated Plan. Carson's 2025–2029 Consolidated Plan identifies the City's highest priorities as Affordable Housing, Community Services, and Fair Housing Services.

This Annual Action Plan serves as the City's one-year implementation strategy for those priorities. It identifies the activities the City proposes to undertake during Program Year 2026–2027, the resources expected to be available, and the outcomes the City intends to achieve. Proposed activities are expected to include eligible housing, public service, planning and administration, and related community development efforts consistent with HUD regulations and local needs. The City's estimated CDBG allocation for Program Year 2026–2027 is approximately $671,000.

The City of Carson will continue to use its CDBG resources to preserve and improve housing conditions, support low- and moderate-income residents, affirmatively further fair housing, and strengthen community stability through targeted investment. The 2026–2027 Annual Action Plan reflects both the long-term priorities established in the 2025–2029 Consolidated Plan and the City's ongoing commitment to responsible program administration, fiscal stewardship, and compliance with federal requirements.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2026–2027 Annual Action Plan is guided by the objectives and outcomes established in the City of Carson's 2025–2029 Consolidated Plan. The City's overarching objective is to use available federal resources in a manner that benefits low- and moderate-income households and neighborhoods, preserves and improves housing conditions, expands access to essential services, and supports fair and

equitable housing opportunity citywide. Carson's highest priority needs during the 2025–2029 Consolidated Plan period are Affordable Housing, Community Services, and Fair Housing Services.

Consistent with those priorities, the City expects to direct Program Year 2026–2027 resources toward activities that: preserve and rehabilitate the existing housing stock; assist low- and moderate-income residents, including seniors and other vulnerable populations; support fair housing access and education; and provide public services that contribute to household stability and community well-being. These activities are intended to produce measurable outcomes in the form of improved housing conditions, continued housing stability, increased access to services, and enhanced compliance with fair housing and community development objectives.

The Plan also reflects essential findings from the City's housing and community development needs assessment. These include continued affordability challenges for lower-income households, the need to preserve safe and decent housing, the importance of supportive services for vulnerable residents, and the need to maintain fair housing outreach and access. In addition, the City recognizes the importance of careful program administration, timely expenditure of funds, and coordination across housing, fiscal, and compliance functions to ensure that annual activities effectively advance the goals of the Consolidated Plan.

The specific activities, funding levels, and projected accomplishments that implement these objectives are identified in the project and budget sections of this Annual Action Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Carson considered its recent program performance, expenditure patterns, and implementation experience in developing the 2026–2027 Annual Action Plan. In prior program years, the City continued to direct CDBG resources toward housing-related activities, public services, fair housing assistance, and program administration in a manner consistent with the priorities established in its Consolidated Plan. Recent performance demonstrated the continued need for housing preservation, supportive services for low- and moderate-income residents, and fair housing outreach, while also reinforcing the importance of careful coordination among budgeting, environmental review, reporting, and expenditure tracking functions.

The City's recent experience also informed its selection of goals and projects for Program Year 2026–2027. Past implementation has shown that housing and community development activities are most effective when funding is directed toward programs with established community benefit, clear eligibility, and measurable outcomes. At the same time, the City's administration of prior-year activities highlighted the importance of maintaining realistic project schedules, supporting timely agreement execution and reporting, and aligning expenditures with regulatory and fiscal requirements. These

considerations helped shape the City's decision to continue focusing on core eligible activities that preserve housing conditions, serve vulnerable residents, and support fair housing and community stability. In preparing this Annual Action Plan, the City evaluated both the accomplishments and operational lessons of prior years in order to refine program delivery, strengthen internal coordination, and support continued progress toward the objectives of the 2025–2029 Consolidated Plan. As a result, the 2026–2027 Annual Action Plan reflects a continuation of Carson's established priorities, while also incorporating the practical experience gained through recent program administration.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Carson values citizen participation as an important component of its community development planning process and has continued to use public outreach, stakeholder consultation, and public hearing procedures to inform its housing and community development priorities. The 2026–2027 Annual Action Plan is guided by the citizen participation and consultation framework established in the City's 2025–2029 Consolidated Plan, which incorporated input from residents, community stakeholders, nonprofit organizations, and public agencies through community meetings, stakeholder meetings, surveys, and public notice activities. During development of the Consolidated Plan, the City conducted a virtual stakeholder meeting, an in-person community meeting, and distributed both a Community Needs Assessment Survey and a Stakeholder Survey, with survey materials made available in English, Spanish, and Tagalog. In addition, notices and participation opportunities were shared through the City's website, social media, email outreach, and direct notification to numerous government and nonprofit agencies. Feedback received through these consultation efforts informed the City's current priorities and goals.

Consistent with its adopted Citizen Participation Plan and prior Annual Action Plan practice, the City will provide residents and stakeholders with an opportunity to review and comment on the draft 2026–2027 Annual Action Plan during the required public review period and at a public hearing before the City Council. Public comments received during the review period and hearing process will be considered by the City prior to final submission of the Plan to HUD. Through this process, the City seeks to ensure that the Annual Action Plan remains responsive to local needs, consistent with the Consolidated Plan, and informed by both community input and interagency consultation.

5. Summary of public comments

Pending results of public posting.

6. Summary of comments or views not accepted and the reasons for not accepting them

Pending results of public posting.

7. Summary

The 2026–2027 Annual Action Plan sets forth the City of Carson's proposed use of Community Development Block Grant (CDBG) resources during the second year of the 2025–2029 Consolidated Plan period. The Plan reflects the City's continuing commitment to addressing priority community development needs through activities that preserve and improve housing conditions, support low- and moderate-income residents, affirmatively further fair housing, and strengthen community stability. Consistent with the Consolidated Plan, the City's priorities remain Affordable Housing, Community Services, and Fair Housing Services.

This Annual Action Plan is informed by the City's recent implementation experience, current needs assessment findings, and established consultation and citizen participation processes. In developing the Plan, the City considered prior-year program administration, available and anticipated resources, regulatory requirements, and the need to maintain effective coordination among housing, fiscal, environmental, and reporting functions. The City will continue to direct available funds toward eligible activities that provide measurable benefit to low- and moderate-income persons and neighborhoods while supporting sound program administration and timely expenditure of funds.

The City will incorporate any appropriate revisions resulting from the public review and comment process prior to final adoption and submission of the 2026–2027 Annual Action Plan to HUD. A summary of public comments received, together with any comments or views not accepted and the reasons therefore, will be added following completion of the public participation process.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CARSON	Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

The Housing Division of the City's Community Development Department is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans (Annual Plan), CAPERs, and the CDBG program. The implementation of programs funded by CDBG may be done in conjunction with other City departments.

Consolidated Plan Public Contact Information

Duane Cobb
City Manager's Office, Housing Division
801 East Carson Street
Carson, CA 90745
(310) 830-7600, ext. 1319
dcobb@carsonca.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City developed its 2026-2027 Annual Action Plan through consultation with local health and social service providers and adjacent local governments, homeless and social service providers active in Carson, and other stakeholders. These efforts are outlined below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Carson continues to coordinate with public and assisted housing providers and with private and governmental health, mental health, and social service agencies in order to align housing and community development activities with broader community needs. As reflected in the City's 2025–2029 Consolidated Plan, consultation has included outreach to public agencies, nonprofit organizations, housing and homeless service providers, and other stakeholders involved in affordable housing, supportive services, fair housing, and community development. These efforts help the City identify service gaps, improve referral coordination, and maintain awareness of housing, health, and supportive service needs affecting low- and moderate-income residents.

The City's coordination activities have included engagement with organizations and agencies involved in assisted housing, homelessness, supportive services, fair housing, and related public services. Through this consultation process, the City seeks to enhance communication among housing providers, service agencies, and local partners serving seniors, families, persons with disabilities, persons experiencing or at risk of homelessness, and other vulnerable populations. This coordination supports the City's continued implementation of Affordable Housing, Community Services, and Fair Housing Services activities identified in the Consolidated Plan.

In Program Year 2026–2027, the City will continue to coordinate with relevant housing and service agencies as part of its administration of federally funded housing and community development programs and its efforts to respond to local housing and supportive service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Carson continues to coordinate with the Continuum of Care and with agencies and organizations serving persons experiencing homelessness and those at risk of homelessness as part of its broader housing and community development planning efforts. As reflected in the 2025–2029 Consolidated Plan, this coordination includes participation in regional efforts involving the Los Angeles

County Homeless Initiative and the South Bay Cities Council of Governments, as well as consultation with public agencies, nonprofit organizations, and service providers involved in housing, homelessness, and supportive services. These relationships help the City identify service gaps, maintain awareness of available housing and service resources, and strengthen coordination with the broader regional homeless response system.

The City's efforts are intended to support persons experiencing homelessness, including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and other vulnerable populations, through coordination with regional partners and service providers. This coordination helps the City remain informed regarding available shelter, supportive services, housing navigation resources, and homelessness prevention efforts, and supports referral relationships that connect Carson residents with appropriate services.

In addition to addressing the needs of persons experiencing homelessness, the City recognizes the importance of assisting persons and households at risk of homelessness. Through continued coordination with the Continuum of Care, the Los Angeles County Homeless Initiative, the South Bay Cities Council of Governments, and other housing and service agencies, the City seeks to support a more integrated regional response to homelessness and housing instability consistent with the priorities of the Consolidated Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Carson does not directly receive ESG funds. Instead, ESG funding for the region is administered by SBCCOG. The SBCCOG is responsible for establishing performance standards, evaluating outcomes of ESG-assisted projects, and developing funding, policies, and procedures for the administration of the Homeless Management Information System (HMIS).

City of Carson staff participates in SBCCOG committee meetings, as schedules allow, to engage in discussions about standards, policies, and procedures related to ESG funds. SBCCOG manages the Request for Proposals (RFP) process to allocate ESG funding to eligible programs. While no ESG-funded programs are currently based in Carson, several programs in neighboring cities, such as Torrance and Long Beach, have received funding and may provide services that benefit Carson residents through regional collaborations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	South Bay Coalition to End Homelessnes
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	provided localized data to inform plan
2	**Agency/Group/Organization**	HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
	Agency/Group/Organization Type	PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	provided localized data to inform plan.
3	**Agency/Group/Organization**	Los Angeles County Board of Supervisors
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination on countywide strategy to prevent and address homelessness.
4	**Agency/Group/Organization**	Asociacion Cultural Los Angeles (ACLA)
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs
5	**Agency/Group/Organization**	Delta Sigma Theta Sorority, Inc., Los Angeles South Bay Alumnae Chapter
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs
6	**Agency/Group/Organization**	Asian American Drug Abuse Program
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meeting to provide insight on community needs
7	**Agency/Group/Organization**	City of Carson Women's Issues Commission
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meeting to provide insight on community needs
8	**Agency/Group/Organization**	City of Carson Economic Development Commission
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meeting to provide insight on community needs

Identify any Agency Types not consulted and provide rationale for not consulting

No agency or organization was purposely excluded from providing input on the Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Carson	This Plan aligns with the goals of the City's Housing Element, a strategy for addressing housing needs in Carson.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of Carson encourages citizen participation in the development of its Annual Action Plan in accordance with its adopted Citizen Participation Plan and HUD requirements. In preparing the 2026–2027 Annual Action Plan, the City provided opportunities for residents, stakeholders, service providers, and other interested parties to review the proposed use of Community Development Block Grant (CDBG) funds and to comment on the City's housing and community development priorities. The citizen participation process is intended to ensure that the Annual Action Plan reflects local needs, current conditions, and community priorities identified through both public outreach and the City's broader consultation efforts.

For Program Year 2026–2027, the City will conduct a citizen participation meeting during the week of March 30, 2026 to receive public input on the draft Annual Action Plan prior to final consideration by the City Council. The City will also hold a formal public hearing before the City Council on Tuesday, April 21, 2026, following the required 30-day public notice and review period, at which additional public comments may be heard before the Plan is considered for adoption and submission to HUD.

Input received through the citizen participation process helps inform the City's annual goal-setting by identifying community needs, reinforcing priority areas, and providing feedback on proposed activities and funding approaches. Consistent with the 2025–2029 Consolidated Plan, public participation supports the City's efforts to align available resources with its priority needs in Affordable Housing, Community Services, and Fair Housing Services.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table that follows depicts the CDBG resources that the City of Carson is expected to have during the 2026-2027 Program Year. Anticipated funding levels for the CDBG program have been difficult to predict. Over the past five program years, the City's CDBG funding has ranged from as much as $789,832 in PY 2020 to as little as $684,225 in PY 2024. Based on that five-year downward trend, the City is anticipating only $671,000 for PY 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	708,906.00	0.00	895,896.22	1,604,802.22	2,119,894.00	It is estimated that the City will receive a CDBG allocation of approximately $2,119,894 over the remaining four years of the Consolidated Plan based on past and current funding.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG program does not require matching funds, it serves as a critical tool for leveraging additional resources from private, local, state, and federal sources to expand the impact of funded activities. CDBG funds can be used strategically to attract and complement other investments, allowing for a more comprehensive approach to addressing community needs. The City may pursue partnerships with state and local agencies, nonprofit organizations, and private sector stakeholders to maximize funding opportunities and provide sustainable public services, infrastructure improvements, and economic development programs

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Carson recognizes the importance of leveraging public land to address housing and community needs and regularly reviews its real estate portfolio to assess whether properties are being utilized to their fullest potential. By evaluating its assets in alignment with housing and service priorities outlined in the Consolidated Plan, the City can create opportunities to support low- and moderate income households, address homelessness, and expand access to essential services. In collaboration with local partners, the City will continue to explore publicly owned land as a resource to increase the supply of affordable housing and support broader community development goals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Options	2025	2029	Affordable Housing	CITY WIDE	Affordable Housing	CDBG: $1,356,685.12	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
2	Deliver Community Services	2025	2029	Non-Homeless Special Needs	CITY WIDE	Community Services f	CDBG: $66,335.90	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1430 Households Assisted
3	Provide Fair Housing Services	2025	2029	Affordable Housing Non-Homeless Special Needs	CITY WIDE	Fair Housing Services	CDBG: $40,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
4	Program Administration	2025	2029	Affordable Housing Public Housing Non-Homeless Special Needs	CITY WIDE	Affordable Housing Community Services f Fair Housing Services	CDBG: $141,781.20	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Expand Affordable Housing Options
	Goal Description	Assist in increasing and preserving access to high-quality affordable housing by investing in property rehabilitation.
2	**Goal Name**	Deliver Community Services
	Goal Description	Expand essential community services for vulnerable populations, including seniors, youth, and individuals with special needs. Provide needed public services within the City of Carson using CDBG resources not to exceed the 15% annual expenditure limit.
3	**Goal Name**	Provide Fair Housing Services
	Goal Description	Broaden fair housing education by raising awareness of rights and eliminating barriers to access.
4	**Goal Name**	Program Administration
	Goal Description	Support the CDBG program through CDBG administration and fair housing activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Carson allocated its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are further listed in Section AP-38 according to project number followed by the project's name and needs that are addressed. Funding for each program is also identified in the Section AP-38. The projects listed in this section and in Section AP-38 reflect the recommendations for review and adoption by the City Council at its meeting on April 21, 2026.

Projects

#	Project Name
1	Neighborhood Pride Program
2	Fair Housing - Housing Rights Center
3	Boys & Girls Club of Carson
4	Venice Family Clinic
5	Program Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Carson's allocation priorities for Program Year 2026–2027 are based on the goals and objectives established in the 2025–2029 Consolidated Plan and the needs identified through the City's citizen participation and consultation process. Consistent with the Consolidated Plan, the City's highest priorities remain Affordable Housing, Community Services, and Fair Housing Services. The proposed allocation of funds is intended to continue implementation of those priorities during the second year of the Consolidated Plan period.

The largest funding allocation is proposed for the Neighborhood Pride Program (NPP). This reflects the City's continuing emphasis on preserving and improving the existing housing stock, maintaining safe and decent living conditions, and assisting low- and moderate-income households through housing rehabilitation activities. The proposed NPP funding level includes both the estimated current-year allocation and prior-year remaining funds, which will allow the City to continue addressing housing preservation needs and to carry forward program activity in a manner consistent with available resources and ongoing project implementation.

Funding is also proposed for Fair Housing in order to continue supporting fair housing counseling,

education, outreach, and related assistance for residents. This allocation is consistent with the Consolidated Plan's identification of Fair Housing Services as a high priority need and reflects the City's continuing commitment to affirmatively further fair housing.

The proposed Public Service allocation is intended to support eligible service activities that benefit low- and moderate-income residents and respond to community needs identified through the citizen participation process and the City's broader consultation efforts. Public service funding helps address household stability, supportive service access, and quality-of-life concerns affecting vulnerable populations, including seniors, families, and other residents in need.

The proposed Program Administration allocation is intended to support the City's continued administration of its federal housing and community development programs, including planning, reporting, environmental review coordination, monitoring, and fiscal oversight activities necessary to ensure regulatory compliance and effective program delivery.

Obstacles to addressing underserved needs primarily relate to the structural limitations of available funding resources and the increasing complexity of program administration. While the City continues to target available funds toward its highest priority needs, the scope of community need exceeds the level of annual entitlement funding available. In addition, environmental review requirements, rising project and consultant costs, regulatory sequencing, and the administrative demands associated with multiple funding sources can affect project pacing and the City's ability to respond as broadly or as quickly as desired. Nonetheless, the City will continue to direct available resources in a manner that is consistent with the Consolidated Plan, responsive to community input, and supportive of low- and moderate-income residents and neighborhoods.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Neighborhood Pride Program
	Target Area	CITY WIDE
	Goals Supported	Expand Affordable Housing Options
	Needs Addressed	Affordable Housing
	Funding	CDBG: $1,356,685.12
	Description	The Neighborhood Pride Program (NPP) is designed to assist low- and moderate-income owners of single-family detached dwellings and mobile homes with the preservation of decent, safe, and sanitary housing. The NPP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes healthy, sustainable, and resource-efficient housing, improves disabled access, and corrects building and health and safety code violations. As such, the program addresses two of the major priority needs in the City's Five-Year Consolidated Plan; provide decent affordable housing; and maintain and promote neighborhood preservation. Program funds may be used to complete approved and required housing rehabilitation activities and to address lead-based paint hazards. Eligible items include roofing, driveway replacement, exterior painting, stucco work, correction of faulty plumbing and heating, replacement of deteriorated stairs, hazardous wiring repairs, and security lighting. The NPP provides financial assistance in the form of loans or grants to eligible households whose income does not exceed 80% of area median income, adjusted for household size. The program provides grants of up to 30,000 for single-family detached dwellings, and up to $20,000 for mobile homes. For single-family homes, amounts over $30,000 up to $50,000 are eligible for a loan at 3% simple interest. A participating household may receive a loan or a grant, but not both. This allocation includes funding for inspection services related to the rehabilitation projects and for lead and asbestos testing and abatement services (both handled by contract).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this program will rehabilitate a minimum of 20 single-family units and mobile home units (20 low- and moderate-income households) during Program Year 2026.
	Location Description	All target areas are included, but this can take place anywhere in the city provided that the applicant meets the low- to moderate-income guidelines as this is a direct benefit activity.

	Planned Activities	None at this time. Applications are reviewed upon submittal.
2	**Project Name**	Fair Housing - Housing Rights Center
	Target Area	CITY WIDE
	Goals Supported	Provide Fair Housing Services
	Needs Addressed	Fair Housing Services
	Funding	CDBG: $40,000.00

	Description	As part of its obligation to affirmatively further fair housing, the City of Carson offers a Fair Housing Services program, under an annual contract with the Los Angeles-based Housing Rights Center. This program is designed to combat discrimination in housing on the basis of race, color, national origin, handicap, gender, sexual orientation, marital status, creed, or any other protected category. Since 2014, the City has included fair housing services within its CDBG public services allocation, rather than its administration allocation. Presently, the Housing Rights Center provides fair housing workshops for property owners, management, and tenants, education, outreach, complaint handling, and enforcement in accordance with State and Federal civil/housing rights laws. HRC's program consists of the following components: Housing Discrimination Complaint Investigation. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation or referrals. HRC's litigation department has been very successful at winning strong judgments and settlements for its clients. Fair Housing Education and Outreach. HRC has established an effective and comprehensive outreach and education program by continuously developing and distributing written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. Tenant and Landlord Counseling. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. When a client's matter is outside the scope of HRC's services, HRC provides appropriate referral information. These referrals include, but are not limited to local housing authorities, health, and building and safety departments, legal assistance agencies, and other social service providers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that Fair Housing services will be provided to a minimum of 75 low- and moderate-income households, both existing and prospective residents of Carson.
	Location Description	Services are provided on a citywide basis

	Planned Activities	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.
3	**Project Name**	Boys & Girls Club of Carson
	Target Area	CITY WIDE
	Goals Supported	Deliver Community Services
	Needs Addressed	Community Services f
	Funding	CDBG: $40,000.00
	Description	This activity will provide a variety of after-school development and educational support programming for youth.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 230 low- to moderate-income persons.
	Location Description	21502 South Main Street, Carson, CA 90745
	Planned Activities	This activity will provide a variety of after-school development and educational support programming for youth.
4	**Project Name**	Venice Family Clinic
	Target Area	CITY WIDE
	Goals Supported	Deliver Community Services
	Needs Addressed	Community Services f
	Funding	CDBG: $20,000.00
	Description	Venice Family Clinic (which has taken over from South Bay Family Health Care, with which it merged) operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,200 low- and moderate-income families
	Location Description	270 West 223rd Street, Carson, CA 90745

	Planned Activities	Venice Family Clinic operates a free community health clinic for the uninsured and underinsured on the campus of Carson High School.
5	**Project Name**	Program Administration
	Target Area	CITY WIDE
	Goals Supported	Program Administration
	Needs Addressed	Affordable Housing Community Services f Fair Housing Services
	Funding	CDBG: $148,117.10
	Description	This budget allocation is used to cover a portion of the personnel and non-personnel costs associated with the administration of the CDBG entitlement program for the City of Carson. The activities and staff functions covered under this allocation include general administration, planning (including housing, economic development, public improvement, capital improvement, and neighborhood planning), performance reporting and monitoring, equal opportunity compliance and programming, the implementation of the public outreach and citizen participation for the Five-Year Consolidated Plan planning process as well as the dissemination of information and facilitation of public participation needed to further the goals and objectives of Annual Action Plans. In addition to salary and benefit reimbursement for staff, this administration allocation includes other costs related to the administration of the CDBG program such as computer hardware/software, office supplies, support materials and staff training.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Administration activities are carried out at the Carson Community Center, 801 East Carson Street (as the Housing Division has been relocated from City Hall).
	Planned Activities	Planned activities for administration include administering the CDBG program including monitoring visits, monthly review of program reports and fiscal reimbursement documentation, drawdowns, communication with agencies, directing RFP processes, and completing and executing subrecipient agreements and other contracts, among other activities.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City generally distributes funds on a project-by-project basis and does not distribute funds geographically, with the exception of the Commercial Façade/Rehabilitation program and selected public facility/infrastructure projects.

Geographic Distribution

Target Area	Percentage of Funds
CITY WIDE	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable. Please see discussion above.

Discussion

Not applicable. Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources to support as many Carson households as possible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The above tables reflect the projected activity for the Neighborhood Pride housing rehabilitation program (single-family homes and mobile homes).

AP-60 Public Housing – 91.220(h)

Introduction

In the wake of the statewide dissolution of redevelopment agencies (which, under the California Redevelopment Law, were required to allocate 20% of the tax increment revenues they received toward affordable housing), the City of Carson created a Carson Housing Authority to carry out the remaining affordable housing obligations. In that role, the Carson Housing Authority reviews proposals from prospective housing developers and determines to what extent it will provide assistance (primarily financial) to those developers.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. In Carson, the role of a "public housing authority" (PHA), as the term is commonly understood, is carried out by the Los Angeles County Development Authority (LACDA, formerly the Housing Authority of the County of Los Angeles, or HACoLA). LACDA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County.

Actions planned during the next year to address the needs to public housing

Not applicable, as the City of Carson does not own, operate, or manage any public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing agency operating in Carson is the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles Community Development Authority (LACDA). HACoLA is not designated as troubled.

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Los Angeles Homeless Services Authority (LAHSA) formerly served as the lead agency for the HUD-funded Los Angeles Continuum of Care (CoC), coordinating federal, state, county, and city funds to provide shelter, housing, and supportive services for individuals and families experiencing homelessness. However, its role is shrinking significantly. As of March 2026, LA County is moving its funding to a new Department of Homeless Services and Housing to directly manage payments and improve accountability. As such, the City of Carson will seek to work closely with the newly formed Department of Homeless Services and Housing to align its efforts with CoC's strategic initiatives, leveraging resources and programs to address the needs of homeless residents, including chronical homeless individuals, families with children, veterans, unaccompanied youth, as well as those at risk of homelessness.

Additional efforts include:

- Continued involvement by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness;
- Ongoing participation in the Los Angeles County Homeless Initiative;
- Continued participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities: outreach services; a South Bay Cities homeless hotline, screenings, and coordinated entry system assessments; case management; linkages to interim housing; housing location services; outreach to local landlords; and ongoing supportive services; and

Regular meetings of the City's Homeless Task Force, which is coordinated by the Assistant City Manager and includes the Community Development, Community Services, and Public Safety Departments, as well as the County Sheriff's Department (the law enforcement agency in Carson).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Carson collaborates with the South Bay Cities Council of Governments (SBCCOG) to conduct targeted outreach to individuals experiencing homelessness, particularly those who are unsheltered. SBCCOG has partnered with People Assisting the Homeless (PATH), a statewide network of service providers specializing in homelessness response. PATH's outreach teams engage directly with

unsheltered individuals, building trusting relationships to assess their specific needs and connect them to essential services. These services include housing assistance, interim housing, veterans' services, mental health care, medical services, employment support, and benefits enrollment. By providing comprehensive, person-centered support, PATH aims to help individuals transition from homelessness to stable housing and improved well-being.

Addressing the emergency shelter and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the city of Carson. The City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself. The City recently prepared and adopted amendments to its Zoning Code that accomplished the
following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and MH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable to City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low-income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff has become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City’s compliance with SB 2.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

City of Carson Public Safety Engagement Officer(PSEO) team conducts outreach to individuals experiencing homelessness by building relationships and connecting them with resources such as shelter, housing programs, food, hygiene supplies, and supportive services. The PSEO team also works with city departments, county partners, and community organizations to address encampments, respond to community concerns, and support safe and compassionate solutions for the unhoused.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's program of outreach to the local homeless community and referral to services. SBCCOG contracts with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Additionally, the City entered into its own contract with PATH (using funding other than CDBG) for additional outreach services within Carson.

One of the local social service providers that has received CDBG public service funds in the past, the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in the 2025-2029 Consolidated Plan, there is a great need for affordable housing in Carson. The City of Carson will continue to remove any barriers to affordable housing possible through the implementation of the Housing Element in compliance with State law, and by reducing development and cost constraints to developing housing when possible. Additionally, the City will continue to leverage available funding sources to support the development and preservation of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Carson does experience barriers to affordable housing as identified in the 2025-2029 Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints. The City of Carson initiated an update of its Housing Element in 2022. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code.

The City continues to pursue the following strategies:

- Employ several policies to provide greater flexibility in site planning and promote more intense development. The City continuously monitors available sites that may be appropriate for residential uses. A density floor is a tool that can be used to promote maximum land use, establishing a minimum density within a given residential land use designation. The availability of developable acreage in upper-density ranges allows for the development of certain types of housing.
- Continue considering alternate forms of development, including small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen developments offering various types of care and assistance; mixed use residential/office/commercial developments; and planned unit developments (the latter being a form long in existence in the city, and the mixed-use residential/office/commercial model is seen to an increasing degree, for example, along Carson Street and Avalon Boulevard).
- To encourage developers to pursue low- and moderate-income housing projects, California provides regulatory tools to govern approval processes, permitting greater density for affordable housing projects that include additional development incentives. The City employs a Density Bonus Ordinance to encourage developers to develop a portion of an otherwise

marketrate product as affordable for low and moderate incomes, in order to meet the State-mandated affordable housing responsibilities.

- Monitor all housing built prior to 1980 for lead-based paint and other hazardous or unsafe housing issues.
- Continue monitoring low- to moderate-income housing developments that have existing affordability controls for their risk of conversion to market rate.
- Continue offering financial assistance to households that cannot qualify for conventional home improvement loans, in order to encourage and support the preservation of the affordable housing stock.
- Continue efforts to combat blighted and substandard housing through a combination of tools including enforcement, citation, and referral to the City's housing rehabilitation programs.
- Continue, through the Carson Housing Authority, assisting the development of affordable multifamily housing.
- Encourage the development of mixed-use projects, including the development of specific plans that require housing as a key component of those developments
- Seek State and Federal funds in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Also, provide regulatory incentives, such as expedited permit processing and fee waivers/deferrals, to projects targeted toward such persons. To further facilitate the development of housing units to accommodate persons with these disabilities, reach out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities, as identified in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

Limited resource availability remains one of the greatest challenges in addressing the needs of underserved populations. To maximize impact, the City prioritizes collaboration and leveraging of funds, working with governmental agencies, nonprofits, businesses, and other entities to coordinate the provision of services in Carson.

Many residents face economic hardship due to barriers such as unemployment, underemployment, limited education, and lack of job skills training. Other contributing factors include low wages, a shortage of affordable childcare, and a lack of nearby affordable housing options, all of which make it difficult for lower-income households and single parents to enter or remain in the workforce. To help address employability and job training challenges, the City partners with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium that provides job placement, training, and workforce development services.

Transportation access also remains a significant obstacle, particularly for residents who rely on public transit for employment, education, and essential services. The City operates the Carson Circuit bus system, which coordinates with multiple regional transit providers, including the Los Angeles County Metropolitan Transportation Authority (Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines. These efforts help improve mobility and expand economic opportunities for Carson residents.

Actions planned to foster and maintain affordable housing

As noted in the Projects section of this Annual Action Plan, nearly two-thirds of the proposed allocation of the City's CDBG funds will be directed toward a major housing rehabilitation program aimed at maintaining and preserving the supply of affordable housing units in the city, the Neighborhood Pride Program.

In response to the State action eliminating local redevelopment agencies, the City of Carson created a Carson Housing Authority (CHA), which is assuming the housing programs of the former Carson Redevelopment Agency. The principal activities of the CHA are:

- Continuing rental assistance payments to two affordable multi-tenant residential developments (Avalon Courtyard, 92 units located at 22127 South Avalon Boulevard, and Carson Terrace

Senior Apartments, 62 units located at 632 East 219th Street).

- Monitoring Carson's existing affordable housing projects for compliance with terms of their development agreements. Most of these projects were made possible by Redevelopment Agency loans.
- Seeing projects to completion, such as projects at 2525 East Carson Street and 21227-21237 South Figueroa Street.
- Moving projects with existing development agreements forward to completion. This includes the soon-to-be completed Veterans Village at Carson (51 units at the corner of Carson and Figueroa Streets) and Carson Arts Colony (46 units at 21205 South Main Street).
- With any remaining funds, the CHA will form or assist new projects on other sites.

At present, the CHA's functions do not include the operation of public housing (such as the Federallyassisted Section 8 program). That role within the boundaries of the city will continue to be carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Development Authority (LACDA).

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CFR) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have included the continued engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.

Actions planned to reduce the number of poverty-level families

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include reducing poverty, creating new and affordable housing, developing

and promoting services for atâ¿Â risk populations, expanding job training, and providing public and social services.

The City plans to allocate federal funding to support affordable housing initiatives, strengthen neighborhoods, and expand essential community resources. This includes partnering with public and private organizations to provide a continuum of services that address housing, job training, and supportive programs for low- and moderate-income households. By coordinating housing policies with economic development and social services, the City ensures a comprehensive approach to poverty reduction, helping residents achieve long-term financial stability and self-sufficiency while strengthening the overall community.

Actions planned to develop institutional structure

The City of Carson City Manager's Office serves as the departmental authority over the Housing division. As such, it will ensure the effective administration of HUD entitlement grants and oversee the implementation of activities outlined in the Annual Action Plan. The department will continue to enhance operational efficiencies through improved coordination, technical assistance, and oversight of housing and community development programs.

The City will maintain ongoing collaboration with other municipal departments, government agencies, non-profit organizations, and private sector partners to facilitate the provision of housing, public services, and infrastructure improvements. The Community Development Department works closely with external agencies such as the California Department of Housing and Community Development (HCD) and the Housing Authority of the County of Los Angeles (HACoLA) to ensure that low-income residents have access to safe and stable housing. Through strong interagency coordination, the City will continue to administer CDBG and other funding programs while seeking opportunities to enhance service delivery.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Carson is committed to strengthening coordination between public and private housing providers and social service agencies to ensure the efficient delivery of housing and support services for residents in need. The City relies on a network of nonprofit social service organizations to provide essential services and collaborates with affordable housing developers to implement its housing goals.

To enhance coordination, the City will continue engaging with public agencies, housing providers, and service organizations throughout the year to plan and maximize the use of available resources. Regular communication will be maintained to facilitate the review and endorsement of funding applications, discuss opportunities for cooperative initiatives, and ensure that service providers and housing developers work together effectively. The City has historically allocated up to 15% of its annual CDBG funding for social services, reinforcing its commitment to supporting vulnerable populations. Housing

developments serving specific populations will also play a role in strengthening service coordination by informing residents about available local services and ensuring that service agencies are aware of upcoming housing opportunities during the project approval process.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

2026-2027 CDBG Proposed Action Plan Budget
Draft Budget 4/15/2026

2026 Entitlement Grant	**Budget**
Subtotal	**$708,906.00**
Program Income PY 2025 (Received year-to-date, available)	$0
Program Income PY 2026 Estimated, 20% available for Admin.)	$0
Prior Year's Funds (Reprogrammed Funds-Estimate)	$0
Subtotal	**$0**
Total FY 2026 Funds Available	**$708,906.00**

Administration
(Limited to 20% of PY 2026 Grant + 20% of PY 2025 Program Income)

Administrative Expenses Allotment	$141,781.20
Administrative Subtotal	**$141,781.20**

Capital Improvement Activities

Neighborhood Pride Program Allotment	$460,788.90
Capital Improvement Subtotal	**$460,788.90**

Public Services
(Limited to 15% of PY 2026 Grant + 15% of PY 2025 Program Income)

Allocation Option 1

Fair Housing – Housing Rights Center	$ 40,000.00
Boys & Girls Club of Carson	$ 40,000.00
Venice Family Clinic	$ 20,000.00
Recommended Public Services Allotment	$100,000.00
Public Services Subtotal	**$106,335.90**
Public Service Remaining Funds	**$6,335.90**

Allocation Option 2

Fair Housing – Housing Rights Center	$ 36,534.00
Boys & Girls Club of Carson	$ 36,534.00
Venice Family Clinic	$18,267.00
Office of Samoan Affairs	$15,000.00
Alternative Option Public Services Allotment	$106,335.00
Public Services Subtotal	**$106,335.90**
Public Service Remaining Funds	**$0.90**

Allocation Option 3
Any other alternative allocation of CDBG subrecipient funding, as directed at the discretion of the City Council.

Summary:		
	Total FY 2026 Allocation	**$708,906.00**

SCORING SYSTEM FOR EVALUATING CDBG PUBLIC SERVICE PROPOSALS

Factors and Relative Weights

- Meeting Five-Year Consolidated Plan Major Priority Needs (up to 35 points)—Decent affordable housing; neighborhood preservation; priority services for special needs and LMI households; priority public facilities and infrastructure; and fair housing
- Project Impact (up to 35 points)—includes the extent of need, number of Carson residents to benefit from the service, stable management, applicant's past performance.
- Project Long-Term Outlook (up to 30 points)—solid operation plan, leveraging of other resources versus reliance on City funding, ability to meet or comply with relevant regulatory provisions.
- Programs based in or maintaining a base of operations in Carson (bonus of up to 10 points).
- Programs receiving Carson CDBG funding for ten or more years (bonus of 10 points).

PY 2025-2026 Applicants Organization/Program	5-Yr. Con Plan Major Priority Maximum: 35 pts.	Project Impact Maximum: 35 pts.	Long-Term Outlook Maximum: 30 pts.	Carson-Based (BONUS) Maximum: 10 pts.	Longevity (BONUS) Maximum: 10 pts.	Total
PUBLIC SERVICE PROGRAMS						
Subrecipient #1 Current funding: $ Amount requested:				10	10	
Subrecipient #2 Current funding: $ Amount requested: $						
Subrecipient #3 Current funding: $ Amount requested: $				5	10	
Subrecipient #4 Current funding: $ Amount requested: $				10	5	
Subrecipient #5 Current funding: $ Amount requested: $				5	10	
Subrecipient #6 Current funding: $ Amount requested: $						

Factors and Relative Weights

Meeting Five-Year Consolidated Plan Major Priority Needs (up to 35 points)—Provide decent affordable housing; Maintain and promote neighborhood preservation; Support special needs programs and services; Fair housing; and Homeless services and housing.

Factors to consider:

- Would the program duplicate (in terms of types of services and target population to be served) services provided by other applicants?

Project Impact (up to 35 points)—includes the extent of need, number of Carson residents to benefit from the service, stable management, applicant's past performance.

Factors to consider:

- Is the target population to receive services clearly defined?
- Is it stated how long the organization has provided these services?
- How clearly does the proposal describe planned program outcomes?
- Are specific activities listed? Are milestones associated with these activities?
- Does the proposal describe the organization's process and criteria for determining program success?
- What is the number of unduplicated clients projected to receive these services over the 12-month period for which funding is being requested?
- What is the number of unduplicated clients that had received these services during the previous 12-month period?
- Are the services measurable? What was/is the impact or result of these services? How is this impact measured?
- Does the response demonstrate the agency is able to deliver quality services that impact the clients?
- Program monitoring performance as indicated by CDBG staff. Is there any history of contract non-compliance with the City or any other funding source? Are there current disputed or disallowed costs with the City or any other funding source? (Comments in financial statements can provide valuable information.)
- Does the organization demonstrate experience in managing personnel, including volunteer staff? How many staff? Paid vs. volunteer?
- Are key positions described? Is background information on persons hooding key positions included?
- Do the by-laws and the information on the Board of Directors indicate that the Board is hands-on or essentially a "rubber stamp". Is it involved in programmatic and fiscal policy development? Does it assist in fundraising and/or outreach?

Deductions for:

- No examples of income documentation in package: 5 points
- Incomplete background information on Board of Directors or staff responsible: 5 points
- Furnishing two years of audited financial statements: 5 points for only furnishing one year; 5 points EACH for any year in which the statements are unaudited

Project Long-Term Outlook (up to 30 points)—solid operation plan, leveraging of other resources versus reliance on City funding, ability to meet or comply with relevant regulatory provisions.

Factors to consider:

- Are the program goals clearly stated and well defined? Do they appear to be realistic? Are they client-focused? To what extent do they reflect short- and long-term planning?
- Is the organizational purpose consistent with service history?
- Are (other) sources of funding to support these services clearly stated and described? Is there a strategy for developing other funding sources?
- Is there a description of other services in the community that the organization draws upon to supplement the proposed services?
- Does the organization indicate that it networks with other organizations? When? How often? Under what circumstances? How well does it network with these other resources?
- Does the organization demonstrate experience in managing funds, including grants? How does it manage funds? How long and how much has it managed?

I HAVE PRE-POPULATED THE FOLLOWING FACTORS ON THE SHEET SO AS TO AVOID CONFUSION:

Organizations based in or maintaining a base of operations in Carson (bonus of up to 10 points)

Applicants qualifying for full 10 points:

- Subrecipient #1
- Subrecipient #4

Applicants qualifying for <u>partial</u> (5 points) credit:

- Subrecipient #5
- Subrecipient #3

Organizations with CDBG funding histories (including General Fund allocations) of ten or more years (bonus of up to 10 points):

- Subrecipient #1
- Subrecipient #5
- Subrecipient #3

Partial (5 points) credit (CDBG funding history goes back at least ten years, but not ten **consecutive** years

- Subrecipient #4

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

SPECIAL ORDERS OF THE DAY 33.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Administration

Subject: CONDUCT A PUBLIC HEARING AND CONSIDER ADOPTING RESOLUTION NO. 26-037 APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN TO UPDATE THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE CARSON CIVIC CENTER SPECIFIC PLAN (CITY COUNCIL)

I. SUMMARY

The proposed Carson Civic Center Specific Plan (Exhibit 3; “CCC Specific Plan”) establishes a comprehensive regulatory and policy framework to guide the long-term revitalization and redevelopment of the City’s Civic Center. The CCC Specific Plan implements the goals and policies of the City of Carson 2040 General Plan by creating a cohesive vision for civic, cultural, residential, hospitality, and mixed-use development centered around the Civic Center as the symbolic and functional heart of the City.

The CCC Specific Plan area encompasses City-owned parcels along Carson Street and Avalon Boulevard, including City Hall, the Carson Community Event Center, surface parking lots, Civic Center Drive, Civic Plaza Drive, and associated open spaces.

In accordance with California Government Code Sections 65450–65457, adoption of a Specific Plan requires a duly noticed public hearing before the City Council. The Planning Commission, on January 27, 2026, conducted a public hearing to review the draft Carson Civic Center Specific Plan. Following deliberation, the Commission unanimously adopted a resolution recommending that the City Council approve an Addendum to the Carson 2040 General Plan Update Environmental Impact Report and adopt the Carson Civic Center Specific Plan (Exhibit 4). This recommendation reflects the Commission’s finding that the CCC Specific Plan is consistent with the General Plan and advances the City’s long-term vision for the Civic Center.

The Civic Center is not currently within the area of any Specific Plan, and the current zoning of the Civic Center is Downtown Mixed Use (DMX). The proposed CCC Specific Plan is intended to function in conjunction with the existing base zoning district. The underlying DMX zoning permits the mix of civic, residential, commercial, cultural, and mixed-use development contemplated by the CCC Specific Plan; therefore, no zone change is required to authorize the proposed uses.

The proposed CCC Specific Plan would serve as the primary land use framework guiding development within the plan area. It establishes customized development standards, design guidelines, and implementation strategies intended to implement the City's and community's integrated vision by ensuring high-quality urban design, multi-modal circulation, and a vibrant public realm. Development plans or agreements, tract or parcel maps, or any development or land use approval requiring ministerial or discretionary action must be consistent with the CCC Specific Plan.

The CCC Specific Plan is intended to be applied in conjunction with the Carson Municipal Code (CMC). In the event of a conflict between the CCC Specific Plan and applicable provisions of the CMC, the Specific Plan standards shall control to the extent permitted by law. Matters not addressed by the CCC Specific Plan shall be governed by the CMC.

II. RECOMMENDATION

TAKE the following actions:

1. CONDUCT a public hearing; and,
2. ADOPT Resolution No. 26-037 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE CARSON CIVIC CENTER SPECIFIC PLAN" (Exhibit 1); and,
3. AUTHORIZE staff to issue a Request for Proposals (RFP) for a master developer to implement the Carson Civic Center Specific Plan, contingent upon receipt of full HCD clearance for the surplus parcels.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The Carson Civic Center has historically served as the administrative and symbolic center of the City, containing City Hall, the Community Event Center, surface parking, and associated open space. While these facilities continue to serve important civic functions, the area is characterized by aging infrastructure, fragmented circulation, and underutilized land.

In response, the City initiated preparation of the CCC Specific Plan to establish a long-range vision for reinvestment and phased redevelopment. The CCC Specific Plan reinforces the Civic Center as the symbolic and functional heart of the City while establishing a comprehensive framework to guide future public and potential private development. The plan includes a centralized public open space network anchored by the Jewel Plaza, preservation and adaptive reuse of the existing City Hall, development of a new City Hall facility, civic and cultural facilities, mixed-use residential development, a hotel or entertainment-oriented use, enhanced circulation, and structured and subterranean parking.

The CCC Specific Plan was developed in coordination with City staff and consultants and reflects extensive analysis of land use, urban design, mobility, infrastructure, economics, and historic preservation. It integrates civic, cultural, residential, hospitality, and open space uses in a cohesive manner and ensures consistency with the City of Carson 2040 General Plan. The CCC Specific Plan complies with applicable provisions of the Carson Municipal Code, including CMC Sections 9217.1 and 94111.1–94111.4, and satisfies the requirements of California Government Code Sections 65450–65457, including the contents required by Section 65451.

Surplus Land Act Compliance:

The CCC Specific Plan area includes several parcels that were previously designated as surplus land under the Surplus Land Act (Government Code Sections 54220–54234). The City has taken the following actions:

- APN 7337-005-927 was declared non-exempt surplus land in 2024, went through the SLA process, and received clearance from the California Department of Housing and Community Development (HCD).
- On February 17, 2025, the City Council declared APNs 7337-006-919, 7337-006-920, 7337-006-921, 7337-006-922, and 7337-005-903 as non-exempt surplus land.
- On February 18, 2026, staff issued a Notice of Availability/Offer to Sell Surplus Property for these parcels in compliance with Government Code Section 54222. The notice informed interested agencies of the City's intent to sell or lease portions of these parcels and outlined the 60-day period for agencies to submit written notices of interest, including:
    - Retained Property: City Hall and Carson Events Center remain in City ownership and must maintain functionality.
    - Surplus Property: Portions of the parcels available for sale or lease, subject to SLA requirements.
    - APN 7337-005-927 was explicitly excluded from this 2026 notice, as it had already received SLA clearance in 2024.

As of the date of the writing of this report, staff has not received any responses from affordable housing developers. The 60-day notice period concludes on April 20, 2026, the day before this City Council meeting. HCD clearance for the remaining surplus parcels is expected shortly thereafter.

Master Developer Request for Proposals (RFP):

Following anticipated HCD clearance of the surplus parcels, staff intends to issue a Request for Proposals (RFP) to identify a master developer capable of implementing the vision and development concept outlined in the CCC Specific Plan. Contingent upon completion of the Surplus Land Act process and receipt of HCD clearance, staff anticipates releasing the RFP the week of April 27, 2026, through Planet Bids. The RFP will establish a competitive submission period not to exceed 60 days, as reflected in the RFP schedule.

Any issuance of the RFP, and any subsequent negotiations or agreements with a selected developer, will be fully contingent upon receipt of HCD clearance in accordance with the Surplus Land Act. The RFP process will ensure the competitive selection of a development partner capable of executing a phased, high-quality development consistent with the CCC Specific Plan's land use, design, and public realm objectives.

CCC Specific Plan Area:

The proposed CCC Specific Plan applies to approximately 20 acres generally located along Carson Street and Avalon Boulevard. The plan area includes City Hall, the Carson Community Event Center, surface parking lots, Civic Center Drive, Civic Plaza Drive, and associated open spaces, all of which are currently City-owned properties. The plan area does not include the DoubleTree Hotel or the One Civic Plaza office building properties.

Site Plan Key Components:

- Civic, cultural, and entertainment facilities including a performing arts center with main and black box theaters.
- Jewel Plaza: An iconic elliptical plaza that will serve as the primary anchor of the CCC Specific Plan. Envisioned uses within the Jewel Plaza include community events, concerts, recreation, fairs, and farmer's markets.
- Preservation and adaptive reuse of the existing City Hall to accommodate community services and potentially a cultural resource center.
- Construction of a new City Hall facility.
- Existing Event Center.
- Mixed-use residential development with retail/restaurant components and podium parking.
- A hotel or entertainment-oriented use, with optional interactive museum and immersive entertainment venue.
- Civil Rights Garden.
- Existing Amphitheater.

- Centralized public open space network anchored by the Jewel Plaza.
- Structured and subterranean parking shared among the parcels, supplemented by podium parking for housing and hotel parcels.
- Enhanced pedestrian, bicycle, and vehicular circulation, including widened sidewalks, street trees, and mid-block crossings for pedestrian safety.
- Objective development and design standards governing building form, height, setbacks, frontage, and public realm design.
- Implementation over time via phased development parcels around an interconnected public realm network.

Phased Approach:

The CCC Specific Plan is designed to be implemented over time through a series of development parcels organized around an interconnected public realm. These parcels include: (1) Existing City Hall, (2) Performing Arts Center, (3) Mixed-Use Residential, (4) Existing Event Center, (5) Hotel/Entertainment, and (6) New City Hall.

The conceptual development parcels do not currently correspond to existing legal parcels. Future subdivision approvals may be required to implement the plan consistent with the Carson Municipal Code. No subdivision is proposed as part of this action.

General Plan Consistency:

The City of Carson 2040 General Plan identifies specific plans as key implementation tools to achieve the City's long-term vision. The CCC Specific Plan is consistent with the General Plan's goals, policies, and implementation measures related to land use, economic development, mobility, sustainability, placemaking, and urban design.

Environmental Review:

Environmental review for the CCC Specific Plan has been conducted in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15164, the City has prepared an Addendum (Exhibit 2) to the previously certified Environmental Impact Report (EIR) for the City of Carson 2040 General Plan Update (State Clearinghouse No. 2001091120).

The City Council must consider and approve the Addendum prior to taking action on the CCC Specific Plan. The Addendum concludes that the CCC Specific Plan would not result in new or more severe environmental impacts than those analyzed in the certified General Plan EIR. With implementation of applicable mitigation measures, the project does not require preparation of a subsequent or supplemental EIR pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163.

V. FISCAL IMPACT

There is no direct fiscal impact associated with the adoption of the Carson Civic Center Specific Plan or approval of the CEQA Addendum. The Specific Plan is a policy document and does not commit the City to any specific expenditures at this time. Future fiscal impacts related to infrastructure, public facilities, and implementation will be subject to City Council review and approval as part of subsequent actions, including the RFP process and any development agreements.

VI. EXHIBITS

1. City Council Resolution No. 26-037
2. Addendum to the City of Carson General Plan Update EIR (Exhibit A to Resolution)
3. Carson Civic Center Specific Plan (Exhibit B to Resolution)
4. Planning Commission Resolution Recommending Approval

Attachments

Resolution No 26-037.pdf
Addendum to the Carson 2040 General Plan Update EIR (Exhibit A to Resolution).pdf
Carson Civic Center Specific Plan (Exhibit B to Resolution).pdf
Planning Commission Resolution Recommending Approval.pdf

RESOLUTION NO. 26-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE CARSON CIVIC CENTER SPECIFIC PLAN

WHEREAS, The City of Carson has prepared the proposed Carson Civic Center Specific Plan, attached hereto as Exhibit "B" and incorporated herein by this reference (the "Specific Plan"), to establish a regulatory and policy framework to guide the long-term revitalization and redevelopment of the City's Civic Center; and

WHEREAS, the Specific Plan applies to a plan area of approximately 20 acres generally located along Carson Street and Avalon Boulevard and includes City Hall, the Community Event Center, surface parking lots, associated open spaces, Civic Center Drive, and Civic Plaza Drive, all of which are currently owned by the City; and

WHEREAS, the purpose of the Specific Plan is to reinforce the Civic Center as the symbolic and functional heart of the City by promoting a vibrant, pedestrian-oriented civic environment and integrating civic, cultural, residential, hospitality, and mixed-use development in a cohesive manner; and

WHEREAS, the Specific Plan is intended to provide customized development standards, design guidelines, and implementation strategies for the plan area that ensure high-quality urban design, multimodal circulation, and a strong public realm. The Specific Plan would be the guiding document for all development standards and zoning for all properties within the plan area. The Development Standards set forth in the Specific Plan would replace the current zoning designations and standards for the plan area with customized standards designed to deliver development consistent with the City's and community's integrated vision. Development plans or agreements, tract or parcel maps, or any development or land use approval requiring ministerial or discretionary actions must be consistent with the Specific Plan. Any situation not specifically addressed by the Specific Plan would be subject to the requirements of the Carson Municipal Code (CMC), provided that such regulations are not in conflict with the objectives of the Specific Plan; and

WHEREAS, the Specific Plan includes, among other elements, a centralized public open space network anchored by the Jewel Plaza, preservation and adaptive reuse of the existing City Hall, development of a new City Hall facility, civic and cultural facilities, mixed-use residential development, a hotel or entertainment-oriented use, enhanced circulation, structured and subterranean parking, and objective development and design standards; and

WHEREAS, the City of Carson 2040 General Plan ("General Plan") expressly identifies specific plans as implementation tools to achieve the General Plan's goals and policies; and

WHEREAS, the City Council finds that the Specific Plan is consistent with the goals, policies, and implementation measures of the Carson 2040 General Plan, including those related to land use, economic vitality, placemaking, mobility, sustainability, and high-quality urban design; and

WHEREAS, environmental review for adoption of the Specific Plan was conducted in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15164, the City has prepared an Addendum to the Environmental Impact Report for the City of Carson 2040 General Plan Update (State Clearinghouse No. 2001091120, December 2022), which was certified by the City on April 4, 2023, pertaining to the Specific Plan; and

WHEREAS, the Addendum demonstrates that adoption of the Specific Plan would not result in new or more severe environmental impacts than those previously analyzed in the certified General Plan EIR and that no subsequent or supplemental EIR is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on January 27, 2026, and thereafter adopted Resolution No. 26-2897 unanimously recommending that the City Council approve the Addendum and adopt the Specific Plan; and

WHEREAS, the City Council conducted a duly noticed public hearing and considered the Addendum, the Specific Plan, the staff report, public testimony, and all other information contained in the administrative record.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council finds as follows with respect to the Specific Plan:

A. The Specific Plan will contribute to the public health, safety, and general welfare or will be of benefit to the public.
B. The Specific Plan is consistent with the General Plan and the General Plan goals and complies with applicable provisions of the Carson Municipal Code including CMC Sections 9217.1 and 94111.1-94111.4 of the Carson Zoning Code.
C. The Specific Plan complies with applicable provisions of California Government Code Sections 65450 – 65457, and includes all required contents described in Government Code Section 65451.

D. The Specific Plan retains the internal consistency of the General Plan and is consistent with other adopted plans.
E. The Specific Plan has been reviewed in compliance with CEQA and the requirements of Part 4 of the Carson Zoning Code. Based on the applicable environmental review, as detailed in the Addendum and Section 5 below, adoption of the Carson Civic Center Specific Plan would not result in substantial changes to the City's General Plan Update or to the circumstances under which the General Plan Update is being implemented due to any significant environmental impacts that were not identified in the General Plan Update Final EIR, or result in substantially more severe environmental effects.
F. All of the findings required by CMC 94111.2 can be and hereby are made with respect to recommended adoption of the Specific Plan.

SECTION 3. The City Council finds as follows with respect to CEQA, based on its independent judgment after consideration of the whole of the administrative record:

In accordance with CEQA, the "Addendum to the Carson 2040 General Plan Update EIR – Civic Center Specific Plan," dated January 2026, which is attached hereto as Exhibit "A" and incorporated herein by reference ("Addendum"), analyzes the Modified Project as described in the Addendum, including the proposed Carson Civic Center Specific Plan with its entertainment retail option on a site analyzed as part of the General Plan Update (the "Modified Project"), and demonstrates that the Modified Project does not meet the standards that would require a Supplemental or Subsequent Environmental Impact Report ("EIR") pursuant to Public Resources Code ("PRC") Section 21166 or CEQA Guidelines Section 15162 and 15163.

As demonstrated by the discussion and analysis in the Addendum, the Modified Project would not result in new or increased significant impacts beyond those identified in the certified General Plan EIR, with implementation of the Mitigation Measures identified in the Addendum. Impacts associated with the Modified Project would be similar to or less than the impacts addressed in the Certified EIR, which is available at https://www.carson2040.com/. No substantial changes would occur with respect to the circumstances under which the Modified Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project, as conditioned pursuant to the conditions of approval. As all of the impacts of the Modified Project would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or project alternatives that were previously considered infeasible but

are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Modified Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, and the Addendum properly does so.

The Modified Project was assessed in the Certified EIR; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum, no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the Modified Project. Based on substantial evidence provided in the Addendum, the City Council finds that some changes or additions to the Certified EIR are necessary in order to provide an environmental review of the Modified Project in accordance with the requirements of CEQA, but that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The Addendum has been prepared in compliance with all requirements of CEQA and the CEQA Guidelines.

SECTION 4. Based on the foregoing findings and determinations, the City Council hereby approves the Addendum and adopts the Carson Civic Center Specific Plan.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

SECTION 6. The City Clerk shall certify the adoption of this Resolution and shall cause this Resolution to be entered into the official records of the City.

PASSED, APPROVED AND ADOPTED this 21st day of April 2026.

_____
Lula Davis-Holmes, Mayor

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CARSON)

I, Khaleah Bradshaw, City Clerk of the City of Carson, do hereby certify that the foregoing Resolution, being Resolution No. 26-026, was passed and approved by the City Council of the City of Carson at its meeting held on April 21, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Dr. Khaleah K. Bradshaw, City Clerk

Exhibit A: Addendum
Exhibit B: Specific Plan

ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE EIR

CARSON CIVIC CENTER SPECIFIC PLAN

Prepared for

CITY OF CARSON
Community Development Department
Planning Division
701 East Carson Street
Carson, CA 90745

Prepared by

TERRY A. HAYES ASSOCIATES INC.
3535 Hayden Avenue, Suite 350
Culver City, CA 90232

January 2026

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1.0 INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Carson 2040 General Plan (General Plan Update) (State Clearinghouse No. 2001091120, December 2022), which was certified by the City of Carson (City) on April 4, 2023 (Certified EIR). In accordance with the California Environmental Quality Act (CEQA), this Addendum to the Certified EIR analyzes the proposed Carson Civic Center Specific Plan on a site analyzed as part of the General Plan Update (Specific Plan or Modified Project) and demonstrates that the Modified Project does not meet the standards for a Supplemental or Subsequent EIR pursuant to Public Resources Code (PRC) Section 21166 or CEQA Guidelines Section 15162 and 15163.

1.1 BACKGROUND

The City prepared an EIR pursuant to the CEQA for the General Plan Update to assess potential environmental impacts of the General Plan Update. The Project Area that was analyzed in the EIR consisted of the City and portions of the unincorporated County of Los Angeles located to the north (between Alondra Boulevard and Redondo Beach Boulevard) and northeast (north of Del Amo Boulevard and east of Wilmington Avenue) of the City boundaries. The unincorporated County areas that are part of the Planning Area is within the City's sphere of influence (SOI), which is defined in the Certified EIR as the ultimate physical boundary and service area of the City and encompasses territory that is envisioned to be the City's ultimate service area that could potentially be annexed into City limits. The EIR concluded that, with mitigation, all of the environmental impacts of the General Plan Update would be less than significant, except for significant and unavoidable environmental impacts related to Air Quality, Cultural Resources (Historic), and Transportation (VMT).

In April 2023, the City certified the EIR and approved the General Plan Update. Subsequent to approval of the General Plan Update, the Carson Civic Center Specific Plan has been proposed on a site analyzed as part of the General Plan Update. The Carson Civic Center Specific Plan provides regulatory tools and development concepts to implement the General Plan Update. These tools and concepts aim to achieve the vision and guiding principles of the General Plan Update.

As indicated in Section 2.0, Project Description for Modified Project, the Modified Project aims to provide a mix of residential, commercial, civic, entertainment/hospitality uses that aligns with the overall vision of the General Plan Update to create a City that is vibrant, diverse, and energetic and strategically locating new development with inviting spaces for working, living, dining, gathering, and recreation. The Modified Project also aligns with the General Plan Update guiding principles to promote a vibrant, safe, and walkable mixed-use neighborhood; increasing job and housing opportunities; encouraging regional-scale development and neighborhood-serving retail and amenities; promoting quality design; enhancing the public realm; and supporting a diversity of transportation modes and choices.

Both the Approved General Plan Update (as analyzed in the Certified EIR) and the Modified Project (analyzed in this Addendum) are discussed further below.

1.2 CEQA AUTHORITY FOR AN ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines stated that:

> *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

CEQA Guidelines Section 15162 requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

> *(1) Substantial changes are proposed in the project which, will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
>
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
>
> *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
>
> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
>
> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
>
> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Likewise, California PRC Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

(a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or

(c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis in this document, the Modified Project would not result in any new significant impacts and would not substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Therefore, the modifications resulting from the Modified Project do not meet the criteria for a Supplemental or Subsequent EIR pursuant to PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163.

1.3 PURPOSE OF THIS ADDENDUM

The purpose of this Addendum to the General Plan Update Final EIR is to evaluate the environmental effects of the Modified Project and to document that the Modified Project would not result in substantial changes to the General Plan Update or to the circumstances under which the General Plan Update is being implemented due to any significant environmental impacts that were not identified in the General Plan Update Final EIR, or result in substantially more severe environmental effects. This document has been prepared in accordance with CEQA, specifically the *CEQA Guidelines* (Title 14, Cal. Code Regs., 15000 et seq.) Sections 15162 and 15164.

2.0 PROJECT DESCRIPTION FOR MODIFIED PROJECT

This section identifies the location of the Project Site, describes the Project Site and the surrounding area, and provides a detailed description of the Modified Project.

2.1 PROJECT LOCATION AND EXISTING SETTING

PROJECT LOCATION

The Project Site consists of the existing Carson Civic Center located at 701 and 801 East Carson Street in the City of Carson. The Project Site includes six parcels (Assessor's Parcel Numbers [APNs] 7337-005-903, 7337-005-927, and 7337-006-919 through -922). The Project Site is bounded by single-family residential uses to the northeast; Desford Street to the northwest with single-family residential uses and the Carson Sheriff's Station across the street (approximately 60 feet from the Project Site); Avalon Boulevard to the west with a mobile home community, medical offices, urgent care, and a mixed-use development (retail and apartments) across the street (approximately 100 feet from the Project Site); Carson Street to the south with a mixed-use development (retail and senior apartments), a mobile home community, a child development center, a medical center, commercial retail, and a middle school across the street (approximately 100 feet from the Project Site; and a hotel, and offices to the east. Civic Plaza Drive is located along the eastern end of the Project Site, and Civic Center Drive traverse through the Project Site in a north-south direction.

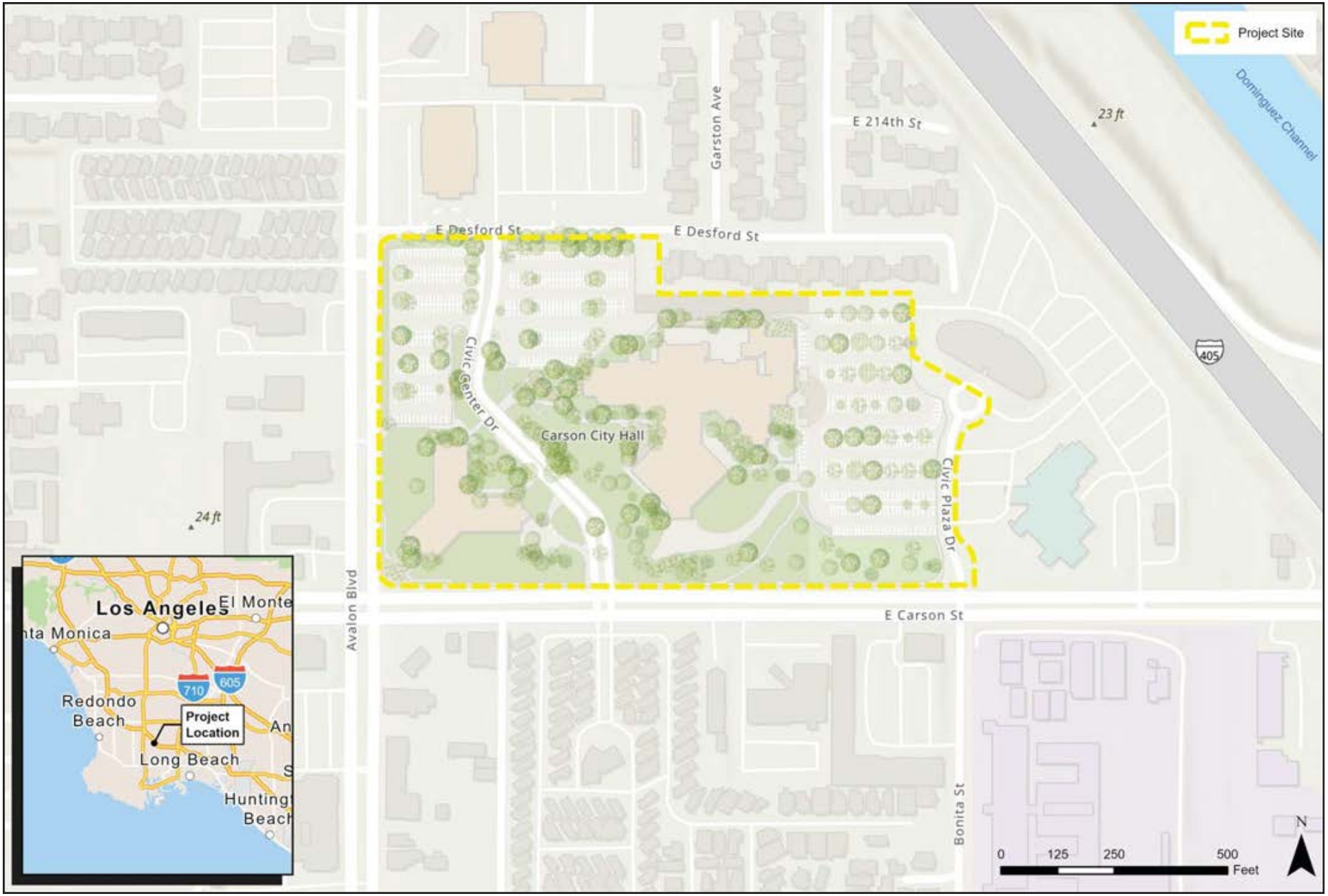
Interstate 405 (I-405) is approximately 920 feet from the Project Site. Direct access to the I-405 southbound and northbound lanes are provided along Carson Street via the I-405 on- and off-ramps. Interstate 110 (I-110) is approximately 1.4 miles west of the Project Site. Direct access to the I-110 southbound lanes is provided on Carson Street, while access to the northbound lanes is provided on 220th Street, south of Carson Street.

The location of the Project Site is shown in **Figure 2-1**.

EXISTING SITE CONDITIONS

The Project Site currently has two structures (Carson City Hall and Carson Community/Event Center), several open space areas, and three surface parking lots. Carson City Hall is a two-story structure located at the southwestern corner of the Project Site. The Carson Community/Event Center is a one-story structure located in the center of the Project Site and includes meeting rooms, event space, and a stroke center.

Three surface parking lots are located on the Project Site. The surface parking lots are located in the northwestern, northern, and eastern portions of the Project Site. The surface parking lot at the northeastern portion of the Project Site is accessible via Civic Center Drive. The surface parking lot at the northern portion of the Project Site is accessible via Civic Center Drive and a driveway entrance on Desford Street. Civic Plaza Drive provides access to the surface parking lot in the eastern portion of the Project Site. Additionally, an east-west driveway within the northern end of the Project Site (facing the rear of the adjacent single-family residential properties) connects the northern and eastern parking lots. The three surface parking lots are shared by existing uses on the Project Site and the office building and hotel to the east of the Project Site.



Source: TAHA, 2025.

Project Site and Regional Location

Figure 2-1

Civic Center Drive is a north-south street within the Project Site that connects Desford Street (north of the Project Site) with Carson Street (south of the Project Site). Civic Center Drive separates Carson City Hall from Carson Community/Event Center. Civic Center Drive is used by visitors and employees to access the on-site surface parking lots at the northwest and north sides of the Project Site and is also used by Carson Sheriff's vehicles to pass through the Project Site between Carson Street and the Carson Sheriff's Station surface parking lot on the north side of Desford Street. A sidewalk is provided along the east side of this street. A pedestrian bridge that connects City Hall to the Carson Community/Event Center crosses over Civic Center Drive.

Civic Plaza Drive is a north-south street within the eastern portion of the Project Site that connects Carson Street south of the Project Site with the surface parking lot on the eastern portion of the Project Site. The street provides access to the surface parking lots and uses within and adjacent to the Project Site. The southern portion of Civic Plaza Drive has sidewalks on both sides of the street that connects the sidewalk along Carson Street to the sidewalks on the southern end of the surface parking lots within and adjacent to the Project Site.

Landscaping is provided in the open space areas, around the perimeter of the Project Site, in the surface parking lots, and in the median along Civic Center Drive. Vegetation consists of ornamental grass, bushes, and trees. Adjacent to the Project Site, the parkway along Desford Street is landscaped with grass. Additionally, the sidewalks along Avalon Boulevard and Carson Street are lined with street trees.

Landscaped open space areas are located around Carson City Hall, to the west and east of Carson Community/Event Center, and along the southern portion of the Project Site facing Carson Street. These open space areas include walking paths with benches. A water fountain is located at the southwest corner of the Project Site.

Desford Street provides vehicular access to the Project Site via Civic Center Drive and a driveway entrance to the northern parking lot. Carson Street provides vehicular access to the Project Site via Civic Center Drive and Civic Plaza Drive. No vehicular access is available on Avalon Boulevard. Pedestrian access to the Project Site is provided via sidewalks along the north, west, and south sides of the Project Site on Desford Street, Avalon Boulevard, and Carson Street, respectively.

The Project Site is located in the Downtown Core. It is within the Downtown Mixed Use zoning district (DMX) and has a General Plan land use designation of Downtown Mixed Use (DMU).

SURROUNDING AREA

Existing uses in the immediate vicinity of the Project Site include the following:

- North: One- and two-story single-family residential uses, one-story Carson Sheriff's Station
- West: Mobile home community, one-story medical offices and urgent care, five-story mixed-use development (retail and apartments)
- South: Four-story mixed-use development (retail and senior apartments), mobile home community, child development center, two-story medical center, one-story commercial retail buildings, Andrew Carnegie Middle School with two-story buildings
- East: eight-story hotel, six-story office building

The United States Post Office, car dealerships, former auto repair businesses, and a vacant site are located further north of the Project Site. The vacant site was previously a mobile home community and is currently under construction for a future mixed-use development. A church, one- and two-story single-family residential uses, and mixed-use developments consisting of a mix of retail and multi-family residential uses are located further west. Commercial uses, single-family

residential uses, and Bonita Street Elementary School are located further south. Commercial uses, a plant nursery, I-405, and the Dominguez Channel are located further east of the Project Site.

The areas immediately adjacent to the Project Site, except for the single-family residential neighborhood to the north, mixed-use development to the west, and middle school to the south of the Project Site, are within the DMX zoning district. The residential neighborhood to the north is within the Low Density Residential (LDR) zoning district; the mixed-use development to the west is within the Union South Bay Specific Plan area, and the middle school to the south is within the Public School (PS) zoning district. Additionally, the mobile home communities to the west and south of the Project Site are within the Mobile Home Park Overlay Zone.

The areas immediately adjacent to the Project Site, except for the single-family residential neighborhood to the north, are in the Downtown Core and have a DMX General Plan land use designation. The residential neighborhood to the north has an LDR General Plan land use designation.

Regional mass transit service in the surrounding area is provided by Los Angeles County Metropolitan Transportation Authority (Metro) (Bus Line 246), Long Beach Transit (Bus Lines 2 and 4), and Torrance Transit (Bus Line 3). The bus stops are located at the Avalon Boulevard/Carson Street intersection.

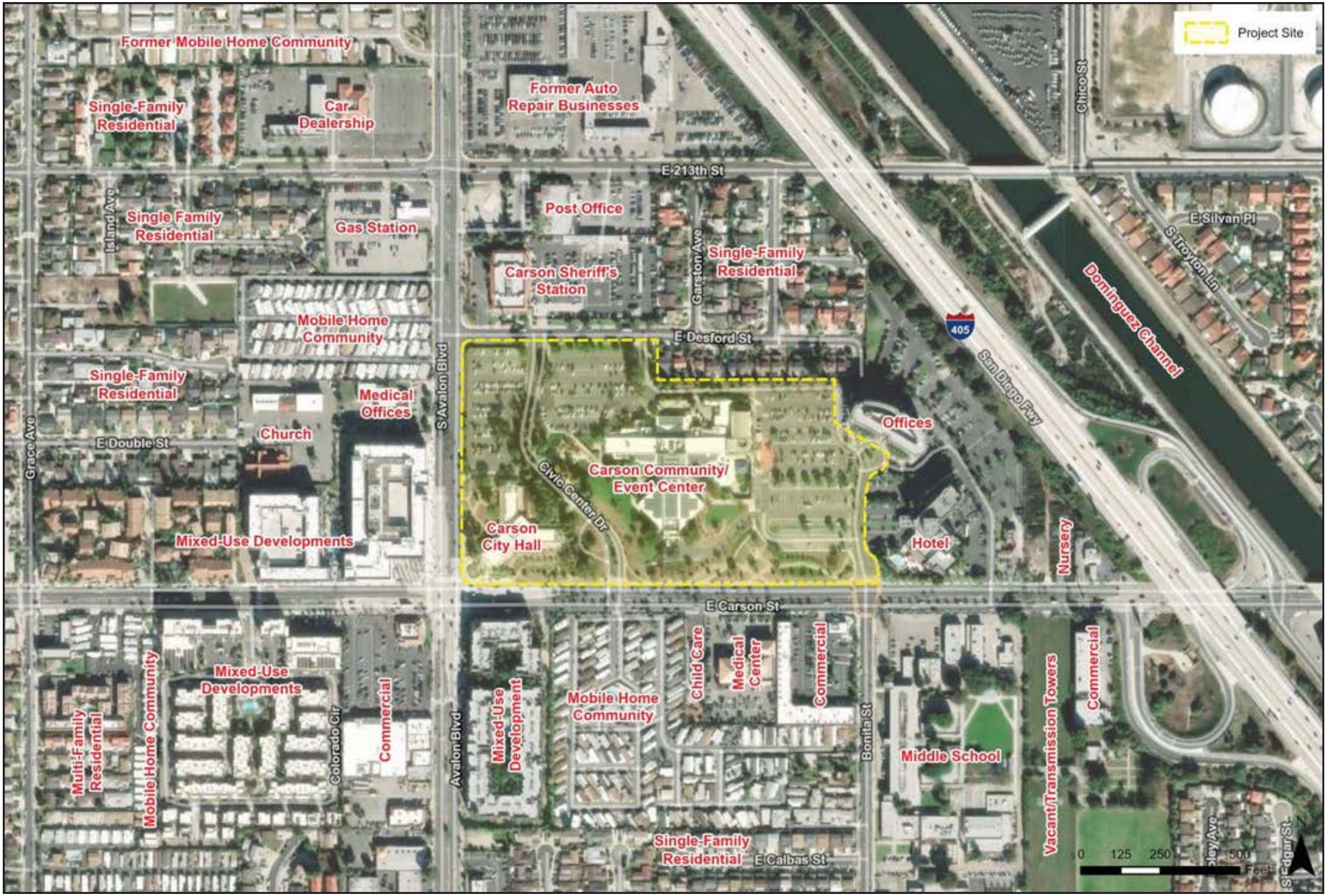
Carson Street is designated as a Class III (sharrows) bike route. No other bicycle facilities are provided in the surrounding area. Eight-foot-wide sidewalks are located along the north and south sides of Carson Street between Avalon Boulevard and Civic Plaza Drive.

An aerial photograph depicting the Project Site and the surrounding land uses is presented in **Figure 2-2**.

2.2 PROJECT DESCRIPTION FOR MODIFIED PROJECT

The Modified Project consists of the proposed Carson Civic Center Specific Plan, which identifies the types of development that are envisioned to occur on the Project Site and provides land use and development standards and design guidelines to guide future development on the 20-acre Project Site. Development for the Project Site, as envisioned by the proposed Specific Plan, include the renovation and repurposing of the existing City Hall building; the remodeling of the existing Carson Community/Event Center with improved amenities for events, additional class/program spaces, and an innovation center for teens; and the construction of a new City Hall building, a performing arts center, a mixed-use residential building, and a hotel. An elliptical plaza that could be designed as a jewel (referred to as Jewel Plaza) would be located between the existing City Hall building, the existing Community/Event Center, the proposed performing arts center, proposed mixed-use residential development, and proposed new City Hall building. The existing Civic Center Drive would be removed and replaced with a New Street that would continue to connect Desford Street to Carson Street. Additionally, an east-west pedestrian walkway would be constructed to connect Jewel Plaza to the proposed hotel.

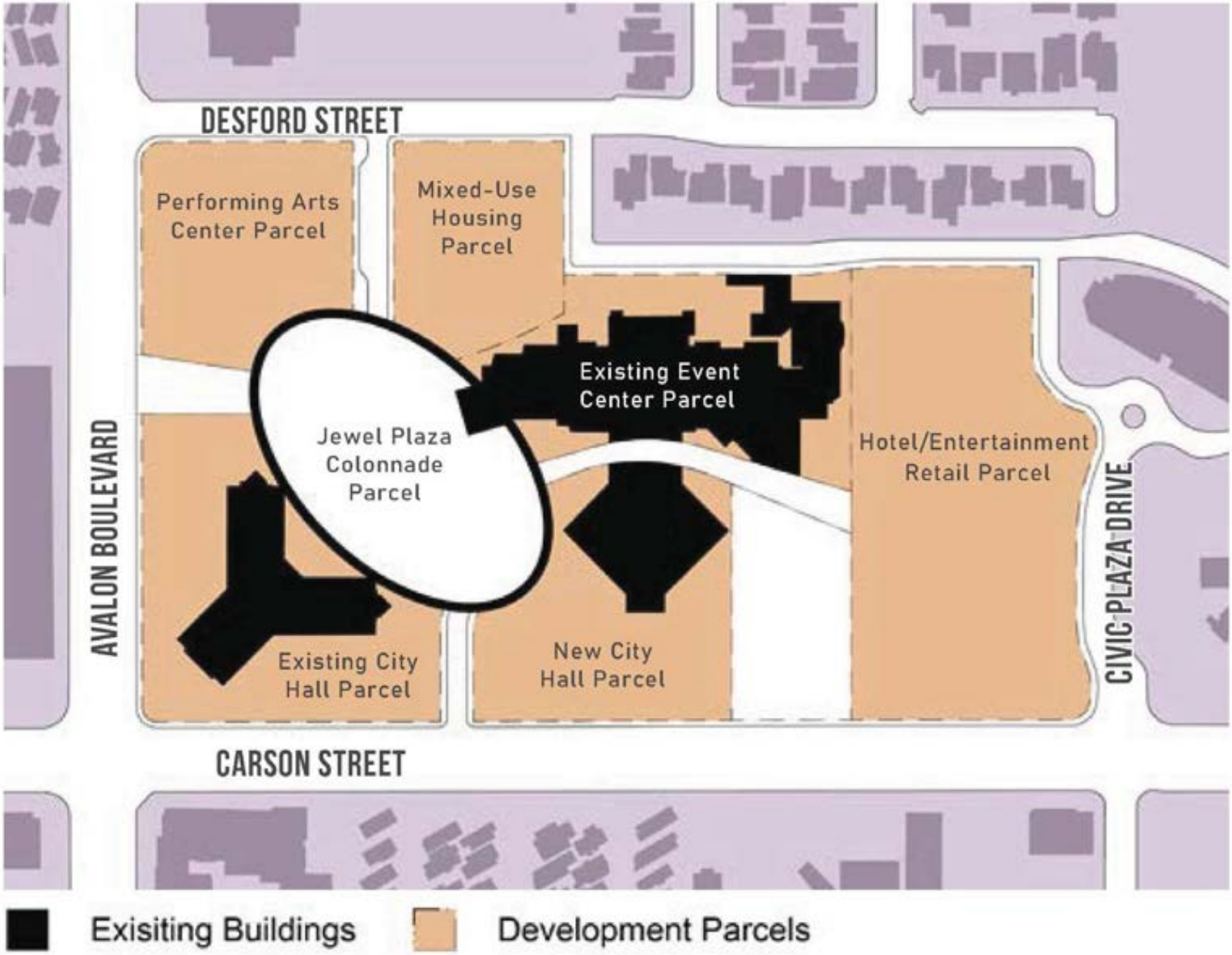
For the purpose of identifying the location in which the types of development would occur within the Project Site and the development standards and design guidelines for each type of development, the proposed Specific Plan divides the Project Site into seven parcels. The seven parcels are identified in **Figure 2-3**.



Source: TAHA, 2025.

Surrounding Land Uses

Figure 2-2



Source: Gruen Associates, 2025.

Development Parcels
Figure 2-3

Existing City Hall Parcel. The existing 64,000-square-foot City Hall building would be located on the Existing City Hall Parcel. The existing City Hall, which was originally built in 1976, would be retained, renovated, and repurposed to potentially accommodate community services and a cultural resource center. The primary entrance to the existing City Hall building would be at the corner of the Carson Street/Avalon Boulevard intersection, with a second entrance facing the proposed Jewel Plaza. Passenger and service vehicle loading would be located along Avalon Boulevard.

Publicly accessible open space with new landscaping would be provided on the west and south sides of the parcel. The open space area on the south side of the parcel (southeast of the existing City Hall building) is proposed to be a garden that could potentially include sculptures, statues, and/or art pieces commemorating the Civil Rights Movement and its key figures.

The proposed Specific Plan would permit civic, retail/restaurant, and office uses, as well as subterranean parking on this parcel. Passenger loading would be provided on the west side of the parcel on Avalon Boulevard.

Performing Arts Center Parcel. The Performing Arts Center Parcel would be located at the northwestern portion of the Project Site and would be developed with an approximately 124,000-square-foot performing arts center. The performing arts center would contain a 2,000-seat main theater and a 150-seat black box theater. Approximately 5,000 square feet of retail/restaurant space is proposed on this parcel.

The proposed Specific Plan would include development standards that limit the height of buildings on this parcel to 10 stories, or up to 120 feet, with the maximum height generally concentrated along the southern, southeastern, and eastern ends of the parcel.

The main entrance to the performing arts center building would be at the southeast side of the building facing Jewel Plaza with a secondary entrance facing the New Street. Passenger loading is proposed on the east side of the parcel on the New Street, and service vehicle loading is proposed on the north side of the parcel on Desford Street. The proposed Specific Plan would allow subterranean parking to be constructed under this parcel.

Mixed-Use Housing Parcel. The Mixed-Use Housing Parcel would be located at the northern portion of the Project Site between the Performing Arts Center Parcel and the adjacent single-family residential properties to the northwest of the Project Site. A four-story 440,000-square-foot mixed-use housing development is proposed on this parcel. The mixed-use building would have approximately 10,000 square feet of retail and restaurant space on the first level; a four-level 240,000-square-foot podium parking structure that would accommodate up to 640 vehicles; and approximately 140,000 square feet of residential space with 140 residential units. The proposed development would be designed to have one or two courtyards. All residential units would face either a public street, public space, or the interior courtyard. A 6,000-square-foot bus depot is also proposed on the ground level. The podium parking structure would be situated above the bus depot and below the housing units. Retail and restaurant uses would be located along the west and southwest side of the proposed development facing the New Street and Jewel Plaza. The proposed Specific Plan would also permit underground parking on this parcel.

Structures on this parcel would be allowed to have a maximum height of up to 85 feet or 8 stories concentrated along the western, southwestern, and southern portion of the parcel, away from the adjacent residential properties to the north and east of the Project Site. The proposed Specific Plan would require a maximum height limit of up to 4 stories at the northern and eastern end of the parcel facing Desford Street and single-family residential uses, respectively. The proposed structure on the Mixed-Use Housing Parcel would be designed to step down towards the adjacent single-family residential properties to reduce the massing of the proposed structure at the adjacent residential neighborhood and to allow the proposed development to transition in height.

Primary access to this development would face Jewel Plaza, with a secondary access towards the west side of the parcel facing the New Street. Vehicles would primarily access the proposed parking structure on Desford Street, with a secondary entrance at the existing driveway on the east side of the parcel. Passenger loading would be located on the north side of the parcel at Desford Street, while service vehicle loading would be located on the west side of the parcel at the New Street.

Existing Event Center Parcel. The northern elongated portion of the existing Carson Community/Event Center would be located in the Existing Event Center Parcel. The southern diamond-shaped portion of this building would be located in the New City Hall Parcel (see discussion below). Under the Modified Project, the community/event center would be remodeled and divided into two sections. The northern, elongated portion would be separated from the southern diamond-shaped portion by a new pedestrian walkway that would be either open-to-sky or semi-covered. The northern section of this building would have educational and office spaces. A new tower element would be constructed at the western end of the long segment facing Jewel Plaza. Combined, the northern and southern portions of the remodeled Community/Event Center would be approximately 90,000 square feet in size. Uses permitted by the proposed Specific Plan include civic, retail/restaurant, office, assembly, and education.

The primary entrance for the existing Community/Event Center would be from Jewel Plaza, with a secondary entrance along the south side of the structure adjacent to the proposed east-west pedestrian walkway. Passenger and service vehicle loading would be provided on the north side of the parcel at the existing driveway. Another passenger loading area would be proposed at the New Street in Jewel Plaza. The Modified Plan would allow subterranean parking to be constructed in this parcel.

New City Hall Parcel. The New City Hall Parcel would be located south of the Existing Event Center Parcel. The southern diamond-shaped portion of the existing Carson Community/Event Center and a new City Hall would be located on this parcel. The diamond-shaped portion of the existing Community/Event Center would be remodeled to have a community hall and theater spaces. A new approximately 197,000-square-foot flagship City Hall would be developed and would amalgamate the existing Community/Event Center. The proposed new City Hall building may contain a centralized public lobby and “one-stop shop” permit counter, sustainable design elements, such as natural daylighting, low-energy systems, and green materials and flexible office space to accommodate evolving department needs and growth over time. Approximately 10,000 square feet of retail and restaurant space is proposed on this parcel. The building exterior may include pedestrian walkways, open space, and a plaza to encourage walkability and civic engagement.

A conical-shaped Council Chamber would be located on the west side of the parcel and would face the proposed Jewel Plaza. The rest of the building would be in the form of a curved vertical slab with its tallest massing at the western end of the building and stepping down towards the eastern end of the building. The proposed Specific Plan development standard would allow the new City Hall building to have a height of up to 200 feet, or 15 stories towards the western portion of the parcel. Building heights towards the eastern and northern ends of this parcel would be six and four stories, respectively.

The primary entrance to the new City Hall would be from Carson Street, with a secondary entrance facing Jewel Plaza. Passenger loading would be on the south side of the parcel at Carson Street, and service vehicle loading would be provided on the west side of the parcel at the New Street. The Modified Plan would allow subterranean parking to be constructed in this parcel.

Hotel/Entertainment Retail Parcel. An approximately 240,000-square-foot hotel with 140,000 square feet of podium parking would be constructed at the eastern end of the Project Site on the Hotel/Entertainment Retail Parcel. The proposed hotel would have approximately 420 rooms and an approximately 120,000-square-foot hotel amenity deck. The hotel would also have approximately 20,000 square feet of retail and restaurant space and 12,000 square feet of meeting

rooms. The amenity deck would be located at the northern portion of the parcel on top of the podium parking. The hotel amenity deck would have recreational, restaurant, and retail uses. On the ground level, retail uses would face the open space area to the west of the proposed hotel. Approximately 640 parking spaces are proposed in the podium parking structure. While subterranean parking is not proposed for the hotel development, the proposed Specific Plan would permit the development of underground parking on this parcel.

The proposed Specific Plan would include development standards that limit the height of the proposed hotel building to four stories within 100 feet of the northern end of the Hotel/Entertainment Retail Parcel to limit the scale and massing of the building from the adjacent residential properties and allow the proposed hotel building to transition in height. The maximum permitted height would be up to 240 feet, or 22 stories and would be concentrated towards the middle of the parcel, adjacent to the proposed east-west pedestrian walkway.

The primary entrance to the proposed hotel would be located on Carson Street, with a secondary entrance on the west side of the parcel where the proposed east-west pedestrian walkway terminates. Vehicles would enter the proposed parking structures via Carson Street and at the north end of the parcel. Passenger loading is proposed on Carson Street, while service vehicle loading is proposed on the west and east sides of the parcel.

The southwestern corner of the proposed hotel could potentially be developed with either open space (between the hotel building, the new City Hall building, and the existing Community/Event Center) or an approximately 25,000-square-foot interactive museum.

Entertainment Retail Option. In lieu of a hotel, the Modified Project provides an option to develop a 240,000-square-foot entertainment retail center on the Hotel/Entertainment Retail Parcel. Under this option, the Hotel/Entertainment Retail Parcel would be developed with 130,000 square feet of retail, 30,000 square feet of restaurant space, 30,000 square feet of interactive museum space, and 50,000 square feet of commercial space that is allocated for immersive entertainment for sports, arts, movies and other forms of entertainment. The Entertainment Retail Option would provide approximately 1,000 parking stalls in an above-grade podium parking structure and one level of subterranean parking garage.

Under this option, the proposed garden that would commemorate the Civil Rights Movement and its key figures with sculptures, statues, and/or art pieces would be located between the New City Hall Parcel and the Hotel/Entertainment Parcel instead of on the southeast side of the existing City Hall.

Building access locations and height limitations, as well as the development standards in the proposed Specific Plan, would remain the same as for the proposed hotel development.

Jewel Plaza Colonnade Parcel. An elliptical plaza shaped and designed like a jewel (Jewel Plaza) would be constructed at the Jewel Plaza Colonnade Parcel. The Performing Arts Center, Mixed-Use Housing, Existing Event Center, New City Hall, and Existing City Hall Parcels would surround the Jewel Plaza Colonnade Parcel. Jewel Plaza would be the focal point of the Project Site. The plaza would be defined by a colonnade that would be at least 14 feet from the floor to the ceiling and 19 feet to the top of the parapet. The roof of the colonnade would be flat and programmed to be either a running track or an area where visitors can access and look down into the plaza. Elevator and stair access to the roof of the colonnade would be located within any of the adjoining buildings.

In keeping with the City being known as “Jewel of the South Bay,” the central loop of the plaza would prominently display a jewel shape that is outlined by walkways and landscaping. Uses envisioned for Jewel Plaza include community events, concerts, recreation, fairs, and farmers’ markets. The proposed Specific Plan would allow for subterranean parking to be constructed under this parcel.

Figure 2-4 presents the conceptual site plan of the Project Site with the development of the proposed hotel at the Hotel/Entertainment Retail Parcel. **Figures 2-5** and **2-6** depict a hypothetical rendition of what full build-out of the Project Site could potentially look like with the development of the proposed hotel and the optional interactive museum.

Figure 2-7 presents the conceptual site plan of the Project Site with the development of the proposed entertainment retail center option at the Hotel/Entertainment Retail Parcel. **Figures 2-8** and **2-9** depict a hypothetical rendition of what full build-out of the Project Site could potentially look like with the development of the entertainment retail center.

Open Space

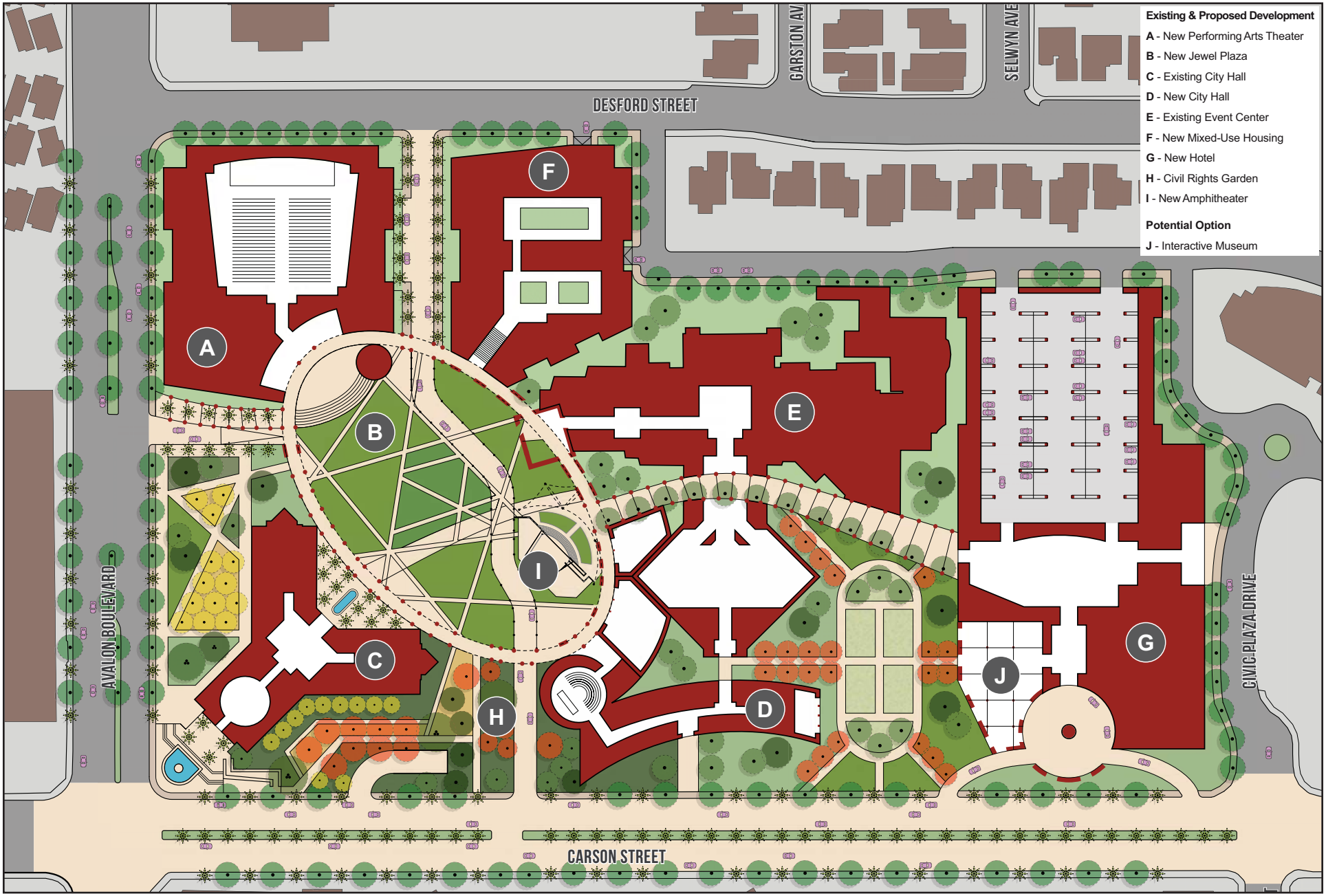
Open space areas would be provided in various areas of the Project Site and would consist of Jewel Plaza; landscaped open space areas around the existing City Hall building; landscaped open space area between the existing Community/Event Center, proposed new City Hall, and proposed hotel/entertainment retail center; landscaped open space area in front of the proposed new City Hall building; and courtyards within the mixed-use housing development. The open space areas throughout the Project Site, with the exception of the courtyards in the Mixed-Use Housing Parcel, would be publicly accessible. The courtyards in the Mixed-Use Housing Parcel would be specifically designed for the proposed residential uses. The proposed mixed-use housing development would have one or two courtyards.

The public open space network would be centered on Jewel Plaza, which would be the focal point of the Modified Project. Jewel Plaza would adjoin the northeast side of the existing City Hall, the southeast side of the proposed performance arts center, the southwest side of the proposed mixed-use residential development, the west side of the existing Community/Event Center, and the northwest side of the proposed City Hall.

The open space that is currently located around the existing City Hall building would be redesigned with new landscaping to maintain the visual prominence of the building from the Carson Street/Avalon Boulevard intersection. The intent of the open space is to mark the Project Site as a major destination. At the southeast side of the existing City Hall building, the open space area would be designed as a garden that may potentially include sculptures, statues, and/or art pieces commemorating the Civil Rights Movement and its key figures. Open space areas around the existing City Hall building would have pedestrian amenities, gathering spaces, and sitting areas. A landscaped open space area would also be provided in front of the proposed new City Hall building.

Landscaped open space with pedestrian pathways would also be placed between the New City Hall Parcel and Hotel/Entertainment Retail Parcel. The intent of this open space area is to provide outdoor use for the proposed new City Hall building, the existing Community/Event Center, and the proposed hotel. The function of this open space area could potentially include outdoor dining, small private and/or public events, photography for special occasions, and leisure. This open space area would not be provided if a museum is developed on the southwest side of the proposed hotel. Under the Entertainment Retail Option, this open space area would be designed as a garden commemorating the Civil Rights Movement and its key figures (see discussion below).

An east-west pedestrian walkway is proposed to connect Jewel Plaza to the Hotel/Entertainment Retail Parcel. This walkway would bisect the Community/Event Center and is intended to provide connectivity across the Project Site while providing various pedestrian amenities for sitting, eating, and gathering.



Source: Gruen Associates, 2025.

Conceptual Site Plan with Hotel

Figure 2-4

Source: Gruen Associates, 2025.

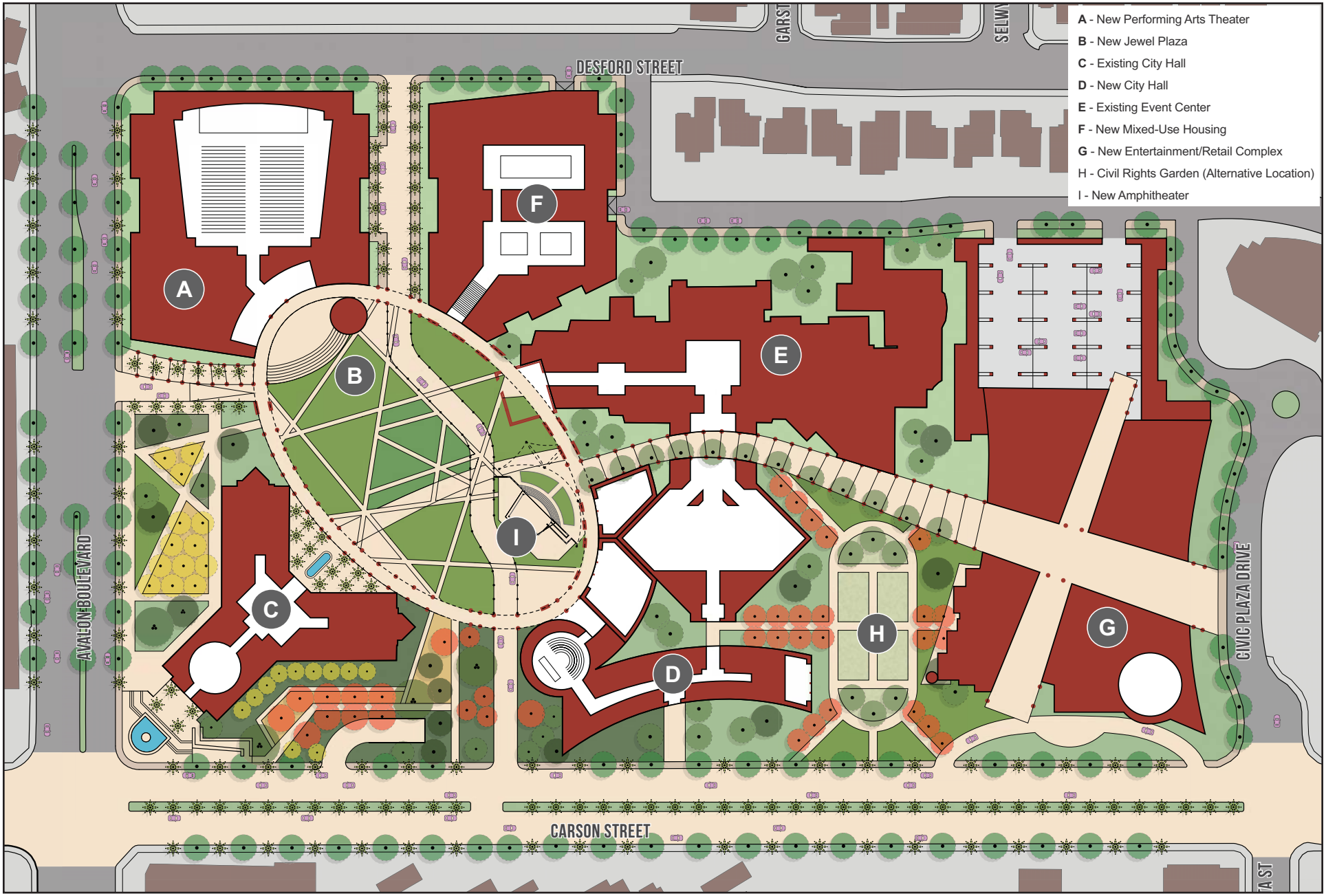
Conceptual Rendering with Hotel - View Looking Northeast

Figure 2-5

Source: Gruen Associates, 2025.

Conceptual Rendering with Hotel - View Looking Northwest

Figure 2-6



Source: Gruen Associates, 2025.

Conceptual Site Plan with Entertainment Retail Option

Figure 2-7

Source: Gruen Associates, 2025.

Conceptual Site Plan with Entertainment Retail Option - View Looking Northeast

Figure 2-8

Source: Gruen Associates, 2025.

Conceptual Site Plan with Entertainment Retail Option - View Looking Northwest

Figure 2-9

Landscaping on the Project Site would conform to the California State Model Water Efficient Landscape Ordinance (MWELO), which promotes water-efficient irrigation, climate-appropriate planting, proper soil management, and landscape practices that minimize waste and support long-term sustainability. **Figure 2-10** presents the conceptual open space plan.

Entertainment Retail Option. Under the proposed Entertainment Retail Option, the garden that would potentially have sculptures, statues, and/or art pieces to commemorate the Civil Rights Movement and its key figures would be placed between the New City Hall Parcel and the Hotel Parcel instead of at the southeast side of the existing City Hall.

Parking

Parking for the Modified Project would be provided in subterranean parking garages and above-ground podium parking structures. Limited surface parking that are primarily for handicapped and seniors would also be provided. The proposed Specific Plan would permit subterranean parking in the Existing City Hall, Performing Arts Center, Existing Community/Event Center, New City Hall, and Jewel Plaza Colonnade Parcels. Subterranean parking would be available for public use and would be shared among the development proposed in the Existing City Hall, Existing Event Center, New City Hall, and Performing Arts Center Parcels. Approximately 251,000 square feet of subterranean parking is proposed to accommodate approximately 670 subterranean parking spaces.

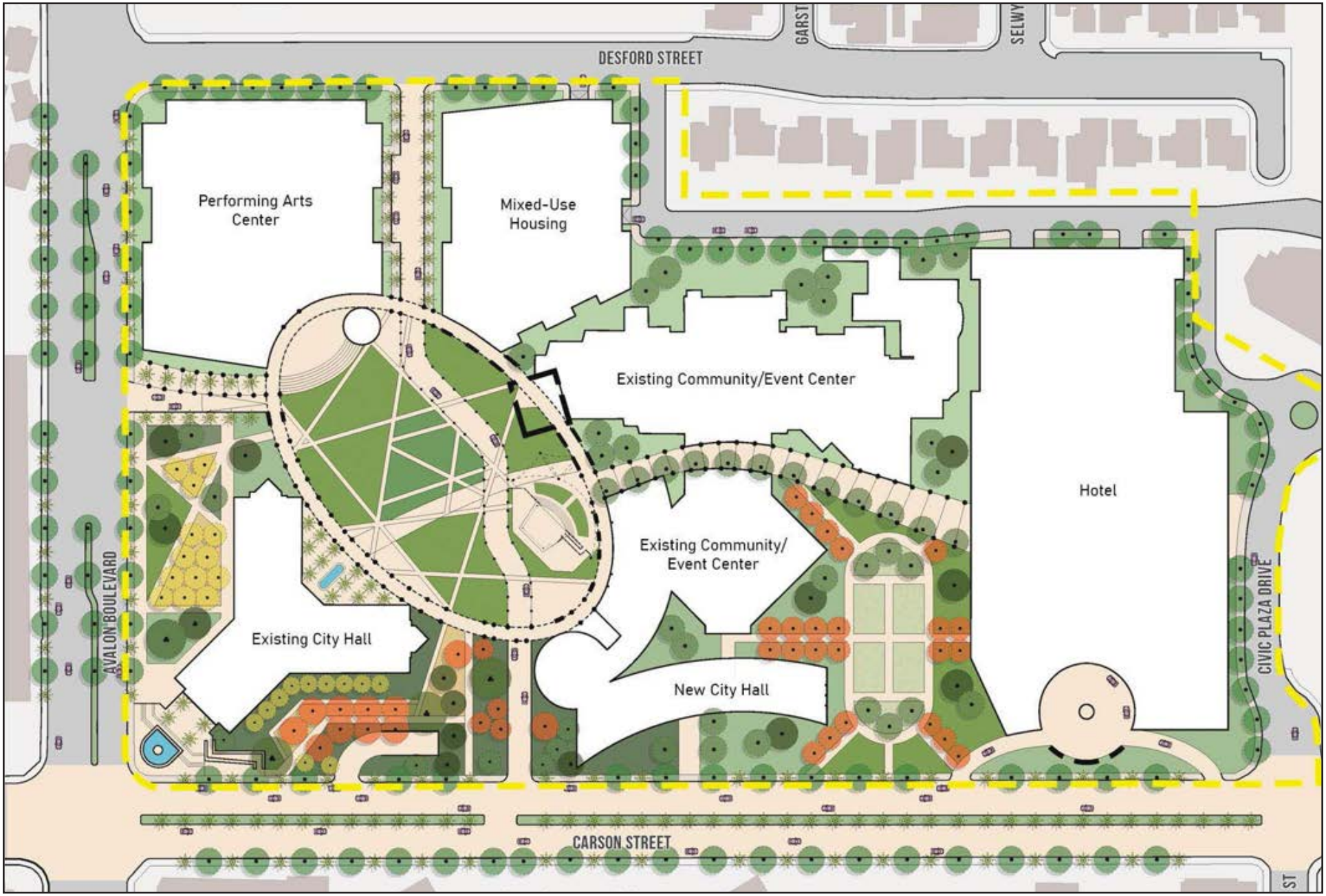
Above-grade podium parking structures are proposed to be developed in the Mixed-Use Housing and Hotel/Entertainment Retail Parcels. A total of approximately 1,280 parking spaces is proposed in the two podium parking structures, of which 640 spaces would be located in the Mixed-Use Housing Parcel and 640 spaces would be located in the Hotel/Entertainment Retail Parcel. In the Mixed-Use Housing Parcel, approximately 240,000 square feet of podium parking would be located above the proposed bus depot and below the proposed residential units. Podium parking on the Mixed-Use Housing Parcel would provide parking specifically for the development in the Mixed-Use Housing Parcel. In the Hotel/Entertainment Retail Parcel, approximately 140,000 square feet of podium parking would be located in the northern portion of the Hotel Parcel and would be placed below the hotel amenity deck. This parking structure would provide parking specifically for the development on the Hotel/Entertainment Retail Parcel.

Entertainment Retail Option. Under the Entertainment Retail Option, a podium parking structure and subterranean parking would be provided in the Hotel/Entertainment Retail Parcel to accommodate approximately 1,000 parking spaces that would be specifically allocated for the proposed entertainment retail development. The proposed subterranean parking garages and podium parking structure in the other parcels would be the same as described above.

Pedestrian and Vehicular Circulation

The Modified Project would remove Civic Center Drive and replace it with a New Street. The existing pedestrian bridge over Civic Center Drive could potentially be removed or reconstructed. The New Street would continue to connect Desford Street to Carson Street and would pass through the proposed Jewel Plaza. Primary vehicular circulation to the Project Site, including emergency vehicles, would be from the New Street and Civic Plaza Drive. To the north and south of Jewel Plaza, both sides of the New Street would have 10-foot-wide sidewalks with street trees. The New Street would be approximately 26 feet wide. A portion of the street to the north of Jewel Plaza would be an additional 34 feet wide to accommodate a passenger loading area.

Civic Plaza Drive and the existing driveway at the northeastern portion of the Project Site (to the south and west sides of the adjacent single-family residential properties) would be retained for vehicular circulation around the Project Site. Civic Plaza Drive would potentially be widened by an additional 8 feet to accommodate a passenger loading area.



Source: Gruen Associates, 2025.

Conceptual Landscape Plan

Figure 2-10

The Modified Project would potentially install one driveway on Avalon Boulevard, two driveways on Carson Street, and one driveway on Desford Street. Avalon Boulevard currently has no driveway entrances. The proposed new driveway entrance on Avalon Boulevard would be installed between the Existing City Hall Parcel and the Cultural Center Parcel and could potentially provide access to the proposed subterranean parking garage. The two new driveway entrances on Carson Street would be located on the south side of the Hotel/Entertainment Retail Parcel and would provide vehicular access to the passenger loading area for the proposed hotel. The Hotel/Entertainment Retail Parcel would have two additional driveway entrances on the north side of the parcel to provide access to the proposed podium parking structure on the parcel. On Desford Street, a new driveway entrance would be installed between the New Street and the existing northeastern driveway to provide vehicular access to the proposed podium parking structure in the Mixed-Use Housing Parcel. A driveway entrance to the proposed podium parking structure would also be provided at the existing northeastern driveway. At the southern end of the New Street, a new driveway entrance would be installed to provide access to the proposed subterranean parking garage.

Passenger loading areas are proposed at various locations throughout the Project Site, including on the east side of the Performing Arts Center Parcel (at Civic Center Drive), on the northeast side of the Existing City Hall Parcel, on the northwest side of the New City Hall Parcel, on the north side of the Existing Event Center Parcel, on the east side of the Hotel/Entertainment Retail Parcel (at Civic Plaza Drive), and on the south side of the Project Site (at Carson Street).

Pedestrian pathways would be located throughout the Project Site, including an east-west pedestrian walkway that extends from Jewel Plaza, passes through the existing Community/Event center, to the Hotel/Entertainment Retail Parcel. This pedestrian walkway would be the main east-west pedestrian walkway on the Project Site that connects the proposed uses on the west side of the Project Site to the east side of the Project Site. Additional pedestrian pathways would be provided southeast of the Community/Event Center to connect the east-west pedestrian walkway to Carson Street. Pedestrian pathways would also be provided to connect Jewel Plaza. Sidewalks would be constructed on both sides of the New Street and would provide pedestrian access too Jewel Plaza from street and Carson Avenue.

Adjacent to the Project Site, the number of travel lanes along Carson Street and Avalon Boulevard would remain unchanged. The section of Carson Street between Avalon Boulevard and Civic Plaza Drive would be improved with new paving. The sidewalk along the north side of Carson Street would be widened from 8 feet to 12 feet and would be enhanced with new landscaping and paving and/or art. Street trees would alternate between large shade trees and palm trees. This pattern of trees would also be replicated along the south side of the street. The sidewalk along the south side of Carson Avenue would continue to be 8 feet wide. New crosswalks are proposed at the Carson Street/Avalon Boulevard intersection. Additionally, a mid-block crossing would be provided near the front entry of the new City Hall building for pedestrian safety and mobility. The design of Carson Street would promote safe pedestrian paths and provide flexibility to close the street to host special events between Avalon Boulevard and Bonita Street/Civic Plaza Drive.

Bus shelters could potentially be installed at bus stops adjacent to and across the street from the Project Site along Carson Street and Avalon Boulevard.

Land Use and Development Standards

The Modified Plan would include land use and development standards and design guidelines that would guide the development of the 20-acre Project Site and would supplement other applicable regulations in the City's Zoning Code. If the Modified Project is adopted by the City, the proposed Specific Plan would be the regulatory and land use policy document for the Project Site. Any situation not specifically addressed by the proposed Specific Plan would be subject to the

requirements of the Carson Municipal Code (CMC), provided that such regulations are not in conflict with the objectives of the proposed Specific Plan.

Table 2-1 provides a summary of the proposed uses to be developed, and **Table 2-2** summarizes the proposed development standards for the Specific Plan.

TABLE 2-1: CARSON CIVIC CENTER SPECIFIC PLAN DEVELOPMENT SUMMARY

Proposed Uses	**Size**
Total Parcel Area	20 acres
Existing City Hall Parcel	**64,000 building sf**
Community Services	
Cultural Resource Center	
Subterranean Parking	
Performing Arts Center Parcel	**124,000 sf**
Main Theater	2,000 seats
Black Box Theater	150 seats
Retail	5,000 sf
Subterranean Parking	
Mixed Use Housing Parcel	**440,000 sf**
Retail/restaurant	10,000 sf
Residential	130,000 sf, 140 units
Bus Depot (first level)	60,000 sf
Podium Parking (above bus depot, below housing)	240,000 sf, 640 spaces
Existing Event Center Parcel	**90,000 building sf**
Community Center (existing)	
Event Center (existing)	
Subterranean Parking	
New City Hall Parcel	**197,000 building sf**
City Hall Offices, Lease Office Space	187,000 sf
Retail/Restaurant	10,000 sf
Subterranean Parking Structure	
Hotel/Entertainment Retail Parcel	
Hotel Development	380,000 building sf
Hotel	208,000 sf, 420 rooms
Retail/Restaurant	20,000 sf
Hotel Amenity Deck	120,000 sf (not included in total hotel building sf)
Meeting Rooms	12,000 sf
Interactive Museum (optional)	25,000 sf (not included in total hotel building sf)
Podium Parking (below hotel amenity deck)	140,000 sf, 640 spaces
Entertainment Retail Option	240,000 building sf
Retail	130,000 sf
Restaurant	30,000 sf
Interactive Museum	30,000 sf
Immersive Entertainment Venue	50,000 sf
Podium Parking plus 1 level Subterranean Parking	1,000 spaces
Total Parking Spaces	**631,000 sf, 1,950 spaces**
Subterranean Parking (to be shared between Existing City Hall, Existing Community/Event Center, New City Hall, and New Cultural Center Parcels)	251,000 sf, 670 spaces
Podium Parking (Mixed-Use Housing Parcel and New Hotel Parcel)	380,000 sf, 1,280 spaces

sf = square feet
SOURCE: Gruen Associates, 2025.

TABLE 2-2: CARSON CIVIC CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS	
Parcel	**Development Standard**
BUILDING SETBACK FROM STREET OR ADJACENT PROPERTIES	
Existing City Hall Parcel	• n/a
Performing Arts Center Parcel	• 5 feet minimum, 10 feet maximum from Avalon Blvd, Desford St, and New St • 5 feet maximum from southern parcel line • 0 feet from southeastern parcel line
Mixed-Use Housing Parcel	• 5 feet minimum, 10 feet maximum from New St, Desford St, and southeastern parcel line • 10 feet minimum and maximum from eastern parcel line • 20 feet minimum step-back above 4 stories from eastern parcel line facing adjacent residential properties
Existing Event Center Parcel	• n/a
New City Hall Parcel	• 10 feet minimum from Carson St • 5 feet minimum from New St and Civic Plaza Dr
Hotel/Entertainment Retail Parcel	• 30 feet maximum from Carson St • 5 feet minimum from Civic Plaza Dr • 20 feet setback from northern parcel line
Jewel Plaza Colonnade Parcel	• n/a
BUILDING ACCESS	
Existing City Hall Parcel	Primary Access: • New St from Carson St and parking ramp along northern parcel line from Avalon Blvd (vehicles) • Carson St/Avalon Blvd intersection (pedestrians) Secondary Access: • Jewel Plaza (pedestrians) Loading Area: • Avalon Blvd (passengers and service vehicles)
Performing Arts Center Parcel	Primary Access: • Avalon Blvd (vehicles) • Jewel Plaza (pedestrians) Secondary Access: • New St (vehicles and pedestrians) Loading Area: • New St (passengers) • Desford St (service vehicles)
Mixed-Use Housing Parcel	Primary Access: • Desford St (vehicles) • Jewel Plaza (pedestrians) Secondary Access: • Eastern Driveway (vehicles) • New St (pedestrians) Loading Area: • New St (passengers) • Desford St (service vehicles)

TABLE 2-2: CARSON CIVIC CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS	
Parcel	**Development Standard**
Existing Event Center Parcel	Primary Access: • Northern parcel line (vehicles) • Jewel Plaza (pedestrians) Secondary Access: • East-west pedestrian walkway (pedestrians) Loading Area: • New St (passengers) • Northern parcel line (passengers and service vehicles)
New City Hall Parcel	Primary Access: • Carson St (vehicles and pedestrians) Secondary Access: • Jewel Plaza (pedestrians) Loading Area: • Carson St (passengers) • New St (service vehicles)
Hotel//Entertainment Retail Parcel	Primary Access: • Carson St (vehicles and pedestrians) Secondary Access: • Northern parcel line (vehicles) • Western parcel line next to east-west pedestrian walkway (pedestrians) Loading Area: • Carson St (passengers) • Western and eastern property line (service vehicles)
Jewel Plaza Colonnade Parcel	Primary Access: • Carson St (vehicles & pedestrians) Secondary Access: • Avalon Blvd (vehicles & pedestrians) Loading Area: • n/a
OPEN SPACE (PUBLICLY ACCESSIBLE)	
Existing City Hall Parcel	• Minimum of 1 fronting Carson St • Minimum of 1 fronting Avalon Blvd • 30 feet by 30 feet (minimum dimensions)
Performing Arts Center Parcel	• n/a
Mixed-Use Housing Parcel	• n/a
Existing Event Center Parcel	• n/a
New City Hall Parcel	• Minimum of 1 fronting Carson St • 25 feet by 50 feet or equal area (minimum dimension):
Hotel//Entertainment Retail Parcel	• n/a
Jewel Plaza Colonnade Parcel	• Roof level of Colonnade to be publicly accessible • 15 feet wide (minimum)
BUILDING HEIGHT LIMITS	
Existing City Hall Parcel	• n/a
Performing Arts Center Parcel	• 120 feet or 10 stories (maximum) • Maximum height to be concentrated along southern, southeastern, and eastern parcel lines

TABLE 2-2: CARSON CIVIC CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS	
Parcel	**Development Standard**
Mixed-Use Housing Parcel	• 85 feet or 8 stories (maximum) to be concentrated along western, southwestern, and southeastern parcel line • 4 stories (maximum) along northern parcel line (facing Desford St) and eastern parcel line (facing single-family residential properties) • Minimum step-back of 20 feet from southeastern and eastern parcel lines if above 4 stories in height
Existing Event Center Parcel	• n/a
New City Hall Parcel	• 200 feet or 15 stories (maximum) • Maximum height to be concentrated near Civic Center Dr/Carson St intersection • Minimum 20 feet step-back from eastern and northern parcel lines; maximum 6 stories at step-back from eastern parcel line and 4 stories at step-back from northern parcel line
Hotel/Entertainment Retail Parcel	• 240 feet or 22 stories (maximum) to be concentrated towards the middle of the parcel adjacent to the east-west pedestrian walkway • 4 stories within 100 feet from northern parcel line
Jewel Plaza Colonnade Parcel	• 14 feet floor to ceiling, 19 feet to top of parapet (minimum) • No maximum height limit
PERMITTED USES	
Existing City Hall Parcel	Civic, Retail/Restaurant, Office, Amenities to support active ground floor uses (include at least two of the following: seating, art, vendors, activities [e.g., chess tables], and kiosks)
Performing Arts Center Parcel	Civic, Retail/Restaurant, Assembly
Existing Event Center Parcel	Civic, Retail/Restaurant, Office, Assembly, Education
Mixed-Use Housing Parcel	Residential, Retail/Restaurant, Active Ground Floor Uses and Amenities, Parking
New City Hall Parcel	Civic, Retail/Restaurant, Office, Amenities to support active ground floor uses (including at least two of the following: seating, art, vendors, activities [e.g., chess tables], and kiosks)
Hotel/Entertainment Retail Parcel	Retail/Restaurant, Hospitality, Entertainment
Jewel Plaza Colonnade Parcel	Civic, Open Space, Amenities to support active ground floor and rooftop uses (include at least two of the following: seating, art, vendors, activities [e.g., chess tables], and kiosks)
Parking	
Existing City Hall Parcel	<u>Permitted:</u> • Surface Parking for Handicapped & Seniors • Underground Parking <u>Not Permitted:</u> • Podium Parking • Within 20 feet of southern parcel lines facing Carson St and Avalon Blvd
Performing Arts Center Parcel	<u>Permitted:</u> • Surface Parking for Handicapped & Seniors • Underground Parking <u>Not Permitted:</u> • Podium Parking • Within 20 feet of eastern parcel line facing Avalon Blvd

TABLE 2-2: CARSON CIVIC CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS

Parcel	Development Standard
Mixed-Use Housing Parcel	Permitted: • Surface Parking for Handicapped & Seniors • Podium Parking • Underground Parking Not Permitted: • n/a
Existing Event Center Parcel	Permitted: • Surface Parking for Handicapped & Seniors • Underground Parking Not Permitted: • Podium Parking
New City Hall Parcel	Permitted: • Surface Parking for Handicapped & Seniors • Underground Parking Not Permitted: • Podium Parking • Within 20 feet of southern parcel line facing Carson St
Hotel/Entertainment Retail Parcel	Permitted: • Surface Parking for Handicapped, Seniors, and pick-up/drop-off • Podium Parking • Underground Parking Not Permitted: • Within 20 feet of southern parcel line facing Carson St
Jewel Plaza Colonnade Parcel	n/a

SOURCE: Gruen Associates, 2025; TAHA, 2025

3.0 ENVIRONMENTAL IMPACT ANALYSIS

This section provides an impact assessment of the Modified Project. The information below addresses each of the environmental issues that were previously analyzed within the scope of the previously adopted EIR for the General Plan Update and the most current Appendix G of the CEQA Guidelines. The conclusions of the Certified EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the Certified EIR.

The CEQA Guidelines Environmental Checklist Form was used to compare the anticipated environmental effects of the Modified Project with those disclosed in the Certified EIR and to review whether any of the conditions set forth in CEQA Guidelines Section 15162 and PRC Section 21166, requiring preparation of a Supplemental or Subsequent EIR, have been triggered.

The checklist and evaluation below provide the following information for each of these environmental impact categories:

1. **IMPACT DETERMINATION IN THE CERTIFIED EIR**: This section lists the impact determination made in the Certified EIR for each environmental topic area. It also lists the General Plan Update policies that are applicable to each environmental topic area.

2. **DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?** Pursuant to CEQA Guidelines Section 15162(a)(1), this section indicates whether the Modified Project would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or would result in a substantial increase in the severity of a previously identified impact.

3. **ANY NEW CIRCUMSTANCES INVOLVING NEW IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?** Pursuant to CEQA Guidelines Section 15162(a)(2), this section indicates whether there have been changes to the Project Site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental document, which would result in the Modified Project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact.

4. **ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?** Pursuant to CEQA Guidelines Section 15162(a)(3)(A) through (D), this section indicates whether new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid. If the new information shows the following, then the question would be answered "Yes", requiring the preparation of a Supplemental or Subsequent EIR:

   (A) The project will have one or more significant effects not discussed in the prior environmental documents;

   (B) Significant effects previously examined will be substantially more severe than shown in the prior environmental documents;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental document remain unchanged and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or there are no additional mitigation measures or alternatives now available or feasible but declined for adoption by the project proponent, then the question would be answered ”No” and no Supplemental or Subsequent EIR is required.

5. **MITIGATION MEASURES ADDRESSING IMPACTS**: Pursuant to CEQA Guidelines Section 15162(a)(3), this section indicates whether prior environmental document provides mitigation measures to address effects in the related impact category. If so, a “Yes” response will be provided. In some cases, the previously adopted mitigation measures have already been implemented or are not applicable to the Modified Project, or a significant impact was not identified and mitigation was not required. In either instance, a “No” response will be indicated.

6. **CONCLUSION**: For each environmental topic area, a discussion of the conclusion relating to the analysis is provided.

3.1 AESTHETICS

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
AESTHETICS. Except as provided in Public Resources Code Section 21099, Would the project:					
(a) Have a substantial adverse effect on a scenic vista?	Less Than Significant	No	No	No	No
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	No	No	No	No
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	No	No	No	No
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant	No	No	No	No

3.1.1 IMPACT DETERMINATION IN THE CERTIFED EIR

(a) Would the Project have a substantial adverse effect on a scenic vista?

The Certified EIR concluded that the General Plan Update introduces land use changes throughout the Planning Area, which includes the City and portions of the unincorporated County located to the north (between Alondra Boulevard and Redondo Beach Boulevard) and northeast (north of Del Amo Boulevard and east of Wilmington Avenue) of the City boundaries. The unincorporated County areas that are part of the Planning Area is within the City's sphere of influence (SOI), which is defined in the Certified EIR as the ultimate physical boundary and service area of the City and encompasses territory that is envisioned to be the City's ultimate service area that could potentially be annexed into City limits. In most cases, the parcels with land use changes are located in or near already developed areas and coincide with areas designated for development under the existing General Plan. By focusing development in infill areas, the General Plan Update relieved pressure to develop in open space and natural areas while filling visual gaps in existing neighborhoods, which allows for the preservation of open space views and the enhancement of urban views. The Planning Area is mainly characterized by urban environments, and as a result, scenic vistas are mostly limited to open space, vacant natural areas, and parks. The General Plan Update includes several policies pertaining to preserving these resources and their scenic qualities. Policies include context-specific design of new development and promoting infill development within the City's central core. Individual development projects would still be subject to development and planning review and, therefore, must conform to zoning and other ordinances regarding aesthetic qualities such as lighting, signage, landscaping, and building setbacks. Due to the focus on infill development in the General Plan Update and policies that ensure new development will have minimal effects on open

spaces and other scenic resources, the impact of the General Plan Update on the City's scenic vistas was found to be less than significant.

(b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The Certified EIR concluded that no adopted or eligible state scenic highway is located in the City. Given that no adopted or eligible state scenic highways are located within the Planning Area and that polices of the General Plan Update would ensure new development would have minimal effects on open spaces and other scenic resources, no impact would occur.

(c) In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Zoning and other regulations governing scenic quality applicable to the City include CMC provisions relating to development review and subdivision design. Policies in the General Plan Update are intended to complement and further the intent of these provisions regulating scenic quality and resources and design guidelines, and any development within the City that occur under the General Plan Update would be subject to regulations in CMC. For these reasons, the Certified EIR concluded that the impact of the General Plan Update on scenic quality within the City would be less than significant.

The General Plan Update does not anticipate significant land use changes within the unincorporated SOI. Rather, land use designations reflect existing uses and are generally intended to provide consistency with the General Plan Update in the event that land within the SOI is annexed into City limits. In addition, the Los Angeles County General Plan and Code of Ordinances contain provisions that would protect any scenic resources. The General Plan Update would, therefore, not substantially degrade the existing visual character or quality of public views of the SOI and its surroundings and, thus, the impact of the General Plan Update on scenic quality within the SOI was found to be less than significant.

(d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The Certified EIR concluded that new development resulting from implementation of the General Plan Update would necessitate the use of additional light fixtures and would contribute to existing conditions of light and glare. New light sources may include residential and non-residential interior and exterior lighting, parking lot lighting, commercial signage lighting, and lamps for streetscape and public recreational areas. Most new development resulting from the General Plan Update would take place in or near developed and urbanized areas where moderate light and glare already exist and would not be out of character with the urban environment. The General Plan Update includes policies related to buffering between development and sensitive habitats, and between new development and existing uses. Finally, the CMC contains provisions that would limit light and glare for new non-residential and residential development. With these measures in place, the impact of the General Plan Update with respect to light and glare was found to be less than significant.

General Plan Update Policies that Address Aesthetics

Land Use and Revitalization

Guiding Policies

LUR-G-5 Provide opportunities for new residential development in a variety of settings, including through infill and redevelopment, without impacting existing neighborhoods or creating conflicts with industrial operations, while conserving mobile homes as much as possible, which provide more affordable housing.

LUR-G-7 Develop Carson's Central Core—extending approximately 1.7 miles both east-west along West Carson Street and north-south along Avalon Boulevard and including the South Bay Pavilion—into a vibrant, pedestrian-oriented mixed-use hub of the community, with housing, retail, and other commercial uses, and civic uses and community gathering spaces.

Implementing Policies

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixed-use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LUR-P-20 Require outdoor storage associated with use/building/business to be screened from any public view, including from adjacent streets as well as residential and commercial uses.

LUR-P-22 When industrial land directly adjacent to existing or permitted residential, parks, schools or other sensitive uses is developed or intensified, require a buffer of natural vegetation, open space, berms, and trees between the new residential development and industrial land. Other operation factors, including hours of operation, traffic, noise, and air quality impacts, shall be assessed and mitigated at time of project review

Details of this would need to be developed as part of the Zoning Code. The buffer can help ameliorate visual impacts, and prevent reduce impacts related to light and glare, and potentially noise and air quality.

Community Character, Identity, and Design

Implementing Policies

CCD-P-8 Require buildings to provide a "front face" along Greenway Corridors by locating entryways, storefronts, and windows facing the street while locating elements like blank walls, parking lots, and storage areas away from the corridors.

CCD-P-21 Support an urban, walkable environment by incorporating the following strategies:

a) Combine residential, commercial, and, when feasible, industrial uses as connected and integrated components of the district, rather than standalone uses.

b) Consolidate parking into shared underground garages or structures to discourage large parking lots surrounding buildings.

c) Present a cohesive face along public streets, rather than development being introverted.

d) Ensure that building entrances and lobbies are visible and accessible from streets.

e) Locate any industrial areas, parking lots, loading areas, and similar uses away from residential areas, streets, and pedestrianized areas.

CCD-P-28 Support an improved public realm for new residential and commercial development along East Carson Street by having a strong building to street interface, without requiring active frontages. Limit fences, blank walls, loading docks, and parking lots fronting Carson Street.

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-1 Maintain a balanced and integrated open space system reflecting a variety of considerations—resource conservation, production of resources, recreation, and aesthetic and community identity—and ensuring synergies between various open space components and compatibility with land use planning.

OSEC-G-2 Seek opportunities for the restoration of natural open space during redevelopment of industrial or remediated landfills—including land currently used to produce resources—to create open space that supports outdoor recreation, protects public health and safety, and improves plant and animal habitat.

OSEC-G-3 Support efforts to improve the biodiversity of plant and animal habitats within Carson by creating natural habitat areas when feasible. Support efforts to restore channelized creeks to naturalized flows, with supportive open space development that promotes healthy riparian habitat.

OSEC-G-4 Recognize and support the preservation of wildlife migration routes and special status species that are state or federally listed as Endangered, Threatened, or Rare.

OSEC-G-5 Promote ecology and avian habitat creation by supporting a strong urban forest.

Implementing Policies

OSEC-P-4 Support reclamation of natural habitat in heavily disturbed locations, including closed landfills, channels, and when industrial areas are redeveloped, to improve the biodiversity of the City, increase resident's access to nature and outdoor recreation, restore plant and animal habitat, and assist with environmental remediation.

OSEC-P-5 Recognize the importance of the urban forest to the natural environment in Carson and support the expansion of the tree canopy on public and private property throughout the community. Undertake a program to increase Carson's "urban forest", with emphasis on planting street trees along Greenway Corridors and Boulevards, in mixed-use areas with greater concentration of pedestrians, and adjacent or close to freeways and along arterials with high truck traffic.

OSEC-P-6 Enhance tree health and the appearance of streets and other public spaces through regular maintenance as well as tree and landscape planting and care of the existing canopy.

OSEC-P-7 Provide ongoing education for property owners, businesses, and developers regarding landscape, maintenance and irrigation practices that promote habitat creation for wildlife species and improving the urban forest.

Land Use and Revitalization

Implementing Policies

LUR-P-22 When industrial land directly adjacent to existing or permitted residential, parks, schools or other sensitive uses is developed or intensified, require a buffer of natural vegetation, open space, berms, and trees between the new residential development and industrial land. Other operation factors, including hours of operation, traffic, noise, and air quality impacts, shall be assessed and mitigated at time of project review.

Mitigation Measures

None required.

3.1.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project have a substantial adverse effect on a scenic vista?

A significant impact would occur if the Modified Project would obstruct or detract from a scenic vista. A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.[1] Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park.

The Project Site is located in an urban environment in the City of Carson. Although the Project Site varies in elevation, its surrounding area is relatively flat. No scenic vistas are available on the Project Site or in the surrounding area. Intervening buildings and trees generally obstruct views on the Project Site and within the surrounding area. The proposed project would construct structures that range from 10 stories (120 feet) to up to 22 stories (240 feet) in height. Although future structures on the Project Site would be taller than the structures in the surrounding area, the taller structures are not expected to obstruct any scenic vistas since none are available on the Project Site and its surrounding area. Intervening structures and trees would continue to limit views in the surrounding area. Therefore, the Modified Project would not have a substantial adverse effect on scenic vistas, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Under the Entertainment Retail Option, the height limit for the Hotel/Entertainment Retail Parcel would be the same as the Modified Project and, thus, the Entertainment Retail Option would result

[1]Obstruction of private views is not generally regarded as a potential significant environmental impact under CEQA. (See *Citizens for Responsible and Open Government v. City of Grand Terrace* [2008] 160 Cal.App.4th 1323, 1337-38; *Mira Mar Mobile Community v. City of Oceanside* [2004] 119 Cal.App.4th 477, 492-93). CEQA case law has established that protection of public views is the appropriate EIR analysis. For example, in Association for Protection etc. Values v. City of Ukiah (1991) 2 Cal. App. 4th 720 [3 Cal. Rptr.2d 488], the Court held that, "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general." As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'"

in similar impacts as the hotel under the Modified Project. No new or increased significant impacts beyond those identified in the Certified EIR would occur.

(b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The Project Site is not located along or within the vicinity of a scenic highway. The nearest state-designated scenic highway is State Route 91 east of State Route 55, approximately 25 miles east of the Project Site. The nearest eligible scenic highway is Pacific Coast Highway south of the Los Alamitos Traffic Circle, approximately 7.4 miles southeast of the Project Site.[2] The Project Site is not within the viewshed of these state-designated and eligible scenic highways. The Project Site does not contain any rock outcroppings, historic buildings, or scenic trees. Therefore, the Modified Project would not substantially damage scenic resources within a state scenic highway, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would not substantially damage scenic resources within a state scenic highway since the Project Site is not located along or within the vicinity of a scenic highway. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) In non-urbanized areas, would the Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The Project Site is located in an urbanized area, and a significant impact would occur if the proposed project conflicts with applicable zoning and other regulations governing scenic quality. The Project Site is located in the Downtown Core and has DMX zoning and DMU General Plan land use designations.

The Modified Project would change the zoning of the Project Site to Specific Plan (SP). If the proposed project is approved by the City, the proposed Specific Plan would constitute the zoning and General Plan land use designation for the Project Site, and the design and architecture of the structures on the Project Site would be controlled by the provisions of the proposed Specific Plan. The design and architecture of future structures on the Project Site would be required to be consistent with the development standards and design guidelines of the Specific Plan. In accordance with Section 9217.2 of the City's Zoning Code, if the Modified Project is approved, the regulations and standards in the proposed Specific Plan would supersede the requirements of the City's Zoning Code. Any issues that the proposed Specific Plan does not specifically address would be subject to the requirements of the City's Zoning Code. The Modified Project has been designed to be compatible with the adjacent single-family residential uses, as well as the surrounding area.

The Modified Project would be required to comply with the applicable General Plan Update policies listed above, and City regulations governing scenic quality. One of the land use strategies identified in the General Plan Update is to focus most new development in the Downtown Core. Additionally, the DMU land use designation is intended to promote a vibrant "Main Street" like ambience

[2]California Department of Transportation, *California State Scenic Highway System Map*, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed February 2025.

throughout the Downtown Core with mid-rise mixed-use development and active commercial uses on the ground floor building frontages along Carson Street and Avalon Boulevard. Consistent with the General Plan DMU land use designation, the Modified Project would develop a mix of uses on the Project Site with retail, restaurants, and other active commercial uses on the ground level that promote pedestrian activities. The Modified Project would develop a new City Hall and a hotel along Carson Street, with an option to build an interactive museum facing Carson Street. A performing arts center would be located at the corner of Avalon Boulevard and Desford Street. Primary access to the new City Hall and hotel would face Carson Street. The performing arts center would have its primary vehicular access be on Avalon Boulevard and primary vehicular access would be at the elliptical plaza.

The Modified Project would permit structures to be taller than the mid-rise structures that are currently designated for the DMU land use designation. The Modified Project would amend the General Plan to permit future development on the Project Site to be constructed with building heights of up to 22 stories, or 240 feet. The building heights would be step-back from the adjacent residential uses north of the Project Site to allow the Modified Project to transition in height and reduce the scale of the proposed buildings from the adjacent residential neighborhood.

If the Modified Project is approved, the proposed Carson Civic Center Specific Plan would constitute the zoning and General Plan land use designation for the Project Site, and future development on the Project Site would be required to be consistent with the development standards and design guidelines contained within the Specific Plan. The design and architecture of the structures on the Project Site would be controlled by the provisions of the proposed Specific Plan. Future development on the Project Site would be evaluated for its design, such as building orientation, building bulk and scale, building height and setbacks, and landscaping. The design of the individual development would be refined and would undergo separate review to ensure that the details of future development are consistent with the land uses and design envisioned in the proposed Specific Plan and that the development standards and design guidelines of the proposed Specific Plan are implemented.

Section 94111.4 of the City's Zoning Code requires all development within a Specific Plan district to undergo a Development and Site Plan Review. The Development and Site Plan Review for future development on the Project Site would ensure that future development on the Project Site would be compatible with the adjacent single-family residential uses, as well as other uses in the surrounding area.

Although the Modified Project would result in the development of structures that are taller than the low-rise structures surrounding the Project Site, the Modified Project is not expected to degrade the existing visual character of the Project Site and its surrounding area. Some of the goals and objectives of the Modified Project is to enhance the Project Site as the "heart" of the City, foster a vibrant downtown atmosphere, reaffirm downtown as a attractive hub for large public events, to provide an iconic civic center and a vibrant public realm that is organized around open space areas, streets, and walkway. The changes associated with the Modified Project would not degrade the visual character of the Project Site. Rather, it would result in development that makes the Project Site appear more prominent and distinct while being sensitive to the surrounding uses.

With the approval of the Modified Project, the Modified Project would not conflict with applicable regulations governing scenic quality, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would have the same height limits as the Modified Project. With the approval of the Modified Project, the Entertainment Retail Option would not conflict with

applicable regulations governing scenic quality. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The Project Site is located in an urbanized area with a moderate level of ambient lighting. Existing nighttime lighting sources on the Project Site and in the surrounding area include streetlights, vehicle headlights, parking lot lighting, security lighting, and interior and exterior building illumination.

Construction would occur during daylight hours and would not require any lighting. Construction equipment would not contain reflective surfaces that could generate substantial glare. Therefore, no light or glare impacts would occur during construction.

Operations of the Modified Project would result in similar types of lighting as existing conditions. Lighting would be provided on the proposed structures, within open space areas, and along streets adjacent to and within the Project Site. As the Modified Project would result in higher density development compared to existing uses on the Project Site, the amount of lighting on the Project Site is anticipated to increase. Nevertheless, the Modified Project would be required to comply with Part 3-A, Division 4 (Lighting and Glare) of the City's Zoning Code. The City's lighting and glare regulations require outdoor lighting to be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and to be well maintained to prevent glare, light trespass, and light pollution. Light sources cannot be visible off site and must be directed downward and away from adjoining properties and public rights-of-way so that no on-site light fixture directly illuminates an area off site. The City's lighting and glare regulations also limit the output level for outdoor lighting based on a site's zoning district. Compliance with the City's Lighting and Glare regulations would limit the amount of glare, direct illumination, or light spillover that would occur on adjacent properties or on roadways.

In addition to the lighting and glare requirements in the City's Zoning Code, the proposed Specific Plan also includes lighting standards. These standards include avoiding lighting that interferes with residential uses and shielding lighting to avoid lighting from shining into residential units.

With regards to glare, the Modified Project would permit metal cladding and glass curtain walls. To ensure that metal cladded walls and glass curtain walls would not create glare that adversely affect views in the surrounding area, **Mitigation Measure AES-1** would be required. This mitigation measure would require building materials to be non-reflective or have a non-reflective coating.

With compliance with the City's Zoning Code lighting and glare regulations, the proposed Specific Plan lighting standards, and implementation of **Mitigation Measure AES-1**, the Modified Project would not generate a substantial amount of light and glare that would affect the surrounding area. Therefore, with implementation of **Mitigation Measure AES-1**, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would use similar types of lighting as the Modified Project. The Entertainment Retail Option would also permit similar types of materials as the Modified Project, some of which may be a source of glare. **Mitigation Measure AES-1** would also apply to the Entertainment Retail Option. With implementation of **Mitigation Measure AES-1**, along with compliance with the City's Zoning Code lighting and glare regulations, and the proposed Specific Plan lighting standards, the Entertainment Retail Option would not create a new source of

substantial light or glare. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Mitigation Measures

AES-1 Building materials, including metal and glass curtain walls, shall be non-reflective or have a non-reflective coating. The use of reflective glass and other mirror-like materials that are highly reflective shall be prohibited.

3.1.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and the Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.1.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.1.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

The Certified EIR did identify any mitigation measures related to aesthetics.

3.1.6 CONCLUSION

As discussed above, the Modified Project and the Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	No	No	No	No
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No	No
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	No	No	No	No
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No	No
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No	No

3.2.1 IMPACT DETERMINATION IN THE CERTIFED EIR

The Certified EIR concluded that there are no agricultural resources in the Planning Area, and no impacts related to any of the subcategories listed above will occur as a result of the General Plan Update.

General Plan Update Policies that Address Agriculture and Forestry Resources

None

Mitigation Measures

None required.

3.2.2. DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Due to its urban setting, the Project Site and its surroundings are not included in the Farmland Mapping and Monitoring Program of the California Department of Conservation.[3] In addition, the Project Site is not located within a zone designated for agricultural use or an area that is designated as Williamson Act contract lands. No agricultural uses or related operations are present within the Project Site or in the surrounding area. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project. No agricultural uses or related operations are located on the Project Site, the Project Site is not zoned for agricultural use, and the Project Site is not affiliated with the Williamson Act Contract. The Entertainment Retail Option would not conflict with applicable regulations governing scenic quality. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

(d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

The Project Site is located within an urban area that is not zoned as forest land. There are no forest land or forest resources located on the Project Site or in the surrounding area. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project. The Project Site is not zoned for forest land or timberland. The Entertainment Retail Option would not result in the loss of forest land or convert forest land to non-forest use. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[3]California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed February 2025.

(e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

As discussed in the response to Checklist Questions 3.2.2a through 3.2.2d, above, no agricultural or forestry operations occur on the Project Site or its vicinity. The Modified Project would not introduce any changes that would result in the conversion of farmland or forest land to non-agricultural or forest use, respectively. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would not introduce any changes that would result in the conversion of farmland or forest land to non-agricultural or forest use, respectively. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.2.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.2.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.2.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

The Certified EIR did identify any mitigation measures related to agriculture and forestry resources.

3.2.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.3 AIR QUALITY

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
(a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant	No	No	No	No
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	No	No	No	No
(c) Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	No	No	No	Yes
(d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	Significant and Unavoidable	No	No	No	No

3.2.1 IMPACT DETERMINATION IN THE CERTIFIED EIR

(a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The Certified EIR states that CEQA requires general plans to be evaluated for consistency with the current Air Quality Management Plan (AQMP). Because the AQMP strategy is based on projections from local general plans, only new or amended general plan elements, specific plans, or individual projects under the general plan need to undergo a consistency review. Projects considered consistent with the local general plan are consistent with the air quality-related regional plan. Indicators of consistency include:

- Control Strategies: Whether implementation of a project would increase the frequency or severity of existing air quality violations; would cause or contribute to new violations; or would delay the timely attainment of AAQS or interim emissions reductions within the AQMP.
- Growth Projections: Whether implementation of the project would exceed growth assumptions within the AQMP, which, in part, bases its strategy on growth forecasts from local general plans.

Construction

Control Strategies. The Certified EIR stated that the South Coast Air Basin (SCAB) is designated nonattainment for ozone (O_3) and fine particulate matter 2.5 micrometers and smaller ($PM_{2.5}$) under the California Ambient Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS), nonattainment for lead (Los Angeles County only) under the NAAQS, and nonattainment for particulate matter 10 micrometers and smaller (PM_{10}) under the CAAQS. The General Plan Update involves long-term growth associated with buildout of the City. Thus, the emissions of criteria pollutants associated with future developments under the General Plan Update

could exceed South Coast Air Quality Management District (SCAQMD) thresholds for criteria pollutants. Future development under the General Plan Update will be required to comply with the California Air Resources Board's (CARB) requirements to minimize short-term emissions from on-road and off-road diesel equipment, including the Airborne Toxic Control Measure (ATCM) to limit heavy-duty diesel motor vehicle idling to no more than 5 minutes at any given time, and with SCAQMD's regulations, such as Rule 403 for controlling fugitive dust and Rule 1113 for controlling volatile organic compound (VOC) emissions from architectural coatings.

Furthermore, as applicable to the type of growth, individual projects under the General Plan Update would comply with fleet rules to reduce on-road truck emissions. Compliance with these measures and requirements would be consistent with and meet or exceed the AQMP requirements for control strategies intended to reduce emissions from construction equipment and activities. Therefore, the Certified EIR concluded that construction anticipated by the General Plan Update would be consistent with the AQMP under the first indicator.

Growth Projections. The Certified EIR concluded that the General Plan Update would result in an increase in short-term employment compared to existing conditions. Although construction anticipated by the General Plan Update would generate construction workers, it would not necessarily create new construction jobs. Construction-related jobs generated by the General Plan Update would likely be filled by employees within the construction industry within the City and the greater Los Angeles County region. Construction industry jobs generally have no regular place of business, as construction workers commute to job sites throughout the region, which may change several times a year. Moreover, these jobs would be temporary in nature. Therefore, the Certified EIR concluded that construction jobs generated by the General Plan Update would not conflict with the long-term employment or population projections upon which the AQMPs are based.

Operation

Control Strategies. Future development under the General Plan Update would be required to comply with CARB motor vehicle standards, SCAQMD regulations for stationary sources and architectural coatings, Title 24 energy efficiency standards, and to the extent applicable, to the growth projections in the Southern California Association of Governments (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal, which were incorporated into the 2016 AQMP.

The AQMP includes land use and transportation strategies from the 2016–2040 RTP/SCS that are intended to reduce vehicle miles traveled (VMT) and resulting regional mobile source emissions. The applicable land use strategies include planning for growth around livable corridors; providing more options for short trips/neighborhood mobility areas; supporting zero emission vehicles and expanding vehicle charging stations; and supporting local sustainability planning. The applicable transportation strategies include managing through the Transportation Demand Management (TDM) Program and the Transportation System Management (TSM) Plan including advanced ramp metering, and expansion and integration of the traffic synchronization network; and promoting active transportation. The majority of the transportation strategies are to be implemented by cities, counties, and other regional agencies such as the Southern California Association of Governments SCAG and SCAQMD, although some can be furthered by individual development projects.

The location, design, and land uses of the growth anticipated by the General Plan Update would implement land use and transportation strategies related to reducing vehicle trips for residents and employees of the City by increasing commercial and residential density with over 95 percent of new residential development planned for multi-family dwelling units, which would allow for increased mixed-use density at infill locations and near public transit. Several transit agencies provide local and regional transit service to residents in the City including Metro, Long Beach Transit, Compton

Renaissance Transit, Gardena Transit, and Torrance Transit. Several routes in the City provide access to the Metro A (Blue) Line, which passes through the eastern edge of the City without stops. The Harbor Gateway Transit Center is located just west of the City, adjacent to I-110. This transit center is a stop on the Metro Silver Line, which provides critical regional access to downtown Los Angeles and east to the El Monte Station. Connection to the Transit Center is provided by Metro Lines 52 and 246. Both Long Beach Transit and Torrance Transit provide access to Long Beach, including the Long Beach Transit Gallery, located at the downtown Long Beach A Line station. Torrance Transit also provides access to the South Bay, including the South Bay Galleria Transit Center and the Redondo Beach Pier.

The General Plan Update focuses on infill development and revitalization to help the City transition from a predominantly industrial and suburban community to a complete City with an integrated mix of housing, employment, educational, cultural, and recreational options balanced with industrial uses. These efforts are targeted in the Core and in centers around the Core, expanding on recent development along Carson Street. Development in the centers, along key corridors, and large opportunity sites such as the Shell property on East Del Amo Boulevard and South Wilmington Avenue are envisioned to be connected by community-oriented boulevards that feature public gathering spaces and pedestrian- and bicycle-oriented designs. New land use designations that introduce greater flexibility through emphasis on mixed uses instead of single uses were to facilitate development to achieve this vision and respond to the need to accommodate the City's growing and diverse population.

The General Plan Update outlines strategies for greater integration of uses in different parts of the City and a better connection between employment and residential uses, with more areas designated for mixed-use development. It recognizes the physical elements that help define the character of the City, including existing residential neighborhoods, Downtown Core, industrial/business centers, and corridors. This structure helps establish a clear multi-modal network throughout the City by focusing on both community destinations as well as the efficiency, safety, and convenience of the modes of transportation in between. Higher densities, especially in mixed-use designations, increase capacity for residential development near community-serving commercial, retail, and office uses as well as schools, parks, and recreational facilities, and improvements to the bicycle, pedestrian, and road networks will make it easier for residents to travel throughout the community. Therefore, the General Plan Update does not conflict with AQMP land use and transportation strategies that are intended to reduce VMT and the resulting regional mobile source emissions. The Certified EIR concluded that the General Plan Update is consistent with the AQMP under the first indicator.

Growth Projections. The emissions inventory for the SCAB is formed, in part, by existing city and county general plans. The AQMP is based on population, employment and VMT forecasts by SCAG. A project might be in conflict with the AQMP if the development would be greater than that anticipated in the local general plan and SCAG's growth projections. Future development in the City that is consistent with the General Plan Update would increase vehicle trips and VMT that would result in emissions of O_3 precursors and particulate matter.

Individual projects under the General Plan Update would be required to undergo subsequent environmental review pursuant to CEQA and would be required to demonstrate compliance with the AQMP. Individual projects would also be required to demonstrate compliance with SCAQMD rules and regulations governing air quality.

The City would continue to coordinate with SCAQMD and SCAG to ensure Citywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Therefore, operation of the General Plan Update would not conflict with or obstruct the implementation of the AQMP. The General Plan

Update policies listed below would potentially reduce emissions, which would address potential impacts related to conflicts with the AQMP.

(b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Construction

The Certified EIR stated that construction has the potential to create regional air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers and haul trips traveling to and from each specific Project Site. In addition, fugitive dust emissions would result from construction activities. During the finishing phase, the application of architectural coatings (i.e., paints) and other building materials would release VOCs. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. However, as there are no specific projects currently approved or proposed under the General Plan Update and there is no knowledge as to timing of construction, location or the exact nature of future projects, analysis of construction emissions is speculative at best. Information regarding specific development projects, including specific buildings and facilities proposed to be constructed, construction schedules, quantities of grading, and other information will be required in order to provide a meaningful estimate of emissions. Since this information is unknown, emissions modeling is not feasible.

Each future project developed under the General Plan Update would be required to comply with SCAQMD rules and regulations, as well as conduct their own applicable CEQA analysis, and significance determination would be based on specifics associated with each individual project. Furthermore, future construction activities under the General Plan Update would be required to comply with the CARB ATCM, which limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle regulation, CARB Truck and Bus regulation, and CARB ACT regulation, which all require construction equipment and vehicle fleet operators to repower or replace higher-emitting equipment with less polluting models, including zero- and near-zero-emissions on-road truck technologies as they become developed and commercially available. Additionally, construction of future development will be required to comply with SCAQMD rules and regulations, including Rule 403 for the control of fugitive dust and Rule 1113 for the control of VOC emissions from architectural coatings. Mandatory compliance with these CARB and SCAQMD rules and regulations would reduce emissions, particularly for nitrogen oxide (NO_X), PM_{10}, and $PM_{2.5}$, during future construction activities under the General Plan Update.

Even with mandatory compliance with CARB and SCAQMD rules and regulations, it is possible that some future development projects could be large enough in scale and/or intensity such that many pieces of heavy-duty construction equipment and/or heavy-duty trucks may be required and that construction period emissions could exceed the SCAQMD significance thresholds. Therefore, the Certified EIR concluded that construction activities could result in a significant regional air quality impact.

Operation

The Certified EIR stated that operation of future development under the General Plan Update would generate criteria pollutant emissions from vehicle trips traveling within the City, energy sources such as natural gas combustion, and area sources such as landscaping equipment and consumer products usage. The on-road mobile sources related to operation of the General Plan Update include passenger vehicles, on-site use of off-road equipment, and delivery trucks. VMT data takes into account ridership, mode, and distance on freeways and local streets.

The net change in operational emissions from existing conditions compared to existing-plus-buildout of new development under the General Plan Update would not exceed the SCAQMD regional significance thresholds. The net change in emissions at 2040 buildout would be negative compared to existing conditions primarily due to the focus of the General Plan Update on infill development and revitalization to help the City achieve an integrated land use mix that accommodates growth while reduces VMT and associated emissions, improvements in vehicle emissions standards and, to a lesser extent, improvements in building energy efficiency standards. It should be noted that the SCAQMD thresholds were specifically developed for use in determining significance for individual projects and not for program-level documents, such as the General Plan Update. Furthermore, development of the new residential and non-residential uses would be based on market demand and would be constructed over the buildout duration through 2040. Overlapping emissions from the construction and operation of new phased development could occur under the General Plan Update, and SCAQMD requires such overlapping emissions to be compared to the numeric thresholds for operations. It is possible that some future development projects could be large enough in scale and/or intensity such that overlapping emissions from the construction and operation of new phased development could exceed the SCAQMD significance thresholds and result in a significant regional air quality impact.

The General Plan Update policies, listed below, would potentially reduce emissions and could potentially address impacts. In addition, future development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on the specifics of each individual project. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally result in a potentially significant impact and require mitigation.

(c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Construction

The Certified EIR concluded that construction of future individual projects under the General Plan Update has the potential to create localized air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers and haul trips traveling to and from the Project Site. In addition, fugitive dust emissions would result from construction activities. During the finishing phase, the application of architectural coatings (i.e., paints) and other building materials would release VOC emissions. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

SCAQMD provides guidance for conducting the analysis of localized emissions in their Localized Significance Threshold Methodology, which relies on on-site mass emission rate screening tables and project-specific dispersion modeling for sites that are one, two, and five acres in size. SCAQMD has established screening criteria that can be used to determine the maximum allowable daily emissions that would satisfy the localized significance thresholds and, therefore, not cause or contribute to an exceedance of the applicable ambient air quality standards without project-specific dispersion modeling. The screening criteria depend on: (1) the area in which the project is located; (2) the size of the Project Site; and (3) the distance between the Project Site and the nearest sensitive receptor. Localized significance thresholds are applicable to NOx, CO, PM_{10}, and $PM_{2.5}$. Should individual projects exceed applicable screening level thresholds in the SCAQMD Localized Significance Threshold Methodology (or successor guidance document), project-specific dispersion modeling may be conducted to demonstrate that no exceedance of the concentration-based thresholds (from which the screening tables are derived) would occur.

Concentrations of toxic air contaminants (TACs), or in federal parlance, hazardous air pollutants (HAPs), are also used as indicators of ambient air quality conditions. Sensitive receptors may be located within close proximity to future projects under the General Plan Update. SCAQMD recommends that construction health risk assessments be conducted for substantial sources of diesel particulate matter (DPM) emissions (e.g., projects with substantial construction activities, such as earth-moving and excavation construction activities) in proximity to sensitive receptors and has provided guidance for analyzing mobile source diesel emissions. Localized DPM emissions strongly correlate with localized $PM_{2.5}$ emissions. However, localized analysis does not directly measure health risk impacts. Therefore, future projects under the General Plan Update may potentially require project-specific dispersion modeling to evaluate potential health risk impacts associated with construction.

However, there are no specific projects currently approved or proposed under the General Plan Update and there is no information regarding specific development projects, including specific buildings and facilities proposed to be constructed, construction schedules, quantities of grading, and other information that would be required in order to provide a meaningful estimate of emissions. Since this information is unknown, emissions modeling is not feasible and would be speculative at best. Each future project developed under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on specifics of each individual project. Through each project's individual environmental review process, localized emissions may be quantified and compared against project-specific thresholds. Individual projects that exceed the thresholds would normally be considered significant and require mitigation. Because potential new development could occur close to existing sensitive receptors, the development that would be accommodated by the General Plan Update has the potential to expose sensitive receptors to substantial pollutant concentrations. The Certified EIR concluded that construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions or DPM and result in a potentially significant impact.

Operation

Local Air Quality. The Certified EIR stated that SCAQMD recommends the evaluation of localized air quality impacts on sensitive receptors in the immediate vicinity of a project. However, the impacts are based on specific equipment and operations. Because the exact nature, location, and operation of future developments are unknown, quantification of potential localized operational impacts and health risks would not be feasible and would be speculative. Land uses that have the potential to generate substantial stationary sources of emissions that would require a permit from SCAQMD include industrial land uses, such as chemical processing facilities and gasoline-dispensing facilities. Warehouses and distribution centers may generate substantial DPM emissions from off-road equipment use and truck idling. Under the General Plan Update, industrial-type land uses such as the aforementioned land uses may be permitted within the Planning Area. As operation of some of these future developments may occur within proximity to sensitive receptors, there is the potential for localized emissions to exceed the significance thresholds and result in a potentially significant impact.

The General Plan Update policies, listed below, would potentially reduce emissions and could potentially address impacts. In addition, future development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on specifics of each individual project. The Certified EIR concluded that through the environmental review process of each individual project, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally result in a potentially significant impact and require mitigation.

Intersection Hotspot Analysis. The Certified EIR stated that the potential for the General Plan Update to cause or contribute to CO hotspots was evaluated by comparing project intersections (both intersection geometry and traffic volumes) with prior studies conducted by SCAQMD in support of their AQMPs and considering existing background CO concentrations. This comparison demonstrates that the General Plan Update would not cause or contribute considerably to the formation of CO hotspots, that CO concentrations at project intersections would remain well below the ambient air quality standards, and that no further CO analysis is warranted or required.

CO levels in the Planning Area are substantially below the federal and state standards. Maximum CO levels in recent years are 3.0 to 6.1 parts per million (ppm) (1-hour average) and 2.1 to 4.6 ppm (8-hour average). CO levels decreased dramatically in the SCAB with the introduction of the catalytic converter in 1975. No exceedances of CO have been recorded at monitoring stations in SCAB since 2003, and SCAB is currently designated as a CO attainment area for both the CAAQS and NAAQS. Thus, it is not expected that CO levels at General Plan Update-impacted intersections would rise to the level of an exceedance of these standards.

For the 2003 AQMP, SCAQMD conducted CO modeling for the four worst-case intersections in SCAB: (1) Wilshire Boulevard and Veteran Avenue; (2) Sunset Boulevard and Highland Avenue; (3) La Cienega Boulevard and Century Boulevard; and (4) Long Beach Boulevard and Imperial Highway. In the 2003 AQMP, SCAQMD notes that the intersection of Wilshire Boulevard and Veteran Avenue is the most congested intersection in Los Angeles County, with an average daily traffic volume of approximately 100,000 vehicles per day. This intersection is located near the I-405 on- and off-ramps in West Los Angeles. The evidence provided in the 2003 AQMP shows that the peak modeled CO concentration due to vehicle emissions at these four intersections was 4.6 ppm (1-hour average) and 3.2 ppm (8-hour average) at Wilshire Boulevard and Veteran Avenue. When added to the existing background CO concentrations, the screening values would be up to 10.7 ppm (1-hour average) and 7.8 ppm (8- hour average). Based on the intersection volumes identified at these modeled intersections, if a project's traffic levels exceed 100,000 vehicles per day at any project impacted intersection, there would be the potential for a significant impact and dispersion modeling would need to be conducted to determine the project-level impact.

Based on roadway segment volumes under the buildout horizon, the roadway segment with the maximum potential peak traffic for eastbound and westbound traffic is Del Amo Boulevard between Central Avenue and Alameda Street for eastbound and westbound traffic. For northbound and southbound traffic, the roadway segment with the maximum potential peak traffic would be that of Wilmington Avenue between 230th Street and Sepulveda Boulevard. These segments represent the largest east/westbound and north/southbound traffic in the City. While these roadway segments do not intersect, even assuming that these traffic volumes would occur at an intersection, combined would have a peak roadway intersection volume of approximately 61,860 vehicles per day, which is below the 100,000 vehicles per day modeled in SCAQMD's 2003 AQMP CO attainment demonstration. Furthermore, CO emissions from vehicles have substantially reduced compared to 2003 era vehicles based on improved vehicle emissions standards. As a result, CO concentrations are expected to be less than those estimated in the 2003 AQMP, which would not exceed the applicable thresholds. Thus, this comparison demonstrates that the General Plan Update would not contribute considerably to the formation of CO hotspots, and no further CO analysis is required. The Certified EIR concluded that the General Plan Update would result in a less-than-significant impact with respect to CO hotspots.

Toxic Air Contaminants. The Certified EIR stated that construction and operation of the General Plan Update would result in TACs emissions, predominantly from diesel particulate emissions of on- and off-road vehicles during construction and from the operation of diesel-fueled equipment or generators during operational activities. Because the exact nature, location, and operation of the future developments are unknown, and because health risk impacts from TACs are cumulative over

the life of the nearby receptors, quantification of potential health risks would be speculative. However, as construction and operation of these future developments may occur within close proximity to sensitive receptors, there is the potential for risk to exceed regulatory levels. Therefore, the Certified EIR concluded that health risk with respect to the development anticipated by the General Plan Update would be potentially significant.

Health Impacts. The Certified EIR stated that because regional emissions exceed the SCAQMD regulatory thresholds during construction and operational activities, there is the potential that these emissions would exceed the CAAQS and NAAQS, thus, resulting in a health impact. Without knowing the exact specifications for all projects that may be developed under the General Plan Update, there is no way to accurately calculate the potential for health impacts from the overall General Plan Update. Individual projects would be required to provide their own environmental assessments to determine health impacts from the construction and operation of their projects. Because there is no way to determine the potential for these projects to affect health of sensitive receptors within the City of Carson, the Certified EIR concluded that the General Plan Update would result in a potentially significant health impact.

(d) Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people

Construction. The Certified EIR concluded that potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 (Architectural Coatings) limits the amount of VOCs from architectural coatings and solvents. According to the SCAQMD CEQA Air Quality Handbook, construction equipment is not a typical source of odors. Odors from the combustion of diesel fuel would be minimized by complying with the CARB ATCM that limits diesel-fueled commercial vehicle idling to five minutes at any given location, which was adopted in 2004. The General Plan Update would also comply with SCAQMD Rule 402 (Nuisance), which prohibits the emissions of nuisance air contaminants or odorous compounds. Through adherence with mandatory compliance with SCAQMD Rules and state measures, construction activities and materials would not create objectionable odors. Construction of the General Plan Update's uses would not generate nuisance odors at nearby air quality sensitive receptors.

Even with mandatory compliance with CARB and SCAQMD rules and regulations, however, it is possible that some future development projects could be large in scale and/or intensity such that many pieces of heavy-duty construction equipment and/or heavy-duty trucks may be required and that construction period emissions could exceed the SCAQMD significance thresholds for attainment, maintenance or unclassified pollutants. Therefore, the Certified EIR concluded that project-related construction activities could result in a significant air quality impact with respect to other emissions.

Operation

The Certified EIR stated that the General Plan Update's land uses are related to growth in residential, office, retail/restaurant, commercial, and park land uses and will not introduce substantial sources of other emissions, including odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The General Plan Update could result in future development of commercial or industrial land uses that could generate odors. Additionally, even with mandatory compliance with CARB and SCAQMD rules and regulations, it is possible that some future development projects could be large in scale and/or intensity such that many heavy-duty trucks may be required and that operational period emissions could exceed the SCAQMD

significance thresholds for attainment, maintenance, or unclassified pollutants. Therefore, the Certified EIR concluded that project-related operational activities could result in a significant air quality impact with respect to other emissions.

General Plan Update Policies that Address Air Quality

Land Use and Revitalization

Guiding Policies

LUR-G-2 Balance employment and housing within the community to provide more opportunities for Carson residents to work locally, cut commute times, and improve air quality.

LUR-G-4 Promote a diversity of complementary uses in different parts of the City, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments, with flexibility to accommodate emerging uses and building typologies

LUR-G-6 Encourage revitalization of corridors as pedestrian-oriented, mixed-use residential, retail, and office community spines, serving as focal points for neighborhood amenities and services, and helping foster neighborhood identity and vitality.

LUR-G-7 Develop Carson's central Core—extending approximately 1.7 miles both east-west along West Carson Street and north-south along Avalon Boulevard and including the South Bay Pavilion—into a vibrant, pedestrian-oriented mixed-use hub of the community, with housing, retail, and other commercial uses, and civic uses and community gathering spaces.

LUR-G-9 Locate medium and high-density development along major corridors and major re-development sites in the central Core, to focus housing near regional access routes, transit stations, employment centers, shopping areas, and public services.

LUR-G-11 Encourage mixed-use development (two or more uses within the same building or in close proximity on the same site), especially in the Core area, to promote synergies between uses.

Implementing Policies

LUR-P-1 Where feasible, locate higher density residential uses in proximity to job centers and commercial centers in order to discourage long commute times and encourage pedestrian traffic and provide a consumer base for commercial uses.

LUR-P-8 Promote development of neighborhood-scaled commercial centers in residential areas to serve the everyday needs of nearby residents.

LUR-P-11 Promote ground level commercial uses to foster pedestrian activity and visual engagement and provide commercial uses to serve residents of surrounding neighborhoods. Where commercial uses are or were present as of 2021, at least half of the commercial area shall be retained or replaced as part of new development. Where more than 0.1 FAR ground level active commercial uses are provided (new or through replacement), the City may grant residential density increase up to 60 percent on a graduated scale as specified in the Zoning Ordinance and Table 2-2.

LUR-P-12 Prohibit uses in the Core that do not add to a strong pedestrian character, such as warehouses, gas stations, drive-through establishments, industrial, and other new development whose design prioritizes automobile access.

LUR-P-13 Focus new residential, commercial, and employment-generating land uses along Carson Street and Avalon Boulevard in order to support higher-frequency transit service. Provide adequate infrastructure, such as bus lanes or bus shelters at bus stops, to support transit service usage.

LUR-P-16 Where larger parcels—such as the Shell site—are redeveloped, require development to implement urban design policies, including creation of smaller blocks (typically with no dimension larger than 300 to 600 feet dependent on use, with smaller blocks in residential areas) to create walkable, urban environments; buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning for new construction should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets.

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixed-use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LUR-P-24 Promote the development of sites designated as Business Residential Mixed Use (BRMU) with a vibrant mix of business and residential uses that include:

- For the Shell site, require at least a minimum of 25 acres of open space, 18 of which as a centralized park or open space and seven acres along the western border of the property as a Greenway Corridor/buffer. Exact locations and acreages should be specified during project planning.
- For the Shell site, require at least a minimum nine acres of General Commercial at the south-west corner of Del Amo Boulevard and Wilmington Avenue or at a centralized location. Other commercial uses are encouraged throughout the site as mixed-use development.
- Encourage residential development with a range of housing types, and technology, research and development, and office uses if determined to be suitable from an environmental perspective.
- Require development to be connected to the surroundings, with through streets, and walkable urban design patterns. See additional policies in Chapter 4: Community Character, Identity, and Design Element.
- When housing is proposed adjacent to industrial uses, require the development of a cohesive master or specific plan to include surrounding property owners to ensure compatibility. The Shell site is required to have a similar plan to outline long-term growth of the site.

Circulation

Guiding Policies

CIR-G-1 Provide a balanced transportation system of multimodal networks providing a broad range of travel options to make transportation convenient, comfortable, and safe for people of all abilities.

CIR-G-2 Promote bicycling and walking, and support and improve connections to local and regional transit service.

CIR-G-3 Manage the transportation network to minimize roadway congestion, while balancing traffic Level of Service (LOS) objectives with promoting reduction in vehicle miles traveled and considerations of community character and design.

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community.

Implementing Policies

CIR-P-1 Update the City's Bicycle Plan, identifying a citywide bicycle network of off-street bike paths, on-street bike lanes and bike streets. As part of the plan, consider bicycle lockers, secure bike parking, pavement condition, and access to transit, parks, and schools throughout the City. The update of the Bicycle Plan should strategically identify projects that will improve equity, the environment, reduce trips on the roadway system, and prioritize projects that align with primary local active transportation grant funding programs including Metro, SCAG, and Caltrans.

CIR-P-2 Develop a First Last Mile Plan to improve walking and biking connections to future and existing transportation hubs.

CIR-P-3 Establish bike hubs (centralized locations with convenient bike parking for trip destinations or transfer to other transportation modes), at key transit nodes or commercial nodes.

CIR-P-4 Evaluate opportunities, such as new development or changes to the transit network, to enhance existing and proposed Class II bike lanes and Class III bike routes to protected bike lanes and bike routes to bike lanes or bike boulevards.

CIR-P-16 Work with Long Beach Transit to serve local neighborhoods and connect residences with shopping, employment, transit, and recreational opportunities.

CIR-P-17 Participate in and encourage collaboration among adjacent cities to provide a more reliable public transportation system the area.

CIR-P-19 Work with regional transit services to develop an on-demand transportation system that caters to senior populations and people with disabilities.

CIR-P-20 Evaluate and adjust transit routes to better connect disadvantaged communities with major transit hubs and key destinations such as parks, schools, and healthy food opportunities.

CIR-P-21 Work with transit providers in the City to implement public transportation improvements and enhance first-last mile connections at highly utilized transit stops.

CIR-P-22 Develop a transportation demand management (TDM) ordinance. A TDM ordinance would incorporate strategies appropriate for the local context and land use as different strategies are more effective at reducing employee commute trips, while others focus on reducing residential, shopping, or other discretionary trips. Strategies will generally focus on land use, parking, transit, and active transportation.

CIR-P-23 Pursue the implementation of TDM strategies through application of the City's Transportation Study Guidelines and compliance with Senate Bill 743 that seeks to reduce per capita VMT for residential, retail, and office trips.

CIR-P-24 Encourage local public agencies and employers to implement TDM policies that promote VMT reductions. The research in this area is regularly evolving and can help identify viable and defensible VMT reduction strategies.

CIR-P-25 Evaluate the potential for strategies that can reduce VMT such as citywide bike-sharing, promote car-sharing and other electrified modes as options to reduce traffic congestion.

CIR-P-26 Prioritize and identify disadvantaged community locations to develop sustainable mobility hubs that include car-sharing, bike-sharing and public EV charging infrastructure to minimize traffic and air quality effects.

CIR-P-27 Require all new and substantially renovated office, retail, industrial, industrial, and multifamily developments to provide EV charging infrastructure and EV ready parking.

CIR-P-32 Enhance infrastructure to accommodate last mile delivery services for low carbon solutions, such as last mile bicycle delivery.

CIR-P-33 Promote the deployment of near-zero and zero-emissions trucks for urban deliveries, port drayage trips, regional, and long-haul trips by providing charging infrastructure and plug-in technologies for extended idling.

CIR-P-34 Encourage deployment of alternative-fueled vehicles through advancement of new technologies, such as autonomous vehicles that are anticipated to be a pathway to electric vehicles.

Community Health and Environmental Justice

Guiding Policies

CHE-G-2 Reduce air pollution and the incidence of respiratory illness through the land use planning process.

CHE-G-3 Proactively coordinate City air quality improvement activities with the South Coast Air Quality Management District and other regional programs, as well as with neighboring communities.

CHE-G-8 Improve bike, pedestrian, and transit connectivity to community facilities and services, especially in underserved areas.

Implementing Policies

CHE-P-5 Recognize and actively promote policies to create a multimodal transportation system that reduces solo driving.

CHE-P-6 Collaborate with South Coast Air Quality Management District (SCAQMD) to coordinate policies that reduce air pollution from local sources and implement programs that leverage funding from Senate Bill (SB) 535, Assembly Bill (AB) 1550, AB 617, and other sources to improve air quality and public health.

Open Space and Environmental Conservation Element

Guiding Policies

OSEC-G-17 Support regional efforts to reduce pollution from significant sources that negatively affect the City, such as port and truck pollution from the ports of Los Angeles and Long Beach.

OSEC-G-18 Continue to work with SCAQMD to reduce generation of air pollutants, improve air quality, and meet all national and state ambient air quality standards.

OSEC-G-19 Seek to reduce mobile sources of air pollution by creating denser and walkable neighborhoods, promoting transit-oriented development, and improving bicycle infrastructure, with the goal to reduce the number of miles traveled in cars and improve regional air quality.

OSEC-G-20 Seek to reduce air quality impacts of industrial and commercial uses, like oil refineries and trucking, for both mobile and stationary sources of pollution.

OSEC-G-21 Lessen exposure of sensitive uses to pollutants emitted by mobile sources by buffering freeways, major arterials, and truck routes with trees and vegetation.

OSEC-G-22 Promote clean and alternative fuel combustion in City-owned mobile equipment and vehicles.

Implementing Policies

OSEC-P-33 Work with SCAQMD on compliance with Rule 2305 Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) for operators of warehouse distribution centers with greater than or equal to 100,000 square feet of indoor floor space in a single building.

OSEC-P-34 Continue to encourage and assist employers in developing and implementing work trip reduction plans, employee ride sharing, modified work schedules, preferential carpool and vanpool parking, or any other trip reduction approach that is consistent with the SCAQMD.

OSEC-P-35 Cooperate with the SCAQMD on regional air quality management plans, programs, and enforcement measures to achieve emissions reductions for nonattainment pollutants and their precursors—including diesel, ozone, PM2.5, and PM10—by implementing air pollution control measures as required by state and federal statutes.

OSEC-P-36 Cooperate with federal and state agencies and the SCAQMD in their efforts to reduce exposure from railroad, truck, and port emissions.

OSEC-P-43 Support SCAQMD efforts to reduce transportation-related emissions, including electric charging requirements for buildings including warehouses and truck idling restrictions.

OSEC-P-46 Continue to implement strategies to reduce government operation emissions, including City employee work trip reduction programs, work from home options, and use of alternative fuel vehicles. Strive to have the City-owned vehicle fleet to be 100 percent electric or alternative fuel by 2040 or sooner.

OSEC-P-47 Through the development review process, reduce air pollutant emissions impacts associated with facilities/industrial uses in Carson, to the greatest extent possible, by preparing air quality mitigation and monitoring measures, implementing reduction strategies, and limiting PM10 producers and other polluting industries from locating in the City.

OSEC-P-48 Continue to work with industries and regulatory agencies to monitor, regulate, and provide quick response and communication with the community in the event of an emergency impacting air quality.

OSEC-P-49 Use the City's development review process and the California Environmental Quality Act (CEQA) regulations or strategies and measured outlined in the CAP to evaluate and mitigate the local and cumulative effects of new development on air quality and greenhouse gas (GHG) emissions.

OSEC-P-35 Cooperate with the SCAQMD on regional air quality management plans, programs, and enforcement measures to achieve emissions reductions for nonattainment pollutants and their precursors—including diesel, ozone, PM2.5, and PM10—by implementing air pollution control measures as required by state and federal statutes.

OSEC-P-36 Cooperate with federal and state agencies and the SCAQMD in their efforts to reduce exposure from railroad, truck, and port emissions.

OSEC-P-43 Support SCAQMD efforts to reduce transportation-related emissions, including electric charging requirements for buildings including warehouses and truck idling restrictions.

OSEC-P-46 Continue to implement strategies to reduce government operation emissions, including City employee work trip reduction programs, work from home options, and use of alternative fuel vehicles. Strive to have the City-owned vehicle fleet to be 100 percent electric or alternative fuel by 2040 or sooner.

OSEC-P-47 Through the development review process, reduce air pollutant emissions impacts associated with facilities/industrial uses in Carson, to the greatest extent possible, by preparing air quality mitigation and monitoring measures, implementing reduction strategies, and limiting PM10 producers and other polluting industries from locating in the City.

OSEC-P-48 Continue to work with industries and regulatory agencies to monitor, regulate, and provide quick response and communication with the community in the event of an emergency impacting air quality.

OSEC-P-49 Use the City's development review process and the California Environmental Quality Act (CEQA) regulations or strategies and measured outlined in the EECAP to evaluate and mitigate the local and cumulative effects of new development on air quality and GHG emissions.

Land Use Revitalization

Guiding Policies

LUR-G-5 Provide opportunities for new residential development in a variety of settings, including through infill and redevelopment, without impacting existing neighborhoods or creating conflicts with industrial operations, while conserving mobile homes as much as possible, which provide more affordable housing.

LUR-G-10 Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate intensity operations would be sufficiently buffered.

LUR-G-13 Ensure adequate buffers and transitions between industrial and residential land uses as sites are developed or redeveloped.

LUR-G-14 Ensure that future industrial development is in harmony to the extent possible with adjacent residential areas. To this end, new logistics buildings must have easy access

to freeways and the Alameda corridor to prevent trucks passing on truck routes next to residential areas.

Implementing Policies

LUR-P-17 Ensure that new industrial uses in the Business Mixed-Use designation minimize adverse off- site air quality, noise, or glare impacts incompatible with permitted residential.

LUR-P-19 Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, and agricultural processing near transportation corridors in areas where low- to moderate intensity operations would be sufficiently buffered. Logistics and other heavy trucking uses shall be limited to industrial areas that provide direct access to freeways and the Alameda corridor.

LUR-P-22 When industrial land directly adjacent to existing or permitted residential, parks, schools or other sensitive uses is developed or intensified, require a buffer of natural vegetation, open space, berms, and trees between the new residential development and industrial land. Other operation factors, including hours of operation, traffic, noise, and air quality impacts, shall be assessed and mitigated at time of project review.

Community Health and Environmental Justice

Guiding Policies

CHE-G-2 Protect community health from pollution by toxics and hazardous materials, especially in areas with vulnerable or sensitive populations.

Implementing Policies

CHE-P-4 Continue to enforce zoning and design standards that protect sensitive uses from the encroachment of land uses that would result in impacts from noxious fumes or toxins.

CHE-P-8 Avoid new toxin sources by stringently evaluating the siting of facilities that might significantly increase pollution, especially near already disproportionately impacted communities.

Mitigation Measures

MM AQ-1 Applicants for new development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds during construction for emissions of NO_X, CO, PM_{10}, and/or $PM_{2.5}$ shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (USEPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Carson Department of Building and Safety that such equipment is not available.

Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's (CARB) regulations.

Prior to construction, the project engineer shall ensure that all plans for construction phases (e.g., demolition, grading) that would exceed the SCAQMD significance

thresholds clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Carson Department of Building and Safety. The construction equipment list shall state the makes, models, and numbers of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.

MM AQ-2 Applicants for new development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that exceed the SCAQMD significance thresholds during construction for emissions of volatile organic compounds (VOCs) as a result of VOC off-gassing emissions from architectural coatings and industrial maintenance coatings shall require the construction contractor to use SCAQMD Low-VOC and/or Super-Compliant VOC architectural coatings and industrial maintenance coatings such that daily volume of coatings applied would not result in emissions that exceed the SCAQMD significance threshold for VOC, unless it can be demonstrated to the City of Carson Department of Building and Safety that such coatings for a required application are not available. During construction, the construction contractor shall maintain a list of all architectural coatings and industrial maintenance coatings in use on the construction site and the daily volumes of coatings applied for verification by the City of Carson Department of Building and Safety.

MM AQ-3 Applicants for new development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that exceed the South Coast Air Quality Management District significance thresholds during operations shall, prior to issuance of a building permit for new development projects within the General Plan Update area, show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star–certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the City of Carson Department of Building and Safety prior to issuance of a certificate of occupancy

MM AQ-4 Applicants for new residential development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects) and that exceed the SCAQMD significance thresholds during operations shall, prior to issuance of a building permit for new development projects within the Planning Area, indicate on the building plans that the feature below has been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Carson Department of Building and Safety prior to issuance of a certificate of occupancy.

- For multi-family dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code (or its successor code).

MM AQ-5 Applicants for new non-residential development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects) and that SCAQMD significance thresholds during operations shall, prior to

issuance of a building permit for new development projects within the Planning Area, indicate on the building plans that the features below have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Carson Department of Building and Safety prior to issuance of a certificate of occupancy.

- Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code).

- Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code).

MM AQ-6 Applicants for new development projects within the Planning Area that are subject to CEQA review (i.e., non-exempt projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential localized project construction-related air quality impacts to the City of Carson Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing localized significance thresholds (LST) air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

MM AQ-7 Applicants for new development projects within the Planning Area that are subject to CEQA review (i.e., non-exempt projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential health risk impacts to the City of Carson Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing health risk impacts. If health risk impacts are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

3.3.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The 2022 AQMP is the most recently adopted AQMP by SCAQMD. The response to Checklist Question 3.3.1(a) identifies the two key indicators of AQMP consistency.

Construction

Control Strategies. As discussed below under the response to Checklist Question 3.3.2(c), localized emissions of NO_2 (as NO_X), CO, PM_{10}, and $PM_{2.5}$ have been analyzed for the Project in accordance with the SCAQMD LST methodology. Due to California Low Sulfur Diesel Fuel requirements, air quality violations involving SO_2 are no longer a concern in the SCAB except in extremely rare cases associated with large-scale industrial operations. As discussed in the response to Checklist Question 3.3.2(b), below, SO_X emissions would be negligible during construction of development associated with the Modified Project and, therefore, would not have the potential to cause or affect a violation of the SO_2 ambient air quality standard.

Since VOCs are not a criteria pollutant, there is no ambient standard or localized mass daily threshold for VOC emissions. Due to the role VOCs play in O_3 formation, they are classified as a precursor pollutant and only a regional emissions threshold has been established. The Project's maximum potential NO_X, CO, PM_{10}, and $PM_{2.5}$ daily emissions during construction were analyzed to determine potential effects on localized concentrations and to determine if there is a potential for such emissions to cause or affect a violation of an applicable ambient air quality standard. As discussed in the response to Checklist Question 3.2.2(c), below, localized NO_2 (as NO_X), CO, PM_{10}, and $PM_{2.5}$ would not exceed SCAQMD-recommended LST screening values.

Contractors will be required to ensure that construction of the Specific Plan elements would be conducted in accordance with best management practices (BMPs) provided in SCAQMD Regulation IV, Rule 401 (Visible Emissions) and Rule 403 (Fugitive Dust). Based on fugitive dust experiments conducted in real-world conditions, CalEEMod documentation indicates that the application of water as a dust suppressant to material stockpiles and disturbed ground areas would reduce fugitive dust emissions during construction activities by approximately 76 percent.[4] Furthermore, all construction equipment and vehicles would be maintained and operated within manufacturer specifications to limit unnecessary emissions during use, and any vehicles traveling on unpaved surfaces would be required to limit their speed to 15 miles per hour or less, which would reduce suspended PM_{10} dust emissions by 57 percent relative to vehicles traveling at 35 miles per hour. Idling of any off-road equipment or on-road vehicles would be constrained to no more than five minutes in any one location in accordance with Section 2485 in Title 13 of the California Code of Regulations. Additionally, with full statewide implementation of the Truck and Bus Regulation taking effect in January 2023, all heavy-duty hauling and delivery trucks are required to comply with 2010 USEPA emissions standards.

As discussed in the responses to Checklist Questions 3.3.2(b) and 3.3.2(c), maximum daily emissions would remain below the corresponding threshold values for all pollutants. Therefore, construction of the Modified Project would not increase the frequency or severity of existing air quality violations, would not contribute to new violations, and would not delay the timely attainment of the NAAQS or CAAQS. Construction of the Modified Project would be consistent with the AQMP under the first indicator.

Growth Projections. Construction of the Modified Project would not have any direct or indirect impacts on the long-term population and employment growth projections that are utilized in developing the AQMP emissions inventory and forecasting. It is anticipated that contractors would source construction crews from the existing regional workforce, and that construction of the Modified Project would not require additional construction employees to relocate to the City. Therefore, construction associated with the Modified Project would not conflict with the long-term

[4]Countess Environmental, *Western Regional Air Partnership (WRAP) Fugitive Dust Handbook*, September 2006.

employment or population projections upon which the AQMP is based. Construction of the Modified Project would be consistent with the AQMP under the second indicator.

Operation

Control Strategies. None of the land uses associated with the Modified Project would involve substantial sources of air pollutant emissions that would have the potential to create or exacerbate air quality violations within Los Angeles County. The proposed bus depot would accommodate buses operated by Long Beach Transit, which operates 250 buses as of late 2025. Their bus fleet is comprised of 44 battery-electric buses (BEB), 81 gasoline-hybrid electric buses, and 125 compressed natural gas (CNG) buses. Since 2020, the agency has only purchased zero-emission buses and has committed to implementing an entirely zero-emission fleet by 2030. Thus, the Modified Project would not include a source or sources of emissions that could result in new or exacerbated air quality violations.

As discussed in the response to Checklist Question 3.3.2(b), below, SO_X emissions would be negligible during long-term operations of the Modified Project and, therefore, would not have the potential to cause or affect a violation of the SO_2 ambient air quality standard.

Regarding mobile source emissions, while long-term operation of the Modified Project uses would add traffic to local roads and intersections, the additional traffic would not result in exceedances of CO air quality standards in the area due to three key factors. First, CO hotspots are extremely rare and only occur in the presence of unusual atmospheric conditions and extremely cold conditions, neither of which applies to the general area surrounding the Project Site. Second, auto-related emissions of CO continue to decline because of advances in fuel combustion technology in the vehicle fleet, such that the aggregate average emission rates have decreased substantially since the 1992 CO hotspot analysis that was included as a supplemental technical appendix for the 2003 AQMP documentation. Finally, the Modified Project would not contribute to the levels of congestion that would be needed to produce emissions concentrations needed to trigger a CO hotspot. As discussed in the 2003 AQMP, the 1992 CO Plan included a CO hotspot analysis at four intersections in the peak A.M. and P.M. time periods, including Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection was Wilshire and Veteran, used by 100,000 vehicles per day. The 2003 AQMP estimated a 4.6 ppm one-hour concentration at this intersection, which meant that an exceedance (20 ppm) would not occur until daily traffic exceeded more than 400,000 vehicles per day.

Based on traffic circulation analysis prepared for this Addendum, the maximum P.M. peak hour intersection volume under existing conditions is approximately 4,385 vehicles per hour at the Avalon Boulevard/Carson Street intersection. Extrapolating the daily intersection volume using an assumption that 10 percent of traffic occurs during the highest peak hour, this represents a maximum of approximately 43,850 vehicles per day, which is less than one-ninth of the volume that could have caused potentially significant air quality conditions in the attainment demonstration year of 2003. The traffic distribution analysis for the Modified Project assessed the forecasted intersection volumes in the horizon year of 2050. The maximum peak hour vehicle volume forecasted in the analysis was 4,820 vehicles per hour at the Avalon Boulevard/Carson Street intersection, and the maximum incremental increase in peak hour vehicle volumes relative to the Future Without Project scenario was an additional 230 vehicles at the intersection of Bonita Street and Carson Street.

Extrapolating the maximum peak hour intersection volume of 4,820 vehicles per hour to a daily metric, approximately 48,200 vehicles would traverse the Avalon Boulevard/Carson Street intersection in the horizon year of 2050. This traffic volume represents approximately 12 percent of

the amount of traffic that could have yielded a CO hotspot air quality violation based on the 2003 attainment demonstration, without accounting for improvements in emission reduction technologies. There is no possibility for future operations associated with the Modified Project to increase daily traffic volumes at surrounding intersections such that enough congestion would be created that a CO hotspot may result. Considering the improvements in vehicle technologies that have reduced CO emission rates for on-road vehicles, Modified Project operations would have no potential to cause air quality violations related to CO concentrations at nearby intersections.

Operational activities associated with the Modified Project would not increase the frequency or severity of existing air quality violations, would not cause or contribute to new violations, and would not delay the timely attainment of AAQS or interim emissions reductions within the AQMP. Therefore, operation of the Modified Project would be consistent with the AQMP under the first indicator.

Growth Projections. The 2022 AQMP is the most recently adopted AQMP for the SCAB region. The basis for the population, housing, and employment projections in the 2022 AQMP are from the City of Carson General Plan and SCAG RTP/SCS. The 2020–2045 RTP/SCS provides socioeconomic forecast projections of regional population growth. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on local plans and policies. The 2020–2045 RTP/SCS accounted for a total of 105,200 persons, 30,700 households, and 70,000 jobs in the City by 2045. The projection for the citywide Service Population, which comprises the residents and employees combined, was approximately 175,200 in the horizon year of 2045.

On April 4, 2024, SCAG adopted the 2024–2050 RTP/SCS with an updated growth projection that accounted for 100,200 persons, 31,400 households, and 62,300 jobs in the City by 2050. The Service Population was, therefore, forecasted to be 162,500 in 2050, which is approximately 12,700 fewer persons than the prior RTP/SCS projection for 2045. Once the 2022 AQMP is updated with these growth forecasts, consistency with the projections in the applicable air quality plan for the region will be based on the 2024-2050 RTP/SCS. However, the fact that the 2050 Service Population forecast in the 2024–2050 RTP/SCS is lower than the 2045 Service Population forecast in the prior RTP/SCS suggests that additional growth could be accommodated within the City without rendering the assumptions built into the 2022 AQMP emissions inventory inaccurate. Regional modeling prepared to support this Addendum estimated that the citywide 2050 Service Population with implementation of the Modified Project would be 170,325 in 2050, which is lower than the 2022 AQMP citywide Service Population assumption of 175,200 in 2045. Therefore, the Modified Project would be consistent with the population and employment growth projections that were built into the 2022 AQMP attainment demonstration. Operation of the Modified Project would be consistent with the AQMP under the second indicator.

With regard to land use composition, the AQMP's air quality policies focus on the reduction of vehicle trips and VMT. The Modified Project would implement a number of land use policies of the City, SCAQMD, and SCAG, as it would be designed and constructed to support and promote environmental sustainability. The Modified Project is an infill development within an urbanized area that would concentrate more housing and population in close proximity to destination centers. The Modified Project would create a quality walking experience through improving pedestrian connectivity to support new development and would also encourage the use of active transportation and public transit.

Renovation of the existing City Hall and Community/Event Center would not change the nature of the land uses currently present on the Project Site. New development under the Modified Project would comply with the 2025 Carson Building Code which incorporates the standards set in the 2025 California Green Building Standards Code (CalGreen, effective January 1, 2023). Energy efficiency

and sustainability features would include native plants and drip/subsurface irrigation systems, individual metering or sub-metering for water use in the mixed-use housing, leak detection systems, Energy Star appliances, and electric vehicle charging capacity.

Consistency with General Plan Update Policies. The City's General Plan Update Open Space and Environmental Conservation Element and Community Health and Environmental Justice Element identify 12 policies with specific strategies for advancing the City's clean air goals. As illustrated in **Table 3-1**, the Modified Project is consistent with the applicable policies in the General Plan Update as the Modified Project would implement sustainability features that would reduce vehicular trips, reduce VMT, and encourage the use of alternative modes of transportation. Therefore, the Modified Project would be consistency with the General Plan Update as it pertains to air quality.

TABLE 3-1: CONSISTENCY WITH GENERAL PLAN UPDATE AIR QUALITY POLICIES

Policy	Project Consistency
OPEN SPACE AND ENVIRONMENTAL CONSERVATION ELEMENT	
Policy OSEC-G-17: Support regional efforts to reduce pollution from significant sources that negatively affect the City, such as port and truck pollution from the ports of Los Angeles and Long Beach.	**Not Applicable.** This policy calls for the City to coordinate with SCAQMD and other entities to reduce mobile and stationary sources of air pollution from the ports and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such advocacy.
Policy OSEC-G-18: Continue to work with SCAQMD to reduce generation of air pollutants, improve air quality, and meet all national and State ambient air quality standards.	**Not Applicable.** This policy calls for the City to coordinate with SCAQMD on policies that will help achieve clean air standards and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would advance the City's objectives for creating denser and walkable neighborhoods that promote alternative transportation and reduce air quality emissions.
Policy OSEC-G-19: Seek to reduce mobile sources of air pollution by creating denser and walkable neighborhoods, promoting transit-oriented development, and improving bicycle infrastructure, with the goal to reduce the number of miles traveled in cars and improve regional air quality.	**Consistent.** The proposed development would advance the City's objectives for creating denser and walkable neighborhoods that promote alternative transportation and reduce air quality emissions. In turn, the Project Site is well-served by public transit, including LA Metro bus stops along Avalon Boulevard and Long Beach Transit stops on Carson Street and Avalon Boulevard on the western and southern edges of the Project Site.
Policy OSEC-G-20: Seek to reduce air quality impacts of industrial and commercial uses, like oil refineries and trucking, for both mobile and stationary sources of pollution.	**Not Applicable.** Thie Modified Project and its Entertainment Retail Option would not include industrial and commercial uses that produce substantial mobile and stationary source missions.
Policy OSEC-G-21: Lessen exposure of sensitive uses to pollutants emitted by mobile sources by buffering freeways, major arterials, and truck routes with trees and vegetation.	**Consistent.** The Modified Project and its Entertainment Retail Option would buffer new residents in the mixed-used housing development by locating the structure in the northwest portion of the Project Site, approximately 800 feet from I-405. Additionally, new street trees would be installed, which would serve as a barrier for road dust from surrounding streets.
Policy OSEC-G-22: Promote clean and alternative fuel combustion in City-owned mobile equipment and vehicles.	**Not Applicable.** This policy calls for the City to promote clean fuel technology in its vehicle fleets. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such a policy and would include a bus depot with infrastructure to accommodate the Long Beach Transit bus fleet's transition to zero-emission vehicles by 2030.

TABLE 3-1: CONSISTENCY WITH GENERAL PLAN UPDATE AIR QUALITY POLICIES	
Policy	**Project Consistency**
COMMUNITY HEALTH AND ENVIRONMENTAL JUSTICE ELEMENT	
Policy CHE-G-2: Reduce air pollution and the incidence of respiratory illness through the land use planning process.	**Not Applicable.** This policy calls for the City to use land use policy to reduce air pollution and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such a policy.
Policy CHE-G-3: Proactively coordinate City air quality improvement activities with the SCAQMD and other regional programs, as well as with neighboring communities.	**Not Applicable.** This policy calls for the City to coordinate with SCAQMD and other entities on air pollution reduction activities and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such advocacy.
Policy CHE-G-4: Protect community health from pollution by toxics and hazardous materials, especially in areas with vulnerable or sensitive populations.	**Not Applicable.** This policy calls for the City to use land use policy to protect community health and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such a policy.
Policy CHE-P-5: Continue to enforce zoning and design standards that protect sensitive uses from the encroachment of land uses that would result in impacts from noxious fumes or toxins.	**Not Applicable.** This policy calls for the City to use land use policy and code enforcement to protect community health and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such a policy.
Policy CHE-G-6: Collaborate with SCAQMD to coordinate policies that reduce air pollution from local sources and implement programs that leverage funding from Senate Bill (SB) 535, Assembly Bill (AB) 1550, AB 617, and other sources to improve air quality and public health.	**Not Applicable.** This policy calls for the City to coordinate with SCAQMD and other entities to coordinate state, regional, and local policies and is not applicable to development projects. Nevertheless, the Modified Project and its Entertainment Retail Option would not inhibit such advocacy.
Policy CHE-G-8: Avoid new toxin sources by stringently evaluating the siting of facilities that might significantly increase pollution, especially near already disproportionately impacted communities.	**Not Applicable.** The Modified Project and its Entertainment Retail Option does not include industrial or other uses that emit toxins.
SOURCE: TAHA, 2025.	

Summary

The Modified Project would be consistent with the AQMP under the first and second indicators. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Construction of the Entertainment Retail Option would not result in an extension of the duration of activities and would not require additional equipment or vehicle use beyond the reasonably conservative assumptions utilized in the air quality analysis discussed above for the Modified Project. All of the same regulatory provisions would apply to the Entertainment Retail Option, and the replacement of the hotel use with an entertainment retail center would not materially change the types or magnitudes of air pollutant sources that would be present on the Project Site. Under the Entertainment Retail Option, the citywide service population would be marginally higher than the Modified Project, forecasted to be 170,511 combined residents and employees in the horizon year of 2050. This service population would remain below the growth projections that were incorporated into the assumptions for the attainment demonstration within the 2022 AQMP and would not render its conclusions invalid. The Entertainment Retail Option is consistent with the

AQMP. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

SCAB has ongoing significant cumulative impact conditions for O_3, PM_{10}, and $PM_{2.5}$ since the region is designated as nonattainment of the CAAQS and NAAQS for these air pollutants. A cumulatively considerable net increase would occur if a project's emissions substantially contribute to air quality violations when considering other projects that may be developed concurrently. To address the nuance that is involved in assessing cumulative impacts, SCAQMD published guidance in a White Paper to assist in the preparation of CEQA analyses.[5] Individual projects whose estimated maximum daily emissions do not exceed SCAQMD's significance thresholds would not contribute considerably to any potential cumulative impact. Per the SCAQMD, "Projects that exceed the project-specific significance threshold are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are not considered to be cumulatively significant." SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to assess the impacts associated with these emissions.

Construction Emissions. Emissions that would be generated during construction of the Modified Project were estimated using the California Emissions Estimator Model (CalEEMod, Version 2022.1), which was developed by the California Air Pollution Control Officers Association in collaboration with various air districts throughout the state, primarily the SCAQMD. **Table 3-2** provides an overview of the emissions sources that are quantified by CalEEMod for construction of land use development projects.

TABLE 3-2: CALEEMOD CONSTRUCTION EMISSIONS SOURCES

Phase Type(s)	Activity	Source(s)	Pollutants
All Phases	Off-Road Equipment Use	Engine Exhaust	VOC, NO_X, CO, SO_X, PM_{10}, $PM_{2.5}$
All Phases	On-Road Vehicle Trips	Engine Exhaust	VOC, NO_X, CO, SO_X, PM_{10}, $PM_{2.5}$
All Phases	On-Road Vehicle Trips	Engine Evaporative Losses	VOC
All Phases	On-Road Vehicle Trips	Brake & Tire Wear	PM_{10}, $PM_{2.5}$
All Phases	On-Road Vehicle Trips	Re-Entrained Road Dust	PM_{10}, $PM_{2.5}$
Demolition	Structure Demolition	Fugitive Dust	PM_{10}, $PM_{2.5}$
Demolition, Site Clearing, Grading	Truck Loading	Fugitive Dust	PM_{10}, $PM_{2.5}$
Site Clearing, Grading	Ground Disturbance	Fugitive Dust (Dozers/Graders)	PM_{10}, $PM_{2.5}$
Building Construction	Paving	Off-Gassing (Evaporation)	VOC
Building Construction	Architectural Coating	Off-Gassing (Evaporation)	VOC

SOURCE: CAPCOA, 2022.

[5] South Coast Air Quality Management District, *2003 White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, https://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf

Equipment and vehicle activity inventories that would be required to construct the Modified Project were developed using reasonably conservative assumptions. The construction schedule for development associated with the Modified Project is currently unknown. Construction on the different uses, open space areas, and street enhancements Modified Project could either occur at different times or occur simultaneously. As a conservative approach, it was assumed that different activities would occur simultaneously on separate portions of the 20-acre site. Although construction activities could occur at various times throughout the 25-year timeframe after specific development plans for each development on the Project Site are prepared and finalized, construction of the Modified Project is assumed to begin in mid-2026 and be completed by mid-2028, for a total of up to 25 months.

Table 3-3 summarizes the construction schedule and equipment and vehicle activities that were used to prepare the emissions modeling. The overlapping phases included demolition and site preparation, grading/excavation and building renovation/construction, and ongoing building renovation/construction with paving and design elements/landscaping. In the bottom portion of **Table 3-3**, the maximum daily on-site equipment uses and maximum daily on-road vehicle trips that would occur during the overlapping scenarios are also presented. For the crew and truck trips, the values presented represent round trips (i.e., two one-way trips for each).

TABLE 3-3: MODIFIED PROJECT CONSTRUCTION ASSUMPTIONS

Phase	Approx Start	Approx End	Duration (Months)	# Daily Equipment	Daily Crew	Daily Delivery Trips	Daily Disposal Trips
Demolition	06/2026	08/2026	3	16	80	2	60
Site Preparation / Utilities	08/2026	10/2026	3	11	80	8	80
Excavation / Grading	11/2026	4/2027	6	15	100	4	120
Renovation / Construction	02/2027	06/2028	16	33	200	120	40
Hardscape / Sidewalks/Roads	03/2028	06/2028	3	16	80	20	4
Painting/Signage / Landscaping	01/2028	06/2028	6	10	80	40	4
Concurrent Activities Parameters							
Demolition + Site Preparation / Utilities				27	160	10	140
Grading/Excavation + Building Renovation / Construction				48	300	124	160
Reno/Construction + Paving + Design Elements / Landscaping				59	360	180	48

SOURCE: TAHA, 2025.

Importantly, the maximum daily trips provided for the individual phases, as well as the overlapping phases, would not occur every day throughout the construction period. Preparing the regional emissions analysis using these conservative assumptions represents an unlikely scenario, but the approach was chosen to be as protective as possible in identifying potentially significant impacts. Additionally, the construction contractor(s) would be required to comply with the following regulations, as applicable:

- SCAQMD Rule 403: outlines Best Management Practices (BMPs) to be adhered to for reducing the amount of fugitive dust generated by ground-disturbing equipment, vehicle travel on unpaved or partially paved roads, uncovered material stockpiles, and material hauling activities.

- SCAQMD Rule 1113: provides limits to the VOC content of architectural coatings, traffic coatings, and other applicators.
- SCAQMD Rule 402: prevents the discharge of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
- Section 2485 in Title 13 of the California Code of Regulations: limits the maximum duration of idling for all diesel-fueled commercial vehicles to no more than five minutes at any location.
- Section 93115 in Title 17 of the California Code of Regulations: any stationary, diesel-fueled, compression-ignition engines (i.e., generators) are required to meet specific fuel and fuel-additive requirements.

Table 3-4 presents the SCAQMD mass daily air quality significance thresholds for regional emissions of regulated pollutants that would result from construction and operational activities for individual development projects.[6] Regional emissions refer to all emissions that would be associated with construction and operation of a project, including mobile source emissions that occur off-site. The mass daily thresholds were derived using regional emissions modeling techniques to prevent the occurrence of air quality violations that would obstruct implementation of the AQMP and hinder efforts to improve regional air quality. SCAQMD generally advises that a project generating maximum daily pollutant emissions that are of lesser magnitude than the corresponding regional threshold values shown in **Table 3-4** would not cause a significant air quality impact at the regional level. If maximum daily emissions exceed applicable threshold values during construction or operations, opportunities to mitigate and reduce those emissions are required to be explored and implemented as feasible.

TABLE 3-4: SCAQMD REGIONALSIGNIFICANCE THRESHOLDS – MASS DAILY EMISSIONS

	Pounds per Day					
Pollutant	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Regional Construction Threshold	75	100	550	150	150	55
Regional Operational Threshold	55	55	550	150	150	55
SOURCE: SCAQMD, 2023						

Table 3-5 presents the maximum daily emissions that would be generated during each construction activity. Maximum daily emissions during construction are compared to the applicable SCAQMD mass daily regional thresholds of significance. As mentioned above, the regional analysis considers overlapping phases of construction that may be performing different activities on distinct areas of the 20-acre Project Site, and the emissions are assessed from the approach of characterizing the maximum possible daily emissions, even if that scenario is highly unlikely to occur in practicality.

As shown in **Table 3-5**, construction of the Modified Project would not generate daily emissions of ozone-precursors or criteria pollutants in excess of any SCAQMD regional thresholds. Therefore, construction of the Modified Project would not result in cumulatively considerable net increases in emissions of any nonattainment pollutants (i.e., ozone-precursors or PM). The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[6] SCAQMD, *South Coast AQMD Air Quality Significance Thresholds – Mass Daily Thresholds*, March 2023.

TABLE 3-5: ESTIMATED MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Phase/Activity	Maximum Daily Emissions (Pounds Per Day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Demolition	4.2	42.7	44.1	0.1	8.7	3.5
Site Preparation & Utilities	3.0	35.4	35.4	0.1	8.6	3.2
Excavation & Grading	3.4	41.3	43.8	0.2	9.7	3.0
Building Renovation and Construction	6.1	54.6	72.4	0.2	10.8	3.5
Hardscapes, Sidewalks, and Road Paving	2.7	19.7	33.0	0.1	3.8	1.3
Painting, Signage, and Landscaping	60.5	11.8	21.5	0.1	3.2	1.0
CONCURRENT ACTIVITY EMISSIONS						
Demolition + Site Preparation/Utilities	7.2	78.1	79.5	0.2	17.3	6.7
Excavation/Grading + Building Reno/Con	9.5	95.9	116.2	0.4	20.5	6.5
Reno/Con + Paving + Accents/Landscaping	69.3	86.1	126.9	0.4	17.8	5.8
Maximum Daily Emissions	**69.3**	**95.9**	**126.9**	**0.4**	**20.5**	**6.7**
Regional Significance Threshold	75	100	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

Operational Emissions. Following the completion of construction activities, future operation of the Modified Project would generate emissions through area, energy, on-site equipment, and mobile source categories. Area sources comprise consumer products—which refer to chemically formulated products used by households and institutional consumers—such as household cleaners and personal care products, landscaping equipment, and the off-gassing from the re-application of architectural and other coatings during refinishing and maintenance activities. The energy source category estimates emissions from natural gas use in building operations, and it was assumed that several small forklifts would regularly be in operation to handle deliveries to the hotel and retail/restaurant uses. Emissions from these on-site sources were estimated in CalEEMod and are summarized in **Table 3-6**, below.

Regarding mobile source (on-road vehicle) emissions, due to the nature of the Modified Project being a Specific Plan, the transportation analysis assessed how daily citywide VMT would be affected with its implementation rather than just analyzing the land use-specific trip generation. Emissions associated with citywide vehicle travel under existing conditions and with implementation of the Modified Project in 2050 were estimated using the VMT data and aggregate average regional emission rates CARB's EMission FACtor (EMFAC2021) mobile source emissions inventory database. The difference in daily citywide mobile source emissions was added to the on-site emissions to characterize the long-term operational effects of implementing the Modified Project, as shown in **Table 3-6**.

TABLE 3-6: ESTIMATED DAILY REGIONAL OPERATIONAL EMISSIONS – MODIFIED PROJECT

	Maximum Daily Emissions (Pounds Per Day)					
Operational Source Category	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
ON-SITE EMISSIONS						
Area Sources	31.0	0.6	70.0	<0.1	0.1	0.1
Energy Sources	0.4	7.1	5.8	<0.1	0.5	0.5
Off-Road Equipment	0.3	2.5	6.1	<0.1	<0.1	<0.1
Total On-Site Emissions	**31.7**	**10.2**	**81.9**	**<0.1**	**0.7**	**0.7**
CITYWIDE VMT EMISSIONS – MODIFIED PROJECT COMPARED TO EXISTING CONDITIONS						
Modified Project Emissions (2050)	299.7	562.3	3,257.3	13.6	124.3	43.6
Existing Conditions Emissions	731.7	1,096.3	7,106.9	20.3	139.8	52.8
Net Change in Mobile Source Emissions	**-431.9**	**-534.1**	**-3,849.6**	**-6.7**	**-15.5**	**-9.2**
Daily Operational Emissions – Change from Existing Conditions	**-400.2**	**-523.9**	**-3,767.7**	**-6.6**	**-14.8**	**-8.5**
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
CITYWIDE VMT EMISSIONS – MODIFIED PROJECT COMPARED TO FUTURE WITHOUT MODIFIED PROJECT CONDITIONS						
Modified Project Emissions (2050)	299.7	562.3	3,257.3	13.6	124.3	43.6
Future Site without Modified Project (2050)	299.0	560.8	3,249.0	13.5	124.0	43.5
Net Change in Mobile Source Emissions	**0.7**	**1.5**	**8.3**	**0.1**	**0.3**	**0.1**
Daily Operational Emissions	**32.4**	**11.7**	**90.2**	**0.2**	**1.0**	**0.8**
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

Consistent with the Certified EIR, the comparison of operational emissions is made to existing conditions. Daily emissions of all pollutants would decrease with implementation of the Modified Project in 2050 relative to existing conditions. For informational purposes, a comparison of operational emissions for the Modified Project and the future Project Site without its implementation in 2050 is also provided in **Table 3-7**. When using the same horizon year of analysis for both scenarios, daily operational emissions would still remain below the SCAQMD regional thresholds for all pollutants. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Regarding cumulatively considerable increases in nonattainment pollutant emissions, construction of the Entertainment Retail Option would be completed within a similar timeframe and generate similar quantities of emissions to those disclosed for the Modified Project. Construction of the Entertainment Retail Option would not require additional off-road equipment activities or on-road vehicle trips beyond the reasonably conservative assumptions that were utilized to develop the analysis for the Modified Project.

Table 3-7 presents a summary of the estimated operational emissions that would occur with implementation of the Entertainment Retail Option in the horizon year of 2050. As shown below, results of the analysis are similar to the Modified Project, and the conclusions of the impact analysis are the same. Neither construction nor operation of the Project Option would result in new or exacerbated impacts involving cumulatively considerable increase in nonattainment pollutant emissions. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-7: ESTIMATED DAILY REGIONAL OPERATIONAL EMISSIONS – ENTERTAINMENT RETAIL OPTION

Operational Source Category	Maximum Daily Emissions (Pounds Per Day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
ON-SITE EMISSIONS						
Area Sources	32.0	0.7	79.0	<0.1	0.1	0.1
Energy Sources	0.4	6.5	5.3	<0.1	0.5	0.5
Off-Road Equipment	0.3	2.5	6.1	<0.1	<0.1	<0.1
Total On-Site Emissions	**32.7**	**9.7**	**91.4**	**<0.1**	**0.7**	**0.7**
CITYWIDE VMT EMISSIONS						
Modified Project Emissions (2050)	300.2	563.1	3,262.4	13.6	124.5	43.7
Existing Conditions Emissions	731.7	1,096.3	7,106.9	20.3	139.8	52.8
Net Change in Mobile Source Emissions	**-431.5**	**-533.2**	**-3,844.5**	**-6.7**	**-15.3**	**-9.1**
Net Daily Operational Emissions	**-398.8**	**-523.5**	**-3,753.1**	**-6.6**	**-14.6**	**-8.4**
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

(c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified the following groups who are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. According to SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. A survey of the surrounding land uses was completed to identify sensitive receptors in the project area.

The SCAQMD LST methodology recommends that the localized analysis should consider sensitive receptors up to 1,640 feet (500 meters) from the Project Site.[7] However, the highest pollutant concentrations would occur at receptor locations in closest proximity to the source activity. Therefore, it is the minimum distance to a sensitive receptor that is used to determine the appropriate LST screening values for use in the localized impact analysis.

[7] SCAQMD, *Final Localized Significance Threshold Methodology*, July 2008.

The closest sensitive receptors to the Project Site boundaries are:

- Single-family residences on the south side of Desford Street along the northeastern edge of the Project Site;
- Bel-Aire Park, a mobile home community located across Avalon Boulevard to the west, approximately 100 feet from the western edge of the Project Site boundary;
- Union South Bay Apartments, a mixed-use apartment complex located across Avalon Boulevard to the west, approximately 115 feet from the western edge of the Project Site boundary;
- The Gateway, a mixed-use apartment complex located across Carson Street to the south, approximately 100 feet from the southern edge of the Project Site boundary; and
- Park Avalon Mobile Estates, a mobile home community located across Carson Street to the south, approximately 100 feet from the southern edge of the Project Site boundary.

The LST screening values were derived using receptor distances in meters because that is the default distance unit used in the air dispersion modeling program to determine the maximum daily emissions that would not result in ground-level concentrations exceeding the ambient air quality standards. The shortest distance for which LST screening values were established is 25 meters, or approximately 83 feet.[8] The single-family residences along the south side of Desford Street are less than 83 feet from the Project Site boundary and, therefore, the corresponding LST screening values were used in the localized analysis.

SCAQMD relied on background concentrations of pollutants measured at monitoring sites throughout its jurisdiction in combination with the modeled concentrations to establish the LST screening values. The SCAQMD jurisdiction is divided into source receptor areas (SRAs) with boundaries drawn based on the monitoring site locations and local topography and meteorological conditions. The Project Site is located within SRA 4: South Coastal Los Angeles County. The applicable LST screening values for sites in SRA 4 that have sensitive receptors within 25 meters of the boundary are summarized in **Table 3-8**, below. For the construction analysis, the appropriate site size is based on the area of ground disturbance that would occur on a daily basis, and for operations, it encompasses the entirety of the Project Site.[9] The assessment of potential impacts involves comparing the maximum daily emissions of NO_X, CO, PM_{10}, and $PM_{2.5}$ that would be generated by sources located on the Project Site throughout construction and during future operations to the applicable LST screening values. If the screening values are not exceeded, no further analysis is warranted. If one or more of the screening values is exceeded, a more thorough analysis involving air dispersion modeling, and potentially the incorporation of mitigation measures, may be required.

[8] SCAQMD, *Final Localized Significance Threshold Methodology Appendix C Mass Rate Lookup Tables*, October 21, 2009.

[9] SCAQMD, *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds*, February 2011.

TABLE 3-8: SCAQMD LOCALIZED SIGNIFICANCE THRESHOLDS FOR PROJECT SITE – MASS DAILY EMISSIONS

	Pollutant Emissions (Pounds per Day)			
Size of Site (Acres) /a/	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**
LOCALIZED CONSTRUCTION THRESHOLDS				
1	57	585	4	3
2	82	842	7	5
3 (Interpolated)	95	1,071	9	6
5	123	1,530	14	8
LOCALIZED OPERATIONAL THRESHOLD				
>5 (Total Site)	123	1,530	4	2

Note: Construction LSTs were selected for a ground disturbance area within 25 meters of sensitive land uses in SRA 4.

/a/ Construction LST is based on the area of ground disturbance that would occur on a daily basis, which would vary depending on the type of uses that would be constructed at a given time for the Modified Project. Operational LST is based on the entire Project Site.

SOURCE: SCAQMD, 2009.

Construction

Construction of the Modified Project could expose sensitive receptors to substantial pollutant concentrations if maximum daily emissions of regulated pollutants generated by sources located on and/or near the Project Site exceeded the applicable LST values presented in **Table 3-4**, or if construction activities generated significant emissions of TACs that could result in carcinogenic risks or non-carcinogenic hazards exceeding the SCAQMD Air Quality Significance Thresholds of 10 excess cancers per million or non-carcinogenic Hazard Index greater than 1.0, respectively. As discussed above, the LST values were derived by SCAQMD for the criteria pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$ to prevent the occurrence of concentrations exceeding the air quality standards at air quality sensitive receptor locations based on proximity and size of the construction site.

Criteria Pollutants. As described previously, CalEEMod was used to generate reasonably conservative estimates of the maximum daily emissions that would occur during construction of the Modified Project. Sources that would be active on the Project Site include off-road equipment and on-site trucks for dust control and concrete/asphalt pouring. Fugitive dust emissions would be associated with ground-disturbing equipment (i.e., dozers and graders), on-site vehicle travel, uncovered material stockpiles, and demolition activities. All of these sources are accounted for in the CalEEMod analysis. **Table 3-9**, below, presents the maximum daily emissions that would be generated by on-site sources during each phase of the construction process, as well as for phases that could be occurring simultaneously on different areas of the Project Site.

The localized analysis provided in the bottom portion of **Table 3-9** compares the maximum daily emissions to the corresponding LST screening values for a one-acre, two-acre, and three-acre ground disturbance area based on the equipment inventory specific to each phase (or combined phases). As shown in the table, maximum daily unmitigated emissions from on-site sources would not exceed the LST screening values for any of the four pollutants. Furthermore, contractors hired to construct the Modified Project would be required to comply with SCAQMD Rules 401 (Visible Emissions) and 403 (Fugitive Dust), which would minimize the amount of dust generated during the various activities. They would also adhere to requirements set forth in the California Code of Regulations related to diesel-fueled equipment and vehicle idling and fuel additive restrictions.

TABLE 3-9: LOCALIZED EMISSIONS ANALYSIS OF CRITERIA POLLUTANTS – MODIFIED PROJECT

Construction Activity	Daily Acres Disturbed	Maximum Daily Emissions (Pounds Per Day)			
		NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	2	32.1	30.1	4.2	2.2
Site Preparation & Utilities	1	20.1	21.1	3.2	1.7
Excavation & Grading	2	20.1	24.1	2.3	0.9
Building Renovation & Construction	1	38.1	42.1	1.9	1.2
Hardscapes, Sidewalks, and Road Paving	1	17.1	23.1	1.1	0.6
Painting, Signage, and Landscaping	0	7.9	11.0	0.2	0.2
CONCURRENT ACTIVITY EMISSIONS					
Demolition + Site Preparation/Utilities	3	52.2	51.2	7.4	3.9
Excavation/Grading + Building Reno/Con	3	58.2	66.2	4.2	2.1
Reno/Con + Paving + Accents/Landscaping	2	63.1	76.2	3.2	2.0
Maximum Daily Emissions: 1-acre Disturbance		**38.1**	**42.1**	**3.2**	**1.7**
Localized Significance Threshold (1-acre)		57	585	4	3
Maximum Daily Emissions: 2-acre Disturbance		**63.1**	**76.2**	**4.2**	**2.2**
Localized Significance Threshold (2-acre)		82	842	7	5
Maximum Daily Emissions: 3-acre Disturbance		**58.2**	**66.2**	**7.4**	**3.9**
Localized Significance Threshold (3-acre, Interpolated)		95	1,071	9	6
Exceed Threshold(s)?		**No**	**No**	**No**	**No**

Note**:** Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

Mitigation Measure MM AQ-6 from the Certified EIR would continue to apply to the Modified Project. This mitigation measure requires applicants for new development projects that are subject to CEQA review and are within one-quarter mile of a sensitive land use submit a construction-related air quality study that evaluates potential localized project construction-related air quality impacts to the City's Planning Department for review and approval. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD significance thresholds, the City would require applicants of new development projects to incorporate mitigation measures to reduce air pollutant emissions during construction activities. As required by **Mitigation Measure MM AQ-6** from the Certified EIR, the air quality analysis presented this section of the Addendum (i.e., Section 3.3, Air Quality), which has been prepared in conformance with SCAQMD methodology, would be reviewed and is subject to the approval of the City's Planning Department and the City Council. As discussed and presented in the air quality analysis of the Addendum, construction of the Modified Project would not have the potential to exceed the SCAQMD LST thresholds for construction and, thus, no mitigation measures are required for the Modified Project beyond those identified in the Certified EIR.

In summary, nearby air quality sensitive receptors would not have the potential to be exposed to substantial concentrations of NO_X, CO, or PM during construction of the Modified Project. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Toxic Air Contaminants. The primary TAC that would be emitted during construction activities is diesel PM, which would be released in the exhaust from off-road construction equipment and diesel-fueled water- and concrete/asphalt-dispensing trucks. Diesel PM is a known carcinogen, and

extended exposures to elevated concentrations of diesel PM can increase excess cancer risks in individuals. Health effects from carcinogenic air toxics are characterized in terms of excess incremental individual cancer risk. "Individual Cancer Risk" is the likelihood that a person continuously exposed to TAC concentrations over an extended period of time will contract cancer based on the use of dose-response risk assessment methodology. In most cases, carcinogenic risk is assessed over 30 years of exposure or longer, such as for someone living near an industrial facility or a heavily trafficked highway. Construction-related health risk assessments are not typically required under the purview of CEQA for standard land use development projects, and there are no established criteria for determining whether one is necessary.

Given the size of the Project Site, the particular locations of diesel-fueled equipment and truck activities would vary substantially on a daily basis throughout the construction period, and those sources would only be active in close proximity to nearby sensitive receptors for a fraction of the construction duration. Compliance with Airborne Toxic Control Measure 2485 to limit diesel vehicle idling to no more than five minutes at any one location would minimize excess diesel PM emissions. Emissions would be distributed across the construction site where equipment is active and would be dispersed quickly due to the elevated atmospheric mixing height and higher wind speeds during the daytime. It is unlikely that diesel PM concentrations would reach levels of any public health concern at air quality sensitive receptor locations in the Project Site vicinity during the construction period, and diesel PM emissions would cease upon completion of construction activities.

Mitigation Measure MM AQ-7 from the Certified EIR would continue to apply to the Modified Project. This mitigation measure requires applicants for new development that are subject to CEQA review and are within one-quarter mile of a sensitive land use submit a construction-related air quality study that evaluates potential health risk impacts to the City's Planning Department for review and approval. If construction-related health risks would have the potential to exceed SCAQMD-adopted thresholds of significance, the City would require applicants of new development projects to incorporate mitigation measures to reduce air pollutant emissions during construction activities. The air quality analysis presented this section of the Addendum (i.e., Section 3.3, Air Quality), which has been prepared in conformance with SCAQMD methodology, would be reviewed and is subject to the approval of the City's Planning Department and the City Council. As explained above, construction of the Modified Project would not have the potential reach levels that would cause any public health concerns at air quality sensitive receptor locations and, thus, no mitigation measures are required for the Modified Project beyond those identified in the Certified EIR.

In summary, construction of the Modified Project is unlikely to result in any public health risks at air quality sensitive receptor locations in the Project Site vicinity. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operation

None of the land uses proposed for the Modified Project involve operations that are associated with substantial pollutant emissions and would not introduce a substantial source of TAC emissions to the Project Site. As shown in **Table 3-10**, below, operational emissions from on-site sources would remain substantially below the applicable localized thresholds for NO_X, CO, PM_{10}, and $PM_{2.5}$. The land uses associated with the Modified Project would also generally be consistent with the surrounding land use composition and would not bring diesel-fueled vehicle traffic in closer proximity to sensitive receptors. Therefore, operation of the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-10: ESTIMATED DAILY LOCALIZED OPERATIONAL EMISSIONS – MODIFIED PROJECT

Operational Source Category	Maximum Daily Emissions (Pounds Per Day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Sources	0.6	70.0	0.1	0.1
Energy Sources	7.1	5.8	0.5	0.5
Off-Road Equipment	2.5	6.1	<0.1	<0.1
Total On-Site Emissions	**10.2**	**81.9**	**0.7**	**0.7**
SRA 4 Operational LST Screening Values	123	1,530	4	2
Exceed Threshold?	**No**	**No**	**No**	**No**

Note: Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

Entertainment Retail Option

The assessment of potential impacts related to sensitive receptor exposures for the Entertainment Retail Option follows the same approach as the Modified Project. Replacing the hotel use with an entertainment retail development would not introduce a new substantial source of air pollutant emissions to the Project Site, and construction emissions would be essentially the same as those analyzed above in **Table 3-11**. **Mitigation Measures MM AQ-6** and **MM AQ-7** from the Certified EIR would continue to apply to construction of the Entertainment Retail Option. Since the Entertainment Retail Option would not have the potential to exceed the SCAQMD LST thresholds for construction, no mitigation measures beyond those identified in the Certified EIR are required for the Entertainment Retail Option.

During future operation of the Entertainment Retail Option, maximum daily emissions from on-site sources would remain substantially below the applicable SCAQMD LST screening values, as demonstrated by the analysis provided in **Table 3-11**, below. Therefore, construction and operation of the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-11: ESTIMATED DAILY LOCALIZED OPERATIONAL EMISSIONS – ENTERTAINMENT RETAIL OPTION

Operational Source Category	Maximum Daily Emissions (Pounds Per Day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Sources	0.7	79.0	0.1	0.1
Energy Sources	6.5	5.3	0.5	0.5
Off-Road Equipment	2.5	6.1	<0.1	<0.1
Total On-Site Emissions	**9.7**	**91.4**	**0.7**	**0.7**
SRA 4 Operational LST Screening Values	123	1,530	4	2
Exceed Threshold?	**No**	**No**	**No**	**No**

Note: Emissions modeling files can be found in **Appendix A**.
SOURCE: TAHA, 2025.

(d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

Odors are the only potential construction and operational emissions other than the sources addressed in the response to Checklist Questions 3.3.2(a) through 3.3.2(c) that has the potential to adversely affect a substantial number of people. SCAQMD air quality significance thresholds address odorous emissions by invoking compliance with SCAQMD Rule 402. A significant air quality impact would occur if construction or operation of the Modified Project creates a public nuisance condition in violation of SCAQMD Rule 402.

Construction. During construction, potential sources that may produce objectionable odors include equipment exhaust, application of asphalt and architectural coatings, and other interior and exterior finishes. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project Site, would be temporary in nature, and would not persist beyond the termination of construction activities. The Modified Project would utilize typical construction techniques, and odors would be typical of most construction sites. Odors from construction activities would decrease, dissipate away from the construction area, and be quickly diluted. The particular locations construction equipment would vary substantially on a daily basis throughout the construction period, and it is anticipated that construction equipment would only be operating near sensitive land uses on an intermittent basis, and during times of the day when residents are less likely to be home. These factors would limit the possibility of nuisance-causing odors from affecting a substantial number of people during construction of the Modified Project. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operations. Land uses and industrial operations that are associated with odor complaints generally include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.[10] The Modified Project does not include land uses that are typically associated with odor complaints. Additionally, operations of the Modified Project would comply with SCAQMD Rule 402, which prohibit any air quality discharge that would be a nuisance or pose any harm to individuals of the public. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The analysis of potential impacts involving public nuisances related to air quality for the Entertainment Retail Option is congruent with the discussion provided above for the Modified Project. Construction and operation of the entertainment retail center in lieu of the hotel would not introduce a new source of potentially bothersome odors or dust to the Project Site under future operations. The Entertainment Retail Option would not include land use that is typically associated with substantial sources of odors such as a rendering facility, dry cleaner, or waste processing facility. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.3.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

[10] SCAQMD, *CEQA Air Quality Handbook*, 1993.

3.3.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.3.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

Mitigation Measures MM AQ-1 through **MM AQ-5** from the Certified EIR are applicable to development projects that are subject to CEQA review and exceed SCAQMD significance thresholds. As presented in the air quality analysis in Section 3.3.2, above, the Modified Project and its Entertainment Retail Option would not exceed any of the SCAQMD significance thresholds. Therefore**, Mitigation Measures MM AQ-1** through **MM AQ-5** from the Certified EIR would not apply to the Modified Project or the Entertainment Retail Option.

Mitigation Measures MM AQ-6 and **MM-AQ-7** from the Certified EIR would continue to apply to the Modified Project and its Entertainment Retail Option since the Modified Project and its Entertainment Retail Option are subject to CEQA review and are within one-quarter mile of sensitive land uses. The localized construction-related air quality analysis presented in the response to Checklist Question 3.3.2(c), above, was conducted in conformance with SCAQMD methodology for assessing localized impacts. As discussed, construction of the Modified Project and its Entertainment Retail Option would not have the potential to exceed the SCAQMD LST thresholds and would not have the potential to cause any public health concerns at air quality sensitive receptors. Thus, no mitigation measures are required for the Modified Project or the Entertainment Retail Option.

3.3.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.4 BIOLOGICAL RESOURCES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
BIOLOGICAL RESOURCES. Would the project:					
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant	No	No	No	Yes
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant	No	No	No	No
(c) Have a substantial adverse effect on state or federally-protected wetlands, (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	No	No	No	No
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant	No	No	No	Yes
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	No	No	No	No
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	No	No	No	No

3.4.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Construction

Special-Status Plants. The Certified EIR concluded that special-status plant species (Southern Tarplant) has been recorded within the Planning Area, where future development allowed by the General Plan Update could directly or indirectly impact this biological resource. As anticipated by

the buildout of the General Plan Update, construction of some projects could result in direct removal of Southern Tarplant. This species has a high potential to occur within the Planning Area (particularly along both banks of the Dominguez Channel on either side of I-110, north of I-405), and future projects would have potential to impact Southern Tarplant on a project-by-project basis due to specific on-site conditions, which could result in a potentially significant impact.

However, construction of all future projects facilitated under the General Plan Update would be required to comply with the General Plan Update policies listed below. Specifically, Guiding Policy OSEC-G-4 would require future projects under the General Plan Update to identify any special-status plants located within a future project's area of effect that are state or federally listed as Endangered, Threatened, or Rare, which would help to reduce significant impacts to special-status species within the Planning Area. While implementation of the General Plan Update policies would help to reduce impacts to special-status plants due to construction of future projects under the General Plan Update, all future projects would also be required to comply with all applicable laws, regulations, and ordinances related to special-status plants. All project sites that have been identified as supporting special-status plants would be required to comply with the California Endangered Species Act and/or the Federal Endangered Species Act through their regulatory permitting processes. The specific compensatory mitigation measures required to take a listed plant or to eliminate its habitat would be determined at the time of permitting prior to construction of the project. The compensatory mitigation measures would likely include habitat restoration and/or preservation, relocation of on-site special-status plants, and/or purchase of credits at a mitigation bank or in lieu fee program.

Although compliance with the General Plan Update policies and applicable laws and regulations would help to minimize impacts to special-status plants, project-specific mitigation measures **(MM BIO-1** through **MM BIO-3)** have also been incorporated to ensure that impacts to special-status plants would be reduced to a less than significant level on a project-by-project basis. The mitigation measures listed below would require future projects developed under the General Plan Update to implement procedures and processes related to protecting special-status plants, such as preconstruction surveys, transplantation, agency coordination and implementation of an environmental awareness program related to special-status plants. Implementation of the mitigation measures would ensure that the impact to special-status plants with construction of future projects under the General Plan Update would be less than significant.

Special-Status Wildlife. The Certified EIR concluded that three special-status wildlife species (Tricolored Blackbird, Least Bell's Vireo and the Western Mastiff Bat) have potential to occur within the Planning Area, where future development allowed by the General Plan Update could directly or indirectly impact these biological resources. Adverse impacts on wildlife are generally associated with the degree of habitat loss including a habitat's physical character, quality, and diversity, in addition to abundance of vegetation. As anticipated by the buildout of the General Plan Update, construction of some projects could result in direct removal of wildlife habitat, resulting in the potential mortality of wildlife species existing on-site as well as the displacement of more mobile species to suitable habitat areas nearby. While these biological resources have a low potential to occur within the Planning Area due to the heavily developed nature of the Planning Area, future projects would have potential to impact these resources on a project-by-project basis due to specific on-site conditions, which could result in potentially significant impacts.

However, construction of all future projects facilitated under the General Plan Update would be required to comply with the General Plan Update policies listed below. Specifically, Guiding Policy OSEC-G-4 would require future projects under the General Plan Update to monitor for wildlife migration routes and identify any special-status wildlife species located within a future project's area of effect that are state or federally listed as Endangered, Threatened, or Rare, which would help to reduce significant impacts to special-status species within the Planning Area.

While implementation of the General Plan Update policies would help to reduce impacts to biological resources due to construction of future projects under the General Plan Update, all future projects would also be required to comply with all applicable laws, regulations, and ordinances related to special-status wildlife. All project sites that have been identified as supporting special-status wildlife would be required to comply with the California Endangered Species Act and/or Federal Endangered Species Act through their regulatory permitting processes. The specific compensatory mitigation measures required to take a listed wildlife species or to eliminate its habitat would be determined at the time of permitting prior to construction of the project. The compensatory mitigation measures would likely include habitat restoration and/or preservation, purchase of mitigation bank or in lieu fee program credits, and/or limitations regarding the extent and timing of construction.

Although compliance with General Plan Update policies and applicable laws and regulations would help to minimize impacts to special-status wildlife, project-specific mitigation measures (**MM BIO-4** through **MM BIO-9**) have also been incorporated to ensure that impacts to special-status wildlife would be reduced to a less than significant level on a project-by-project basis. The mitigation measures listed below would require future projects developed under the General Plan Update to implement procedures and processes related to protecting special-status wildlife, such as preconstruction surveys, compensatory mitigation ratios for loss of designated habitats, and protection and/or avoidance of special-status wildlife. Implementation of the mitigation measures would ensure that the impact to special-status wildlife with construction of future projects under the General Plan Update would be less than significant.

Nesting Birds. The Certified EIR concluded that nesting birds and/or nesting bird habitat have been recorded within the Planning Area, where future development allowed by the General Plan Update could directly or indirectly impact these biological resources. The Planning Area consists of trees, shrubs, and ground cover that could be used by breeding raptors and songbirds. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA) and nests and eggs are protected by Fish and Game Code, Section 3503. While these biological resources have a low potential to occur due to the heavily developed nature of the Planning Area, future projects would have potential to impact these resources on a project-by-project basis if removal of active nests or harassment of a breeding bird occur during construction, which could result in a potentially significant impact. Construction of all future projects facilitated under the General Plan Update would be required to comply with the General Plan Update policies listed below. Specifically, Guiding Policies OSEC-G-3 and OSEC-G-5 and Implementing Policies OSECP-5 and OSEC-P-7 would aim to enhance and expand the City's urban forest canopy, which in turn would increase available nesting bird habitat throughout the Planning Area. In addition to the General Plan Update policies listed below, future applicants would also be required to comply with MBTA, which would further reduce impacts to nesting birds.

Although compliance with General Plan Update policies and MBTA would help to minimize impacts to nesting birds and their associated habitat, project-specific mitigation measures **(MM BIO-4** through **MM BIO-6**) have also been incorporated to ensure that impacts to nesting birds would be reduced to a less than significant level on a project-by-project basis. The mitigation measures listed below would require future projects developed under the General Plan Update to implement procedures and processes related to protecting nesting birds and their associated habitat, such as preconstruction surveys and protection and/or avoidance of nesting birds and their associated habitats. Implementation of the mitigation measures would ensure that the impact to nesting birds with construction of future projects under the General Plan Update would be less than significant

Operations

Special-Status Plants. The Certified EIR concluded that operation of future projects facilitated under the General Plan Update could include routine landscaping and maintenance, which could have the potential to adversely impact special-status plants. Potential adverse impacts may result from introducing non-native or invasive plant species into areas that support special-status plant species and could result in invasive species outcompeting these natives for water, nutrients, and sunlight. However, future projects would be required to comply with the General Plan Update policies, which support efforts to increase biodiversity of plant species by creating new natural habitats (Guiding Policy OSEC-G-3) or reclaiming natural habitats in heavily disturbed areas within the Planning Area (Implementing Policy OSEC-P-4). Furthermore, implementation of **Mitigation Measure MM BIO-2** would require future applicants to prepare a special-plants planting plan, if applicable, to ensure that adequate conditions, species, and monitoring are implemented within restored and/or preserved areas throughout operation of the project. Through compliance with General Plan Update policies and incorporation of this mitigation measure, the impact to special-status plants during operation would be reduced to a less than significant level.

Special-Status Wildlife. The Certified EIR concluded that operation of future projects developed under the General Plan Update could result in adverse impacts to special-status wildlife due to the removal and/or change in existing habitats, increased vehicular traffic and a corresponding increase in noise and threat of roadkill by traffic; an increase in human presence in preserved or open space areas; an increase in predatory and feral pets; an increase in litter, pollutants, dust, oil, and other human debris; and an increase in nighttime light trespass onto preserved open space. All of the General Plan Update policies listed below aim to help improve the conditions of the existing natural habitat and the associated species that utilize those habitats. However, to ensure that the operational impact to special-status wildlife associated with future projects is reduced to a less than significant level, future project applicants would be required to incorporate and implement **Mitigation Measures MM BIO-4** through **MM BIO-9**, as applicable.

Nesting Birds. The Certified EIR concluded that operation of future projects developed under the General Plan Update could result in adverse impacts to nesting birds due to the removal and/or change in existing habitats, increased vehicular traffic and a corresponding increase in noise and threat of road kill by traffic; an increase in human presence in preserved or open space areas; an increase in predatory and feral pets; an increase in litter, pollutants, dust, oil, and other human debris; and an increase in nighttime light trespass onto preserved open space. All of the General Plan Update policies listed below aim to help improve the conditions of the existing natural habitat and the associated species that utilize those habitats. However, to ensure that the operational impact to nesting birds associated with future projects are reduced to a less than significant level, future project applicants would be required to incorporate and implement **Mitigation Measures MM BIO-4** through **MM BIO-6**, as applicable.

(b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Certified EIR concluded that riparian habitat has been documented in the Planning Area in the Dominguez Channel, Dominguez Branch Channel, Wilmington Drain, and in the Carson Harbor Village Mobile Home Park, which contains approximately 17 acres of wetlands protected by deed restrictions. These riparian areas within the Planning Area are not ideal locations to construct new development as they are either being used for regional infrastructure or are protected in perpetuity. USFWS designated critical habitat for listed plant or wildlife species does not occur within the Planning Area. In addition, sensitive natural communities have also been recorded within the

Planning Area, which includes Southern Dune Scrub, Southern Foredunes, Southern Coastal Salt Marsh, and Southern Coastal Bluff Scrub. While these areas have not been identified as locations for new development, maintenance activities or improvements to these areas could result in impacts to these riparian habitats and/or sensitive natural communities.

A quantification of potential impacts on riparian or other sensitive natural communities cannot be made until the design and nature of specific projects is known. As a general rule, the removal and/or fragmentation of sensitive natural communities identified by the California Department of Fish and Wildlife (CDFW) would be considered to be potentially significant due to their decline in the region and/or their suitability as habitat for sensitive species. In particular, the loss and/or fragmentation of riparian alliances and most native shrubland and scrub alliances could adversely affect rare, endangered, or threatened plant and wildlife species. Therefore, removal and/or fragmentation of these habitats would be considered a significant impact.

With buildout of the General Plan Update, development of some projects could result in direct removal or indirect impacts to the identified sensitive natural communities or riparian habitat depending on the location and scale of future projects. However, construction of all future projects facilitated under the General Plan Update would be required to comply with the General Plan Update policies listed below Specifically, Guiding Policy OSEC-G-4 would require future projects under the General Plan Update to recognize and support the preservation of wildlife migration routes and special-status species that are state or federally listed as Endangered, Threatened, or Rare, which would help to reduce significant impacts to sensitive natural communities or riparian habitats within the Planning Area. In addition, all future projects would also be required to comply with all applicable laws, regulations, and ordinances related to sensitive natural communities and riparian habitat to ensure all obligatory protocols and/or measures are undertaken to protect these resources. Although compliance with General Plan Update policies and applicable laws and regulations would help to minimize impacts to sensitive natural communities, project-specific mitigation measures listed below were also incorporated to ensure that impacts to sensitive natural communities and riparian habitat would be reduced to a less than significant level on a project-by-project basis. Implementation of the mitigation measures listed below would ensure that the impact to sensitive natural communities and riparian habitat with development of future projects under the General Plan Update would be less than significant.

(c) Would the Project have a substantial adverse effect on state or federally-protected wetlands, (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means

Within the Planning Area, wetlands have been identified within the Carson Harbor Village Mobile Home Park, which contains approximately 17 acres of wetlands protected by deed restrictions. Since these wetlands are protected by deed restrictions for perpetuity, no development or changes may occur within the wetlands boundaries. The only other wetland area documented within the Planning Area is the 17-acre Bixby Marshland, owned and operated by the Los Angeles County Sanitation Districts (LACSD). Consequently, development under the General Plan Update would not have the potential to impact federally or state-protected wetlands through direct removal, filling, hydrologic interruption, or by other means. Therefore, no impact would occur related to adversely affecting federally or state-protected wetlands.

(d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Limited wildlife movement is expected within the Planning Area due to the prevalence of developed areas and lack of native habitats. However, particularly within the riparian woodland communities,

these communities may support movement on a smaller or "local" scale for species of invertebrates, amphibians, reptiles, birds, and small-to-medium mammals, primarily those with high urban tolerance. The home range of many of these species may be entirely contained within the isolated patches of riparian woodland habitat remaining within the City. However, on a larger regional scale, movement is not expected except for some limited movement along the improved, channelized waterways that may attract avian species and urban-adapted wildlife following these aquatic resources to areas where patches of habitat may be present.

A quantification of potential impacts on riparian or other sensitive natural communities cannot be made until the design and nature of specific projects is known. As a general rule, the removal and/or fragmentation of sensitive natural communities identified by the CDFW would be considered to be potentially significant due to their decline in the region and/or their suitability as habitat for sensitive species. With buildout of the General Plan Update, operation of some projects could result in indirect impacts to the identified riparian habitat depending on maintenance and improvement activities. However, operation and maintenance of all future projects facilitated under the General Plan Update would be required to comply with the General Plan Update policies listed below. Specifically, Guiding Policy OSEC-G-4 requires future projects under the General Plan Update to monitor for wildlife migration routes and identify special-status species that are state or federally listed as Endangered, Threatened, or Rare, which would help to reduce significant impacts to riparian habitats within the Planning Area. In addition, all future projects would also be required to comply with all applicable laws, regulations, and ordinances related to sensitive natural communities and riparian habitat to ensure all obligatory protocols and/or measures are undertaken to protect these resources.

Although compliance with the General Plan Update policies and the applicable laws and regulations would help to minimize impacts to riparian habitat, implementation of the General Plan Update could result in the potential removal and/or fragmentation of existing riparian habitat within the Planning Area, thus, resulting in a potentially significant impact.

(e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Implementation of the General Plan Update will not introduce any potential conflicts with the existing City of Carson Tree Preservation and Protection Ordinance or the Los Angeles County Oak Tree Protection Ordinance, which applies to the City's SOI. Development of future projects facilitated under the General Plan Update would be subject to the City and County's tree preservation ordinances, as applicable, which include adherence to tree management and trimming procedures. In addition, General Plan Update policies would help promote a strong urban forest across public and private properties (Guiding Policy OSEC-G-5 and Implementing Policy OSEC-P-5) and would enhance tree health and appearance of streets and other public spaces through regular maintenance, as well as tree and landscaping planting and care of the existing canopy (Implementing Policy OSEC-P-6). Future project's consistency with these policies would further ensure impacts to tree resources would be minimized. Therefore, no impact associated with creating a conflict with a tree preservation policy or ordinance would occur.

(f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Due to the lack of biological resources and heavily developed nature of the Planning Area, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans adopted for the Planning Area. For this reason, development of future projects under the General Plan Update would not conflict or interfere with

an adopted habitat conservation plan. While the presence of biological resources is relatively limited within the Planning Area, General Plan Update policies aim to protect and enhance the few biological resources within the Planning Area, as listed in the response to Checklist Question 3.4.1, above. Therefore, no impact related to creating a conflict with a habitat conservation plan would occur.

General Plan Update Policies that Address Biological Resources

Open Space and Environmental Conservation Element

Guiding Policies

OSEC-G-3 Support efforts to improve the biodiversity of plant and animal habitats within Carson by creating natural habitat areas when feasible. Support efforts to restore channelized creeks to naturalized flows, with supportive open space development that promotes healthy riparian habitat.

OSEC-G-4 Recognize and support the preservation of wildlife migration routes and special status species that are state or federally listed as Endangered, Threatened, or Rare.

OSEC-G-5 Promote ecology and avian habitat creation by supporting a strong urban forest.

Implementing Policies

OSEC-P-4 Support reclamation of natural habitat in heavily disturbed locations, including closed landfills, channels, and when industrial areas are redeveloped, to improve the biodiversity of the City, increase resident's access to nature and outdoor recreation, restore plant and animal habitat, and assist with environmental remediation. This policy is intended to bring more greenery into the City and seeks to improve biological resources with reducing environmental impacts, such as the heat island affect, improve air quality, assist with environmental remediation, and further environmental justice initiatives.

OSEC-P-5 Recognize the importance of the urban forest to the natural environment in Carson and support the expansion of the tree canopy on public and private property throughout the community.

OSEC-P-6 Enhance tree health and the appearance of streets and other public spaces through the regular maintenance as well as tree and landscaping planting and care of the existing canopy.

OSEC-P-7 Provide awareness among property owners, businesses, and developers of larger sites that may undergo redevelopment or sites located along creeks that may be naturalized about the possibilities for environmental improvement, such as landscape, maintenance and irrigation practices that foster habitat creation for wildlife species and improve the urban forest.

Mitigation Measures

MM BIO-1 **Preconstruction Focused Survey for Special-Status Plants**. Prior to initiating disturbance activities for individual projects that are subject to California Environmental Quality Act (CEQA) review (i.e., non-exempt projects), a focused survey for special-status plant species shall be performed by a qualified biologist(s) within the boundaries of the future project area, including all on-and off-site impact areas. If any special-status plants are found, a qualified biologist(s) with a California Department of Fish and Wildlife Scientific Collection Permit shall prepare a plan to relocate these species to suitable habitats within surrounding public open space areas

that would remain undisturbed. For those species that cannot be physically transplanted, the biologist(s) shall collect seeds from the plants. To the extent feasible, the preconstruction focused survey shall be completed when species are in bloom, typically between May and November.

MM BIO-2 **Special-Status Plants Planting Plan**. Prior to initiating disturbance activities for individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that have the potential to cause direct or indirect impacts on special-status plants, a qualified biologist(s) shall prepare a Special-Status Plants Planting Plan for the species to be transplanted. At a minimum, the plan shall include 1) a description of the existing conditions at the project site, including any on- or off-site impact areas, and receiver sites, 2) methods to transplant and/or collect seed for off-site planting and/or seeding, 3) a two-year monitoring program, including performance standards, 4) description of and/or figure showing plant spacing, and 5) long-term maintenance requirements, including a funding mechanism to support long-term maintenance activities. The City shall also require proof that the plan preparer consulted with U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) personnel or a qualified botanist in order to maximize transplanting success.

MM BIO-3 **Listed Endangered and Threatened Plant Agency Coordination**. For individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and would impact state or federally listed plants, in addition to **MM BIO-1** and **-2**, the City shall require the project applicant to provide documentation of the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW) authorizing take of listed plants or concurring the project would not be likely to result in an adverse effect on the species. The federal Endangered Species Act does not address listed plants on private property unless some type of federal action is involved. If a federal action is required for a project (e.g., federal funding, Clean Water Act compliance), a consultation between the lead federal agency and the USFWS must be completed. Under the California Endangered Species Act, Section 2081 subdivision (b) of the Fish and Game Code allows CDFW to authorize take of species listed as endangered, threatened, candidate, or a rare plant, if that take is incidental to otherwise lawful activities and if certain conditions are met.

MM BIO-4 **Preconstruction Surveys for Special-Status Wildlife**. For individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and are found to contain suitable habitat for special-status wildlife species (including surrounding areas within 300 feet of the site), no earlier than three weeks prior to initiating disturbance activities, focused surveys for special-status wildlife species shall be completed by a qualified biologist(s) within the boundaries of the future project, including all on-and off-site impact areas. If any special-status wildlife species are found, a qualified biologist(s) with a California Department of Fish and Wildlife (CDFW) Scientific Collection Permit shall prepare a plan to relocate these species to suitable habitats within surrounding public open space areas that would remain undisturbed, unless the biologist determines that such relocation cannot reasonably be accomplished at which point CDFW will be consulted regarding whether relocation efforts should be modified or terminated. The relocation plan, including relocation methods (e.g., trap and release) and proposed receiver sites shall be approved by the CDFW prior to relocating any wildlife. If relocation is determined to not be a feasible option, the project applicant shall propose other form(s) of compensatory mitigation (e.g., off-site habitat restoration and/or preservation,

payment into an existing restoration program, or providing funds to another City-approved conservation program).

MM BIO-5 **Listed Endangered or Threatened Wildlife Habitat Assessment**. Prior to approval of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and may impact potentially suitable habitat for federally or state listed endangered or threatened species, the City shall require a habitat assessment to be completed by a qualified biologist(s) well versed in the requirements of the species in question. If no suitable habitat for the listed species is identified within 300 feet of construction or maintenance activities, no further measures would be required in association with the project. If suitable habitat for the species is identified within 300 feet of such activities, prior to construction, the City shall require that a focused survey be completed by a qualified biologist(s) for the species in accordance with protocols established by the U.S. Fish and Wildlife Service and/or California Department of Fish and Wildlife. In the event a state or federal listed species is determined to occupy habitat located in the proposed project site or within 300 feet of the site, the CDFW and/or USFWS shall be consulted, as required by the California Endangered Species Act and/or federal Endangered Species Act. In order to address and acknowledge the potential for listed species to occur within the Planning Area or be impacted by future development projects, this assessment acknowledges future actions by state and federal resource agencies in addition to the analyses necessary and required under CEQA.

MM BIO-6 **Nesting Bird Surveys**. All vegetation clearing for construction and fuel modification for individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) shall occur outside of the breeding bird season (February 1 and August 31), if feasible, to ensure that no active nests would be disturbed unless clearing and/or grading activities cannot be avoided during that time period. If clearing and/or grading activities for individual projects cannot be avoided during the breeding season, all suitable habitats shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist(s) no earlier than three weeks prior to initiating disturbance activities. Suitable nesting habitat within the Planning Area include ornamental landscaping trees and shrubs, mixed-riparian woodland, and non-native woodland communities. If any active nests are detected, the area shall be flagged along with a 300-foot buffer for song birds and a 500-foot buffer for raptorial birds (or otherwise appropriate buffer as determined by the surveying biologist), and shall be avoided until the nesting cycle is complete or it is determined by the surveying biologist that the nest is no longer active.

MM BIO-7 **Use of Buffers Near Active Bat Roosts**. During the November 1 to March 31 hibernation season, disturbance activities for individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) shall not be conducted within 100 feet of woodland habitat that provides suitable bat roosting habitat. Bat presence is difficult to detect using emergence surveys during this period due to decreased flight and foraging behavior. If a qualified biologist who is highly familiar with bat biology determines woodland areas do not provide suitable hibernating conditions (for example, cavities in the trunk or branches, woodpecker holes, loose bark, cracks, splits and thick ivy) and therefore, bats are unlikely to be present in the area, work may commence as planned.

MM BIO-8 **Bat Maternity Roosting Surveys**. Prior to approval of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects) and may impact potentially suitable habitat for bats, the City shall require a bat maternity roosting survey. No earlier than three weeks prior to initiating disturbance activities, a nighttime evening emergence survey and/or internal searches within large tree cavities shall be conducted by a qualified biologist who is highly familiar with bat biology during the maternity season (April 1 to August 31) to determine presence/absence of bat maternity roosts in wooded habitat in the project site or surrounding areas within 300 feet of the project site. All active roosts identified during the survey shall be protected by a buffer width to be determined by a qualified biologist. The buffer will be determined by the type of bat observed, topography, slope, aspect, surrounding vegetation, sensitivity of roost, type of potential disturbance, etc. Each buffer would remain in place until the end of the maternity roosting season. If no active roosts are identified, then work may commence as planned. Survey results are valid for 30 days from the survey date. Should work commence later than 30 days from the survey date, then additional surveys shall be conducted prior to starting the work.

MM BIO-9 **Bat Roosting Replacement**. All bat roosts that are permanently lost due to an individual project that is subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) must be documented via submission to the California Natural Diversity Data Base by the project's designated biologist and shall be replaced at a 1:1 ratio on- or off-site with a roost suitable for the displaced species (e.g., bat houses for colonial roosters). The design of such replacement habitat shall be coordinated with the California Department of Fish and Wildlife. Each new roost shall be in place prior to the time that the bats are expected to use the roosts as determined by a qualified biologist who is highly familiar with bat biology and shall be monitored annually for two to five years to ensure proper roosting habitat characteristics (e.g., suitable temperature and no leaks). The roost shall be modified as necessary to provide a suitable roosting environment for the target bat species.

MM BIO-10 **Sensitive Natural Communities**. To mitigate potential impacts on sensitive woodland, shrubland and scrub natural communities provided a California Department of Fish and Wildlife state sensitivity rank of S1 to S3, future projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) shall implement the following mitigation measures prior to any ground disturbance:

- If avoidance cannot be reasonably accomplished, impacts to any S1 to S3 categorized shrubland, scrub or woodland alliance shall be mitigated through on- or off-site restoration, enhancement and/or preservation. For off-site mitigation, the applicant shall acquire mitigation land of similar habitat at a ratio of at least 1:1. On-site mitigation shall also be completed at a ratio of at least 1:1. A habitat mitigation plan shall be prepared and submitted to the City for approval, prior to any ground disturbance.
- For projects that have the potential to result in direct or indirect impacts to sensitive natural communities, a habitat mitigation plan shall be prepared and approved in writing by the City prior to any ground disturbance. The plan shall include adaptive management practices to achieve the specified ratio for on- or off-site restoration (and/or preservation. At a minimum, the plan shall include a description of the existing conditions at the mitigation site(s), goals and timelines, installation methods, monitoring procedures, plant spacing, adaptive management strategies, and long-term maintenance requirements.

MM BIO-11 Jurisdictional Waters. To mitigate for impacts to waters of the U.S. and/or waters of the state, future projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) shall implement the following measures in consultation with the regulating agencies (U.S. Army Corps of Engineers [USACE], California Department of Fish and Wildlife [CDFW], and Regional Water Quality Control Board [RWQCB], as applicable):

- The applicant shall provide on- and/or off-site compensatory mitigation in order to offset permanent impacts to USACE, RWQCB, and CDFW jurisdictional waters and wetlands at a ratio of no less than 1.5:1 and/or include the purchase of mitigation credits at an agency-approved mitigation bank or in-lieu fee program.
- If compensatory mitigation is required, a compensatory mitigation plan shall be prepared in accordance with applicable agency policies and implemented, once approved by relevant agencies and the City.

3.4.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Project Site is located in an urban area surrounded by commercial, residential, public facility, and institutional uses. It is completely developed with the existing City Hall building, Carson Community/Event Center, and surface parking lots. Plant life on the Project Site is limited to ornamental species used for landscaping. Animal life is comprised of common bird, insect, reptile, and small mammal species. The California Natural Diversity Database (CNDDB), a computerized database that identifies past occurrences of species of special concern (e.g., plants, animals, and communities that are rare, threatened, or endangered), identified the Palos Verdes blue butterfly (*Glaucopsyche lygdamus palosverdesenis*) as being presumed extant from the Pacific Ocean to approximately 0.5 miles east, 2.8 miles north, and 5.7 miles south of the Project Site. *This species is listed as endangered under the Federal Endangered Species Act* and has a state rank of S1, which indicates that the species is critically imperiled or has a high risk of extension within the state. No other candidate, sensitive, or special status species were identified on the Project Site or in the surrounding area.[11]

The general habitat for the Palos Verdes blue butterfly is restricted to the cool, fog-shrouded, seaward side of Palos Verdes Hills. The butterfly feeds on deerweed and milkvetch. The entire Project Site has been previously disturbed and developed with urban uses (i.e., structures, ornamental landscaping, and paved areas). Suitable habitat for the Palos Verdes blue butterfly does not occur within the Project Site or its surrounding area. Therefore, it is unlikely that the Modified Project would result in the loss or destruction of this species or the degradation of sensitive habitat for this species. Nevertheless, the Modified Project would continue to implement **Mitigation Measure BIO-1** (and **Mitigation Measures MM BIO-2** through **MM BIO-5** if special-status plant species or suitable habitat for endangered or threatened wildlife species are found) to ensure that development of the proposed uses on the Project Site would not adversely affect any candidate, sensitive, or special-status plant and wildlife species.

Construction of the Modified Project would require the removal of mature vegetation, some of which may potentially be used by nesting or migratory birds. However, the Modified Project is required to

[11]California Department of Fish and Wildlife, *California Natural Diversity Database*, https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data#43018408-cnddb-in-bios, accessed February 2025.

comply with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (FGC). Under MBTA and California FGC, it is unlawful to take or possess any migratory nongame bird. Federal Endangered Species Act Section 3(19) defines "take" as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct"; and California FGC Section 86 defines "take" as to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." **Mitigation Measure MM BIO-6** from the Certified EIR would continue to apply to the Modified Project and would ensure that impacts to nesting and migratory birds would be reduced to less than significant levels.

As the Modified Project would not result in the loss or destruction of any candidate, sensitive, or special status species and would continue to implement **Mitigation Measures MM BIO-1** through **MM BIO-6** from the Certified EIR to protect nesting and migratory birds, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project, which does not have suitable habitat that support candidate, sensitive, or special status species. The Entertainment Retail Option would also involve similar types of construction activities as the Modified Project. Since construction activities would require the removal of mature vegetation, nesting and migratory birds could potentially be affected if these birds were to use the mature vegetation on the Project Site. The Entertainment Retail Option would comply with the MBTA and the California FGC, as well as implement **Mitigation Measures MM BIO-1** through **MM BIO-6** from the Certified EIR. Thus, the Entertainment Retail Option is unlikely to result in the loss or destruction of candidate, sensitive, or special status species or the degradation of sensitive habitat for these species. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Project Site is located within an urbanized area and is generally surrounded by commercial, residential, public facility, and institutional uses. The Project Site does not contain any bodies of water or sensitive natural communities. Dominguez Channel is approximately 790 feet east of the Project Site. The Project Site does not contain any riparian habitat or features necessary to support riparian habitat. Additionally, CNDDB has not listed any riparian habitat or other sensitive natural communities on or in the immediate vicinity of the Project Site. Therefore, the Modified Project would not have any effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project, which does not have any riparian habitat or features necessary to support riparian habitat. Thus, the Entertainment Retail Option is unlikely to result in the loss or destruction of riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project have a substantial adverse effect on state or federally-protected wetlands, (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The Project Site does not contain any state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Dominguez Channel is approximately 790 feet east of the Project Site. The wetland within the Carson Harbor Village Mobile Home Park is approximately 2.25 feet north of the Project Site, and Bixby Marshland is approximately 2 miles southwest of the Project Site. The Modified Project does not involve any activities that would alter the Dominguez Channel and nearby wetlands. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project, which does not contain any wetlands. Therefore, the Entertainment Retail Option would not have a substantial adverse effect on state or federally protected wetlands, and the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Project Site and its surrounding area are highly developed with urban uses, and no wildlife corridors are on or in proximity to the Project Site. The Project Site does not contain any state or federally protected wetlands that would contain migratory fish or other wildlife species. If migratory birds were to traverse the Project Site, the birds would likely utilize mature vegetation on the Project Site, some of which may potentially provide nesting sites for migratory birds. As previously mentioned in the response to Checklist Question 3.4.2(a), above, construction of the Modified Project would require the removal of mature vegetation, some of which may potentially be used by nesting or migratory birds. However, the Modified Project is required to comply with the MBTA and the California FGC. **Mitigation Measure MM BIO-6** from the Certified EIR would continue to apply to the Modified Project and would ensure that impacts to nesting and migratory birds would be reduced to less than significant levels. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would require the removal of mature vegetation, which could potentially affect nesting and migratory birds if these birds were to use the mature vegetation on the Project Site. The Entertainment Retail Option would comply with the MBTA and the California FGC, as well as implement **Mitigation Measure MM BIO-6** from the Certified EIR. Thus, the Entertainment Retail Option would not substantially interfere with the movement of any migratory wildlife species. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Modified Project would be required to comply with the City's City Tree Preservation and Protection Ordinance (CMC Article III, Chapter 9) to preserve and protect parkway trees and Section 9313.6 of the City's Zoning Code for the preservation and removal of existing trees. In accordance with Section 3928 of the CMC, protective measures on parkway trees would be

implemented during construction for parkway trees that would be retained. Protective measures include enclosing parkway trees by a minimum five-foot-high chain link fence or another protective barrier, placing the protective barrier at least five feet outside the dripline of the parkway trees, using hand tools and small hand-held power tools if excavation were to occur within the protective barrier, prohibiting equipment or debris to be placed within the protective barrier, and requiring access routes to be covered with six inches of mulch in the drip line area should access within the protective barrier around a parkway tree is required during construction. Section 9313.6 of the City's Zoning Code provides measures for the preservation and protection of existing trees on the Project Site. Construction fencing would be required to be placed around the dripline of each tree or group of trees to be retained. Additionally, fill, grading, construction, and trenching are not permitted within the dripline of trees that are designated for preservation. If access is necessary near the trees designated for preservation, paving within the drip line would be required to use porous materials. Trees are also required to be replaced at a minimum ratio of one new tree for every tree removed. The minimum replacement tree is required to be 15 gallons. Since the Modified Project would comply with the City's Tree Preservation and Protection Ordinance and Section 9313.6 of the City's Zoning Code, the Modified Project would not conflict with any local policies or ordinances protecting biological resources. As a result, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would be required to comply with the City's Tree Preservation and Protection Ordinance and Section 9313.6 of the City's Zoning Code. Thus, the Entertainment Retail Option would not conflict with any local policies or ordinances protecting biological resources, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Project Site is located in an urbanized area and surrounded primarily by commercial, light industrial, and residential uses. The Project Site is not located within or adjacent to the boundaries of any adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project, which is not within or adjacent to the boundaries of any adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.4.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.4.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.4.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

The Modified Project and its Entertainment Retail Option would implement **Mitigation Measures MM BIO-1** through **MM BIO-6** from the Certified EIR. **Mitigation Measures MM BIO-7** through **MM BIO-9** are not applicable to the Modified Project and its Entertainment Retail Option since the Project Site does not have any woodland habitat and does not provide suitable bat roosting habitat.

Mitigation Measures MM BIO-10 and **MM BIO-11** are not applicable to the Modified Project and its Entertainment Retail Option since the Project Site does not have any sensitive natural communities or wetlands.

3.4.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.5 CULTURAL RESOURCES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
CULTURAL RESOURCES. Would the project:					
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	Significant and Unavoidable	No	No	No	Yes
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	Less Than Significant With Mitigation	No	No	No	Yes
(c) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant	No	No	No	No

3.10.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?

The Certified EIR stated that future development proposals initiated under the General Plan Update that include construction, demolition, or alteration of buildings/structures/objects/landscape features (hereafter referred to as "historic resources" or "properties") have the potential to cause a substantial adverse change to historical resources as defined by CEQA Guidelines Section 15064.5. Anticipated development under the General Plan Update and redevelopment or revitalization of underutilized properties could result in a substantial adverse change in the significance of a historical resource through physical demolition, destruction, relocation, or alteration of the resource. New construction through infill development on vacant property could result in a substantial adverse change in the significance of a historical resource through alteration of the resource's immediate surroundings. The CEQA Guidelines note that, generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties is considered as mitigated to a level of less than significant impact on the historical resource. Projects that propose alteration of a historical resource and that do not adhere to these standards have the potential to result in a substantial adverse change in the significance of a historical resource. Other projects that propose demolition or alteration of, or construction adjacent to, existing historic resources over 45 years in age (the California Office of Historic Preservation's age threshold for consideration as historical resources), could also result in a substantial adverse change in the significance of a historical resource. Changes in the setting of historic buildings and structures can result from the introduction of new visible features, significant landscape changes, or other alterations that change the historic integrity of the setting of a significant resource.

The results of the cultural resources records search conducted for the Certified EIR indicate that a total of 143 cultural resource studies have been conducted within the 0.5-mile radius of the Planning Area. Of the 143 studies, 83 have been conducted within the Planning Area limits. The results of the cultural resources records search also indicated that a total of 51 cultural resources have been recorded within the one-half mile radius of the City. Of the 51 cultural resources previously recorded, 22 are located within the Planning Area limits. These 22 resources consist of six prehistoric

archaeological sites, one protohistoric archaeological site, seven historic archaeological sites, seven historic architectural resources, and one California Historical Landmark.

The Sacred Lands File (SLF) records search conducted for the Certified EIR revealed that no known Native American resources from the Native American Heritage Commission (NAHC) database have been recorded within the City; however, the NAHC noted "that the absence of specific site information in the Sacred Lands File does not indicate the absence of Native American cultural resources in any APE." Any property that is or becomes of historic age may be a potential historical resource. A review of historic aerials indicates that there are numerous properties within the City that are more than 45 years in age. Any project that proposes the demolition, destruction, relocation, or alteration of a property that is more than 45 years in age could result in a significant impact on historical resources.

The General Plan Update policies listed below would help to identify, protect, preserve, and promote the preservation of historical resources. However, these policies do not require the identification and evaluation of historic-age properties to determine if there are historical resources within or nearby a proposed project site that could be adversely impacted by a proposed project, nor do they require the retention or rehabilitation of historical resources.

Mitigation is required to ensure that historical resources are properly identified and that impacts on any identified historical resources are reduced. However, the Certified EIR concluded that impacts on historical resources that are demolished or altered in an adverse manner such that they are no longer able to convey their historical significance and such that they are no longer eligible for inclusion in the California Register typically cannot be mitigated to a level of less than significant.

(b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

The Certified EIR stated that cultural resources records search indicated that a total of 143 cultural resource studies have been conducted within the one-half mile radius of the Planning Area. Of these 143 studies, 83 have been conducted within the City's limits. The results of the cultural resources records search also indicated that a total of 51 cultural resources have been recorded within the one-half mile radius of the City. Of the 51 cultural resources previously recorded, 22 are located within the City limits. These 22 resources consist of six prehistoric archaeological sites, one protohistoric archaeological site, seven historic archaeological sites, seven historic architectural resources, and one California Historical Landmark.

Future development proposals initiated under the General Plan Update that include construction-related ground disturbance (e.g., grubbing/clearing, grading, excavation, trenching, and boring) are activities that have potential to impact, or cause a substantial adverse change to, archaeological resources. Future development that does not require ground-disturbing activities would cause no impacts on archaeological resources.

Anticipated development in the City would occur through infill development on vacant property, and through redevelopment or revitalization of underutilized properties, which could result in damage to prehistoric and historic archaeological resources as a result of construction-related ground disturbance. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of archaeological resources buried below the ground surface.

The SLF records search through the NAHC yielded negative results; however, the NAHC noted "that the absence of specific site information in the Sacred Lands File does not indicate the absence of Native American cultural resources in any APE." Based on review of historic topographic maps, the City appears to have been a highly suitable area for the inhabitance of prehistoric people. For instance, the City once contained a marshy area known as the Dominguez Slough, which would

have provided native inhabitants with food resources, such as plants and animals. The Dominguez Slough is known to have been channelized in the mid-1900s in order to provide flood protection in the South Bay area. The records search information has additionally confirmed that archaeological resources exist within the City. As a result of all these findings, the potential for encountering archaeological resources in the City is considered high. Significant archaeological sites are those that have the potential to contain intact deposits of artifacts, associated features, and dietary remains that could contribute to the regional prehistoric or historic record, or that may be of cultural or religious importance to Native American groups. Any project that proposes ground disturbance could result in a significant impact on archaeological resources.

In accordance with **Mitigation Measure MM CUL-1**, projects that identify significant archaeological resources (i.e., those resources that qualify as historical or unique archaeological resources pursuant to CEQA Guidelines Section 15064.5 and PRC Section 21083.2, respectively) and preserve them through avoidance, permanent conservation easements, capping, or incorporation into open space, would reduce impacts on archaeological resources to a level that is less than significant. If preservation in place is not feasible, projects that conduct data recovery to recover the scientifically consequential information contained in the archaeological resource would also reduce impacts to less than significant. Furthermore, the General Plan Update includes policies that would help reduce the impact of future development on archaeological resources by requiring that development and redevelopment projects conduct assessments (including a site survey and cultural resources records search) to evaluate its potential to encounter archaeological resources. Additionally, if archaeological resources and/or Native American remains are found during ground disturbance for a project, all activity shall cease until the find has been evaluated by a qualified professional archaeologist. Finally, mitigation is required to ensure that significant archaeological resources are properly identified and that the impact on any identified significant resources is reduced.

(c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

The Certified EIR stated that impacts on human remains, including those interred outside of dedicated cemeteries, could occur as a result of future development proposals initiated under the General Plan Update that include ground disturbance (e.g., grubbing/clearing, grading, excavation, trenching, and boring). Future development that does not require ground-disturbing activities would cause no impact on human remains.

Although the SLF search through the NAHC yielded negative results, the South Central Coast Information Center (SCCIC) records search identified a Native American village (Suangna) and several prehistoric archaeological sites with burials in the City. As such, future development in the City has the potential to encounter human remains during ground-disturbing activities. The treatment of human remains is regulated by California Health and Safety Code Section 7050.5, and the treatment of Native American human remains is further prescribed by PRC Section 5097.98. California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.

PRC Section 5097.98 provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant

(MLD) regarding the discovery of Native American human remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods. In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the landowner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

California Health and Safety Code Section 7050.5 and PRC Section 5097.98 are applicable to all projects within the Project Area. In addition, the General Plan Update includes a policy that would require future development projects to comply with state and federal law upon discovery of Native American remains. The Certified EIR concluded that adherence to existing regulations and the General Plan policy would ensure that the General Plan Update's impact associated with the disturbance of human remains would be less than significant.

General Plan Update Policies that Address Cultural Resources

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-6 Identify, protect, and preserve important archaeological, paleontological, tribal, and historic resources for their aesthetic, scientific, educational, and cultural values.

OSEC-G-7 Celebrate Carson's unique cultural history by promoting an understanding and appreciation of its history with residents.

Implementing Polices

OSEC-P-8 Development projects shall comply with state and federal law that upon discovery of Native American remains or archaeological artifacts during construction, all activity will cease until qualified professional archaeological examination and reburial in an appropriate manner is accomplished.

OSEC-P-9 For development and redevelopment proposals in archaeologically-or culturally-sensitive areas of Carson, require an assessment of the potential presence of archaeological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC). As warranted by the results of the assessment, require additional studies to identify and address project-specific impacts on archaeological and tribal cultural resources.

OSEC-P-10 Using an annually updated Archaeological Resource Sensitivity Map, review proposed development projects to determine whether a site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

Mitigation Measures

MM CUL-1 Prior to development of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian, defined as meeting the Secretary of the Interior's Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the South Central Coastal Information

Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under national and state criteria prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, the City shall require appropriate mitigation to lessen the impact to the degree feasible.

MM CUL-2 Prior to development of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and involve ground disturbance, the project proponent shall retain a qualified archaeologist, defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, to conduct an archaeological resources assessment including: a records search at the South Central Coastal Information Center; a Sacred Lands File search at the Native American Heritage Commission; a pedestrian field survey; recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms; an assessment of the project area's archaeological sensitivity and the potential to encounter subsurface archaeological resources and human remains; subsurface investigation to define the horizontal and vertical extents of any identified archaeological resources; and preparation of a technical report documenting the methods and results of the study. All identified archaeological resources shall be assessed for the project's potential to result in direct and/or indirect effects on those resources and any archaeological resource that cannot be avoided shall be evaluated for its potential significance prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified archaeologist shall provide recommendations regarding protection of avoided resources and/or recommendations for additional work, treatment, or mitigation of significant resources that will be affected by the project.

3.10.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?

CEQA Guidelines Section 15064.5 generally defines a historical resource as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values.

The existing Carson City Hall building, which was completed in 1976, is a potential historic resource. The building was designed by an architecture team that reflected the City's commitment to representing its diverse population. The team included African American architect Robert Kennard

of Kennard, Delahousie & Gauld, Japanese American architect Frank Sata, Robert Alexander, Japanese American landscape architect Yoshito Kuromiya, and Latino interior and graphics designer Michal Sanchez. This diverse team was chosen to design a building that would not only serve as the administrative heart of the City but also symbolize the City's inclusive and forward-thinking values. Their collaboration ensured that the existing City Hall, completed in 1976, functionally and aesthetically aligned with the community's multicultural identity.[12] The lead architect, Robert Kennard, was part of the second generation of African American architects.

The existing City Hall building represents a variation of Late Modern architecture that integrates historic influences, particularly Spanish Colonial Revival, also known as "Neo-Spanish Eclectic." The building aimed at reflecting the Spanish heritage of the Dominguez Hills area, and the building design was often referred to as "Spanish Modern." The building features an open interior, simplified outside forms, three wings that create a "Y" shape, and featured "Spanish Modern" elements such as a flat roof, minimal tile work, and earth-toned stucco cladding. The building's architectural elements also included a prominent arched entryway, concentric arches, and unique geometric forms that blended Modern proportions with historicist aesthetics. This approach was part of a broader Late Modern trend, particularly prevalent in Southern California, which incorporated Spanish Colonial Revival elements into residential, commercial, and institutional buildings. The Spanish-inspired design elements of the building acknowledge the area's history and ties with Spain and Mexico. In 2023, the City was one of the recipients of the 2023 Conserving Black Modernism grants from the National Trust for Historic Preservation to support preservation of the existing building.

To ensure that the integrity of the existing Carson City Hall building would be maintained, the proposed project would retain, renovate, and repurpose the existing building to potentially accommodate either a civic museum or historical archive center that would showcase the City's municipal history and community development, community services or cultural resource center that offers flexible public meeting spaces and administrative support services, and/or satellite offices for City departments. The Secretary of the Interior's Standards for the Treatment of Historic Properties would be followed.

A record search of the Project Site at the California Historical Resources Information System (CHRIS) SCCIC housed at California State University at Fullerton was conducted and did not identify any archaeological resources, built environmental resources, Office of Historic Preservation built environment resources, California Points of Historical Interests, California Historic Landmarks, California Register of Historical Resources, and National Register of Historic on the Project Site.[13]

The SLF records search for the Project Site revealed that no known Native American resources from the NAHC database have been recorded. The NAHC noted that "records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource."

The Modified Project would continue to implement **Mitigation Measure MM CUL-1** from the Certified EIR and would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties when renovating and repurposing the existing City Hall building. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[12]Architectural Resources Group, *Carson City Hall*, https://storymaps.arcgis.com/stories/8aa5aafb0137489d9c353c768c492ede, accessed September 2025.

[13]California State University, Fullerton, South Central Coastal Information Center, *Record Search Results for the Carson Civic Center Specific Plan Project at 701 and 801 East Carson Street, Carson*, November 24, 2025.

Entertainment Retail Option

The Entertainment Retail Option would involve the same type of construction and operational activities for the existing City Hall as the Modified Project. **Mitigation Measure MM CUL-1** from the Certified EIR would continue to apply and the renovation and repurposing of the existing City Hall building would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

CEQA Guidelines Section 15064.5 defines significant archaeological resources as resources which meet the criteria for historical resources or resources that constitute unique archaeological resources associated with a scientifically recognized important prehistoric or historic event or person.

The Project Site is located in an urbanized area that has been subject to previous grading and development. Any surficial archaeological resources that may have existed on the Project Site are likely to have been previously disturbed or removed. The SCCIC records search results that was conducted for the Project Site did not identify any archaeological resources that are known to be located on the Project Site.[14] Although no archaeological resources are known to exist on the Project Site, encountering unanticipated archaeological resources during ground disturbance is a possibility. The Modified Project would continue to comply with **Mitigation Measure MM CUL-2** from the Certified EIR, which requires the preparation of an archaeological resource assessment and compliance with any recommendations identified in the report. Thus, the Modified Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site and involve the same types of ground disturbing activities as the Modified Project. Although the SCCIC records search results for the Project Site did not identify any archaeological resources that are known to be located on the Project Site, encountering unanticipated archaeological resources during ground disturbance is a possibility. The Entertainment Retail Option would continue to comply with **Mitigation Measure MM CUL-2** from the Certified EIR, which requires the preparation of an archaeological report and compliance with any recommendations identified in the report. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

The Project Site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. No human remains are known to be present within the Project Site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the Modified Project would comply with California Health and Safety Code Section 7050.5 and PRC Section 5097.98. These regulations are described in the response to Checklist Question 3.5.1(c), above. With adherence to applicable regulations related to the handling of human remains, including those of Native American origin, the Modified

[14]California State University, Fullerton, South Central Coastal Information Center, *Record Search Results for the Carson Civic Center Specific Plan Project at 701 and 801 East Carson Street, Carson*, November 24, 2025.

Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site and involve the same types of ground disturbing activities as the Modified Project. The Entertainment Retail Option would be required to comply with California Health and Safety Code Section 7050.5 and PRC Section 5097.98. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.10.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.10.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.10.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

The Modified Project and its Entertainment Retail Option would implement **Mitigation Measures MM CUL-1** and **MM CUL-2** from the Certified EIR.

3.10.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.6 ENERGY

Issues (and supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
ENERGY: Would the project:					
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less Than Significant	No	No	No	No
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant	No	No	No	No

3.6.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

Electricity. The Certified EIR stated that electricity would be consumed during construction on a limited basis to power lighting, electric equipment, and supply and convey water for dust control. During construction of new development, the electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. Electricity use from construction would be short-term, limited to working hours, and used for necessary construction-related activities. When not in use, electric equipment would be powered off so as to avoid unnecessary energy consumption. Furthermore, the electricity used for off-road light construction equipment would have the co-benefit of reducing construction-related energy use from more traditional construction-related energy, such as diesel fuel. Therefore, the Certified EIR concluded that the impact from construction electrical demand would be less than significant and would not result in the wasteful, inefficient, and unnecessary consumption of energy.

Natural Gas. The Certified EIR stated that construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Accordingly, natural gas would generally not be supplied to support construction activities; thus, there would be no expected demand generated by future construction under the General Plan Update. If natural gas is used during construction, it would be in limited amounts and on a temporary basis and would specifically be used to replace or offset diesel-fueled equipment and as such would not result in substantial on-going demand. Therefore, the Certified EIR concluded that the impact from construction natural gas demand would be less than significant and would not result in the wasteful, inefficient, and unnecessary consumption of energy.

Transportation Energy. The Certified EIR stated that transportation fuels (gasoline and diesel) are produced from crude oil, which can be domestic or imported from various regions around the world.

Based on current proven reserves, crude oil production would be sufficient to meet over 50 years of worldwide consumption. Construction of new development that could occur from adoption of the General Plan Update would utilize fuel-efficient equipment consistent with state and federal regulations, such as the fuel efficiency regulations in accordance with the SAFE Vehicle Rule and Advanced Clean Truck Program, which would result in more efficient use of transportation fuels (lower consumption). Construction equipment and vehicles would also be required to comply with anti-idling regulations in accordance with Section 2485 in Title 13 of the California Code of Regulations, and fuel requirements in accordance with Section 93115 in Title 17 of the California Code of Regulations. As such, construction of new development would comply with regulatory measures to reduce the inefficient, wasteful, and unnecessary consumption of energy, such as petroleum-based transportation fuels. While some of these regulations are intended to reduce construction emissions, compliance with the anti-idling and emissions regulations discussed above would also result in fuel savings from the use of more fuel-efficient engines.

Based on the above, construction would utilize energy only for necessary on-site activities and to transport construction materials and demolition debris to, from, and within the City. Idling restrictions and the use of cleaner, energy-efficient equipment and fuels would result in less fuel combustion and energy consumption and, thus, minimize construction-related energy use. Therefore, the Certified EIR concluded that construction of new development that could occur with the adoption of the General Plan Update would not result in the wasteful, inefficient, and unnecessary consumption of energy, and this impact would be less than significant.

Operation

Electricity. The Certified EIR stated that operation of new development that could occur from adoption of the General Plan Update would result in demand for electricity resources including for water supply, conveyance, distribution, and treatment. Operation of existing development and new development under the General Plan Update would result in a net increase of approximately 2,520 megawatt-hours (MWh) per year of electricity compared to existing conditions. New development under the General Plan Update would comply with the applicable provisions of Title 24 and the CALGreen Code in effect at the time of building permit issuance. Since the standards are updated every three years, future new development under the General Plan Update would be designed to include energy saving features to comply with future Title 24 standards and CALGreen Code requirements, which may include greater use of energy and water efficient fixtures and fittings, energy efficient mechanical systems, light pollution reduction, site development best practices, sub metering, water efficient landscapes, recycling, and superior weather resistance and moisture management. Further, implementation of policies in the General Plan Update would reduce the electricity demand from new development in the City by promoting energy efficiency designs and strategies beyond regulatory requirements and policies for renewable energy. Therefore, operations would not result in the wasteful, inefficient, and unnecessary consumption of electricity.

For the 2020 fiscal year, Southern California Edison (SCE) had an annual electric sale to customers of approximately 85,399,000 MWh. The net increase in future electricity demand from existing development and new development that could occur from adoption of the General Plan Update would represent approximately 0.003 percent of the SCE network sales for 2020. Under peak conditions, the net increase of 2,520 MWh on an annual basis would generally be equivalent to a peak of 0.3 to 0.6 megawatt (MW) (assuming 8,760 hours or 4,380 hours per year of active electricity demand). In comparison to the SCE power grid base peak load of 23,881 MW for 2020, the net increase would represent approximately 0.001 to 0.002 percent of the SCE base peak load conditions. Thus, the Certified EIR concluded that it is likely that the net increase in electricity would generally be served by existing infrastructure capacity, and the impact related to electrical supply and infrastructure capacity would be less than significant.

Natural Gas. The Certified EIR stated that new development that could occur from adoption of the General Plan Update would result in demand for natural gas resources. As would be the case with electricity, new development would comply with the applicable provisions of Title 24 and the CALGreen Code in effect at the time of building permit issuance to minimize natural gas demand. Since the energy efficiency standards are updated every three years, future new development with adoption of the General Plan Update would be designed to include energy saving features to comply with future Title 24 standards and CALGreen Code requirements, which could include improvements to water heating efficiency or reduced natural gas-fueled systems in buildings. Further, implementation of policies in the General Plan Update would reduce the demand for natural gas from new development in the City by promoting energy efficiency designs and strategies beyond regulatory requirements and policies for renewable energy. Therefore, the Certified EIR concluded that operations would not result in the wasteful, inefficient, and unnecessary combustion of natural gas.

According to Southern California Gas Company (SoCalGas) data, natural gas demand has been relatively stable over the past three years ranging from 2,342 million cubic feet (MMcf) per day or 854,830 MMcf total in 2018 to 2,435 MMcf per day or 888,775 MMcf total in 2020. The net increase in future natural gas demand from existing development and new development that could occur from adoption of the General Plan Update would account for approximately 0.0003 percent of SoCalGas' 2020 sales. According to the 2020 California Gas Report, SoCalGas is forecasted to require 767,595 MMcf in the year 2035, the latest available projected year. The estimated increase in natural gas demand of 2,689,888 cf per year would account for approximately 0.0004 percent of SoCalGas' projected natural gas demand for the year 2035. Therefore, it is anticipated that SoCalGas' existing and planned natural gas supplies would be sufficient to support the demand for natural gas at full City buildout conditions. Therefore, the Certified EIR concluded that it is likely that the net increase in natural gas would generally be served by existing infrastructure capacity and the impact related to natural gas would be less than significant.

Transportation Energy. The Certified EIR stated that transportation fuels (gasoline and diesel) are produced from crude oil, which can be domestic or imported from various regions around the world, and based on current proven reserves, crude oil production would be sufficient to meet over 50 years of worldwide consumption.

Traffic reduction policies within the General Plan Update Circulation Element may not be fully reflected in the VMT and transportation fuel consumption estimates. Therefore, estimated mobile source transportation fuel consumption are conservatively higher. The location, design, and land uses of the growth anticipated with adoption of the General Plan Update would implement land use and transportation strategies related to reducing vehicle trips for residents and employees of the City by increasing commercial and residential density with over 95 percent of new residential development planned for multi-family dwelling units, which would allow for increased mixed-use density at infill locations and near public transit. Several transit agencies provide local and regional transit service to the residents of the City, including Metro, Long Beach Transit, Compton Renaissance Transit, Gardena Transit, and Torrance Transit.

The General Plan Update focuses on infill development and revitalization to help the City transition from a predominantly industrial and suburban community to a complete City with an integrated mix of housing, employment, educational, cultural, and recreational options balanced with industrial uses. These efforts are targeted in the Core and in centers around the Core, expanding on recent development along Carson Street. Development in the centers, along key corridors, and large opportunity sites such as the Shell property on East Del Amo Boulevard and South Wilmington Avenue are envisioned to be connected by community-oriented Boulevards that feature public gathering spaces and pedestrian- and bicycle-oriented designs. New land use designations that introduce greater flexibility through emphasis on mixed uses instead of single uses are proposed to

facilitate development to achieve this vision and respond to the need to accommodate the City's growing and diverse population. The focus on infill development and land use designations for mixed uses would support land use and transportation strategies by providing for greater density near transit. Higher densities, especially in mixed-use designations, increase capacity for residential development near community-serving commercial, retail, and office uses as well as schools, parks, and recreational facilities, and proposed improvements to the bicycle, pedestrian, and road networks will make it easier for residents to travel throughout the community. Therefore, adoption of the General Plan Update would support statewide and regional efforts to improve transportation energy efficiency and reduce transportation energy consumption.

As the General Plan Update would support statewide and regional efforts to improve transportation energy efficiency, and adoption of the General Plan Update would not conflict with the 2020–2045 RTP/SCS goals and benefits intended to improve mobility and access to diverse destinations, provide better "placemaking," provide more transportation choices, and reduce vehicular demand and associated emissions. Therefore, adoption of the General Plan Update would not conflict with the actions and strategies contained in the 2020-2045 RTP/SCS. In fact, the general location of new development that would occur under the General Plan Update would not conflict with the recommendations in these documents and would support their goals. In addition, with the adoption of the General Plan Update, municipal solid waste would continue to be diverted to City-certified construction and demolition waste processors using City-certified waste haulers, which include El Sobrante Landfill and H.M. Holloway Inc. Landfill. Diversion of solid waste would reduce truck trips to landfills, which are typically located some distance away from City centers and would increase the amount of waste recovered (e.g., recycled, reused, etc.) at material recovery facilities, thereby further reducing transportation fuel consumption. Assembly Bill (AB) 341, adopted in 2012, requires that commercial enterprises that generate four cubic yards or more of solid waste and multi-family housing complexes of five units or more participate in recycling programs in order to meet California's goal to recycle 75 percent of its solid waste by 2020. Senate Bill (SB) 1383, adopted in 2016, establishes goals of 50 percent organics waste reduction by 2020 and 75 percent reduction by 2025. Development of future land uses, as projected in the General Plan Update, would be required to comply with federal, state, and local statutes and regulations related to solid waste. Furthermore, the policies provided in the General Plan Update regarding solid waste disposal and associated public facilities would further ensure compliance with applicable regulations. Compliance with federal, state, and local waste management and reduction statutes and regulations related to solid waste would reduce waste-related transportation energy.

The Certified EIR concluded that based on the above, future new development with the adoption of the General Plan Update would minimize operational transportation fuel demand in line with state, regional, and county goals. Therefore, the General Plan Update would not lead to wasteful, inefficient, and unnecessary consumption of energy, and this impact would be less than significant.

(b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Construction. The Certified EIR stated that construction of new development that could occur from adoption of the General Plan Update would utilize construction contractors who must demonstrate compliance with applicable regulations. Construction equipment would be required to comply with federal, state, and regional requirements where applicable. With respect to truck fleet operators, the U.S. EPA and National Highway Traffic Safety Administration (NHSTA) have adopted fuel-efficiency standards for medium- and heavy-duty trucks that will be phased in over time. Phase 1 heavy-duty truck standards apply to combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles for model years 2014 through 2018 and result in a reduction in fuel consumption from 6 to 23 percent over the 2010 baseline, depending on the vehicle type. The EPA and NHTSA also adopted the Phase 2 heavy-duty truck standards, which cover model years 2021 through 2027 and

require the phase-in of a 5 to 25 percent reduction in fuel consumption over the 2017 baseline depending on the compliance year and vehicle type. These regulations would have an overall beneficial effect on reducing fuel consumption from trucks over time as older trucks are replaced with newer models that meet the standards.

In addition, construction equipment and trucks are required to comply with CARB regulations regarding heavy-duty truck idling limits of five minutes per occurrence and location. Additionally, CARB regulations regarding in-use off-road equipment require older, less efficient equipment to be replaced or repowered with newer, more efficient models or engines. These regulations would result in an increase in energy savings in the form of reduced fuel consumption from more fuel-efficient engines. Although these requirements are intended to reduce criteria pollutant emissions, compliance with the anti-idling and emissions regulations would also result in the efficient use of construction-related energy. Thus, the Certified EIR concluded that based on the information above, construction of new development under the General Plan Update would comply with existing energy standards, and the impact would be less than significant.

***Operations*.** The Certified EIR stated that operation of new development that could occur from adoption of the General Plan Update would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. New development would comply with Title 24 requirements and CALGreen to reduce energy consumption by implementing energy efficient building designs, pre-wiring residences with electric vehicle charging ports, implementing solar-ready rooftops, reducing indoor and outdoor water demand, and installing energy-efficient appliances and equipment. The City of Carson Energy Efficiency Climate Action Plan (EECAP) identifies community-wide strategies to lower energy use. Energy reductions within the EECAP are from transportation, land use, energy generation and consumption, water consumption and waste generation. The General Plan Update incorporates the EECAP goals and policies for energy efficiency and renewable energy, including electric vehicle charging, which would source transportation energy from renewable sources in accordance with the Renewables Portfolio Standard. Thus, new development under the General Plan Update would incorporate EECAP goals and policies as part of future development approvals and would not result in conflicts with the plan.

Through the City's EECAP, the City has established goals and strategies that would reduce energy use. The EECAP focuses on increasing energy efficiency and reducing GHG emissions from energy to meet attainment goals. In addition to EECAP energy efficiency goals, utility providers (such as SCE) are required to provide 50 percent of their electricity supply from renewable sources by the year 2030, further reducing the GHG intensity of supplied electricity. New development under the General Plan Update would comply with CALGreen energy efficiency requirements, which would be consistent with EECAP goals for increasing energy and water use efficiency in new residential and commercial developments. With respect to operational transportation-related fuel usage, future development under the General Plan Update would support statewide efforts to improve transportation energy efficiency and reduce transportation energy consumption with respect to private automobiles. Vehicles associated with new development would be required to comply with CAFE fuel economy standards, which are designed to result in more efficient use of transportation fuels.

Furthermore, adoption of the General Plan Update would not conflict with the 2020– 2045 RTP/SCS goals and benefits intended to improve mobility and access to diverse destinations, provide better "placemaking," provide more transportation choices, and reduce vehicular demand and associated emissions. The 2020–2045 RTP/SCS includes land use and transportation strategies that are intended to reduce VMT and resulting fuel consumption. The applicable land use strategies include planning for growth around livable corridors; providing more options for short trips/neighborhood mobility areas; supporting zero emission vehicles and expanding vehicle charging stations; and

supporting local sustainability planning. The applicable transportation strategies include managing through a Transportation Demand Management (TDM) Program and Transportation System Management (TSM) Plan, including advanced ramp metering, and expansion and integration of the traffic synchronization network; and promoting active transportation. The majority of the transportation strategies are to be implemented by cities, counties, and other regional agencies such as SCAG and SCAQMD, although some can be furthered by individual development projects.

Policies in the Circulation Element include policies in-line with the 2020–2045 RTP/SCS, such as encouraging local government and employers to implement TDM policies that promote VMT reductions, promoting bike-sharing, car-sharing and other electrified modes as options to reduce traffic congestion, and focusing truck traffic onto appropriate arterial corridors in the City. Further, the location, design, and land uses from growth anticipated by the General Plan Update would implement land use and transportation strategies related to reducing vehicle trips for residents and employees of the City by increasing commercial and residential density with over 95 percent of new residential development planned for multi-family dwelling units, which would allow for increased mixed-use density at infill locations and near public transit. Several transit agencies provide local and regional transit service to the residents of the City, including Metro, Long Beach Transit, Compton Renaissance Transit, Gardena Transit, and Torrance Transit. Several routes in the City provide access to the Metro A (Blue) Line, which passes through the eastern edge of the City without stops. The Harbor Gateway Transit Center is located just west of the City, adjacent to I-110. This transit center is a stop on the Metro Silver Line, which provides critical regional access to downtown Los Angeles and east to the El Monte Station. Connection to the Transit Center is provided by Metro Lines 52 and 246. Both Long Beach Transit and Torrance Transit provide access to Long Beach, including the Long Beach Transit Gallery, located at the downtown Long Beach A Line station. Torrance Transit also provides access to the South Bay, including to the South Bay Galleria Transit Center and the Redondo Beach Pier.

The General Plan Update focuses on infill development and revitalization to help the City transition from a predominantly industrial and suburban community to a complete City with an integrated mix of housing, employment, educational, cultural, and recreational options balanced with industrial uses. These efforts are targeted in the Core and in centers around the Core, expanding on recent development along Carson Street. Development in the centers, along key corridors, and large opportunity sites such as the Shell property on East Del Amo Boulevard and South Wilmington Avenue are envisioned to be connected by community-oriented Boulevards that feature public gathering spaces and pedestrian- and bicycle-oriented designs. New land use designations that introduce greater flexibility through emphasis on mixed uses instead of single uses are to facilitate development to achieve this vision and respond to the need to accommodate the City's growing and diverse population.

The General Plan Update outlines strategies for greater integration of uses in different parts of the City and a better connection between employment and residential uses, with more areas designated for mixed-use development. It recognizes the physical elements that help define the character of the City, including existing residential neighborhoods, Downtown Core, industrial/business centers, and corridors. This structure helps establish a clear multi-modal network throughout the City by focusing on both community destinations as well as the efficiency, safety, and convenience of the modes of transportation in between. Higher densities, especially in mixed-use designations, increase capacity for residential development near community-serving commercial, retail, and office uses as well as schools, parks, and recreational facilities, and improvements to the bicycle, pedestrian, and road networks will make it easier for residents to travel throughout the community. Therefore, the General Plan Update would not conflict with RTP/SCS land use and transportation strategies that are intended to reduce VMT and resulting fuel consumption.

Based on the information above, the Certified EIR concluded that operation of new development under the General Plan Update would comply with plans for energy efficiency and renewable energy and this impact would be less than significant.

General Plan Update Policies that Address Energy

Land Use and Revitalization

Guiding Policies

LUR-G-2 Balance employment and housing within the community to provide more opportunities for Carson residents to work locally, cut commute times, and improve air quality.

LUR-G-4 Promote a diversity of complementary uses in different parts of the City, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments, with flexibility to accommodate emerging uses and building typologies.

LUR-G-6 Encourage revitalization of corridors as pedestrian-oriented, mixed-use residential, retail, and office community spines, serving as focal points for neighborhood amenities and services, and helping foster neighborhood identity and vitality.

LUR-G-7 Develop Carson's central Core—extending approximately 1.7 miles both east-west along West Carson Street and north-south along Avalon Boulevard and including the South Bay Pavilion—into a vibrant, pedestrian-oriented mixed-use hub of the community, with housing, retail, and other commercial uses, and civic uses and community gathering spaces.

LUR-G-9 Locate medium and high-density development along major corridors and major re-development sites in the central Core, to focus housing near regional access routes, transit stations, employment centers, shopping areas, and public services.

LUR-G-11 Encourage mixed-use development (two or more uses within the same building or in close proximity on the same site), especially in the Core area, to promote synergies between uses.

Implementing Policies

LUR-P-1 Where feasible, locate higher density residential uses in proximity to job centers and commercial centers in order to discourage long commute times and encourage pedestrian traffic and provide a consumer base for commercial uses.

LUR-P-8 Promote development of neighborhood-scaled commercial centers in residential areas to serve the everyday needs of nearby residents.

LUR-P-11 Promote ground level commercial uses to foster pedestrian activity and visual engagement and provide commercial uses to serve residents of surrounding neighborhoods. Where commercial uses are or were present as of 2021, at least half of the commercial area shall be retained or replaced as part of new development. Where more than 0.1 FAR ground level active commercial uses are provided (new or through replacement), the City may grant residential density increase up to 60 percent on a graduated scale as specified in the Zoning Ordinance and Table 2-2.

LUR-P-12 Prohibit uses in the Core (as shown in Figure 2-3) that do not add to a strong pedestrian character, such as warehouses, gas stations, drive-through

establishments, industrial, and other new development whose design prioritizes automobile access.

LUR-P-13 Focus new residential, commercial and employment-generating land uses along Carson Street and Avalon Boulevard in order to support higher-frequency transit service. Provide adequate infrastructure, such as bus lanes or bus shelters at bus stops, to support transit service usage.

LUR-P-16 Where larger parcels—such as the Shell site—are redeveloped, require development to implement urban design policies, including creation of smaller blocks (typically with no dimension larger than 300 to 600 feet dependent on use, with smaller blocks in residential areas) to create walkable, urban environments; buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning for new construction should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets.

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixeduse corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LUR-P-24 Promote the development of sites designated as Business Residential Mixed Use (BRMU) with a vibrant mix of business and residential uses that include:

- For the Shell site, require at least a minimum of 25 acres of open space, 18 of which as a centralized park or open space and seven acres along the western border of the property as a Greenway Corridor/buffer. Exact locations and acreages should be specified during project planning.
- For the Shell site, require at least a minimum nine acres of General Commercial at the south-west corner of Del Amo Boulevard and Wilmington Avenue or at a centralized location. Other commercial uses are encouraged throughout the site as mixed-use development.
- Encourage residential development with a range of housing types, and technology, research and development, and office uses if determined to be suitable from an environmental perspective.
- Require development to be connected to the surroundings, with through streets, and walkable urban design patterns. See additional policies in Chapter 4: Community Character, Identity, and Design Element.
- When housing is proposed adjacent to industrial uses, require the development of a cohesive master or specific plan to include surrounding property owners to ensure compatibility. The Shell site is required to have a similar plan to outline long-term growth of the site.

Circulation

Guiding Policies

CIR-G-1 Provide a balanced transportation system of multimodal networks providing a broad range of travel options to make transportation convenient, comfortable, and safe for people of all abilities.

CIR-G-2 Promote bicycling and walking, and support and improve connections to local and regional transit service.

CIR-G-3 Manage the transportation network to minimize roadway congestion, while balancing traffic Level of Service (LOS) objectives with promoting reduction in vehicle miles traveled and considerations of community character and design.

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community

Implementing Policies

CIR-P-1 Update the City's Bicycle Plan, identifying a citywide bicycle network of offstreet bike paths, on-street bike lanes and bike streets. As part of the plan, consider bicycle lockers, secure bike parking, pavement condition, and access to transit, parks, and schools throughout the City. The update of the Bicycle Plan should strategically identify projects that will improve equity, the environment, reduce trips on the roadway system, and prioritize projects that align with primary local active transportation grant funding programs including Metro, SCAG, and Caltrans.

CIR-P-2 Develop a First Last Mile Plan to improve walking and biking connections to future and existing transportation hubs.

CIR-P-3 Establish bike hubs (centralized locations with convenient bike parking for trip destinations or transfer to other transportation modes), at key transit nodes or commercial nodes.

CIR-P-4 Evaluate opportunities, such as new development or changes to the transit network, to enhance existing and proposed Class II bike lanes and Class III bike routes to protected bike lanes and bike routes to bike lanes or bike boulevards.

CIR-P-16 Work with Long Beach Transit to serve local neighborhoods and connect residences with shopping, employment, transit, and recreational opportunities.

CIR-P-17 Participate in and encourage collaboration among adjacent cities to provide a more reliable public transportation system the area.

CIR-P-19 Work with regional transit services to develop an on-demand transportation system that caters to senior populations and people with disabilities.

CIR-P-20 Evaluate and adjust transit routes to better connect disadvantaged communities with major transit hubs and key destinations such as parks, schools, and healthy food opportunities.

CIR-P-21 Work with transit providers in the City to implement public transportation improvements and enhance first-last mile connections at highly utilized transit stops.

CIR-P-22 Develop a transportation demand management (TDM) ordinance. A TDM ordinance would incorporate strategies appropriate for the local context and land use as different strategies are more effective at reducing employee commute trips, while others focus on reducing residential, shopping, or other discretionary trips. Strategies will generally focus on land use, parking, transit, and active transportation.

CIR-P-23 Pursue the implementation of TDM strategies through application of the City's Transportation Study Guidelines and compliance with Senate Bill 743 that seeks to reduce per capita VMT for residential, retail, and office trips.

CIR-P-24 Encourage local public agencies and employers to implement TDM policies that promote VMT reductions. The research in this area is regularly evolving and can help identify viable and defensible VMT reduction strategies.

CIR-P-25 Evaluate the potential for strategies that can reduce VMT such as citywide bike-sharing, promote car-sharing and other electrified modes as options to reduce traffic congestion.

CIR-P-26 Prioritize and identify disadvantaged community locations to develop sustainable mobility hubs that include car-sharing, bike-sharing and public EV charging infrastructure to minimize traffic and air quality effects.

CIR-P-27 Require all new and substantially renovated office, retail, industrial, and multifamily developments to provide EV charging infrastructure and EV ready parking.

CIR-P-32 Enhance infrastructure to accommodate last mile delivery services for low carbon solutions, such as last mile bicycle delivery.

CIR-P-33 Promote the deployment of near-zero and zero-emissions trucks for urban deliveries, port drayage trips, regional, and long-haul trips by providing charging infrastructure and plug-in technologies for extended idling.

CIR-P-34 Encourage deployment of alternative-fueled vehicles through advancement of new technologies, such as autonomous vehicles that are anticipated to be a pathway to electric vehicles.

Community Health and Environmental Justice

Guiding Policies

OSEC-G-14 Promote sustainable energy generation practices to support energy security that is resilient to blackouts and other climate or anthropogenic disasters.

OSEC-G-15 Implement programs and work with jurisdictional partners to increase sustainable energy production and energy security.

OSEC-G-25 Demonstrate leadership by reducing the use of energy and fossil fuel consumption in municipal operations, including transportation, waste and water reduction, recycling, and by promoting efficient building design and use.

Implementing Policies

OSEC-P-29 Promote renewable energy generation and storage to decrease reliance on outside sources and minimize impacts from blackouts. Potential Strategies Include:

- Incentivize solar panel deployment beyond state's mandates and pursue state, regional, and federal funding programs designed to reduce energy demand through conservation and efficiency. Establish guidance on placement of solar panels to minimize impacts to aesthetic resources.
- Promote renewable energy generation on City-owned sites and deployment of micro-grids for energy independence and lifeline operations in the event of power shutdowns.

- Reduce reliance on backup generators that rely on fossil fuels by establishing citywide program to transition to more climate friendly options including battery storage, solar-powered generators, and small scale wind turbines in appropriate areas.
- Promote alternative modes of electricity generation—such as wind, solar, biomass, geothermal, and hydroelectric—and invest in electric storage infrastructure at the City-wide level.
- Increase installation of electric vehicle charging stations with funding from state and federal sources.
- Convert street lighting, water pumping, water treatment, and other energy intensive operations to more efficient technologies.

OSEC-P-41 Encourage efficient, clean energy and fuel use through collaborative programs, award programs, and incentives, while also removing barriers to the expansion of alternative fuel facilities and infrastructure.

OSEC-P-51 Use the CAP as the City's primary strategy to reduce GHG emissions, including strategies related to land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.

OSEC-P-57 Facilitate energy efficiency in building regulations, providing flexibility to achieve specified energy performance levels and requiring energy efficiency measures as appropriate.

OSEC-P-58 Support sustainability measures to reduce and conserve municipal and private energy uses, especially from commercial and industrial uses which consume 78 percent of the City's total electric usage.

OSEC-P-59 Coordinate with the business and industrial community to encourage energy efficiency in the City's largest energy users while supporting economic growth objectives.

Mitigation Measures

None required.

3.6.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction. During construction of the Modified Project, energy resources would be primarily consumed in the form of petroleum fuels (gasoline and diesel fuel) to power off-road equipment and on-road vehicles, and electricity consumption associated with signal boards for traffic control, small power tools, the supply of water into trucks for on-site fugitive dust control, and indirect electricity at remote concrete batch plants to fill cement trucks. Construction activities for land use development projects typically do not involve the consumption of natural gas.

Diesel fuel for off-road equipment and heavy-duty trucks would be sourced from regional commercial retailers that do business with construction contractors. All off-road equipment used in construction activities would be inspected regularly and maintained in accordance with manufacturer specifications to ensure optimal operating efficiency. Contractors would be required to comply with CARB Regulation for In-Use Off-Road Diesel-Fueled Fleets ("Off-Road Regulation"),

which prohibits equipment idling to less than five consecutive minutes. A similar requirement is applicable to heavy-duty trucks used in the hauling of debris and excavated soils and construction material deliveries in accordance with Title 13 California Code of Regulations Section 2485 (Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling), which also imposes a limit of no more than five consecutive minutes of truck idling in any one particular location. Adherence to these best management practices and regulatory compliance measures would prevent the wasteful and unnecessary consumption of diesel fuel throughout the construction process.

Motor gasoline would be consumed by construction crew vehicles and light duty service trucks that would commute to and from the Project Site. It is anticipated that crew vehicles would be predominantly privately owned and fueled at service stations throughout the greater Los Angeles area. It is reasonable to assume that these vehicles would be a typical representative sample of light duty vehicles operating in the region, and that they were manufactured in accordance with applicable regulations such as the Corporate Average Fuel Economy (CAFE) standards. Newer model year vehicles would be subject to the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule, as applicable. Gasoline consumption associated with construction vehicles would be specific to commuting vehicle trips and would be temporary in nature, ceasing upon completion of Modified Project construction. Therefore, compliance with regulatory requirements and adherence to best management practices would ensure that construction would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operations. Future operation of the Modified Project would require the expenditure of energy resources in the form of electricity consumption, natural gas combustion, and petroleum-based transportation fuels in on-road vehicle engines. SCE is the electric utility provider for the City, and SoCalGas would provide natural gas to the Project Site. Energy use associated with operation of the Modified Project would be typical of commercial and residential uses, requiring electricity and natural gas for interior and exterior building lighting; heating, ventilation, and air conditioning; electronic equipment; machinery; refrigeration; appliances; security systems; and more. The Modified Project incorporates design standards that would minimize energy demand, such as compliance with the CALGreen Code, installation of high-efficiency interior and exterior lighting fixtures, low-flow water end uses, natural daylighting, passive solar and ventilation techniques, and drought-tolerant and water-efficient landscaping. The Specific Plan would also incorporate designs to accommodate on-site renewable energy features (i.e., photovoltaic solar panels) if elected to be installed at a future date. Maintenance activities during operations, such as landscaping and utility services, would involve the use of electric or gas-powered equipment and vehicles. Implementation of AB 1346 banned the sale of new small off-road gas-powered engines like lawnmowers, leaf blowers, and trimmers beginning in January 2024, with small generators to be phased in by 2028.

In addition to on-site energy use, the Modified Project would result in transportation fuels consumption associated with vehicle trips generated by the proposed commercial and residential uses. Privately owned vehicles making trips to and from the Modified Project land uses would be subject to the CAFE and SAFE Vehicles regulations, as applicable. Parking facilities would include electric vehicle charging infrastructure to incentivize residents and patrons to transition away from reliance on fossil fuels. The location, design, and land uses associated with the Modified Project would reduce average vehicle trip lengths within the City by providing high-density, mixed-use development and attractive community destinations. The Modified Project would represent an infill development that would add diversity to the Downtown Core of the City, and improvements to the pedestrian network and provision of bicycle parking facilities would encourage active transportation. Therefore, the Modified Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The City's EECAP provides energy efficiency strategies that were approved by the City Council in 2015. These strategies include increasing energy efficiency in new residential units, commercial developments, and municipal buildings, as well as decreasing energy demand through reducing urban heat island effect.[15] The Modified Project would conform to CALGreen Code requirements, which mandates that new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The Modified Project includes design standards that encourage the use of energy efficient designs, including the use of passive solar and ventilation techniques, the use of "green" materials in building design and planning, orienting most windows in the north-south direction, which is ideal for solar orientation, the use of solar panels for the generation of electricity and water heating, and the use of high energy efficiency exterior lighting fixtures. Solar powered exterior lighting fixtures are also encouraged.

The Modified Project would not impede SCE's trajectory of expanding its renewable energy portfolio to meet carbon-free electricity generation by 2045 and would be adequately served by existing utility infrastructure accessible at the Project Site. Additionally, the Modified Project would be consistent with the City's EECAP policies advancing energy efficiency through water conservation, building orientation to enhance passive solar heating, incorporating high efficiency interior and exterior lighting fixtures, and accommodating active transportation through improving the pedestrian network and providing bicycle parking throughout the Project Site. The Modified Project design would also increase density in the diverse Downtown Core, providing mixed-use and infill development within a currently under-utilized area. The bus depot would be capable of improving transit frequency and accessibility to encourage mode shift away from passenger vehicle trips. Therefore, the Modified Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction and operations and would not conflict with or obstruct state and local plans or regulations related to renewable energy or energy efficiency. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The assessment of potential environmental impacts related to energy resources for the Entertainment Retail Option is essentially identical to the discussion presented above for the Modified Project. The same suite of design features and diversity-enhancing infill development characteristics would also apply to the Entertainment Retail Option. Future operations would not impede SCE's initiatives to expand its renewable energy portfolio and improve energy efficiency throughout its service area. All building structures would comply with the provisions of 2025 Title 24 Energy Efficiency Standards and the CALGreen Code. Water conservation would be achieved through low-flow plumbing fixtures and drought-tolerant and native landscaping. The Entertainment Retail Option would not would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.6.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

[15] South Bay Cities Council of Governments, *City of Carson Climate Action Plan*, 2017.

3.6.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.6.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.6.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.7 GEOLOGY AND SOILS

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
GEOLOGY AND SOILS. Would the project:					
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.	No Impact	No	No	No	No
ii) Strong seismic ground shaking?	Less Than Significant	No	No	No	No
iii) Seismic-related ground failure, including liquefaction?	No Impact	No	No	No	No
iv) Landslides?	No Impact	No	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant	No	No	No	No
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less Than Significant With Mitigation	No	No	No	No
d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less Than Significant With Mitigation	No	No	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No Impact	No	No	No	No
f) Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	Less Than Significant With Mitigation	No	No	No	No

3.7.1 IMPACT DETERMINATION IN THE EIR

(a.i) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The Certified EIR stated that the Avalon-Compton Fault and the corresponding Alquist-Priolo Fault Zone run through the northeastern part of the City. However, the potential for seismic hazards due to fault rupture in Carson is relatively low because of the limited presence of known faults in the Planning Area. Although there is a potential for greater damage from potential earthquakes in the greater Southern California region and exposure to seismic risks cannot be completely eliminated, the General Plan Update's policies adhere to state and local regulations, such as California Building Code (CBC) requirements, to address these seismic hazards. Therefore, the Certified EIR concluded that the impact related to fault rupture would be less than significant.

(a.ii) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving strong seismic ground shaking?

The Certified EIR stated that earthquakes in and near the Planning Area have the potential to cause ground shaking of significant magnitude. If an earthquake were to occur, residents of the City could expect to feel potential ground shaking at a Modified Mercalli intensity of VII, very strong shaking with moderate damage, with a chance of damage at two to five percent. The General Plan Update would allow for additional development within the Planning Area, which could expose people and property to strong seismic ground shaking. However, all new buildings would be constructed in compliance with the CBC to resist the effects of earthquake motions. Additionally, the General Plan Update policies listed below would address any potential impacts associated with strong seismic ground shaking. Therefore, the Certified EIR concluded that the impact related to strong seismic ground shaking would be less than significant.

(a.iii) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving seismic-related ground failure, including liquefaction?

The Certified EIR stated that the City has several liquefaction hazard areas that are primarily located near water, primarily alluvial and former slough areas. A significant portion of the Planning Area has been designated as liquefaction hazard zones, and development in these areas requires a geotechnical investigation report as part of the environmental and building permit process. General Plan Update policies—such as Implementing Policy CSES-P-18, which requires that projects in areas of high liquefaction risk submit geotechnical investigation reports and demonstrate that the project conforms to all recommended mitigation measures prior to City approval—would address liquefaction potential by ensuring that sensitive or potentially hazardous facilities are prepared for a liquefaction event. Therefore, the Certified EIR concluded that the impact related to liquefaction would be less than significant.

(a.iv) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving landslides?

The Certified EIR stated that rapid erosion and landslides are most likely to occur on sloped areas. According to the California Geological Survey, the Planning Area does not contain any landslide hazard areas. Due to the relative absence of significant elevation changes in the City, slope instability is limited to the slopes adjacent to the flood control channels that intersect the City. The potential impacts from landslides on development of future land uses associated with the General

Plan Update would be addressed through site-specific geotechnical studies prepared in accordance with CBC requirements and standard industry practices, as needed, which would specifically address landslide hazards. Development would conform to the current design provisions of the CBC to mitigate losses from landslides. Therefore, the Certified EIR concluded the impact related to seismically-induced landslides would be less than significant.

(b) Would the Project result in substantial soil erosion or the loss of topsoil?

The Certified EIR stated that development anticipated by the General Plan Update would likely include earthwork activities that could expose soils to the effects of erosion or loss of topsoil. Once disturbed, either through removal of vegetation, asphalt, or an entire structure, stockpiled soils can be exposed to the effects of wind and water if not managed properly. The General Plan Update includes policies (listed below) that require the use of best management practices (BMPs) to control soil erosion during and after ground-disturbing activities and geotechnical reports for projects requiring grading permits. In addition, development that disturbs more than one acre would be subject to compliance with a National Pollutant Discharge Elimination System (NPDES) permit. Compliance includes the implementation of BMPs, some of which are specifically implemented to reduce soil erosion or loss of topsoil, and the implementation of a storm water pollution prevention plan (SWPPP) through the local jurisdiction. BMPs that are required under an SWPPP include erosion prevention measures that have proven effective in limiting soil erosion and loss of topsoil. Generally, once construction is complete and exposed areas are revegetated or covered by buildings, asphalt, or concrete, the erosion hazard is substantially eliminated or reduced. Therefore, the Certified EIR concluded that the impact related to soil erosion and topsoil loss would be less than significant with implementation of the General Plan Update policies listed below.

(c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The Certified EIR concluded that some development allowed under the General Plan Update could be located on geologic units or soils that are unstable, or that could become unstable, and result in geologic hazards if not addressed appropriately. Areas with underlying materials that include undocumented fills, soft compressible deposits, or loose debris could be inadequate to support development, especially multi-story buildings. Soils that exhibit expansive properties when exposed to varying moisture content over time could result in damage to foundations, walls, or other improvements. Structures, including residential units and commercial buildings, could be damaged as a result of settlement or differential settlement where structures are underlain by materials of varying engineering characteristics.

Construction of new structures in the vicinity of relatively steep slopes could provide additional loading causing landslides or slope failure from unstable soils or geologic units. Slope failure can occur naturally through rainfall or seismic activity, or through earthwork and grading-related activities. However, there is a relative absence of significant elevation changes within the City limits.

The potential hazards of unstable soil or geologic units would be addressed largely through the integration of geotechnical information in the planning and design process for projects to determine the local soil suitability for specific projects in accordance with standard industry practices and state-provided requirements, such as CBC requirements that are used to minimize the risk associated with these hazards. Geotechnical investigations would be required to thoroughly evaluate site-specific geotechnical characteristics of subsurface soils and bedrock to assess potential hazards and recommend site preparation and design measures to address any hazards which may be present. These measures are enforced through compliance with the CBC to address hazards relating to unstable soils and slope failure. Furthermore, policies included the General Plan Update

would address risk of exposure to geological hazards, including lateral spreading and landslide, by mandating site-specific geotechnical investigation and mitigation prior to development, and continually upgrading the City's geotechnical standards. The Certified EIR concluded that for these reasons, the impact related to hazards associated with unstable soils, such as landslide, lateral spreading, subsidence, liquefaction, or collapse, would be less than significant.

(d) Would the Project be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The Certified EIR stated that soils that exhibit expansive properties when exposed to varying moisture content over time could result in damage to foundations, walls, or other improvements. Soils within the City generally have low to moderate shrink-swell potential, except for the Ramona clay loam, which has a high potential. Thus, development associated with the General Plan Update could include development occurring on soils considered to be expansive. The potential hazards of expansive soils would be addressed largely through the integration of geotechnical information in the planning and design process for projects to determine the local soil suitability for specific projects in accordance with standard industry practices and state-provided requirements, such as CBC requirements that regulate the analysis of expansive soils. Geotechnical investigations would be required to thoroughly evaluate site-specific geotechnical characteristics of subsurface soils to assess potential hazards and recommend site preparation and design measures to address any hazards which may be present. These measures are enforced through compliance with the CBC to address hazards relating to unstable soils. Furthermore, policies included in the General Plan Update would address risk of exposure to geological hazards, including expansive soils, by mandating site-specific geotechnical investigation and mitigation prior to development, and continually upgrading the City's geotechnical reporting standards. The Certified EIR concluded that for these reasons, the impact related to hazards associated with expansive soils would be less than significant.

(e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Certified EIR stated that the entirety of the City is served by established wastewater conveyance and treatment services. Development allowed under the General Plan Update would connect to existing sewer trunk lines or future expansion of sewer trunk lines, and thus, would not require the use of septic tanks or alternative wastewater systems. The Certified EIR concluded that no impacts would occur.

(f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Certified EIR stated that future development proposals initiated under the General Plan Update that include construction-related ground disturbance (e.g., grubbing/clearing, grading, excavation, trenching, and boring) into previously undisturbed soils are activities that have potential to destroy paleontological resources. Future development that does not require ground-disturbing activities would cause no impacts on paleontological resources. Other development activities that include ground disturbance of heavily disturbed soils or engineered artificial fill would also cause no impact on significant paleontological resources since they have likely been displaced from previous disturbances (such as the original/previous construction), and there is very limited to no potential to encounter intact and significant resources in disturbed soils. However, intact significant resources may be encountered beneath the depth of previous disturbances or in pockets of undisturbed soils within existing developments.

Anticipated development in the Planning Area would occur through infill development on vacant property, and through redevelopment or revitalization of underutilized properties, which could result in damage to paleontological resources located at or near previously undisturbed ground surfaces as result of construction-related ground disturbance. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of paleontological resources buried below the ground surface.

The Los Angeles County Natural History Museum of (LACM) has indicated that seven vertebrate localities from older Quaternary deposits have been recorded within the boundaries of the City and that several other localities from the same sedimentary deposits occur nearby. These fossil localities have yielded specimens of mammoth, camel, ray and dolphin at unknown depths and depths between 8 and 30 feet below surface. The LACM has also mentioned that grading or shallow excavations in the upper feet of the old lagoonal deposits (located at the surface in the northwest portion of the City) or the younger Quaternary Alluvium deposits (found in the central and eastern portions of the City) are unlikely to uncover fossil vertebrate remains. However, deeper excavations in the City reaching down into older Quaternary deposits, as well as excavations in older Quaternary deposits found at the surface have the potential for producing vertebrate fossils. Significant or unique paleontological resources have the potential to contribute to the geological and paleontological record of the region and may be of scientific importance to researchers. Any project that proposes ground disturbance could result in a significant impact on unique paleontological resources.

The General Plan Update policies listed below would help address the impact by requiring that project-specific paleontological studies be conducted for all future development that includes ground disturbance in previously undisturbed soils. Project-specific paleontological studies would include a site-specific database search through the LACM and/or other appropriate facilities; geologic map and scientific literature review; a pedestrian field survey (if deemed appropriate by the qualified professional paleontologist); assessment of the project area's paleontological sensitivity and paleontological monitoring requirements; and preparation of a technical report that documents the methods and results of the study. This paleontological study shall be prepared prior to approval of project plans. If the paleontological study determined that the project had a high potential for encountering subsurface paleontological resources, then the City would incorporate Policy OSEC-P-13 as a project condition of approval, which requires resource monitoring and provides protocols if a paleontological resource is unearthed. Therefore, the Certified EIR concluded that the impact related to unique paleontological resources would be less than significant with adherence to the regulatory requirements in the General Plan Update policies.

General Plan Update Policies that Address Geology and Soils

Community, Services, Education and Safety

Guiding Policies

CSES-G-10 Proactively minimize risk of seismic and geologic hazards to the property and lives of Carson residents, businesses, and visitors.

CSES-G-11 Seek to reduce potential damage to property and repercussions from damaged heavy industrial facilities due to seismic hazards.

Implementing Policies

CSES-P-17 Maintain updated maps of known seismic and other geologic hazards such as fault lines to inform land use decisions and monitor the threat of future seismic activity to existing development, especially areas with heavy industrial uses or refineries.

CSES-P-18 In areas of high liquefaction risk (see Carson General Plan 2040 Figure 7-4), require that project proponents submit geotechnical investigation reports and demonstrate that the project conforms to all recommended mitigation measures prior to City approval. Ensure that sensitive or potentially hazardous facilities, such as refineries, heavy industrial, or former landfills, are prepared for a liquefaction event and designed to mitigate hazardous material releases.

CSES-P-19 Given that a known fault line crosses SR-91, prepare for transportation and infrastructure impacts if a seismic event were to occur.

CSES-P-20 Continue to enforce rules and regulations on designing buildings to the current seismic standards and ensure that erosion is controlled through drainage and grading plans and that all geotechnical design requirements for projects are adhered to.

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-6 Identify, protect, and preserve important archaeological, paleontological, tribal, and historic resources for their aesthetic, scientific, educational, and cultural values.

Implementing Policies

OSEC-P-12 Prior to development of projects that involve ground disturbance or excavations in undisturbed native soils, the project proponent shall retain a paleontologist meeting the Society of Vertebrate Paleontology's standards for qualified professional paleontologist to conduct a paleontological resources assessment including: a site-specific database search at the Natural History Museum of Los Angeles County and/or other appropriate facilities; geologic map and scientific literature review; a pedestrian field survey, where deemed appropriate by the qualified professional paleontologist; assessment of the project area's paleontological sensitivity and paleontological monitoring requirements; and preparation of a technical report that documents the methods and results of the study. The report shall be prepared prior to the City of Carson's approval of project plans.

OSEC-P-13 The City shall require paleontological resources monitoring for any project that has a high potential for encountering subsurface paleontological resources. The location, depths, duration, and timing of monitoring shall be determined by the qualified professional paleontologist based on the sensitivity assessment required as part of OSEC-P-12. Prior to the start of ground disturbance, the project proponent shall retain a qualified monitor meeting the Society of paleontological resource monitors, and who shall work under the direct supervision of the qualified professional paleontologist. In the event that paleontological resources are unearthed during ground-disturbing activities, the monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the discovery until the qualified professional paleontologist has determined its significance and provided recommendations for preservation in place or recovery of the resource. The monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After cessation of ground disturbance, the qualified professional paleontologist shall prepare a report that details the results of monitoring.

OSEC-P-15 Continue working with the Los Angeles RWQCB in implementation of the National Pollutant Discharge Elimination System (NPDES) program. As part of the NPDES permitting process, require developments to incorporate structural and non-structural best management practices (BMPs) to mitigate or reduce the projected increases in

pollutant loads. Do not allow post development runoff from a site that would cause or contribute to an exceedance of receiving water quality objectives or has not been reduced to the maximum extent practicable.

OSEC-P-16 Prepare and implement applicable plans such as a Water Quality Improvement Plan, Integrated Regional Water Management Plan, Load Reduction Plan or others as needed to comply

Mitigation Measures

None required.

3.7.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a.i) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

According to the California Department of Conservation Earthquake Zones of Required Investigation, the Project Site is not located within the Alquist-Priolo Special Studies Zone, and no trace of any known active or potentially active fault passes through the Project Site.[16] The Modified Project does not involve any activities that would potentially exacerbate existing environmental conditions so as to increase the potential to expose people or structures to the rupture of a known earthquake fault. The type of development proposed is typical of urban environments and would not involve deep excavation into the Earth or boring of large areas creating unstable seismic conditions or stresses in the Earth's crust that would result in the rupture of a fault. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same site as the Modified Project. The Entertainment Retail Option does not involve any activities that would potentially exacerbate existing environmental conditions so as to increase the potential to expose people or structures to the rupture of a known earthquake fault. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a.ii) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving strong seismic ground shaking?

As with all properties in the seismically active Southern California region, the Project Site is susceptible to ground shaking during a seismic event. The ground motion characteristics of any future earthquakes in the region would depend on the characteristics of the generating fault, the distance to the epicenter, the magnitude of the earthquake, and the site-specific geologic conditions. The Modified Project does not involve activities that would increase the potential to expose people or structures to the adverse effects associated with strong seismic ground shaking. Additionally, the design and construction of the proposed buildings are required to conform to California Building Code (CBC) seismic standards, as well as all other applicable codes and

[16]California Department of Conservation, *Earthquake Zone of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/app/, accessed March 2025.

standards to reduce impacts from strong seismic ground shaking. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same site as the Modified Project. The Entertainment Retail Option does not involve any activities that would potentially exacerbate existing environmental conditions so as to increase the potential to expose people or structures to the adverse effects associated with strong seismic ground shaking. Proposed structures associated with the Entertainment Retail Option would be required to conform to CBC seismic standards and all other applicable codes and standards to reduce impacts from strong seismic ground shaking. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a.iii) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving seismic-related ground failure, including liquefaction?

According to the California Department of Conservation's Earthquake Zones of Required Investigation, a majority of the Project Site is within a liquefaction hazard zone. The western portion of the Project Site that encompasses a portion of the surface parking lot, landscaping to the east of the existing City Hall, and the western end of City Hall is not within a liquefaction hazard zone. The remaining portion of the Project Site is within a liquefaction hazard zone.[17] Section 1803 of the CBC requires a project-specific geotechnical investigation report to be conducted. Additionally, the City requires a geotechnical investigation report to be conducted as part of the environmental and building permit process for development that are proposed in liquefaction hazard zones. The Modified Project would be required to implement the recommendations identified in the geotechnical report to ensure that future structures on the Project Site would be constructed to withstand seismic-related ground failures, including liquefaction. The Modified Project would be constructed in accordance with the CBC, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same site as the Modified Project. As with the Modified Project, a project-specific geotechnical report would be prepared. The Entertainment Retail Option would be required to implement the recommendations in the geotechnical report and comply with applicable regulations of the CBC. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a.iv) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving landslides?

According to the California Department of Conservation's Earthquake Zones of Required Investigation, the Project Site is not located within an earthquake-induced landslide area.[18] Additionally, there is no evidence of recent or historic landslides affecting the Project Site or its

[17]California Department of Conservation, *Earthquake Zone of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/app/, accessed March 2025.

[18]California Department of Conservation, *Earthquake Zone of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/app/, accessed March 2025.

surrounding area. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same site as the Modified Project, which is not within an earthquake-induced landslide area. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project result in substantial soil erosion or the loss of topsoil?

During ground disturbing activities, such as grading, the Project Site could potentially be subject to soil erosion or loss of topsoil. However, the Modified Project would be required to comply with local, state, and federal regulations and standards related to minimizing potential erosion impacts, including the latest requirements of the City-enforced NPDES Construction General Permit, BMPs, and applicable pollution control and erosion protection measures pursuant to the City's Storm Water Management and Discharge Control Ordinance (CMC Chapter 8). As required by the NPDES Construction General Permit, development on the Project Site would be required to prepare an SWPPP, which the City would review and approve prior to issuing any grading or building permit of the Modified Project. The SWPPP would include BMPs to control sedimentation and erosion Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would be required to comply with the NPDES Construction General Permit, implement BMPs, prepare an SWPPP, and comply with the City's Storm Water Management and Discharge Control Ordinance, all of which would control sedimentation, erosion, and loss of topsoil. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

As discussed in the response to Checklist Questions 3.7.2(a.iii) and 3.7.2(a.iv), above, the Project Site is within a liquefaction hazard zone but not within an earthquake-induced landslide area, respectively. The Project Site and the surrounding area do not have any steep slopes or embankments nearby and, thus, are not susceptible to landslides. The Modified Project would not create hazards associated with liquefaction or lateral spreading because the Modified Project does not involve activities that would affect seismic conditions or alter underlying soil or groundwater characteristics that govern liquefaction or lateral spreading potential. Section 1803 of the CBC requires a site-specific geotechnical investigation report to be conducted, and the City requires a geotechnical investigation report to be conducted as part of the environmental and building permit process for development that are proposed in liquefaction hazard zones. The Modified Project would be required to implement the recommendations identified in the geotechnical investigation report to ensure that the structures on the Project Site can withstand the geologic unit and soil conditions of the Project Site. Additionally, the Modified Project would be constructed in accordance with all applicable provisions of the latest CBC, which is designed to ensure safe construction and includes building foundation requirements appropriate to site conditions.

Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The

compaction of subsurface sediments by fluid withdrawal will cause subsidence or ground collapse overlying a pumped reservoir. The Project Site and its vicinity do not contain any subsurface oil extraction facilities or groundwater withdrawal activities. The historically highest groundwater levels on the Project Site is approximately 20 feet below ground surface. As several levels of subterranean parking would be constructed on the Project Site, groundwater could potentially be encountered during excavation and construction activities. Dewatering may be necessary to prevent structural damage and foundation issues if construction of the subterranean parking garages reaches to the depth of groundwater on the Project Site. In accordance with Section 1803 of the CBC, a site-specific geotechnical investigation report would be conducted to determine the current groundwater level on the Project Site and whether dewatering would be necessary. The Modified Project would be required to implement the recommendations identified in the geotechnical report to ensure that the subterranean parking garages would be structurally stable, would not cause or trigger subsidence, and would not adversely affect soil stability.

The Modified Project would be constructed in accordance with the CBC and would comply with the recommendations contained within the project-specific geotechnical report. Thus, the Modified Project would not cause or exacerbate existing conditions associated with landslides, lateral spreading, subsidence, liquefaction, or collapse. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would be required to comply with the CBC. It would also be required to prepare and implement the recommendations contained within the project-specific geotechnical report. Thus, the Entertainment Retail Option would not cause or exacerbate existing conditions associated with landslides, lateral spreading, subsidence, liquefaction, or collapse. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

According to the Seismic Hazard Zone Report for the Torance Quadrangle, a majority of the Project Site is covered by younger alluvium consisting of soft silt and clay with some loose to moderately dense silty sand. The western portion of the Project Site that encompasses a portion of the surface parking lot, landscaping to the east of the existing City Hall, and the western end of City Hall is covered by older alluvium consisting of dense to very dense sands and silty sands. Given that clay covers a majority of the Project Site, structures on the Project Site have the potential to be located on expansive soil. In accordance with Section 1803 of the CBC, a site-specific geotechnical investigation report would be conducted, and the recommendations identified within the geotechnical investigation report would be implemented to ensure that the structures on the Project Site can withstand the geologic unit and soil conditions of the Project Site. Additionally, the Modified Project would be required to comply with all applicable building codes and standards, including the CBC, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would be required to comply with the CBC. It would also be required to prepare and implement the recommendations contained within the project-specific geotechnical report. Thus, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Project Site is fully developed and located in an urbanized area of the City where wastewater infrastructure is currently in place. The Modified Project would connect to the existing sanitary sewer system that serves the Project Site and would not use septic tanks or alternative wastewater disposal systems. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option is located on the same Project Site as the Modified Project, which is served by an existing sanitary sewer system. The Entertainment Retail Option would not use septic tanks or alternative wastewater disposal systems. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

As previously mentioned in the response to Checklist Question 3.7.2(d), a majority of the Project Site is covered by younger alluvium, and the western portion of the Project Site that encompasses a portion of the surface parking lot, landscaping to the east of the existing City Hall, and the western end of City Hall is covered by older alluvium. As previously explained in the response to Checklist Question 3.7.2(f), younger Quaternary deposits are not known for being fossiliferous in the uppermost layers; however, these deposits are underlain by older Quaternary deposits, which have produced an assortment of vertebrate fossil localities. Paleontological resources may be present in fossil-bearing soils and rock formations below the ground surface. Ground-disturbing activities in fossil-bearing soils and rock formations have the potential to damage or destroy paleontological resources that may be present below the ground surface. Although LACM indicated that grading or shallow excavations in the younger Quaternary Alluvium deposits are unlikely to uncover fossil vertebrate remains, deeper excavations reaching down into older Quaternary deposits, as well as excavations in older Quaternary deposits found at the surface have the potential for producing vertebrate fossils.[19]

The LACM database search for records of fossil localities that was conducted on September 25, 2017 as part of the City's General Plan Update. Search did not identify any fossil localities within the Project Site.[20]

The Project Site is located in an urbanized area that has been subject to previous grading and development. Unique paleontological resources or unique geologic features were not encountered under previous grading and development activities. Any unique paleontological resources or unique geological features that may have been present at one time have likely been destroyed. Additionally, the Project Site is not located near the shore of a prehistoric lakebed, streambed, or other indicators for paleontological fossils. Therefore, the likelihood of encountering unique paleontological resources or unique geologic features is considered remote. Nevertheless, the Modified Project would construct several levels of subterranean parking, and ground-disturbing activities have the potential to disturb native soil that has not been previously disturbed. Intact paleontological resources could potentially be encountered beneath the depth of previous

[19]City of Carson, *Carson 2040 General Plan Update Draft Environmental Impact Report*, SCH #2001091120, September 2022.

[20]City of Carson, *Carson 2040 General Plan Update Draft Environmental Impact Report*, SCH #2001091120, September 2022.

disturbances during ground disturbance. As with other development projects in the City, future development on the Project Site would be required to comply with the regulatory requirements in General Plan Update policies OSEC-P-12 and OSEC-P-13 if the Project would involve ground disturbance or excavations in undisturbed native soil. These General Plan Update policies would ensure that development associated with the Modified Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option is located on the same Project Site as the Modified Project and would involve similar types of construction activities, which include excavation activities for subterranean parking garages. As with the Modified Project, development associated with the Entertainment Retail Option would also be required to comply with the regulatory requirements in General Plan Update policies OSEC-P-12 and OSEC-P-13 if the Project would involve ground disturbance or excavations in undisturbed native soil. These General Plan Update policies would ensure that future development would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.7.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.7.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.7.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.7.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.8 GREENHOUSE GAS EMISSIONS

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
GREENHOUSE GAS. Would the project:					
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant	No	No	No	No
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant	No	No	No	No

3.8.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

(b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Construction

As discussed in the Certified EIR, the General Plan Update is a planning document, the approval of which would not directly result in the development of land uses and would not directly result in GHG emissions. Future GHG emissions may result from new development that could occur from adoption of the General Plan Update. Construction of future new development has the potential to generate GHG emissions through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers and haul trips traveling to and from each specific Project Site. Construction emissions can vary substantially from day to day, depending on the level of activity and the specific type and amount of equipment. However, as there are no specific projects approved or proposed under the General Plan Update, and there is no knowledge as to timing of construction, location or the exact nature of future projects, analysis of construction emissions would be speculative at best.

Information regarding specific development projects, including specific buildings and facilities to be constructed, construction schedules, quantities of grading, and other information would be required in order to provide a meaningful estimate of emissions. Since this information is unknown, emissions modeling is not feasible. Each future project developed under the General Plan Update would be required to comply with applicable U.S. EPA, CARB and SCAQMD emissions standards, rules, and regulations, as well as conduct their own applicable CEQA analysis and would determine significance based on the individual project specifics. Furthermore, future construction activities under the General Plan Update would be required to comply with the CARB Air Toxics Control Measure, which limits diesel powered equipment and vehicle idling to no more than five minutes at a location (13 California Code of Regulations Section 2485), CARB In-Use Off-Road Diesel Vehicle regulation, CARB Truck and Bus regulation, SAFE Vehicle Rule (or its successor rule), and CARB Advanced Clean Car and Advanced Clean Trucks regulations, all of which support the goals of the CARB Climate Change Scoping Plan by requiring construction equipment and vehicle fleet

operators to repower or replace higher-emitting equipment with less polluting models, including zero- and near-zero-emissions on-road vehicle and truck technologies as they become developed and commercially available. Mandatory compliance with these rules and regulations would reduce GHG emissions, including fuel combustion emissions of carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), during future construction activities under the General Plan Update.

Operation

The Certified EIR stated that operation of future development under the General Plan Update would generate emissions of GHG emissions from vehicle trips traveling within the City, energy sources such as electricity demand and natural gas combustion, area sources such as fireplaces and landscaping equipment, water conveyance and distribution, wastewater treatment, and solid waste decomposition. The net change in operational emissions from existing conditions compared to existing plus buildout of new development under the General Plan Update at 2040 buildout would be negative compared to existing conditions primarily due to the focus of the General Plan Update on infill development and revitalization to help the City achieve an integrated land use mix that accommodates growth while reducing VMT and associated emissions, improvements in vehicle emissions standards and, to a lesser extent, improvements in building energy efficiency standards. Development of future new residential and non-residential uses would be based on market demand and would be constructed over the buildout duration through 2040.

The General Plan Update policies, listed below, would reduce potential emissions from existing and future new development. In addition, future new development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on the individual project specifics. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally result in a potentially significant impact and require mitigation.

Greenhouse Gas Reduction Plans, Policies, and Regulations

2017 Climate Change Scoping Plan. The General Plan Update would not conflict with state plans and regulatory requirements referenced in the 2017 Climate Change Scoping Plan, the purpose of which is to reduce statewide GHG emissions to 40 percent below 1990 levels by 2030. The 2017 Climate Change Scoping Plan outlines a framework that relies on a broad array of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, incentives, voluntary actions, and market-based mechanisms such as the Cap-and-Trade program and builds off of a wide array of regulatory requirements that have been promulgated to reduce statewide GHG emissions, particularly from energy demand and mobile sources. According to the 2017 Climate Change Scoping Plan, reductions needed to achieve the 2030 target are expected to be achieved by increasing the RPS to 50 percent of the state's electricity by 2030, increasing the fuel economy of vehicles and the number of zero-emission or hybrid vehicles, reducing the rate of growth in VMT, supporting high speed rail and other alternative transportation options, and increasing the use of high efficiency appliances, water heaters, and HVAC systems.

The Certified EIR included a detailed analysis of the General Plan Update's consistency with the strategies outlined in the state's Climate Change Scoping Plan to reduce GHG emissions. The analysis concluded that the General Plan Update would not conflict with applicable 2017 Climate Change Scoping Plan strategies and regulations to reduce GHG emissions.

Policy Executive Order S-3-05. Even though the state has not developed a clear regulatory and technological roadmap to achieve the statewide 2050 GHG emissions reduction goal of 80 percent below 1990 levels, it has demonstrated the potential pace at which emission reductions can be achieved through new regulations as well as technology and market developments. As part of the

2017 Climate Change Scoping Plan, CARB, CEC, CPUC, and the California Independent System Operator (CAISO) commissioned a study that evaluates the feasibility and cost of meeting the 2030 target along the way to reaching the state's 2050 GHG emissions reduction goal. The California State Agencies' PATHWAYS project explores scenarios for meeting the state's long-term GHG emissions target, which affects all sectors of the California economy with detailed representations of the buildings, industry, transportation, and electricity sectors. The PATHWAYS study acknowledges the inherent uncertainty associated with its modeling assumptions and emphasizes the need for continued action and policy development by the state to support the development of low-carbon technologies and markets for energy efficiency, building electrification, renewable electricity, zero-emission vehicles, and renewable fuels.

The PATHWAYS study was updated in 2018 and concludes that market transformation is needed to reduce the capital cost and to increase the range of options available in order to achieve high levels of consumer adoption of zero carbon technologies, particularly of electric vehicles and energy efficiency and electric heat in buildings. The PATHWAYS study suggests that market transformation can be facilitated by: (1) higher carbon prices (which can be created by the Cap and Trade and low carbon fuel standard (LCFS) programs); (2) adoption of codes and standards, regulations, and direct incentives to reduce the upfront cost to the customer; and (3) business and policy innovations to make zero-carbon technology options the more affordable and preferred solutions compared to fossil fueled alternatives. It is reasonable to expect the GHG emissions from future development anticipated by the General Plan Update would decline over time, as the regulatory initiatives identified by CARB in the 2017 Climate Change Scoping Plan and future updates to the Scoping Plan are developed and implemented, along with other technological innovations and market developments that occur. Given the reasonably anticipated decline in emissions, the Certified ERIR concluded that the General Plan Update would not conflict with or interfere with the ability of the state to achieve the 2050 horizon-year goal of EO S-3-05.

2020–2045 Regional Transportation Plan/Sustainable Communities Strategy. The purpose of the 2020–2045 RTP/SCS is to achieve the regional per capita GHG reduction targets for the passenger vehicle and light-duty truck sector established by CARB pursuant to SB 375. SCAG's Program EIR for the 2020–2045 RTP/SCS, certified on May 7, 2020, states that "[e]ach [metropolitan planning organization] is required to prepare an SCS as part of their RTP in order to meet these GHG emissions reduction targets by aligning transportation, land use, and housing strategies with respect to [Senate Bill] 375." The 2020–2045 RTP/SCS seeks improved mobility and accessibility, which is defined as "the ability to reach desired destinations with relative ease and within a reasonable time, using reasonably available transportation choices."

The 2020–2045 RTP/SCS seeks to implement strategies that "alleviates development pressure in sensitive resource areas by promoting compact, focused infill development in established communities with access to high-quality transportation." Furthermore, the 2020–2045 RTP/SCS includes "more compact, infill, walkable and mixed-use development strategies to accommodate new region's growth" and "accommodate increases in population, households, employment, and travel demand." Moreover, the 2020–2045 RTP/SCS states that while "[t]ransportation emissions are most prevalent relative to all other sectors in California and specifically in the SCAG region," the RTP/SCS would focus "growth in existing urban regions and opportunity areas, where transit and infrastructure are already in place. Locating new growth near bikeways, greenways, and transit would increase active transportation options and the use of other transit modes, thereby reducing number of vehicle trips and trip lengths and associated emissions."

In order to assess the General Plan Update's potential to conflict with the 2020–2045 RTP/SCS, the Certified EIR included a detailed analysis of the General Plan Update's consistency with the strategies and policies set forth in the 2020–2045 RTP/SCS to meet GHG emission-reduction targets set by CARB. Generally, projects are considered to not conflict with applicable City and

regional land use plans and regulations, such as SCAG's 2020–2045 RTP/SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. The Certified EIR concluded that the General Plan Update would not conflict with the 2020–2045 RTP/SCS goals.

City of Carson Energy Efficiency Climate Action Plan. Through the City's EECAP, the City has established goals and strategies that would reduce GHG emissions.[21] The EECAP reduction measures primarily focus on ways to reduce energy as energy usage accounted for 70 percent of all City GHG emissions in 2012. As outlined in the EECAP, the City is focusing on increasing energy efficiency and reducing GHG emissions from energy to meet attainment goals. In addition to EECAP energy efficiency goals, utility providers (such as SCE) are required to provide 60 percent of their electricity supply from renewable sources by the year 2030, further reducing the demand on nonrenewable sources.

The City's EECAP identifies community-wide strategies to lower energy use. Energy reductions within the EECAP are from transportation, land use, energy generation and consumption, water consumption and waste generation. The General Plan Update incorporates EECAP goals and policies for energy efficiency and renewable energy, including electric vehicle charging, which would source transportation energy from renewable sources in accordance with the RPS.

Future development that could occur under the General Plan Update would comply with CALGreen energy-efficiency requirements, which would be consistent with EECAP goals for increasing energy and water use efficiency in new residential and commercial developments. Thus, new development under the General Plan Update would incorporate EECAP goals and policies as part of future development approvals and would not result in conflicts with the plan.

Through the City's EECAP, the City has established goals and strategies that would reduce energy use. The EECAP focuses on increasing energy efficiency and reducing GHG emissions from energy to meet attainment goals. In addition to EECAP energy efficiency goals, utility providers (such as SCE) are required to provide 60 percent of their electricity supply from renewable sources by the year 2030 per SB 100, further reducing the GHG intensity of supplied electricity. New development under the General Plan Update would comply with CALGreen energy-efficiency requirements, which would be consistent with EECAP goals for increasing energy and water use efficiency in new residential and commercial developments. The Certified EIR concluded that based on the information above, new development under the General Plan Update would comply with plans, policies and regulations for reducing GHG emissions and this impact would be less than significant.

General Plan Update Policies that Address Greenhouse Gas

Land Use and Revitalization

Guiding Policies

LUR-G-2 Balance employment and housing within the community to provide more opportunities for Carson residents to work locally, cut commute times, and improve air quality.

LUR-G-4 Promote a diversity of complementary uses in different parts of the City, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments, with flexibility to accommodate emerging uses and building typologies.

[21] City of Carson, *Energy Efficiency Climate Action Plan*, December 2015.

LUR-G-6 Encourage revitalization of corridors as pedestrian-oriented, mixed-use residential, retail, and office community spines, serving as focal points for neighborhood amenities and services, and helping foster neighborhood identity and vitality.

LUR-G-7 Develop Carson's central Core—extending approximately 1.7 miles both eastwest along West Carson Street and north-south along Avalon Boulevard and including the South Bay Pavilion—into a vibrant, pedestrian-oriented mixeduse hub of the community, with housing, retail, and other commercial uses, and civic uses and community gathering spaces.

LUR-G-9 Locate medium and high-density development along major corridors and major re-development sites in the central Core, to focus housing near regional access routes, transit stations, employment centers, shopping areas, and public services.

LUR-G-11 Encourage mixed-use development (two or more uses within the same building or in close proximity on the same site), especially in the Core area, to promote synergies between uses.

Implementing Policies

LUR-P-1 Where feasible, locate higher density residential uses in proximity to job centers and commercial centers in order to discourage long commute times and encourage pedestrian traffic and provide a consumer base for commercial uses.

LUR-P-8 Promote development of neighborhood-scaled commercial centers in residential areas to serve the everyday needs of nearby residents.

LUR-P-11 Promote ground level commercial uses to foster pedestrian activity and visual engagement and provide commercial uses to serve residents of surrounding neighborhoods. Where commercial uses are or were present as of 2021, at least half of the commercial area shall be retained or replaced as part of new development. Where more than 0.1 FAR ground level active commercial uses are provided (new or through replacement), the City may grant residential density increase up to 60 percent on a graduated scale as specified in the Zoning Ordinance and Table 2-2.

LUR-P-12 Prohibit uses in the Core (as shown in Figure 2-3) that do not add to a strong pedestrian character, such as warehouses, gas stations, drive-through establishments, industrial, and other new development whose design prioritizes automobile access.

LUR-P-13 Focus new residential, commercial and employment-generating land uses along Carson Street and Avalon Boulevard in order to support higher-frequency transit service. Provide adequate infrastructure, such as bus lanes or bus shelters at bus stops, to support transit service usage.

LUR-P-16 Where larger parcels—such as the Shell site—are redeveloped, require development to implement urban design policies, including creation of smaller blocks (typically with no dimension larger than 300 to 600 feet dependent on use, with smaller blocks in residential areas) to create walkable, urban environments; buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning for new construction should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets.

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixed-use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LUR-P-24 Promote the development of sites designated as Business Residential Mixed Use (BRMU) with a vibrant mix of business and residential uses that include:

- For the Shell site, require at least a minimum of 25 acres of open space, 18 of which as a centralized park or open space and seven acres along the western border of the property as a Greenway Corridor/buffer. Exact locations and acreages should be specified during project planning.
- For the Shell site, require at least a minimum nine acres of General Commercial at the south-west corner of Del Amo Boulevard and Wilmington Avenue or at a centralized location. Other commercial uses are encouraged throughout the site as mixed-use development.
- Encourage residential development with a range of housing types, and technology, research and development, and office uses if determined to be suitable from an environmental perspective.
- Require development to be connected to the surroundings, with through streets, and walkable urban design patterns. See additional policies in Chapter 4: Community Character, Identity, and Design Element.
- When housing is proposed adjacent to industrial uses, require the development of a cohesive master or specific plan to include surrounding property owners to ensure compatibility. The Shell site is required to have a similar plan to outline long-term growth of the site.

Circulation Element

Guiding Policies

CIR-G-1 Provide a balanced transportation system of multimodal networks providing a broad range of travel options to make transportation convenient, comfortable, and safe for people of all abilities.

CIR-G-2 Promote bicycling and walking, and support and improve connections to local and regional transit service.

CIR-G-3 Manage the transportation network to minimize roadway congestion, while balancing traffic Level of Service (LOS) objectives with promoting reduction in vehicle miles traveled and considerations of community character and design.

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community.

Implementing Polices

CIR-P-1 Update the City's Bicycle Plan, identifying a citywide bicycle network of offstreet bike paths, on-street bike lanes and bike streets. As part of the plan, consider bicycle lockers, secure bike parking, pavement condition, and access to transit, parks, and schools throughout the City. The update of the Bicycle Plan should strategically identify projects that will improve equity, the environment, reduce trips on the roadway

system, and prioritize projects that align with primary local active transportation grant funding programs including Metro, SCAG, and Caltrans.

CIR-P-2 Develop a First Last Mile Plan to improve walking and biking connections to future and existing transportation hubs.

CIR-P-3 Establish bike hubs (centralized locations with convenient bike parking for trip destinations or transfer to other transportation modes), at key transit nodes or commercial nodes.

CIR-P-4 Evaluate opportunities, such as new development or changes to the transit network, to enhance existing and proposed Class II bike lanes and Class III bike routes to protected bike lanes and bike routes to bike lanes or bike boulevards.

CIR-P-16 Work with Long Beach Transit to serve local neighborhoods and connect residences with shopping, employment, transit, and recreational opportunities.

CIR-P-17 Participate in and encourage collaboration among adjacent cities to provide a more reliable public transportation system the area.

CIR-P-19 Work with regional transit services to develop an on-demand transportation system that caters to senior populations and people with disabilities.

CIR-P-20 Evaluate and adjust transit routes to better connect disadvantaged communities with major transit hubs and key destinations such as parks, schools, and healthy food opportunities.

CIR-P-21 Work with transit providers in the City to implement public transportation improvements and enhance first-last mile connections at highly utilized transit stops.

CIR-P-22 Develop a transportation demand management (TDM) ordinance. A TDM ordinance would incorporate strategies appropriate for the local context and land use as different strategies are more effective at reducing employee commute trips, while others focus on reducing residential, shopping, or other discretionary trips. Strategies will generally focus on land use, parking, transit, and active transportation.

CIR-P-23 Pursue the implementation of TDM strategies through application of the City's Transportation Study Guidelines and compliance with Senate Bill 743 that seeks to reduce per capita VMT for residential, retail, and office trips.

CIR-P-24 Encourage local public agencies and employers to implement TDM policies that promote VMT reductions. The research in this area is regularly evolving and can help identify viable and defensible VMT reduction strategies.

CIR-P-25 Evaluate the potential for strategies that can reduce VMT such as citywide bike-sharing, promote car-sharing and other electrified modes as options to reduce traffic congestion.

CIR-P-26 Prioritize and identify disadvantaged community locations to develop sustainable mobility hubs that include car-sharing, bike-sharing and public EV charging infrastructure to minimize traffic and air quality effects.

IR-P-27 Require all new and substantially renovated office, retail, industrial, and multifamily developments to provide EV charging infrastructure and EV ready parking.

CIR-P-32 Enhance infrastructure to accommodate last mile delivery services for low carbon solutions, such as last mile bicycle delivery.

CIR-P-33 Promote the deployment of near-zero and zero-emissions trucks for urban deliveries, port drayage trips, regional, and long-haul trips by providing charging infrastructure and plug-in technologies for extended idling.

CIR-P-34 Encourage deployment of alternative-fueled vehicles through advancement of new technologies, such as autonomous vehicles that are anticipated to be a pathway to electric vehicles.

Community Health and Environmental Justice

Guiding Policies

CHE-G-8 Improve bike, pedestrian, and transit connectivity to community facilities and services, especially in underserved areas.

CHE-P-5 Recognize and actively promote policies to create a multimodal transportation system that reduces solo driving.

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-19 Seek to reduce mobile sources of air pollution by creating denser and walkable neighborhoods, promoting transit-oriented development, and improving bicycle infrastructure, with the goal to reduce the number of miles traveled in cars and improve regional air quality.

OSEC-G-22 Promote clean and alternative fuel combustion in City-owned mobile equipment and vehicles.

OSEC-G-23 Undertake initiatives outlined in the Climate Action Plan to enhance sustainability by reducing the community's greenhouse gas (GHG) emissions and fostering green development patterns—including buildings, sites, and landscapes.

OSEC-G-24 Incorporate green infrastructure design in new projects to promote sustainability in the built environment. Green infrastructure is the use of open spaces, permeable pavement, street tree rain gardens, and other natural approaches to capture infiltrate, and reuse rainwater. As opposed to single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—which is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source thus reducing strain on infrastructure while delivering environmental, social, and economic benefits.

OSEC-G-25 Demonstrate leadership by reducing the use of energy and fossil fuel consumption in municipal operations, including transportation, waste and water reduction, recycling, and by promoting efficient building design and use.

OSEC-G-26 Plan for extreme weather events by incorporating the potential effects and threats of climate change into emergency management planning.

OSEC-G-27 Reduce the impacts of extreme heat events resulting from global warming and climate change by diminishing urban heat island effects. Explore heat mitigation strategies including planting trees, limiting the use of heat-absorbing pavement, encouraging use

of cool roofs and reflective pavements, and providing cooling elements in public spaces such as shade structures and water features.

Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. Urban areas, where these structures are highly concentrated and greenery is limited, become "islands" of higher temperatures relative to outlying areas. Daytime temperatures in urban areas are about 1–7°F higher than temperatures in outlying areas and nighttime temperatures are about 2-5°F higher.

OSEC-G-28 Promote sustainable practices and environmental remediation for heavy industrial areas and seek to reduce trucking emissions.

Implementing Policies

OSEC-P-34 Continue to encourage and assist employers in developing and implementing work trip reduction plans, employee ride sharing, modified work schedules, preferential carpool and vanpool parking, or any other trip reduction approach that is consistent with the SCAQMD.

OSEC-P-43 Support SCAQMD efforts to reduce transportation-related emissions, including electric charging requirements for buildings including warehouses and truck idling restrictions.

OSEC-P-46 Continue to implement strategies to reduce government operation emissions, including City employee work trip reduction programs, work from home options, and use of alternative fuel vehicles. Strive to have the City-owned vehicle fleet to be 100 percent electric or alternative fuel by 2040 or sooner.

OSEC-P-49 Use the City's development review process and the California Environmental Quality Act (CEQA) regulations or strategies and measured outlined in the CAP to evaluate and mitigate the local and cumulative effects of new development on air quality and GHG emissions.

OSEC-P-51 Use the CAP as the City's primary strategy to reduce GHG emissions, including strategies related to land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.

OSEC-P-52 Update the City's Climate Action Plan as needed to synchronize GHG reduction targets with new state mandates and to incorporate new technology and strategies.

OSEC-P-53 Require all new or substantially renovated gas stations to provide electric charging stations and be future-ready to switch to electric charging stations only in future.

OSEC-P-54 Outline a plan of mobile source enforcement methods, such as periodic mobile source (e.g., trucks) checkpoints, along major truck routes throughout the City to enforce emission opacity regulations. Technical assistance can be sought from California Air Resources Board (CARB) and the California Highway Patrol (CHP) on enforcement issues.

OSEC-P-55 Enforce CARB's idling reduction strategies that requires school buses and other heavy-duty vehicle operators to turn off their engines if they are idling more than five minutes. Focus enforcement near schools, residential areas, and other sensitive uses as well as heavy truck trafficked areas. Further, design traffic plans, including the development of suggested routes, to minimize diesel truck idling

OSEC-P-56 To reduce transportation-related GHG emissions, promote active modes of transportation including transit, bicycling, and walking by providing infrastructure that supports each of these networks, such as adding or expanding bicycle lanes, exploring use of sidewalk bulb outs, increasing bus service frequency, and exploring multimodal connectivity between these types of transportation.

OSEC-P-57 Facilitate energy efficiency in building regulations, providing flexibility to achieve specified energy performance levels and requiring energy efficiency measures as appropriate.

OSEC-P-58 Support sustainability measures to reduce and conserve municipal and private energy uses, especially from commercial and industrial uses which consume 78 percent of the City's total electric usage.

OSEC-P-59 Coordinate with the business and industrial community to encourage energy efficiency in the City's largest energy users while supporting economic growth objectives.

OSEC-P-60 Support efforts to enhance Carson's urban forestry to help reduce ambient temperatures and an opportunity for residents to enjoy outdoor spaces by providing ecological benefits such as shade and some air filtration, in addition to economic benefits.

OSEC-P-61 Seek opportunities for funding and provide incentives to promote siting or use of clean air technologies (e.g., fuel cell technologies, renewable energy sources, UV coatings, hydrogen fuel).

Mitigation Measures

None required.

3.8.2 DO **PROPOSED** CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

(b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

GHG Emissions from Modified Project

The Modified Project would generate direct and indirect GHG emissions because of different types of emissions sources, including the following:

- Construction: emissions associated with demolition of the existing site features and parking areas, shoring, excavation, grading, and construction-related equipment and vehicular activity.
- Area source: emissions associated with landscape equipment.
- Energy source (building operations): emissions associated with electricity and natural gas use for space heating and cooling, water heating, energy consumption, and lighting;
- Stationary Source: emissions associated with stationary equipment (e.g., emergency generators).
- Mobile Source: emissions associated with vehicles accessing the Project Site;
- Solid Waste: emissions associated with the decomposition of the waste, which generates methane based on the total amount of degradable organic carbon.

- Water/Wastewater: emissions associated with energy used to pump, convey, deliver, and treat water.
- Refrigerants: substances used in equipment for air conditioning and refrigeration. Most refrigerants are HFCs or blends of them, which can have high global warming potential (GWP) values.
- Vegetation: emissions from land use change and changes in sequestration from tree removal and planting.

The Modified Project would generate an incremental contribution to and a cumulative increase in GHG emissions. A specific discussion regarding potential GHG emissions associated with the construction and operational phases of the Modified Project is provided below.

Construction. Sources of GHG emissions during construction would include heavy-duty off-road diesel equipment and vehicular travel to and from the Project Site (i.e., construction worker trips, vendor material delivery trips, and haul truck trips for importing and/or exporting bulk materials). GHG emissions that would be generated by construction of the Modified Project were estimated using CalEEMod, as recommended by SCAQMD. The construction emissions modeling relied on reasonably conservative equipment and vehicle activity forecasts that were also used to prepare the air quality analysis, which focuses on maximum daily emissions. To estimate total cumulative construction truck trip emissions, it was assumed that the average truck trip emissions would be approximately 75 percent of the maximum daily delivery and haul trips.

Table 3-12 provides a summary of the total GHG emissions that would be generated by source type during construction. As shown below, construction of the Modified Project would generate a total of 6,310.2 metric tons of carbon dioxide equivalents ($MTCO_2e$). In accordance with SCAQMD methodology, the total quantify of construction-related GHG emissions are averaged, or amortized, over a 30-year operational lifetime for the Modified Project and added to the annual operational emissions to characterize the long-term, cumulative effects of its implementation. The annual amortized GHG emissions associated with construction of the Modified Project would be approximately 210.4 metric tons of carbon dioxide equivalents ($MTCO_2e$) per year. A complete listing of the construction equipment by on-site and off-site activities, duration, and emissions estimation model input assumptions used in this analysis is included within the emissions calculation worksheets that are provided in Appendix A.

TABLE 3-12: ESTIMATED CONSTRUCTION GREENHOUSE GAS EMISSIONS

Construction Emission Source	Carbon Dioxide Equivalent Emissions ($MTCO_2e$)
Off-Road Equipment & Concrete/Asphalt Pouring Trucks	2,155.0
On-Site Water Trucks for Fugitive Dust Control	2.6
Construction Crew Commuting Vehicle Trips	1,211.8
Construction Materials Delivery Truck Trips	1,251.8
Bulk Materials Haul Truck Trips	1,689.0
TOTAL CONSTRUCTION GHG EMISSIONS	**6,310.2**
Amortized Annual Emissions (30-Year Operational Lifetime)	***210.4***

SOURCE: TAHA, 2025

Operations. In terms of long-term operational GHG emissions, CalEEMod produces estimates associated with the following source types:

- Area Source Emissions: CalEEMod relies on regional average climate conditions to estimate emissions that would be generated by landscaping equipment. While CARB's 2022 regulations governing small-engine equipment require that equipment manufactured in 2024 or beyond be outfitted with zero-emission power sources, the current version of CalEEMod has not factored in this development; as such, landscaping emissions are overstated in the long-term.

- Energy Source Emissions: GHG emissions are emitted because of activities in buildings when electricity and natural gas are used as energy sources. Combustion of any type of fuel emits CO_2 and other GHG emissions directly into the atmosphere. When electricity is used in a building, the electricity generation typically takes place remotely at a power plant; electricity use in a building generally causes emissions in an indirect manner. GHG emissions from electricity use are directly dependent on the electricity utility provider, which is SCE. Following the adoption of Senate Bill 100 (SB 100, De Leon, 2018), electricity providers are required to provide renewable energy for at least 60 percent of their delivered power by 2030 and 100 percent use of renewable energy and zero-carbon resources by 2045. Therefore, it was assumed that Modified Project operations in 2050 would not generate any GHG emissions associated with electricity consumption.

  CalEEMod natural gas usage rates are based on the California Energy Commission-sponsored California Commercial End-Use Survey and the California Residential Appliance Saturation Survey studies. The data are specific for climate zones; therefore, Zone 11 was selected for the Project Site based on the zip code tool.

- Solid Waste Generation Emissions: CalEEMod calculates emissions associated with solid waste using an estimate of the waste generated by applicable emissions factors provided in Section 2.4 of the U.S. EPA's AP-42, Compilation of Air Pollutant Emission Factors, with built-in assumptions related to how the waste is processed. Default CalEEMod solid waste generation rates for each applicable land use were selected for this GHG analysis.

- Water Usage and Wastewater Generation Emissions: GHG emissions are related to the energy used to convey, treat, and distribute water, as well as treat wastewater. Thus, these emissions are generally indirect emissions from the production of electricity to power these systems. Three processes are necessary to supply potable water: (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, energy is used as the wastewater is treated and reused as reclaimed water. CalEEMod calculates electricity consumption from water and wastewater processes using an estimate of the water usage by the applicable energy intensity factor to determine the embodied energy necessary to supply potable water. GHG emissions are then calculated based on the amount of electricity consumed multiplied by the GHG emissions intensity factors for the utility provider. Since the supply of electricity for the Modified Project is mandated to be carbon-free by 2045, emissions associated with water and wastewater were assumed to be zero.

  SCE programs include initiatives designed to reduce indoor water consumption and wastewater generation by 20 percent. These include the 2022 requirements for installation of the latest ultra-high efficiency plumbing fixtures, the standards that promote increasing water-resistant turf and incorporating rainfall capture techniques in project designs, aggressive outdoor water consumption programs through its landscape ordinance, and water recycling programs designed to increase recycled water to 59,000 acre-feet by 2035.

- Refrigerants: CalEEMod also calculates GHG emissions associated with cooling structures and refrigeration needs based on the land use types comprising a project. Default parameters related to refrigerants were relied upon for the Modified Project analysis.

- Off-Road Equipment: Based on the land uses associated with the Modified Project, it is likely that operations associated with the hotel, events center, and retail/restaurant spaces would involve deliveries that require small forklifts to receive and store supplies. Therefore, it was assumed that several small forklifts would be in operation throughout the Project Site.

- Mobile Source Emissions: Although CalEEMod also produces estimates of GHG emissions associated with on-road vehicle activities, emissions for the Modified Project were analyzed at the citywide scale. This approach was taken because the Modified Project would affect local traffic patterns beyond vehicle trips directly generated by the individual land uses. The transportation analysis prepared to support this Addendum involved regional modeling that estimated the daily VMT that would occur under existing conditions and with implementation of the Modified Project in the horizon year of 2050. Similar to the methodology described within the Air Quality section of this Addendum, the CARB EMFAC2021 mobile source emissions inventory database was used to estimate annual GHG emissions that would be generated by on-road vehicle travel. Detailed calculation sheets for on-road vehicle travel emissions are provided in Appendix A.

Table 3-13 summarizes the annual GHG emissions that would be generated during future operation of the Modified Project in the horizon year of 2050, with the mobile source emissions accounting for citywide VMT. The regional transportation modeling analysis determined that daily citywide VMT under existing conditions was 1,543,781 vehicle-miles per day, and that daily citywide VMT in the horizon year of 2050 with implementation of the Modified Project would be 1,400,594 vehicle-miles per day. An annualization factor of 347 was used to estimate the annual VMT, which is consistent with the CARB GHG inventory program. The effect of the Modified Project on mobile source emissions is characterized by the net change in annual GHG emissions relative to existing conditions, consistent with the State CEQA Guidelines and the Certified EIR. As shown below, site-specific emissions would be approximately 2,640.4 $MTCO_2e$ per year in the horizon year of 2050. The net difference in citywide mobile source GHG emissions would be approximately -108,383 $MTCO_2e$/year relative to existing conditions, and the cumulative effect of the Modified Project would be a decrease of 105,742.6 $MTCO_2e$ annually.

The substantial decrease in mobile source emissions is attributable to several factors. Between existing conditions and the horizon year of 2050, significant turnover of the regional on-road vehicle fleet is expected. As older vehicles are phased out of use and newer vehicles replace them, the aggregate average fuel efficiency would improve and the aggregate average emissions on a per-mile basis would decrease. Approved in 2022, CARB's Advanced Clean Cars II rule established a year-by-year roadmap towards ensuring that all newly manufactured passenger vehicles and light-duty trucks throughout the state would be zero-emission (i.e., electric or plug-in hybrid) by 2035. As the proportion of the regional fleet that is zero-emission increases, the GHG emissions associated with the transportation sector will decrease.

TABLE 3-13: ESTIMATED OPERATIONAL GREENHOUSE GAS EMISSIONS	
Construction Emission Source	**Annual Carbon Dioxide Equivalent Emissions ($MTCO_2e$/year)**
Project Site-Specific Emissions	
Amortized Construction Emissions	210.4
Area Source Emissions	32.0
Energy Source Emissions	1,403.0
Water and Wastewater Emissions	0.0
Solid Waste Processing Emissions	822.0
Refrigerants Consumption Emissions	65.0
Off-Road Equipment Emissions	108.0
Subtotal Site-Specific Emissions	***2,640.4***
Citywide Mobile Source Emissions	
2050 Modified Project Scenario	225,268
Existing Conditions Scenario	333,651
Net Change in Citywide Mobile Source Emissions	***-108,383***
Total Net Annual Emissions	**-105,742.6**
SOURCE: TAHA, 2025	

The design and land use composition of the Modified Project would also contribute to reducing GHG emissions associated with local on-road vehicle travel. The characteristics listed below are specific measures outlined in CAPCOA's guidance Handbook for quantifying reductions in GHG emissions for planned land use developments that are applicable to the Modified Project.[22]

- CAPCOA Measure T-1 – Increase Residential Density: Increased density, measured in terms of persons or dwelling units per unit area, reduces emissions associated with transportation as it reduces the distance people travel for work or services and provides a foundation for the implementation of other strategies, such as enhanced transit services. The Modified Project would introduce a new high-density residential development to the Project Site where none currently exists within the Downtown Core of the City.

- CAPCOA Measure T-4 – Integrate Affordable and Below Market Rate Housing: The Modified Project will provide affordable housing units in accordance with the CALGreen Code. Affordable housing provides greater opportunity for lower income families to live closer to job centers and achieve a jobs/housing match near transit.

- CAPCOA Measure T-10 – Provide End-of-Trip Bicycle Facilities: The Modified Project design incorporates robust bicycle parking facilities that would be accessible to employees of the planned retail, restaurant, and hotel uses on the Project Site. The provision and maintenance of secure bike parking and related facilities encourage commuting by bicycle, thereby reducing VMT and GHG emissions.

- CAPCOA Measure T-14 – Provide Electric Vehicle Charging Infrastructure: The design of the Modified Project would include infrastructure to accommodate electric vehicle charging at all proposed parking facilities. The expansion of electric vehicle charging infrastructure

[22] CAPCOA, *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, October 2024.

accommodates the statewide and local initiatives to incentivize consumer transition to zero-emission vehicles, which is consistent with GHG emissions reduction policies.

- CAPCOA Measure T-18 – Provide Pedestrian Network Improvement: Providing sidewalks and an enhanced pedestrian network encourages people to walk instead of drive. This mode shift results in a reduction in VMT and GHG emissions The Modified Project involves improvements and modifications to the transportation facilities within and adjacent to the Project Site, including removing or reconstructing the existing pedestrian bridge over Civic Center Drive, providing new paving along the Carson Street right-of-way, widening the sidewalk on the north side of Carson Street, providing new crosswalks at the Avalon Boulevard/Carson Street intersection, and providing a new mid-block crossing on Carson Street near the front entry of the new City Hall building. The New Street would continue to connect Desford Street to Carson Street, and the existing pedestrian bridge would be replaced with an east-west pedestrian pathway that would connect the proposed Jewel Plaza to the eastern end of the Project Site. The proposed improvements and modifications would make the Project Site and its adjacent area more pedestrian friendly and would improve pedestrian safety and mobility.

- CAPCOA Measure T-46 – Provide Transit Shelters: The Modified Project would upgrade transit shelters at bus stops along Carson Street and Avalon Boulevard. Providing amenities that makes bus stops more comfortable when waiting for the bus would encourages increased transit ridership.

- CAPCOA Measure T-55 – Infill Development: The Modified Project would introduce new residential development within the Downtown Core, which would allow residents to live closer to job centers and community destinations.

- CAPCOA Measure E-7 – Require Higher Efficacy Public Street and Area Lighting: The design standards for the Modified Project include the installation of high efficiency lighting in exterior areas and along the internal street and walkways.

- CAPCOA Measure N-1 – Create New Vegetated Open Space: The Modified Project design would increase the area of landscaping, trees, and grass from approximately 5.7 acres to 7.1 acres. The removal of the surface parking lots would reduce the urban heat island effect, and the increase in pervious ground cover would facilitate better stormwater infiltration and management.

- CAPCOA Measure N-2 – Expand Urban Tree Planting: The Modified Project design includes the installation of additional street trees on the perimeter of the property boundary along Avalon Boulevard, Carson Street, Desford Street, and Civic Plaza Drive. Additional trees may also be provided within the Project Site. Expanding the street tree network will increase carbon sequestration and provide environmental benefits related to GHG emissions.

Consistency with Applicable Plans and Policies

The discussion below describes the extent the Modified Project would comply with or exceeds the performance-based standards included in the regulations outlined in the CARB Climate Change Scoping Plan and the SCAG 2024-2050 RTP/SCS, each of which identify GHG-reducing measures that directly and indirectly apply to the Modified Project. This analysis also evaluates the Modified Project's consistency with City plans and programs that generally address climate change. As shown herein, the Modified Project would be consistent with the applicable GHG reduction plans and policies.

Statewide: Climate Change Scoping Plan. The Scoping Plan is a GHG emission reduction roadmap developed and updated by CARB at least once every five years, as required by Assembly

Bill (AB) 32. It lays out the transformations needed across various sectors to reduce GHG emissions and reach the State's climate targets. CARB published the Final 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan Update) in November 2022, as the third update to the initial plan that was adopted in 2008.

- The initial 2008 Scoping Plan laid out a path to achieve the AB 32 target of returning to 1990 levels of GHG emissions by 2020, a reduction of approximately 15 percent below business as usual activities.
- The 2013 Scoping Plan Update (adopted in 2014) assessed progress toward achieving the 2020 target and made the case for addressing short-lived climate pollutants.
- The 2017 Scoping Plan Update shifted focus to the newer SB 32 goal of a 40 percent reduction below 1990 levels by 2030 by laying out a detailed cost-effective and technologically feasible path to this target, and also assessed progress towards achieving the AB 32 goal of returning to 1990 GHG levels by 2020. The 2020 goal was ultimately reached in 2016, four years ahead of the schedule called for under AB 32.
- The 2022 Scoping Plan Update is the most comprehensive and far-reaching Scoping Plan developed to date. It identifies a technologically feasible, cost-effective, and equity-focused path to achieve new targets for carbon neutrality by 2045 and to reduce anthropogenic GHG emissions to at least 85 percent below 1990 levels. The 2022 Scoping Plan Scenario also identified the need to accelerate AB 32's 2030 target, from 40 percent to 48 percent below 1990 levels, and calls for a reduction in metric tons per capita 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.

The 2022 Scoping Plan Update reflects existing and recent direction in the Governor's Executive Orders and State Statutes, which identify policies, strategies, and regulations in support of and implementation of the Scoping Plan. Among these include Executive Order B-55-18 and AB 1279 (The California Climate Crisis Act), which identify the 2045 carbon neutrality and GHG reduction targets required for the Scoping Plan. Aligning local jurisdiction action with state-level priorities to tackle climate change and the outcomes called for in the 2022 Scoping Plan Update is identified as critical to achieving the statutory targets for 2030 and 2045. To assist local jurisdictions, the 2022 Scoping Plan Update presents a non-exhaustive list of impactful GHG reduction strategies that can be implemented by local governments within three priority areas: transportation electrification, VMT reduction, and building decarbonization.

Table 3-14 evaluates how the Modified Project would be consistent with the provisions of the 2022 Climate Change Scoping Plan. As discussed, the Modified Project would be consistent with the State's Climate Change Scoping Plan.

TABLE 3-14: 2022 CLIMATE CHANGE SCOPING PLAN CONSISTENCY ANALYSIS

Sector	Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicle Miles Traveled (VMT)	VMT per capita reduced 25 percent below 2019 levels by 2030, and 30 percent below 2019 levels by 2045	**No Conflict.** The Modified Project and its Entertainment Retail Option represents an infill development within an urbanized area that would concentrate new residences within a Livable Corridor and reduce per capita VMT and GHG emissions. The Modified Project would be consistent with SB 375 and its VMT reduction goals, as well as the GHG and transportation goals of the 2024–2050 RTP/SCS.
Light-duty Vehicle (LDV) Zero Emission Vehicles (ZEVs)	100 percent of Light Duty Vehicle sales are ZEV by 2035.	**No Conflict.** Emissions from vehicle engines from the Modified Project and its Entertainment Retail Option would be regulated by state regulations governing technology and cleaner emissions.
Truck ZEVs	100 percent of medium-duty (MDV)/HDV sales are ZEV by 2040 (AB 74 University of California Institute of Transportation Studies [ITS] report)	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not generate substantial medium- and heavy-duty truck traffic, it would not impede the advancement of cleaner trucks over time.
Aviation	20 percent of aviation fuel demand is met by electricity (batteries) or hydrogen (fuel cells) in 2045. Sustainable aviation fuel meets most or the rest of the aviation fuel demand that has not already transitioned to hydrogen or batteries.	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not directly or indirectly impact aviation industry, it would not impede the advancement of a cleaner aviation industry over time.
Ocean-going Vessels (OGVs)	2020 OGV At-Berth regulation fully implemented, with most OGVs utilizing shore power by 2027. 25 percent of OGVs utilize hydrogen fuel cell electric technology by 2045.	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not directly or indirectly impact trade or OGVs, it would not impede the advancement of cleaner on- or off-shore sources over time.
Port Operations	100 percent of cargo handling equipment is zero-emission by 2037. 100 percent of drayage trucks are zero emission by 2035.	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not directly impact trade or port operations, it would not impede the advancement of cleaner on-shore sources over time.
Freight and Passenger Rail	100 percent of passenger and other locomotive sales are ZEV by 2030. 100 percent of line haul locomotive sales are ZEV by 2035. Line haul and passenger rail rely primarily on hydrogen fuel cell technology, and others primarily utilize electricity.	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not directly impact freight or passenger rail, it would not impede the advancement of cleaner locomotives over time. The Modified Project and its Entertainment Retail Option's land uses would not include freight transportation or warehousing that would be subject to the California Sustainable Freight Action Plan. Therefore, the Modified Project would not interfere or impede the implementation of the Sustainable Freight Action Plan.
Oil and Gas Extraction	Reduce oil and gas extraction operations in line with petroleum demand by 2045.	**No Conflict.** While the Modified Project and its Entertainment Retail Option would not directly or indirectly impact oil extraction; it would help reduce demand for petroleum products from energy, area, and mobile sources.
Electricity Generation	Sector GHG target of 38 MMTCO2e in 2030 and 30 MMTCO2e in 2035. Retail sales load coverage 20 gigawatts (GW) of offshore wind by 2045. Meet increased demand for electrification without new fossil gas-fired resources.	**No Conflict.** The Modified Project and its Entertainment Retail Option would not directly or indirectly impact the sources of electricity generation.

TABLE 3-14: 2022 CLIMATE CHANGE SCOPING PLAN CONSISTENCY ANALYSIS

Sector	Actions and Strategies	Project Consistency Analysis
New Residential and Commercial Buildings	All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	**No Conflict.** The Modified Project and its Entertainment Retail Option would incorporate appliances that are consistent with Title 24 and CALGreen requirements and consistent with the reduction of residential energy use.
Food Products	7.5 percent of energy demand electrified directly and/or indirectly by 2030; 75 percent by 2045.	**No Conflict.** The Modified Project and its Entertainment Retail Option would not directly or indirectly impact the sources of energy for food production.
Construction Equipment	25 percent of energy demand electrified by 2030 and 75 percent electrified by 2045	**No Conflict.** The Modified Project and its Entertainment Retail Option would not directly or indirectly impact the sources of energy for construction equipment.
Low Carbon Fuels for Transportation	Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen.	**No Conflict.** This regulatory program applies to fuel suppliers, not directly to land use development. GHG emissions related to vehicular travel associated with the Modified Project and its Entertainment Retail Option would benefit from this regulation because fuel used by project-related vehicles would be required to comply with the LCFS. Mobile source GHG emissions estimates were calculated using CalEEMod that includes implementation of the LCFS into mobile source emission factors. The current LCFS targets a 20 percent reduction in carbon intensity from a 2010 baseline by 2030.
Low Carbon Fuels for Buildings and Industry	In 2030s biomethane blended in pipeline, renewable hydrogen blended in fossil gas pipeline at 7 percent energy (~20 percent by volume), ramping up between 2030 and 2040	**No Conflict.** The Modified Project and its Entertainment Retail Option would comply with this this action/strategy being located within the SCE and SoCalGas service area and would comply with CalGreen and Title 24 energy efficiency standards. SCE must generate electricity that would increase renewable energy resources to 33 percent by 2020 and 50 percent by 2030. As SCE would provide electricity service to the Project Site, by 2030 the Modified Project would use electricity consistent with the requirements of SB 350. As required under SB 350, doubling of the energy efficiency savings from retail customers by 2030 would primarily rely on the existing suite of building energy efficiency standards under CCR Title 24, Part 6 (consistency with this regulation is discussed below) and utility-sponsored programs such as rebates for high-efficiency appliances, HVAC systems, and insulation.
High GWP Potential Emissions	Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions.	**No Conflict.** This program applies to state regulators seeking to reduce high GWP refrigerants and is not directly related to development of the Modified Project and its Entertainment Retail Option. However, the Modified Project and its Entertainment Retail Option would not interfere or impede efforts to reduce such pollutants.

TABLE 3-14: 2022 CLIMATE CHANGE SCOPING PLAN CONSISTENCY ANALYSIS

Sector	Actions and Strategies	Project Consistency Analysis
Natural and Working Lands	Conserve 30 percent of the state's NWL and coastal waters by 2030. Implement near- and long-term actions to accelerate natural removal of carbon and build climate resilience in our forests, wetlands, urban greenspaces, agricultural soils, and land conservation activities in ways that serve all communities—and in particular low-income, disadvantaged, and vulnerable communities.	**No Conflict.** This program applies to state regulators governing Natural and Working Lands and is not directly related to development of the Modified Project and its Entertainment Retail Option. However, the Modified Project and its Entertainment Retail Option would not interfere with or impede implementation of the Integrated Natural and Working Lands Implementation Plan, Executive Order N-82-20, SB 27, or SB 1386.
Developed Lands	Increase urban forestry investment by 200 percent above current levels and utilize tree watering that is 30 percent less sensitive to drought. Establish defensible space that accounts for property boundaries.	**No Conflict.** This program applies to state regulators addressing urban forestry and is not directly related to development of the Modified Project and its Entertainment Retail Option. However, the Modified Project would not interfere or impede implementation of AB 2251 and efforts to increase the urban canopy.
Wetlands	Restore 60,000 acres of Delta wetlands	**No Conflict.** This program applies to state regulators restoring Delta wetlands and is not directly related to development of the Modified Project and its Entertainment Retail Option. However, the Modified Project would not interfere or impede efforts to restore wetland ecologies.
Sparsely Vegetated Lands	Land conversion at 50 percent of the Reference Scenario land conversion rate.	**No Conflict.** This program applies to state regulators slowing the conversion of sparsely vegetated lanes and is not directly related to development of the Project. However, the Modified Project and its Entertainment Retail Option would not interfere or impede efforts to slow urban conversion of such lands
Cap-and-Trade Program	Implement the post-2020 Cap-and-Trade Program with declining annual caps.	**Not Applicable.** This applies to the market-based program to reduce GHG emissions over time and is not applicable to a development project.

SOURCE: TAHA, 2025, based on CARB, *2022 Scoping Plan for Achieving Carbon Neutrality*, Scoping Plan Scenario.

In addition to the demonstrated consistency with applicable GHG emissions reduction regulations and strategies, the Modified Project would not conflict with future anticipated statewide GHG emissions reductions goals. Specifically, CARB has outlined strategies for achieving the 2030 reduction target of 40 percent below 1990 levels, as mandated by SB 32 as well as carbon neutrality by 2045. These strategies include renewable resources for the state's electricity, increasing the fuel economy of vehicles and the penetration of zero-emission or hybrid vehicles into the vehicle fleet, reducing the rate of growth in VMT, supporting high-speed rail and other alternative transportation options, and use of high-efficiency appliances, water heaters, and HVAC systems. The Modified Project would also benefit from statewide and utility-provider efforts towards increasing the portion of electricity provided from renewable resources. SCE has committed to increasing renewable sources that exceed the Renewables Portfolio Standard requirements. The Modified Project would benefit from statewide efforts to improve fuel economy of vehicles and would contribute to reducing VMT growth given its design and complementary mix of uses at an infill site.

Regional: SCAG RTP/SCS. Table 3-15 evaluates how the Modified Project would be consistent with the performance measures determined by SCAG staff to be achieved through implementation of the 2024–2050 RTP/SCS. As discussions, the Modified Project would not impede achievement of the performance measure results and would be consistent with land use and transportation planning strategies of the RTP/SCS to reduce regional VMT.

TABLE 3-15: 2024–2050 RTP/SCS GREENHOUSE GAS CONSISTENCY ANALYSIS

Performance Measure	Consistency Analysis
By 2050, decrease average distance traveled: • for work trips from 16.2 to 15.9 miles. • for non-work trips to 6.1 miles	**Consistent.** The Modified Project and its Entertainment Retail Option are infill development that would locate more diverse housing solutions within the Downtown Core along a Livable Corridor, consistent with the 2024-2050 RTP/SCS policies. While 60 percent of work trips were less than 30 minutes, the Modified Project would increase the density of development on the Project Site, the Harbor Gateway, and the South Bay that would potentially decrease distance for commutes within these job centers.[23] It would also potentially reduce the need for longer travel to non-work destinations, which averaged 27 minutes per trip in 2018.
By 2050, increase share of all trips: • 10 miles or less from 46.9 to 47.6 percent. • 25 miles or less from 80.1 to 80.7 percent.	**Consistent.** The Modified Project and its Entertainment Retail Option are infill development that would focus on growth within a Livable Corridor in the Downtown Core District. It would increase the density of development on the Project Site that would potentially reduce the need for longer travel to destinations outside of the Harbor Gateway and South Bay in general.
By 2050, decrease share of: • work trips by single-occupancy vehicles (SOV) from 65.9 to 61.9 percent. • all trips by SOV from 37.0 to 34.7 percent.	**Consistent.** The Modified Project and its Entertainment Retail Option are infill development in the dense Downtown Core that would reduce the rate of growth in SOV use and congestion by virtue of its transit accessibility with bus stops on Avalon Boulevard and Carson Street, as well as the provision of bicycle parking.
By 2050, increase share of: • work trips by transit from 4.6 to 7.9 percent. • all trips by transit from 3.9 to 5.3 percent	**Consistent.** The Modified Project and its Entertainment Retail Option would increase the density of development and introduce new housing on the Project Site, as well as improve transit accessibility and frequency through the on-site bus depot.
By 2050, increase share of: • work trips by bicycle from 1.9 to 4.1 percent. • all trips by bicycle from 1.6 to 3.5 percent	**Consistent.** The Modified Project and its Entertainment Retail Option would increase the density of development and jobs on the Project Site, which is served by flat streets and adjacent to Carson Street which is a Class II bike route. As such, the Modified Project could increase the share of bicycling trips over existing conditions.
By 2050, increase share of: • pedestrian work trips from 3.6 to 4.3 percent. • all pedestrian trips from 8.8 to 10.2 percent.	**Consistent.** The Modified Project and its Entertainment Retail Option would increase the density of development and housing on the Project Site and would improve the pedestrian network. As such, the Modified Project could increase the share of walking trips over existing conditions.
Increase share of regional housing units within designated Priority Development Areas (PDAs) from 57.0 to 61.1 percent by 2050.	**Consistent.** The Modified Project and its Entertainment Retail Option would introduce new residential units within a Livable Corridor, which is one of the four categories of PDAs in the RTP/SCS.

SOURCE: TAHA, 2025; SCAG, *Connect SoCal 2024*, *2024-2050 Regional Transportation Plan/Sustainable Communities Strategy*, adopted April 4, 2024.

[23] SCAG, *Profile of the City of Carson*, May 2019.

Local: City of Carson. Locally, the City has several conservation-based plans, programs, and requirements that also indirectly produce GHG reductions. While these are not considered officially binding climate action plans, the Modified Project's consistency with these local initiatives is summarized.

City of Carson General Plan Update Open Space and Environmental Conservation Element. As summarized in **Table 3-16**, the Modified Project would be consistent with applicable GHG policies in the City's General Plan Update Open Space and Environmental Conservation Element.[24]

TABLE 3-16: GENERAL PLAN UPDATE GREENHOUSE GAS CONSISTENCY ANALYSIS

Performance Measure	Consistency Analysis
Policy OSEC-G-23: Undertake initiatives outlined in the Climate Action Plan to enhance sustainability by reducing the community's GHG emissions and fostering green development patterns—including buildings, sites, and landscapes.	**No Conflict.** While this policy calls on the City to advance citywide policies and isn't directly applicable to land use development projects, the Modified Project and its Entertainment Retail Option would comply with Building Code and Title 24 requirements that reduce energy and water consumption and GHG emissions.
Policy OSEC-G-24: Incorporate green infrastructure design in new projects to promote sustainability in the built environment.	**Consistent.** The Modified Project and its Entertainment Retail Option would comply with Building Code and Title 24 requirements that would reduce energy and water consumption as well as GHG emissions.
Policy OSEC-G-25: Demonstrate leadership by reducing the use of energy and fossil fuel consumption in municipal operations, including transportation, waste and water reduction, recycling, and by promoting efficient building design and use.	**No Conflict.** While this policy calls on the City to advance citywide policies and isn't directly applicable to development projects, the Modified Project and its Entertainment Retail Option would comply with Building Code and Title 24 requirements that would reduce energy and water consumption and associated GHG emissions.
Policy OSEC-G-26: Plan for extreme weather events by incorporating the potential effects and threats of climate change into emergency management planning.	**No Conflict.** This policy calls on the City to advance citywide policies that address emergency planning and isn't directly applicable to land use development projects.
Policy OSEC-G-27: Reduce the impacts of extreme heat events resulting from global warming and climate change by diminishing urban heat island effects. Explore heat mitigation strategies including planting trees, limiting the use of heat-absorbing pavement, encouraging use of cool roofs and reflective pavements, and providing cooling elements in public spaces such as shade structures and water features.	**Consistent.** The Modified Project and its Entertainment Retail Option would remove existing surface parking lots that contribute to the urban heat island effect and would increase the landscaped area on the Project Site. The Modified Project design also includes planting of additional street trees adjacent to the Project Site, as well as additional trees within the Project Site. The street trees would provide shade on sidewalks. The street trees and trees on the Project Site would provide environmental benefits related to carbon sequestration.
Policy OSEC-G-28: Promote sustainable practices as well as environmental remediation for heavy industrial areas and seek to reduce trucking emissions.	**No Conflict.** This policy focuses on growth in industrial areas and is not applicable to the Modified Project.

SOURCE: TAHA, 2025; City of Carson, *2040 General Plan*, adopted April 4, 2023..

City of Carson Energy Efficiency Climate Action Plan. With regards to local climate planning initiatives, the City—in cooperation with the South Bay Cities Council of Governments—developed a EECAP in 2017 to reduce GHG emissions, primarily associated with municipal operations. The CAP's focus on land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage are aimed at City leadership and the development of citywide

[24] City of Carson, *2040 General Plan*, adopted April 4, 2023.

regulations and programs that advance carbon reduction. While the EECAP's policies are generally not applicable to land use development projects, the Modified Project would comply with the Building Code and Title 24's conservation requirements and would incorporate design standards developed with sustainability as a priority. As such, the Modified Project would be consistent with the City's implementation of the EECAP over time.

Summary

The Modified Project would generate an incremental contribution to and a cumulative increase in GHG emissions. The Modified Project would not conflict with the Climate Change Scoping Plan and Update, the 2024-2050 RTP/SCS, the City's General Plan Update Open Space and Environmental Conservation Element, and the City's EECAP. Consistency with these plans, policies, regulations, and GHG emissions reduction actions/strategies would reduce the Modified Project's incremental contribution of GHG emissions. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The impact assessment for the Entertainment Retail Option follows the same approach as presented above for the Modified Project. Construction of the Entertainment Retail Option would occur over the same timeframe, and it was reasonably assumed that its development would require a similar amount of off-road equipment and on-road vehicle activity. Thus, the construction GHG emissions analysis presented in **Table 3-12** is also applicable to the Entertainment Retail Option, and the 30-year amortized emissions would be approximately 210.4 $MTCO_2e$ annually. **Table 3-17** summarizes the estimated GHG emissions in the horizon year of 2050 with implementation of the Entertainment Retail Option, accounting for the citywide VMT. The net change in annual mobile source GHG emissions would be a reduction of 108,032 $MTCO_2e$, and the net cumulative effect would be a decrease of 105,453.6 $MTCO_2e$.

TABLE 3-17: ESTIMATED OPERATIONAL GREENHOUSE GAS EMISSIONS

Construction Emission Source	Annual Carbon Dioxide Equivalent Emissions ($MTCO_2e$/year)
Project Site-Specific Emissions	
Amortized Construction Emissions	210.4
Area Source Emissions	32.0
Energy Source Emissions	1,403.0
Water and Wastewater Emissions	0.0
Solid Waste Processing Emissions	822.0
Refrigerants Consumption Emissions	65.0
Off-Road Equipment Emissions	108.0
Subtotal Site-Specific Emissions	***2,640.4***
Citywide Mobile Source Emissions	
2050 Entertainment Retail Option Scenario	225,619
Existing Conditions Scenario	333,651
Net Change in Citywide Mobile Source Emissions	***-108,032***
Total Net Annual Emissions	**-105,453.6**

SOURCE: TAHA, 2025

The assessment of consistency with GHG emissions reduction plans for the Entertainment Retail Option is identical to the analysis provided for the Modified Project. The replacement of the hotel land use with the entertainment and retail complex would not change any of the rationale or conclusions from those presented for the Modified Project. Therefore, implementation of the Entertainment Retail Option would not conflict with the Climate Change Scoping Plan and Update, the 2024-2050 RTP/SCS, the City's General Plan Update Open Space and Environmental Conservation Element, and the City's EECAP. Consistency with these plans, policies, regulations, and GHG emissions reduction actions/strategies would reduce the Entertainment Retail Option's incremental contribution of GHG emissions. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.8.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.8.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.8.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.8.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant	No	No	No	No
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant	No	No	No	No
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant	No	No	No	No
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No Impact	No	No	No	No
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No Impact	No	No	No	No
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No	No	No	No
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Less Than Significant	No	No	No	No

3.9.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

(b) Would the Project create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

Construction

As discussed in the Certified EIR, during the construction phase of a project, construction equipment and materials would include fuels, oils and lubricants, solvents and cleaners, cements and adhesives, paints and thinners, degreasers, cement and concrete, and asphalt mixtures, which are all commonly used in construction. Routine uses of any of these substances could pose a hazard to people or the environment and would be considered potentially significant.

Construction activities would be required to comply with numerous hazardous materials regulations designed to ensure that hazardous materials are transported, used, stored, and disposed of in a safe manner to protect worker safety, and to reduce the potential for the release of construction-related fuels or other hazardous materials into the environment, including stormwater and downstream receiving water bodies. Contractors would be required to prepare and implement hazardous materials business plans (HMBPs) that would require hazardous materials used for construction to be used properly and stored in appropriate containers with secondary containment to contain a potential release. In Los Angeles County, HMBPs are submitted to the local Certified Unified Program Agency (CUPA), Los Angeles County Fire Department (LACFD) Health Hazardous Materials Division (HHMD), for their review for compliance with hazardous materials regulations. The California Fire Code would also require measures for the safe storage and handling of hazardous materials, which are included in the CUPA review of HMBPs.

Construction contractors would be required to prepare an SWPPP for construction activities according to NPDES General Construction Permit requirements. The SWPPP would list the hazardous materials (including petroleum products) proposed for use during construction; describe spill prevention measures, equipment inspections, equipment and fuel storage; protocols for responding immediately to spills; and describe BMPs for controlling site runoff. The SWPPP would be submitted to the RWQCB, which would review both the SWPPP and the required inspection reports for compliance with the Construction General Permit.

In addition, the transportation of hazardous materials would be regulated by the US Department of Transportation (USDOT), Caltrans, and the California Highway Patrol (CHP). Together, federal and state agencies determine driver-training requirements, load labeling procedures, and container specifications designed to minimize the risk of accidental release.

Next, in the event of a spill that releases hazardous materials at a project site, a coordinated response would occur at the federal, state, and local levels. The LACFD HHMD is the local hazardous materials response team. In the event of a hazardous materials spill, the police and fire departments would be simultaneously notified and sent to the scene to respond and assess the situation.

Finally, implementation of some projects may include the demolition and removal of existing buildings and structures. Some buildings and structures may include hazardous building materials, such as asbestos-containing materials (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury, and Freon. If improperly managed, demolition activities could exposure construction workers, the public, and the environment to these hazardous materials. Numerous

existing regulations require that demolition and renovation activities that may disturb or require the removal of materials that consist of, contain, or are coated with ACM, LBP, PCBs, mercury, Freon, and other hazardous materials must be inspected and/or tested for the presence of hazardous materials. If present, the hazardous materials must be managed and disposed of in accordance with applicable laws and regulations. Compliance with existing regulations is a condition of demolition and construction permits.

In the case of ACM and LBP, all work must be conducted by a state-certified professional, which would ensure compliance with all applicable regulations. If ACM and/or LBP are determined to exist onsite, a site-specific hazard control plan must be prepared detailing removal methods and specific instructions for providing protective clothing and equipment for abatement personnel. A state-certified LBP and/or an ACM removal contractor would be retained to conduct the appropriate abatement measures as required by the plan. Wastes from abatement and demolition activities would be disposed of at a landfill permitted to accept such waste. Once all abatement measures have been implemented, the contractor would conduct a clearance examination and provide written documentation to the appropriate regulatory agency documenting that testing and abatement have been completed in accordance with all federal, state, and local laws and regulations. Equipment and materials with PCBs, mercury, and Freon, are managed through the Universal Waste Rule. In the case of PCBs, electrical transformers and older fluorescent light ballasts not previously tested and verified to not contain PCBs must be tested. If PCBs are detected above action levels, the materials must be disposed of at a licensed facility permitted to accept the materials. In the case of mercury in fluorescent light tubes and switches, the identification, removal, and disposal of the materials must be removed without breakage and disposed of at a licensed facility permitted to accept the materials. In the case of Freon or other refrigerants, the refrigerants must be directed to licensed recycling and reuse facilities permitted to handle the refrigerants. The Certified EIR concluded that compliance with the numerous laws and regulations discussed above would limit the potential for projects to create a significant hazard to the public or the environment through the transport, use, handling, disposal, or accidental release of hazardous materials, and thus, this impact would be less than significant.

Operation

As discussed in the Certified EIR, once constructed, projects operating within the City may use chemicals associated with their particular business, some of which may be hazardous materials. The routine use or an accidental spill of hazardous materials could result in inadvertent releases, which could adversely affect employees, the public, and the environment. Businesses that use hazardous materials would be required to prepare and implement an HMBP that would require hazardous materials used in operations to be used properly, stored in appropriate containers with secondary containment to contain a potential release, and disposed of at facilities permitted to accept the waste. All hazardous materials are required to be stored and handled according to manufacturer's directions and local, state and federal regulations. The California Fire Code would also require measures for the safe storage and handling of hazardous materials. In addition, businesses would be required to comply with the local Municipal Separate Storm Sewer System (MS4) permit development standards, which would reduce pollutants and runoff flows from new developments using BMPs and Low Impact Development (LID)/post-construction standards.

The General Plan Update also includes Guiding Policies CSES-G-7 and CSES-G-14 through CSES-G-16 and Implementing Policies CSES-P-25 through CSES-P-30, CSES-P-33, and CSES-P-35, which would "minimize the threat to the public health and safety and to the environment posed by a release of hazardous materials," would help to reduce any impacts associated with the use, transportation, disposal, or accidental release of hazardous materials. The Certified EIR concluded that compliance with the numerous laws and regulations discussed above that govern the transportation, use, handling, and disposal of hazardous materials would limit the potential for

impacts due to the transportation, use, handling, disposal, or accidental release of hazardous materials and, thus, this impact would be less than significant.

(c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

As discussed in the Certified EIR, there are numerous schools within the City limits, and many projects associated with the General Plan Update would likely be located within one-quarter mile of one or more schools. The construction and operations activities discussed previously in the response to Checklist Question 3.9.1(a) and 3.9.1(b) could include the use of hazardous materials. If the site using hazardous materials is located within one-quarter mile of a school, a release could adversely affect a school. However, required compliance with the numerous laws and regulations that govern the transportation, use, handling, and disposal of hazardous materials and adherence with General Plan Guiding Policies CSES-G-7 and CSES-G-14 through CSES-G-16 and Implementing Policies CSES-P-25 through CSES-P-30, CSES-P-33, and CSESP-35 would limit the potential for creation of hazardous conditions due to the use or accidental release of hazardous materials and, as concluded in the Certified EIR, would render this impact less than significant.

(d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

As discussed in the Certified EIR, both active and closed hazardous materials investigation and cleanup sites are located within the City limits. Active sites are currently undergoing investigation and cleanup. If a project is located on or near an active site, the construction activities may encounter soil and/or groundwater with chemical concentrations above screening levels that could adversely affect workers, the public, and the environment. In addition, although the closed sites would not be anticipated to have chemicals in soil and/or groundwater at concentrations above screening levels, construction activities may encounter residual levels of chemicals. Finally, construction activities could also encounter currently unknown hazardous materials that are not currently listed but would be upon their discovery. The impact of encountering hazardous materials would be reduced to less than significant levels through the implementation of General Plan Guiding Policies CSES-G-7 and CSES-G-14 through CSES-G-16 and Implementing Policies CSES-P-25 through CSES-P-30, CSES-P-33, and CSES-P-35, which require the minimization of threats to the public health and safety and to the environment posed by a release of hazardous materials. Compliance with these policies and applicable regulations would ensure that plans would be in place that provide procedures for the testing, handling, disposal, and remediation of hazardous materials. Therefore, the Certified EIR concluded that the impact would be less than significant.

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?

As discussed in the Certified EIR, the Compton/Woodley Airport is the only airport located within two miles of the City limits. The Compton/Woodley Airport is included in the Los Angeles County Airport Land Use Plan (ALUP), which requires that new development in the City not fall within the airports noise contours or airport influence area. Per the requirements of the Los Angeles County ALUP, new non-conforming land uses or major new development projects would be subject to review for compatibility by the County's Airport Land Use Commission. The ALUP contains designated zones within which certain off-airport activities would be deemed incompatible, such as

the construction of structures that exceed certain heights, facilities that could attract birds and other wildlife that could pose a hazard to aviation, and the construction of uses that would be at risk in the event of an aviation accident (schools, hospitals, etc.). By law, the Commission is vested with the legal authority to require modification of proposed projects that could conflict with safe and efficient airport operations. Accordingly, if any off-airport projects are proposed within these designated zones, they would be required to undergo review and approval by the Commission, and a determination of consistency with the ALUP would have to be made. As such, new projects in the vicinity of the airport would need to be consistent with the ALUP, and safety hazards for people working and/or residing in the area would be avoided. Additionally, the implementation of General Plan Guiding Policies NO-G-1 and NO-G-2 and Implementing Policy NO-P-1, would ensure maximum efficiency in noise abatement efforts, would reduce any impacts associated with noise hazards. Accordingly, development associated with the General Plan Update would not place people or structures in such a manner as to create a safety or noise hazard. The Certified EIR concluded the impact would therefore be less than significant.

(f) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

As discussed in the Certified EIR, the General Plan Update includes Implementing Policies CSES-P-27, CSES-P-30 through CSES-P-32, and CSES-P-34, which would require the City to ensure emergency planning, designated evacuation routes, safe access routes to communication centers, hospitals, airports, staging areas, and fuel storage sites, and that projects provide adequate road standards, driveway widths, and road clearances around structures consistent with local and state requirements to ensure adequate emergency access. New projects would be required to be consistent with these policies. Therefore, the Certified EIR concluded the impact relative to proximity to an emergency response or evacuation would be less than significant.

(g) Would the Project expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

As discussed in the Certified EIR, the City is not within a Very High Fire Hazard Severity Zones (VHFHSZ) and is not in the vicinity of one. Nevertheless, all construction activities would be required to comply with all applicable fire protection and prevention regulations specified in the California Fire Code, Hazardous Materials Transportation regulations, and Cal/OSHA regulations. These requirements include various measures such as accessibility of firefighting equipment, proper storage of combustible liquids, no smoking in service and refueling areas, and worker training for firefighter extinguisher use. In addition, General Plan Implementing Policy CSES-P-34, which serves to minimize the effects from natural and urban disasters to reduce impacts to the community, requires coordination efforts with the LACFD to ensure their capability to address fires. Compliance with all applicable regulations and plans would further minimize the potential for construction activities to cause a wildland fire.

The General Plan Update also includes Implementing Policies CSES-P-27, CSES-P-30 through CSES-P-32, and CSES-P-34, which serve to identify, establish, and maintain safe emergency procedures and evacuation routes. These policies would encourage greater cooperation with LACFD to ensure their capability to address fires and other emergencies. In addition, facilities that use or store hazardous and flammable materials would be required to comply with all applicable fire codes and fire protection requirements established by the California Fire Code, Hazardous Materials Transportation regulations, and Cal/OSHA requirements. As such, the Certified EIR concluded that the operation of projects would not substantially increase the risk of wildland fires within the project area. For these reasons, the General Plan Update would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, and thus there would be no impact.

General Plan Update Policies that Address Hazards and Hazardous Materials

Community Services, Education and Safety

Guiding Policies

CSES-G-7 Provide a safe environment to live, work, and play for Carson residents and visitors.

CSES-G-14 Protect Carson residents and workers from hazardous material exposure and minimize the threat to the public health and safety and to the environment posed by a release of hazardous materials.

CSES-G-15 Strive to minimize the effects from natural and anthropogenic disasters to reduce, to the extent possible, the social, safety, health, and economic impacts that these may have on the community.

CSES-G-16 Continue mitigating against and restricting hazardous material usage in efforts to reduce pollution and hazard burden on Carson residents.

Implementing Policies

CSES-P-25 Coordinate with other jurisdictions and agencies on disaster preparedness regarding heavy industrial uses, including incidents related to the transportation of hazardous materials, pipelines, oil fields, refineries, fires, and methane gas, among others.

CSES-P-26 Minimize the threat to public health and safety and the environment through strict enforcement of rules and regulations and by working closely with first responders.

CSES-P-27 Minimize the threat of a release of hazardous materials through strict enforcement of rules and regulations, monitoring business operations which handle hazardous materials through the permitting process, and identifying emergency procedures and evacuation routes.

CSES-P-28 Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.

CSES-P-29 Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.

CSES-P-30 Continue to work with various City departments and other jurisdictions, including the Public Safety Services and County Fire and Sheriff's Departments, to provide Carson residents with updated information regarding emergency preparedness and disaster planning regarding seismic events and responses to hazards.

CSES-P-31 Maintain and update as necessary or produce plans that specifically address hazards and that identifies emergency response and recovery actions in the event of an incident. Such plans include the State Emergency Management System (SEMS) Multi-Hazard Function Plan and the Natural Hazards Mitigation Plan.

CSES-P-32 Review neighborhood access needs and ensure safe evacuation routes, especially for residential areas near refineries and heavy industry.

CSES-P-33 Strictly enforce federal, state and local laws and regulations relating to the use, storage, and transportation of toxic, explosive, and other hazardous and extremely hazardous materials to prevent unauthorized discharges.

CSES-P-34 Continue coordination efforts with the LACFD to ensure their capability to address fires and other emergencies at refineries, tank farms, and other heavy industrial facilities within the City.

CSES-P-35 Support environmental remediation of contaminated soils and hazardous waste sites.

Circulation

Guiding Policies

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community.

Implementing Policies

CIR-P-10 Direct commuter traffic to move through the City primarily on arterial streets, and on collector streets as appropriate. Consider traffic calming strategies.

CIR-P-11 Encourage the use of neighborhood traffic management tools to mitigate neighborhood intrusion by commuter traffic and improve conditions for pedestrians and bicyclists.

CIR-P-28 Focus truck traffic onto appropriate arterial corridors in the City by clearly marking truck routes and posting appropriate signage to provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses. While the City has identified truck routes (Figure 3-8), the designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses. Seeking community input around the issue and general observation of traffic patterns as online shopping and associated deliveries increase in the future will help in developing strategies to reduce use of non-designated corridors and limit disruption and potentially regulate truck movement.

CIR-P-29 Retain and strengthen ordinances restricting trucks from residential neighborhoods, using strategies such as time-of-day restrictions.

CIR-P-30 Conduct a study reviewing truck routes that are designated adjacent to residential neighborhoods. The City will explore where truck routes are redundant or unnecessary and could be removed without negative impacts to other residential neighborhoods. Segments of truck routes adjacent to residential neighborhoods are shown in Figure 3-9.

Noise

Guiding Policies

NO-G-1 Maintain healthy sound environments and protect noise-sensitive uses from excessive noise exposure.

NO-G-2 Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of noise-generating facilities, such as transportation and industrial facilities, to minimize the effects of noise on adjacent land uses.

Implementing Policies

NO-P-1 Use the noise and land use compatibility matrix (Table 9-1) and Future Noise Contours map (Figure 3.11-4 in Section 3.11 of the [Certified] EIR) as criteria to determine acceptability of a land use. Seek to limit new noise-sensitive uses—including schools, hospitals, places of worship, and homes—where noise levels exceed "Normally Acceptable" or "Conditionally Acceptable" levels if alternative locations are available for the uses in the City, or impose appropriate mitigation measures to bring noise levels down to acceptable levels.

Mitigation Measures

None required.

3.9.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

(b) Would the Project create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

Construction of the Modified Project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, lubricants, solvents, cleaners, transmission fluids, paint, thinners, and degreasers. The use of these hazardous materials are typical for construction activities and would be handled in compliance with all applicable standards and regulations. The existing City Hall has the potential to have ACMs and/or LBP since the building was constructed before the 1980s. Renovating the existing City Hall has the potential to release ACMs and/or LBP.

Operations of the Modified Project would involve limited use and storage of common hazardous substances, such as cleaning supplies, pesticides, and other landscaping supplies. The use of common hazardous substances would be similar to those that are typically used for commercial and residential uses.

The Modified Project does not involve any uses or activities that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through the transport, use, or disposal of hazardous materials. Consistent with the Certified EIR, all hazardous materials used during construction and operational activities would be handled in compliance with the numerous standards and regulations discussed in the Certified EIR that govern the transport, use, handling, and disposal of hazardous building materials, including those that govern ACMs and LBPs. The Modified Project would also be required to adhere with the General Plan Update policies listed above. As the Modified Project would be required to comply with applicable standards and regulations pertaining to hazardous materials, as well as the applicable General Plan Update policies (listed above), the Modified Project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Construction and operations of the Entertainment Retail Option would involve the use of similar types of hazardous materials as the Modified Project. As with the Modified Project, all hazardous materials used during construction and operational activities would be handled in compliance with

the numerous standards and regulations discussed in the Certified EIR that govern the transport, use, handling, and disposal of hazardous building materials, including those that govern ACMs and LBPs. The Entertainment Retail Option would also adhere to the applicable General Plan Update policies listed above. Therefore, the Entertainment Retail Option would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school

Andrew Carnegie Middle School and Bonita Street Elementary School are located within a quarter mile of the Project Site. As discussed above in the response to Checklist Questions 3.9.1(a) and 3.9.1(b), construction of the Modified Project would involve the temporary use of potentially hazardous materials, and operations of the Modified Project would involve limited use and storage of common hazardous substances that are typically used for commercial and residential uses. Any hazardous materials used by the Modified Project would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, state, and local requirements. The Modified Project would also be required to adhere with the General Plan Update policies listed above. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Construction and operations of the Entertainment Retail Option would involve the use of similar types of hazardous materials as the Modified Project. As with the Modified Project, all hazardous materials used during construction and operational activities would be handled in compliance with the numerous standards and regulations discussed in the Certified EIR, including those that govern ACMs and LBPs. The Entertainment Retail Option would also adhere to the applicable General Plan Update policies listed above. Therefore, the Entertainment Retail Option would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The California State Water Resources Control Board (SWRCB) and California Department of Toxic Substances Control (DTSC) each maintain a database (GeoTracker and EnviroStor, respectively) that provides access to detailed information on hazardous waste sites and their cleanup statuses. GeoTracker focuses on sites that impact or have the potential to impact water quality in California, with an emphasis on groundwater. EnviroStor focuses on hazardous waste facilities and sites with known contamination or sites with possible reasons for further investigation. The Project Site not listed on the Geotracker database.[25] The Project Site is listed on the EnviroStor database as being inactive and needs evaluation. According to the information provided on the EnviroStor database, no previous assessment activities have been conducted at the Project Site and the Project Site is being assessed to provide specific information on potential environmental hazards that may need to be further investigated, addressed or cleaned up in order for the City to renovated City Hall and

[25]Department of Toxic Substances Control, *GeoTracker*, https://geotracker.waterboards.ca.gov/, accessed September 2025.

develop the Project Site with residential and commercial uses.[26] The Modified Project would be required to comply with all applicable federal, state, and local requirements pertaining to hazardous materials, as well as the applicable General Plan Update policies listed above. Therefore, the Modified Project would not create a significant hazard to the public or the environment, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site and would involve the same type of assessment as the Modified Project. The Modified Project would be required to comply with all applicable federal, state, and local requirements pertaining to hazardous materials, as well as the applicable General Plan Update policies listed above Therefore, the Modified Project would not create a significant hazard to the public or the environment, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?

The Project Site is not located in an area with an airport land use plan. Additionally, the Project Site is not within two miles of any public or public use airports, or private air strips. The closest airport to the Project Site is Compton/Woodley Airport, which is approximately 3.8 miles north of the Project Site. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same Project Site as the Modified Project. As with the Modified Project, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(f) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The 2024 Hazard Mitigation Plan (HMP) is the City's emergency response plan. It describes the hazards that threaten the City and outlines long-term strategies to protect people, properties, and the environment. The HMP addresses multi-hazard issues, and hazards related to earthquakes, flooding, and windstorms. The HMP provides pre-disaster measures that assist the City in reducing risk and preventing loss from future hazard events.[27] The Modified Project would not involve any uses or activities that would interfere with the HMP. The Modified Project would incorporate plants with low and moderate water use, along with sustainable stormwater management strategies, such as swales, infiltration trenches, rain gardens, permeable paving, runnels, and flow-through planters. Structures on the Project Site would be designed to conform to the CBC seismic standards, as well as all other applicable codes and standards to limit structural damage associated with strong seismic ground shaking and seismic-related ground failures. As discussed in the response to Checklist Question 3.7.2(a.iii), the Modified Project would implement the recommendations contained in the project-specific geotechnical investigation report, which would ensure that future structures on the Project Site would be constructed to withstand seismic-related ground failures. The Modified Project would

[26]Department of Toxic Substances Control, *EnviroStor*, https://www.envirostor.dtsc.ca.gov/public/, accessed March 2025.

[27]City of Carson, 2024 *Hazard Mitigation Plan*, adopted September 2, 2025.

comply with all regulations and requirements aimed to reduce risks associated with natural and man-made hazards.

The City's General Plan Community Services, Education, and Safety Element identify natural, man-made, and technological hazards and how to plan for these hazards in the City. The primary Emergency Operations Center (EOC) is City Hall, which is located on the Project Site. Should City Hall be damaged, an alternate EOC would be activated. The City has also created a list of numerous locations within the City that would be used in case of a disaster or major emergency. The City's emergency plan would continue to be in operation even with implementation of the Modified Project.

The Project Site is located adjacent to two City-designated evacuation routes: Avalon Boulevard and Carson Street.[28] The Modified Project would improve the Carson Street streetscape with wider sidewalks and trees on north side of the street adjacent to the Project Site, special paving and/or art to promote safe pedestrian paths and provide flexibility to host special events by street closure between Avalon Boulevard and Civic Plaza Drive.

Although construction of the Modified Project may involve temporary lane closures to Avalon Boulevard and Carson Street, these roadways would remain accessible to vehicular traffic and emergency vehicles would still be able to travel along these roadways. Access to all surrounding properties would be maintained.

During Modified Project operations, Carson Street between Avalon Boulevard and Bonita Street/Civic Plaza Drive may temporarily close for special events. The temporary closure of Carson Street would block access to the mobile home community, child development center, and medical offices and urgent care on the south side of Carson Street. It is the policy of the City's Public Works Department that street and lane closures are not longer than 72 hours. To ensure that all properties along Carson Street are accessible in the event of an emergency, the Sheriff's Station, City's Transportation Division, and Fire Department would review the street and lane closures requests and ensure that street closures for special events would not interfere with evacuation routes in the surrounding area and that all properties have access to evacuation routes. Additionally, the Modified Project would be required to comply with General Plan Update Implementing Policy CSES-P-32, which requires the needs of neighborhood access be reviewed and ensure safe evacuation routes are provided. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option may temporarily close Carson Street between Avalon Boulevard and Bonita Street may temporarily close for special events. Street closures would be reviewed by the Sheriff's Station, City's Transportation Division, and Fire Department to ensure that street closures for special events would not interfere with evacuation routes in the surrounding area and that all properties have access to evacuation routes. Additionally, the Entertainment Retail Option would be required to comply with General Plan Update Implementing Policy CSES-P-32, which requires the needs of neighborhood access be reviewed and ensure safe evacuation routes are provided. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[28]City of Carson, *2040 General Plan*, adopted April 4, 2023.

(g) Would the Project expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

The Project Site is not located in a fire hazard severity zone, as identified by the California Department of Forestry and Fire Protection (CalFire), and the Modified Project would not require any brush clearing, vegetation management, or fuel modification for this zone.[29] The Project Site is located in an urbanized area and is not located within or adjacent to a wildland area. The Modified Project would not involve activities that would expose people or structures to the risk of loss, injury, or death involving wildland fires. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project. The Entertainment Retail Option does not involve activities that would expose people or structures to the risk of loss, injury, or death involving wildland fires. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.9.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.9.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.9.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.9.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

[29]California Department of Forestry and Fire Protection, *Fire Hazard Severity Zone Viewer*, https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/, accessed March 2025.

3.10 HYDROLOGY AND WATER QUALITY

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
HYDROLOGY AND WATER QUALITY. Would the project:					
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less Than Significant With Mitigation	No	No	No	No
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant	No	No	No	No
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		No	No	No	No
i) result in substantial erosion or siltation on- or off-site;	Less Than Significant	No	No	No	No
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	No Impact	No	No	No	No
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Less Than Significant	No	No	No	No
iv) impede or redirect flood flows?	Less Than Significant	No	No	No	No
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant	No	No	No	No
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No Impact	No	No	No	No

3.10.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

As discussed in the Certified EIR, the General Plan Update would have a significant environmental impact if it would result in the violation of water quality standards and waste discharge requirements set out in Municipal Permit Order No. R4-2012-0175, NPDES Permit CAS004001, issued by the Los Angeles RWQCB. Violation of these permits could occur if the development anticipated in the General Plan Update would substantially increase pollutant loading levels in the sanitary sewer system or in groundwater underlying the City, either directly through the introduction of pollutants

generated by industrial land uses, or indirectly through stormwater pollution. As NPDES Permit CAS004001 is based on the federal Clean Water Act, compliance with the Porter-Cologne Water Quality Control Act (Division 7 of the Water Code, commencing with Section 13000), applicable federal and state regulations, all applicable provisions of statewide water quality control plans and policies adopted by the SWRCB, the Basin Plan adopted by the RWQCB, the California Toxics Rule, the California Toxics Rule Implementation Plan, and NPDES would ensure compliance with other applicable plans and regulations pertaining to water quality.

While the City is largely built out, potential development and redevelopment under the General Plan Update could increase the area of impervious surfaces within the City and, thus, could increase the amount of runoff and associated pollutants during both construction and operation. However, all construction activity within the City that has the potential to negatively affect water quality is required to comply with the MS4 Permit. In addition, the City's Runoff Pollution Control Ordinances would further protect water quality in the City. Implementation of practices required by the MS4 Permit and local ordinances would reduce the volume of runoff from impervious surfaces and increase the amount of natural filtration of pollutants from stormwater occurring on site, generally improving the quality of stormwater before it enters the City's and/or county's stormwater system.

Finally, the General Plan Update contains policies that require the City to support RWQCB regulations and standards, ensure that individual developments incorporate BMPs, prepare and implement applicable water quality plans, coordinate with federal, state, and local agencies to monitor industrial discharges, adopt a master plan for the Dominguez Channel to improve water quality, and, where feasible, support the restoration and rehabilitation of channelized waterways and promote naturalized drainage channels. Overall, the General Plan's policies would promote improved water quality in the City and continued compliance with federal, state, and local water quality regulations, and would ensure that water quality is protected to the maximum extent practicable.

The Certified EIR concluded that for the reasons stated above, the General Plan Update would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality, and this impact is considered less than significant.

(b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

As discussed in the Certified EIR, a small portion of the City's potable water supply relies on groundwater. However, the groundwater basins serving the City are adjudicated and, thus, have limits on the amount of groundwater that is pumped for potable use. Therefore, the potential for overdraft is limited. With respect to groundwater recharge, as the City is largely built out and primarily consists of impervious surfaces, implementation of the General Plan Update would not result in substantial increases of impervious surfaces such that groundwater recharge would be hindered. Additionally, groundwater recharge basins for the Central Basin are in the Rio Hondo and San Gabriel Coastal Spreading Grounds along the Rio Hondo and the San Gabriel Rivers, and groundwater recharge for the West Coast Basin is primarily done through injection wells. Therefore, replenishment of groundwater is not reliant on natural recharge or percolation within the City. The Certified EIR concluded that, for these reasons, the impact of the General Plan Update with respect to the depletion of groundwater supplies or interference with groundwater recharge would be less than significant.

(c.i) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

(c.ii) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

(c.iii) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

(c.iv) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

As discussed in the Certified EIR, implementation of the General Plan Update would not involve the direct alteration of existing streams, rivers, or other drainage patterns. However, potential future development or redevelopment allowed under the General Plan Update could impact the existing drainage system. While the City is largely built out, potential development and redevelopment under the General Plan Update could increase the area of impervious surfaces within the City and thus could increase runoff from these sites into the local storm drains in the City. This increase in runoff volumes could in turn result in hydromodification effects—such as erosion, siltation, and flooding—on the hydrological systems within the City, which occur when rainfall runoff is increased from impervious areas above the natural rainfall rate that would otherwise occur.

The City recognizes the importance of water quality and preventing hydromodification. Any development that would occur under the General Plan Update would be subject to the City's Floodplain Management and Stormwater and Urban Runoff Pollution Control Ordinances that help prevent flood damage resulting from hydromodification. Adherence to the City's ordinances would limit surface runoff from development under the General Plan Update, reducing siltation and erosion. In addition, the General Plan Update includes policies that seek to reduce localized flooding and ensure that areas experiencing localized flooding problems are targeted for storm drain improvements. The Certified EIR concluded that for these reasons, the impact of the General Plan Update with respect to the alteration of drainage patterns would be less than significant.

(d) Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

As discussed in the Certified EIR, the City is located approximately six miles inland from the Pacific Ocean and two miles inland from the Los Angeles/Long Beach Harbor area. The City is not located in a tsunami inundation hazard area and there are no enclosed large water bodies within the City with potential for seiche effects or waves generated by failure of retaining structures. In addition, a vast majority of the City is outside of the flood hazard zone. Finally, development anticipated in the General Plan Update would comply with the City's existing regulations pertaining to flooding hazards and adhere to previously described General Plan Update policies addressing flooding. Therefore, the Certified EIR concluded that the impact of the General Plan Update with respect to flood hazard zones would be less than significant.

(e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

As discussed in the Certified EIR, development anticipated by the General Plan Update could potentially degrade water quality. However, development would be subject to the RWQCB requirements and the CMC. Furthermore, the General Plan Update contains policies pertaining to water quality, as described previously. Overall, the General Plan's policies would promote improved water quality in the City and continued compliance with federal, state, and local water quality regulations, and would ensure that water quality is protected to the maximum extent practicable. Adjudicated basins are not required to prepare Groundwater Sustainability Plans (GSPs) but are required to submit annual basin reports to fulfill Sustainable Groundwater Management Act (SGMA) requirements. As a result, no GSP has been prepared for either the West Coast or Central Basins. Therefore, the Certified EIR concluded that the impact of the General Plan Update with respect to a conflict with a water quality control plan or a GSP would be less than significant.

General Plan Update Policies that Address Hydrology and Water Quality

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-9 Maintain the quality of surface water and groundwater resources and prevent their contamination

Implementing Policies

OSEC-P-14 Support Los Angeles Regional Water Quality Control Board (RWQCB) regulations and standards to maintain and improve the quality of both surface water and groundwater resources.

OSEC-P-15 Continue working with the Los Angeles RWQCB in implementation of the National Pollutant Discharge Elimination System (NPDES) program. As part of the NPDES permitting process, require developments to incorporate structural and non-structural best management practices (BMPs) to mitigate or reduce the projected increases in pollutant loads. Do not allow post-development runoff from a site that would cause or contribute to an exceedance of receiving water quality objectives or has not been reduced to the maximum extent practicable.

OSEC-P-16 Prepare and implement applicable plans such as a Water Quality Improvement Plan, Integrated Regional Water Management Plan, Load Reduction Plan or others as needed to comply with applicable regulations.

OSEC-P-17 Coordinate with the U.S. EPA, CalEPA, LA RWQCB, and other related jurisdictions on monitoring industrial discharges to ensure that wastewater quality continues to meet various federal, state, and regional standards.

OSEC-P-18 Establish and implement best management practices in the Carson Addendum to Dominguez Channel Watershed Management Area Group for protection of surface and groundwater quality. Review and update as needed.

OSEC-P-19 Strive to adopt a Master Plan for the Dominguez Channel through partnerships with the Los Angeles County Flood Control District to improve the water quality and create an amenity for the community.

OSEC-P-20 Where feasible, support the restoration and rehabilitation opportunities of channelized waterways and promote the usage of naturalized drainage channels within the City.

OSEC-P-21 Coordinate the needs of pollution management with the overlapping (and sometimes competing) habitat management, flood management, capital improvement projects, development, aesthetic, and other open space needs.

OSEC-P-22 Prepare and disseminate information about the potentially harmful effects of toxic chemical substances in the water supply and safe alternative measures, including information about safe alternatives to toxics for home and garden use.

Community Services Education and Safety

Guiding Policies

CSES-G-12 Strive to minimize injury and loss of life, damage to public and private property and infrastructure, and economic and social disruption caused by flood hazards.

CSES-G-13 Incorporate strategies to reduce flooding impacts caused by urban runoff.

Implementing Policies

CSES-P-23 Ensure that areas experiencing localized flooding problems are targeted for storm drain improvements. To this end, work closely with Los Angeles County Department of Public Works and other cities in the South Bay region to ensure that facilities are adequate to accommodate storm waters.

CSES-P-24 Utilize open space to mitigate flood impacts and preserve as open space areas that cannot be mitigated for flood hazard.

Mitigation Measures

None required.

3.10.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Construction

Construction of the Modified Project would require site clearing, grading, and building construction activities. During construction, surface water quality could potentially be affected by loose soils, debris, construction wastes, and fuels that could be carried off-site by surface runoff in into local storm drains, which drain into water resources. However, the Modified Project would be required to comply with all federal, state, and local regulations related to water quality standards and wastewater discharge.

Construction contractors would be required to comply with the NPDES permit program, which was created by the Clean Water Act to address water pollution from point sources (e.g., pipes, channels, and tunnels) that discharge pollutants to the waters of the United States. During construction of development associated with the Modified Project, management of storm water discharge would be controlled by BMPs as part of the NPDES Construction General Permit. As required by the NPDES Construction General Permit, development associated with the Modified Project would be required to prepare an SWPPP prior to the beginning of construction for each development on the Project Site. During the plan review process, the City's Public Works Department Engineering Division would review the SWPPP for compliance with stormwater requirements.

The historically highest groundwater level on the Project Site is approximately 20 feet below ground surface. As several levels of subterranean parking would be constructed on the Project Site, groundwater could potentially be encountered during earthwork, such as excavation. Dewatering may be necessary to prevent structural damage and foundation issues if construction of the subterranean parking garages reaches to the depth of groundwater on the Project Site. In accordance with Section 1803 of the CBC, a site-specific geotechnical investigation report would be conducted to determine the current groundwater level and whether dewater would be necessary. The Modified Project would be required to implement the recommendations identified in the geotechnical report to ensure that the subterranean parking garages would be structurally stable. Dewatering would produce groundwater that would need to be discharged to a nearby storm drain or sanitary sewer inlet in accordance with the proper permits from the Regional Water Quality Control Board. A review of the Geotracker database indicates that the Project Site does not have any active groundwater contamination, and three active leaking underground storage tank (LUST) cleanup sites are within 1,000 feet of the Project Site.[30] It is possible that groundwater beneath the Project Site may contain pollutants. If contamination is present in the water pumped during dewatering, then treatment of the contaminated groundwater would be required to meet the discharge permit requirements from the RWQCB.

The construction contractors would be required to comply with applicable regulations in Article V, Chapter 8 of the CMC (Storm Water and Urban Runoff Pollution Control Ordinance) and the discharge requirements from the RWQCB. Compliance with the NPDES Construction General Permit and applicable regulations in the CMC would reduce the risk of water degradation from soil erosion and other pollutants related to construction activities. Therefore, construction associated with the Modified Project would not violate any water quality standards or waste discharge requirements during construction.

Operation

The Modified Project would be required to comply with the City's standard urban stormwater mitigation plan (SUSMP) requirements, which includes LID structural and non-structural BMPs, source control BMPs, and structural and non-structural BMPs for specific types of uses. LID is a stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with stormwater controls to most closely mimic natural hydrologic patterns in residential, commercial, and industrial settings. LID controls effectively reduce the amount of impervious areas of a project site and promote the use of infiltration and other controls that reduce runoff. Source control BMPs would prevent runoff contact with pollutant materials that would otherwise be discharged into the municipal storm drains. The proposed Specific Plan identifies LIDs that could be incorporated into development associated with the Modified Project to control stormwater at the source and allow it to slowly infiltrate and filter through plants and soils. These low impact sustainable stormwater designs include the installation of swales, infiltration trenches, rain gardens, permeable paving, runnels, and flow-through planters. Curb extensions could also be installed to slow stormwater flows and filter and infiltrate stormwater before it reaches the storm drain network. The curb extensions could also take on the characteristics of bio-retention areas, swales, or planters. The project applicant would also be required to comply with applicable regulations in the City's Storm Water and Urban Runoff Pollution Control Ordinance (CMC Chapter 8). Therefore, the Modified Project would not violate any water quality standards or waste discharge requirements during operational activities. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[30]Department of Toxic Substances Control, *GeoTracker*, https://geotracker.waterboards.ca.gov/, accessed September 2025.

Entertainment Retail Option

The Entertainment Retail Option would be required to comply with the same water quality regulations and the Modified Project. SWPPP would be developed and BMPs would be implemented during construction. SUSMP would be developed during operational activities, and development associated with the Entertainment Retail Option would be required to implement LID controls from the proposed Specific Plan. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The historically highest groundwater levels on the Project Site is approximately 20 feet below ground surface. As several levels of subterranean parking would be constructed on the Project Site, groundwater could potentially be encountered during excavation and construction activities. Dewatering may be necessary to prevent structural damage and foundation issues if construction of the subterranean parking garages reaches to the depth of groundwater on the Project Site. In accordance with Section 1803 of the CBC, a site-specific geotechnical investigation report would be conducted to determine the current groundwater level on the Project Site and whether dewater would be necessary. Development associated with the Modified Project would be required to implement the recommendations identified in the geotechnical report to ensure that the subterranean parking garages would be structurally stable. Although dewatering activities may be necessary to construct the proposed subterranean parking garages, the Project Site is not used for groundwater recharge and is not located near a groundwater recharge area. The Modified Project would not interfere substantially with groundwater recharge.

As discussed in the response to Checklist Question 3.10.1(a), a small portion of the City's potable water supply relies on groundwater. Groundwater basins serving the City, which include the Project Site, are adjudicated and, thus, have limits on the amount of groundwater that is pumped for potable use. Therefore, the potential for overdraft is limited, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would require the similar types of construction activities as the Modified Project. The Entertainment Retail Option would be required to prepare a site-specific geotechnical investigation report and implement the recommendations identified in that report to ensure that the subterranean parking garages would be structurally stable. Although dewatering activities may be necessary to construct the proposed subterranean parking garages, the Project Site is not used for groundwater recharge and is not located near a groundwater recharge area. Additionally, groundwater basins serving the Project Site are adjudicated and, thus, have limits on the amount of groundwater that is pumped for potable use. Therefore, the potential for overdraft is limited. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c.i) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

(c.ii) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

(c.iii) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

(c.iv) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The Project Site is located in an urbanized area of the City with existing stormwater infrastructure in place. No streams or rivers are located within the Project Site, and the Project Site is located approximately 790 feet west of the Dominguez Channel. Surface runoff from the Project Site is currently diverted to existing storm drains. The Project Site is designated as Zone X (shaded) by the Federal Emergency Management Agency (FEMA), which is an area of one percent annual chance flood with average depths of less-than-one foot or with drainage areas less-than-one square mile.[31] Zone X (shaded) are areas with moderate flood hazard and are usually the areas between the limits of the 100-year and 500-year floods. It is protected from the 100-year flood by certified levees, such as the Dominguez Channel levee system.

During construction, on-site soils would temporarily be exposed to surface water runoff; however, the Modified Project would be required to comply with local, state, and federal regulations and standards related to water quality standards, wastewater discharge, and minimizing potential erosion. Management of storm water run-off and off-site discharge during construction activities associated with the Modified Project would be controlled by BMPs as part of the NPDES Construction General Permit, and developments associated with the Modified Project would be required to prepare an SWPPP, which would include BMPs to control sedimentation and erosion and to limit the amount of polluted runoff that enters the stormwater drainage system. Additionally, implementation of these BMPs would not cause a substantial increase in the rate or amount of surface run-off in a manner that would result in flooding on- or off-site during construction.

Based on the proposed open space and landscape plan for the Modified Project, the Modified Project would decrease the amount of impervious surface on the Project Site. Operations of the Modified Project would incorporate LID controls and BMPs as required by Section 5809 of the CMC. LID strategies would control stormwater at the source and allow it to slowly infiltrate and filter through plants and soils. The proposed Specific Plan identifies LID strategies that would potentially be implemented by future development on the Project Site. These strategies include the installation of swales, infiltration trenches, rain gardens, permeable paving, runnels, and flow-through planters.

[31]Federal Emergency Management Agency, *FEMA Flood Map Service Center*, https://msc.fema.gov/portal/search?AddressQuery=701%20carson%2C%20carson, accessed March 2025.

Curb extensions may also be installed to slow stormwater flow, filter stormwater, and allow stormwater to infiltrate before reaching the storm drain network. The curb extensions could take on the characteristics of bio-retention areas, swales, or planters. Additionally, structural and treatment control BMPs would be implemented as part of the City's SUSMP requirements under the City's Stormwater and Urban Runoff Pollution Control Ordinance (CMC Chapter 8) to prevent runoff contact with pollutant materials that would otherwise be discharged into the municipal storm drains. Additionally, the LID strategies, storm drains, and catch basins that would be installed as part of the Modified Project would control and limit flooding on the Project Site.

With implementation of BMPs during construction and LID controls and BMPs during operational activities, the Modified Project would not substantially alter the existing drainage pattern of the Project Site and its surrounding area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, result in flooding, exceed the capacity of existing or planned stormwater drainage system or provided substantial additional sources of pollutants, or impede or redirect flood flows. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be required to comply with the same water quality regulations and the Modified Project. SWPPP would be developed and BMPs would be implemented during construction. SUSMP would be developed during operational activities, and development associated with the Entertainment Retail Option would be required to implement LID controls from the proposed Specific Plan. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The Project Site is not within a coastal zone or tsunami inundation area. Additionally, the Project Site is not located near a body of water that is large enough to create a seiche during a seismic event. Thus, it is unlikely for inundation to occur on the Project Site due to a tsunami, seiche, or dam failure.

As discussed in the response to Checklist Question 3.10.2(c.iv), the Project Site is located within Zone X (shaded) by FEMA, which is an area with moderate flood hazard. The Modified Project would not involve the regular use or storage of large quantities of hazardous materials. While there is little that can be done if the Project Site is flooded, the risk of releasing pollutants during flooding would be consistent with the existing risks for the Project Site and its surrounding area. The Modified Project does not involve uses or activities that would exacerbate this risk and would incorporate LID strategies, storm drains, and catch basins, to minimize on- and off-site flooding. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be on the same site and would involve similar types of activities as the Modified Project. The Entertainment Retail Option would not involve the regular use or storage of large quantities of hazardous materials. The Entertainment Retail Option would incorporate LID strategies, storm drains, and catch basins, to minimize on- and off-site flooding and does not involve uses or activities that would exacerbate the risk of releasing pollutants due to project inundation. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Modified Project would be required to comply with applicable regulations associated with water quality. Compliance with these regulations would ensure that the Modified Project would be consistent with the *Water Quality Control Plan: Los Angeles Region Basin Plan* (Basin Plan). The Modified Project would not conflict with or obstruct implementation of the Basin Plan and no sustainable groundwater management plan is applicable to the Project Site. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be on the same site and would involve similar types of activities as the Modified Project. The Entertainment Retail Option would be required to comply with applicable regulations associated with water quality and, thus, would not conflict with or obstruct implementation of the Basin Plan. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.10.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.10.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.10.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.10.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.11 LAND USE AND PLANNING

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
LAND USE AND PLANNING. Would the project:					
(a) Physically divide an established community?	No Impact	No	No	No	No
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant With Mitigation	No	No	No	No

3.11.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project physically divide an established community?

As discussed in the Certified EIR, the General Plan Update would improve connectivity and land use consistency within and between existing neighborhoods, thereby providing more linkages within the City and the region. The General Plan outlines strategies for greater integration of uses in different parts of the City and a better connection between employment and residential uses, with more areas designated for mixed-use development. It recognizes the physical elements that help define the character of Carson, including existing residential neighborhoods, downtown Core, industrial/business centers, and corridors. This structure helps establish a clear multi-modal network throughout the City by focusing on both community destinations as well as the efficiency, safety, and convenience of the modes of transportation in between. Higher densities, especially in mixed-use designations, increase capacity for residential development near community-serving commercial, retail, and office uses as well as schools, parks, and recreational facilities, and proposed improvements to the bicycle, pedestrian, and road networks will make it easier for residents to travel throughout the community. Furthermore, changes to land use designations under the General Plan Update would consolidate designations to better reflect existing land uses and would not result in the division of any established community. Therefore, the Certified EIR concluded that future development allowed by the General Plan Update would not physically divide an established community, and the impact is less than significant.

(b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

As discussed in the Certified EIR, the General Plan Update provides policies and land use designations for future development and would replace the 2004 General Plan. Existing City regulations would be updated as needed to be consistent with and/or effectively implement the General Plan Update. Additionally, the City's Zoning Ordinance would be revised to implement the General Plan Update, as required by state law (Government Code Section 65860[a]), and it would translate the General Plan Update policies into specific use regulations, development standards, and performance criteria to govern development on individual properties. The Zoning Ordinance ultimately prescribes standards, rules, and procedures for development, while the Zoning Map will provide more detail than the General Plan Land Use Diagram. The General Plan Update includes

multiple policies from the 2004 General Plan and proposes more stringent policies for the purpose of avoiding or mitigating an environmental effect.

The City has adopted specific plans to tailor appropriate development standards and policies to individual neighborhoods. state law requires specific plans to be consistent with the General Plan. As of 2021, development under the specific plans is still underway. However, the General Plan Update takes these plans into consideration such that changes to land use designations within the boundaries of various specific plans, as well as throughout the City, will continue to be harmonious and consistent with existing land uses. For example, Development District 3 of the District at South Bay Specific Plan Area (north of Del Amo Boulevard) has been developed with 300 residential units on the 11-acre parcel; the changes the land use designation of this parcel from "Mixed Use – Residential" to "High Density Residential" to reflect the new use more accurately. Likewise, the Dominguez Technology Center Phase One Specific Plan Area (on the northwest corner of East University Drive and South Wilmington Avenue) is "Flex District" in place of "Light Industrial" to reflect existing office uses at that location. As such, redesignation under the General Plan Update is designed to increase consistency with existing uses following completion of development under these specific plans and would not result in any conflicts. General Plan Update policies would not conflict with policies included in these specific plans adopted for the purpose of avoiding or mitigating an environmental effect.

The City of Carson Planning Division has primary responsibility for administering the laws, regulations, and requirements that pertain to the physical development of the City. Specific duties relating to implementation of the General Plan Update would include preparing zoning and subdivision ordinance amendments, reviewing development applications, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, development plans, and environmental regulations.

The General Plan Update also must be consistent with regional and local plans. Policies within the General Plan Update integrate land use, housing, and transportation planning to achieve regional GHG emission reductions by promoting compact, infill, and mixed-use development, therefore supporting the Sustainable Communities Strategy (Connect SoCal). Moreover, General Plan Update policies encourage remediation and redevelopment of brownfield sites, improving the environmental quality of lands in the Planning Area. Additionally, the General Plan Update seeks to maintain consistency with the policies of the Los Angeles County General Plan and the Code of Ordinances. The General Plan Update designates the lands within the SOI as Light Industrial, Heavy Industrial, Low Density Residential, High Density Residential, Utilities, and Corridor Mixed Use. Light Industrial, Heavy Industrial, Utilities, and Low Density Residential designations are consistent with existing County zoning designations in these areas. Places that are designated as High Density Residential or Corridor Mixed Use—located at the intersection of Redondo Beach and Avalon boulevards as well as along Del Amo Boulevard at Wilmington and Santa Fe Avenues—reflect existing on-the-ground uses, including neighborhood commercial/retail and multi-family residential units, and have been "pre-zoned" to be consistent with the General Plan Update in the event that these areas of the SOI are annexed into City limits. Unless these lands are annexed, County land use designations and zoning apply.

The Certified EIR concluded that given that the General Plan Update does not conflict with any other agencies' applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, conflicts with existing local and regional plans and the Zoning Ordinance are expected to have a less-than-significant impact.

General Plan Update Policies that Address Land Use and Planning

Land Use and Revitalization

Guiding Policies

LUR-G-1 Maintain a balanced land use program that promotes a diversified economic base and capitalizes on Carson's location and assets – strong industrial economy, access to major freeways, rail corridors, airports, and the ports of Long Beach and Los Angeles, and the presence of California State University Dominguez Hills.

LUR-G-2 Balance employment and housing within the community to provide more opportunities for Carson residents to work locally, cut commute times, and improve air quality.

LUR-G-4 Promote a diversity of complementary uses in different parts of the City, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments, with flexibility to accommodate emerging uses and building typologies.

LUR-G-6 Encourage revitalization of corridors as pedestrian-oriented, mixed-use residential, retail, and office community spines, serving as focal points for neighborhood amenities and services, and helping foster neighborhood identity and vitality.

LUR-G-7 Develop Carson's central Core—extending approximately 1.7 miles both east-west along West Carson Street and north-south along Avalon Boulevard and including the South Bay Pavilion—into a vibrant, pedestrian-oriented mixed-use hub of the community, with housing, retail, and other commercial uses, and civic uses and community gathering spaces.

LUR-G-8 Promote development of a high-intensity Flex District in the "triangle" near at the I-405/I-110 interchange, capitalizing on the excellent regional access and potential availability of large sites to accommodate a diversity of commercial, residential, and light-industrial uses.

LUR-G-9 Locate medium and high-density development along major corridors and major re-development sites in the central Core, to focus housing near regional access routes, transit stations, employment centers, shopping areas, and public services.

LUR-G-11 Encourage mixed-use development (two or more uses within the same building or in close proximity on the same site), especially in the Core area, to promote synergies between uses.

Implementing Policies

LUR-P-8 Promote development of neighborhood-scaled commercial centers in residential areas to serve the everyday needs of nearby residents.

LUR-P-10 Support continued evolution of the West Carson Street (Carson's "main street"), with a vibrant mix of complementary commercial, residential, and civic uses. Do not permit new automobile-oriented establishments such as car washes, or drive-through uses with access directly from Carson Street.

LUR-P-14 Promote development of the Broadway/Figueroa Street as Business Mixed-Use. Focus on non-hazardous light industrial, maker, and research and development uses for this area. Live/work units or residential uses are permitted conditionally as part of a cohesive plan that acknowledges their location within a flexible/employment district,

considers the long-term development potential of adjacent properties, and presents a strategy for transition of industrial uses to residential uses.

LUR-P-16 Where larger parcels—such as the Shell site—are redeveloped, require development to implement urban design policies, including creation of smaller blocks (typically with no dimension larger than 300 to 600 feet dependent on use, with smaller blocks in residential areas) to create walkable, urban environments; buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning for new construction should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets.

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixed-use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

Community Character, Identity, and Design

Guiding Policies

CCD-G-1 Foster Carson's sense of place and arrival through careful attention to building and public realm design, and cohesive streetscapes that promote community and neighborhood identity.

CCD-G-3 Promote the Core as Carson's energetic commercial, cultural, and residential center, promoting a diversity of building types and variety of options for living and working in the heart of the community.

CCD-G-6 Strengthen community identity within Neighborhood Villages through high quality building and streetscape design and promote attractive pedestrian connections to access neighborhood centers for local services and amenities.

Implementing Policies

CCD-P-1 Encourage mixed-use projects by allowing flexibility in site and building design standards outlined in the Carson Municipal Code Zoning Ordinance.

Laud Use and Revitalization

Guiding Policies

LUR-G-5 Provide opportunities for new residential development in a variety of settings, including through infill and redevelopment, without impacting existing neighborhoods or creating conflicts with industrial operations, while conserving mobile homes, which provide more affordable housing.

LUR-G-12 Promote adaptive reuse and environmental remediation of brownfield sites, sites with abandoned buildings and facilities, or underutilized properties with productive uses.

Implementing Policies

LUR-P-17 Ensure that new industrial uses in the Business Mixed-Use designation minimize adverse off site air quality, noise, or glare impacts incompatible with permitted residential.

LUR-P-21 Establish performance and development standards to allow a wide range of uses as long as those uses will not adversely impact adjacent uses. These performance and development standards are the minimum necessary to assure safe, functional, and environmentally sound activities. Details of this would need to be developed as part of the Zoning Code.

LUR-P-22 When industrial land directly adjacent to existing or permitted residential, parks, schools or other sensitive uses is developed or intensified, require a buffer of natural vegetation, open space, berms, and trees between the new residential development and industrial land. Other operation factors, including hours of operation, traffic, noise, and air quality impacts, shall be assessed and mitigated at time of project review.

LUR-P-23 Undertake planned development and specific plans for unique projects as a means to achieve high community standards, address neighborhood or significant site-specific issues, ensure compatibility between a number of uses, on large parcels, and when needed as part of a redevelopment or environmental remediation strategy. Such areas that would benefit from a specific plan include the Shell Site and South Bay Pavilion if redeveloped.

LUR-P-25 Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan. This would include:

- Establishment of new base districts;
- Establishment of new overlay districts as appropriate;
- New development regulations that reflect policy direction contained throughout the Plan;
- Use regulations identifying permitted and conditionally permitted uses consistent with the policies applicable to the General Plan land use designation; and
- Minimum and maximum development intensities consistent with the General Plan land use policies

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-2 Seek opportunities for the restoration of natural open space during redevelopment of industrial or remediated landfills—including land currently used to produce resources—to create open space that supports outdoor recreation, protects public health and safety, and improves plant and animal habitat.

OSEC-G-4 Recognize and support the preservation of wildlife migration routes and special status species that are state or federally listed as Endangered, Threatened, or Rare.

OSEC-G-23 Undertake initiatives outlined in the Climate Action Plan to enhance sustainability by reducing the community's greenhouse gas (GHG) emissions and fostering green development patterns including buildings, sites, and landscapes.

Mitigation Measures

None required.

3.11.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project physically divide an established community?

The Modified Project would result in the renovation and repurposing of the existing City Hall building; the remodeling of the existing Carson Community/Event Center; and the construction of a new City Hall building, a performing arts center, a mixed-use residential building, a resort hotel, and several open space areas, including Jewel Plaza. Civic Center Drive would be removed and replaced with a New Street and the existing pedestrian bridge over Civic Center Drive could potentially be removed or reconstructed. Although Civic Center Drive would be replaced with the New Street, the New Street would continue to connect Desford Street to Carson Street and would pass through the proposed Jewel Plaza. Civic Plaza Drive would remain on the Project Site and would continue to connect Carson Street to the Project Site and the adjacent hotel and office building. The existing driveway along the eastern and northeastern portions of the Project Site would continue to connect Civic Plaza Drive to the uses north of the Project Site. Avalon Boulevard, Carson Street, and Desford Street would continue to provide access to the Project Site.

The Modified Project would improve pedestrian connectivity. Although the existing pedestrian bridge over Civic Center Drive could potentially be removed, pedestrian pathways would be developed throughout the Project Site (including the east-west pedestrian walkway) and would connect the different uses proposed on the Project Site with the streets adjacent to the Project Site. The existing sidewalk along the north side of Carson Street would be widened from 8 feet to 12 feet, and new crosswalks are proposed at the Carson Street/Avalon Boulevard intersection. In addition, a mid-block crossing would be provided near the front entry of the new City Hall building for pedestrian safety and mobility.

The Modified Project includes the potential to temporarily close Carson Street between Avalon Boulevard and Bonita Street/Civic Plaza Drive to host special events, which would block access to the mobile home community, child development center, and medical offices and urgent care on the south side of Carson Street. As discussed in the response to Checklist Question 3.9.2(f), above, it is the policy of the City's Public Works Department that street and lane closures are not longer than 72 hours. To ensure that access to all properties along Carson Street are maintained, the Sheriff's Station, City's Transportation Division, and Fire Department would review the temporary street closure requests and ensure that properties remain accessible during special events. No permanent street closures would result from the Modified Project. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would involve the same types of pedestrian and roadway improvements as the Modified Project, including the potential to temporarily close Carson Street between Avalon Boulevard and Bonita Street/Civic Plaza Drive to host special events. To ensure that access to all properties along Carson Street are maintained, the Sheriff's Station, City's Transportation Division, and Fire Department would review the temporary street closure requests and ensure that properties remain accessible during special events. No permanent street closures would result from the Modified Project. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The Project Site is located in the Downtown Core, which has a General Plan land use designation of Downtown Mixed Use (DMU). Additionally, the Project Site is within the Downtown Mixed Use zoning district (DMX).

Zoning Code. The Modified Project includes development standards requires new structures to have a maximum height limit of 120 feet at the Performing Arts Center Parcel, 85 feet at the Mixed-Use Housing Parcel, 200 feet at the New City Hall Parcel, and 240 feet at the Hotel/Entertainment Retail Parcel. These height limits are higher than those permitted by the Zoning Code for the DMX zoning district. The Modified Project provides other development standards that are also different from the existing Zoning Code for the DMX zoning district.

The uses and types of development proposed for the Modified Project are designed to enhance the character of the Project Site and integrate with the surrounding uses. The development standards associated with the Modified Project are designed to ensure that future development on the Project Site would be compatible with the surrounding uses. Although the Modified Project would permit taller structures than permitted by the existing DMX zoning district for the Project Site, Modified Project includes development standards that require building heights to be step back from the residential properties north of the Project Site. The maximum permitted building height would be 4 stories along the northern parcel line for the Mixed-Use Housing Parcel, 7 stories from the eastern parcel line and 4 stories from the northern parcel line at the New City Hall Parcel, and 4 stories within 100 feet from the northern parcel line at the Hotel/Entertainment Parcel. These proposed development standards along the parcel lines would be within the height limits associated with the DMX zoning district and would allow structures on the Project Site to transition in height and be sensitive to and compatible with the adjacent residential uses.

In accordance with Section 9217.2 of the City's Zoning Code, if the Modified Project is approved by the City, the design and development standards associated with the Modified Project would supersede the requirements of the City's Zoning Code for the Project Site, and the design and architecture of future structures on the Project Site would be required to be consistent with the development standards and design guidelines of the Modified Project.. Any issues that the Modified Project does not specifically address would be subject to the requirements of the City's Zoning Code. During the entitlement review process, the Modified Project, including its development standards and design guidelines, would be reviewed for its compatibility with the adjacent single-family residential uses, as well as the surrounding area. The Modified Project must be approved by the City prior to implementing the developments that were envisioned by the Modified Project. With approval, the Modified Project would not conflict with the City's Zoning Code.

General Plan Update Guiding Principles. The Modified Project is consistent with applicable guiding principles of the General Plan Update, including:

- Promote vibrant, safe, and walkable mixed-use districts and neighborhoods, and revitalized corridors.
- Support a diversified economy with a range of employment opportunities for all residents, a fiscally-sound local government, and investment in infrastructure.
- Encourage development of regional-scale destinations, as well as neighborhood-serving retail and amenities.
- Improve public health and sustainability.
- Promote development of a cohesive open space system.
- Enhance the public realm and promote quality design.

- Emphasize a diversity of transportation modes and choices.

The Modified Project would develop a mix of uses that complement each other, including retail/restaurants, offices, a hotel, a performing arts center, City Hall, and a community center. These uses would revitalize the Project Site, would serve residents in the surrounding area, as well as visitors from the region, and would provide a range of employment opportunities. The Modified Project includes development standards that promote quality design, including requirements that require building step backs to allow a transition in height from the surrounding low-rise residential buildings to the taller mid- and high-rise buildings on the Project Site. This transition in height would allow the proposed uses on the Project Site to be sensitive to and compatible with the surrounding uses.

The Modified Project would provide a network of pedestrian pathways on the Project Site, widen the northern sidewalk on Carson Street, enhanced the sidewalks on Carson Street with new landscaping and paving and/or art, provide new crosswalks at the Carson Street/Avalon Boulevard intersection, provide a mid-block crossing near the entry of the new City Hall building, and potentially install bus shelters at bus stops adjacent to and across the street from the Project Site. Publicly accessible open space areas that are connected by pedestrian pathways and a bus depot are proposed on the Project Site. These proposed changes would promote a vibrant, safe, and walkable development; promote a cohesive open space system that are connected by walking paths; enhance the public realm; and support the use of transit and pedestrian activities.

The Modified Project includes development standards for future development to incorporate sustainable features, such as the use of solar and ventilation techniques, the use of “green” building materials, and high energy efficiency exterior light fixtures, as well as orienting buildings for solar efficiency and incorporating sustainable stormwater facilities.

General Plan Update Land Use Strategies. The General Plan Update Land Use and Revitalization Element provides land use strategies to better integrate uses in different parts of the City and provides a better connection between employment and residential uses. The Land Use and Revitalization Element’s approach is to focus most new development in the Downtown Core, which has an existing General Plan land use designation of DMU. The Downtown Core would have the highest intensities, with landscaping, streetscape, pedestrian, and bicycle network improvements that complement proposed land uses in the Downtown Core. The Modified Project would be consistent with this strategy as it would increase development density on the Project Site through the provision of a mix of uses that would complement each other. The new landscaping, wider sidewalks along the north side of Carson Street, open space areas, and pedestrian pathways would complement the proposed uses by encouraging pedestrian activities.

The DMU General Plan land use designation for the Downtown Core is intended to promote a vibrant “Main Street” like ambience throughout the Downtown Core with mid-rise, mixed-use development and active commercial uses on the ground floor building frontages along Carson Street and Avalon Boulevard. Consistent with the General Plan DMU land use designation, the Modified Project would develop a mix of uses on the Project Site that include residential, civic, retail, restaurants, performing arts, and hotel uses. Active commercial uses that promote pedestrian activities would be encouraged on the ground level.

The Modified Project would permit new structures to be up to 10 stories tall at the Performing Arts Center, 8 stories at the Mixed-Use Housing Parcel, 15 stories at the New City Hall Parcel, and 22 stories at the Hotel/Entertainment Retail Parcel. Although the height limits at the New City Hall Parcel and Hotel/Entertainment Retail Parcel would be taller than designated for the DMU General Plan land use designation, the Modified Project would be consistent with the overall land use strategy for the DMU General Plan land use designation to promote a vibrant “Main Street” like

ambiance in the Downtown Core with active ground floor uses that are accessible to the general public and that contribute to a high level of pedestrian activity. Additionally, the Modified Project includes development standards that require building heights to be step back from the residential properties north of the Project Site. The maximum permitted height would be 4 stories along the northern parcel line for the Mixed-Use Housing Parcel, 7 stories from the eastern parcel line and 4 stories from the northern parcel line at the New City Hall Parcel, and 4 stories within 100 feet from the northern parcel line at the Hotel/Entertainment Parcel. These proposed development standards along the parcel lines would allow structures on the Project Site to transition in height and be sensitive to and compatible with the adjacent residential uses.

As explained in the General Plan Update Land Use and Revitalization Element, the building heights identified in the Land Use and Revitalization Element are preliminary range of typical building heights for the various land use designations. The allowable maximum building heights are established in the Zoning Code and may be higher or lower than what is illustrated in the General Plan Update. As mentioned above, the Modified Project, including its development standards and design guidelines, would be reviewed for its compatibility with the adjacent residential uses, as well as the surrounding area. If the Modified Project is approved by the City, the development intensity, including the maximum building height limits, and other development standards for the Modified Project would supersede the requirements of the City's Zoning Code for the Project Site, and the design and architecture of future structures on the Project Site would be required to be consistent with the development standards and design guidelines of the Modified Project.. Any issues that the Modified Project does not specifically address would be subject to the requirements of the City's Zoning Code. Therefore, the Modified Project would not conflict with the General Plan Update land use strategies in a manner that would cause a significant environmental impact.

General Plan Update Policies. The Modified Project would be consistent with the guiding policies and predominately consistent with the implementing policies of the General Plan Update. The Modified Project would provide a broad mix of uses that complement each other, provide employment opportunities, and support the City's economy. The proposed mix of uses would attract visitors on a local and regional scale. The Modified Project includes improvements that support an environment that is pedestrian and transit friendly, such as pedestrian pathways that connect the proposed uses and publicly accessible open space areas to each other and to the adjacent streets, a wide sidewalk on Carson Street, new crosswalks at the Avalon Boulevard/Carson Street intersection, a new midblock crossing on Carson Street, potential shelters at nearby bus stops, and a potential bus depot on the Mixed-Use Housing Parcel. Active ground level uses, such as retail and restaurants, would be placed in locations that would be easily accessible to pedestrians. A combination of subterranean and podium parking would be provided to accommodate the proposed mix of uses on the Project Site and would be situated away from Avalon Boulevard and Carson Street.

Although the Modified Project would provide taller structures than identified in the General Plan Update for the DMU General Plan land use designation, which is not consistent with General Plan Implementing Policies LUR-P-32 pertaining to residential density and LUR-P-34 pertaining to height limits, the taller structures are intended to enhance the image of the Project Site as a regional destination that is distinct in character and style from other areas of the City. The Modified Project would foster the City's sense of place and arrival through the proposed building design along Carson Street and the proposed improvements along Carson Street. The higher density development combined with the proposed mix of uses, improvements along the Carson Street right-of-way, and open space areas that promote communal uses, would also support the vision of Downtown Core as an energetic commercial, cultural, and residential center. Additionally, the Modified Project provides development standards that require the project to transition in height with lower building heights that are sensitive to and compatible with the adjacent residential neighborhood to the north. The maximum permitted building height would be located away from

this residential neighborhood. Additionally, the taller structures that would be permitted by the Modified Project would better meet the guiding principles and guiding policies of the General Plan Update, including LUR-G-3, LUR-G-9, CCD-G-1, CCD-G-3, and ED-G-6. As discussed throughout this Addendum, the Modified Project would not cause a significant environmental impact due to a conflict with the General Plan Update.

2006 Carson Street Mixed-Use District Master Plan. The 2006 Carson Street Mixed-Use District Master Plan, adopted in June 2006, focuses on a 1.75-mile section of Carson Street in the City between I-405 and I-110. The Master Plan is intended for use by development within the boundary of the Mixed-Use Overlay District as defined by the Carson General Plan.

The following goals of the Master Plan are applicable to the Modified Project:

- Create a beautiful, vibrant, "main street" that reflects the community's vision and embodies the identity of the City
- Create a distinctive mixed-use character throughout Carson Street.
- Create a livable, pedestrian friendly downtown district near the civic core.
- Create distinctive gateways on either end of Carson Street at the freeway intersection.
- Capitalize on the cultural diversity of Carson as a vehicle for restaurants and other retail uses.
- Direct revitalization efforts to support desirable and viable commercial development.
- Promote a high standard of amenity in public places.

The Modified Project would be consistent with the applicable goals of the 2006 Carson Street Mixed-Use District Master Plan. The Modified Project would provide a mix of uses with open space areas that are connected to each other and to the adjacent streets by a network of pedestrian pathways. The Carson Street streetscape would be improved with a wider sidewalk on the north side of the street, new paving, new street trees that alternate between large shade trees and palm trees, new crosswalks at the Avalon Boulevard/Carson Street intersection, and a new midblock pedestrian crossing. Pedestrian amenities would be provided in the publicly accessible open space areas on the Project Site and on Carson Street, such as seating areas, outdoor dining, and shelters at nearby bus stops The proposed improvements on and adjacent to the Project Site would create a distinctive, livable, pedestrian-friendly, mixed-use character that reflects the City's vision of the Project Site as the "heart" of the City.

The Project Site is approximately 920 feet west of I-405. The Modified Project would construct a new 15-story tall City Hall building that fronts Carson Street, which would be taller than other mid-rise structures along the street. The taller building, in combination with the proposed new streetscape along Carson Street, would stand out against the surrounding uses, creating a distinctive gateway to the City just west of I-405.

The Modified Project includes a mix of retail, restaurant, office, performing arts, civic, hotel, community, and residential uses. The broad range of uses would support and supplement each other to provide a viable development. Additionally, retail and restaurant spaces would be located on the ground floor to foster pedestrian activities and would provide business opportunities for various cultures.

Southern California Association of Governments Connect SoCal 2024. Carson is a member of the SCAG Regional Council, the decision-making body of the SCAG Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization and, under state law, as a Regional Transportation Planning Agency and a Council of Governments. The SCAG RTP/SCS, Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies

established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal is a planning document for the region, allowing project sponsors to qualify for federal funding. In addition, Connect SoCal identifies a combination of transportation and land use strategies that help the region achieve state GHG emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, and support our vital goods movement industry.

Adopted in April 4, 2024, Connect SoCal 2024 is the region's most recently adopted RTP/SCS. Connect SoCal 2024 envisions a region that is characterized by compact and mixed-use development that prioritizes walkability and livable neighborhoods with ample green spaces, public amenities, and affordable housing options. The Modified Project would be consistent with Connect SoCal 2024 as it would provide a broad mix of uses that complement each other and open space areas that are connected by a network of pedestrian pathways. New landscaping and pedestrian amenities would be provided on and off the Project Site, and the Carson Street streetscape would be improved to create a pedestrian-friendly environment. The Modified Project's strategies for mixed-use development allow multiple land uses to work together to reduce vehicle trip lengths.

Connect SoCal is updated every four years and it is anticipated that the City will work with SCAG to update Connect SoCal so that the Modified Project would maintain consistency with this regional document. CARB's 2016 Mobile Source Strategy recognizes that coordinated regional planning can improve California's land use patterns and transportation policy in a way that reduces transportation related emissions by reducing growth in vehicle miles travel (VMT).

Summary

The Modified Project would be consistent with the SCAG Connect SoCal, the City's General Plan Update guiding principles, the City's General Plan Update guiding policies, and the 2006 Carson Street Mixed-Use District Master Plan. Although the Modified Project would result in structures that are taller than identified for the DMX zoning district and the land use strategy for the DMU General Plan land use designation, and would also not be consistent with General Plan Implementation Policies LUR-P-32 and LUR-P-34 due to the Modified Project's proposed height limits and residential density, the Modified Project would not cause a significant environmental impact due to these conflicts. The Modified Project would be reviewed by the Planning Commission and City Council as part of the discretionary review process for the Modified Project. The regulatory procedures provide the City with opportunities to incorporate additional conditions to ensure that the Modified Project would result in developments that are sensitive to and would be compatible with the surrounding use, as well as improve the character and condition of the Project Site. With approval of the requested discretionary actions, the Modified Project would be consistent with the City's General Plan and Zoning Code. Additionally, the taller structures and higher density development would better meet the guiding principles and guiding policies of the General Plan Update, including LUR-G-3, LUR-G-9, CCD-G-1, CCD-G-3, and ED-G-6. Therefore, the Modified Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would result in a broad range of uses that include retail, restaurant, office, civic, performing arts, residential, community, and entertainment uses as the Modified Project. Development standards, including development density and building height limits, would be the same as the Modified Project. As with the Modified Project, the Entertainment Retail Option would be consistent with SCAG's Connect SoCal, the City's General Plan Update guiding

principles, the City's General Plan Update guiding policies, and the 2006 Carson Street Mixed-Use District Master Plan.

The Entertainment Retail Option would result in structures that are taller than identified for the DMX zoning district and the land use strategy for the DMU General Plan land use designation. The Entertainment Retail Option also would not be consistent with General Plan Implementation Policies LUR-P-32 and LUR-P-34 due to its proposed height limits and residential density. However, the Modified Project would not cause a significant environmental impact due to these conflicts. Additionally, the Entertainment Retail Option would better meet the guiding principles and guiding policies of the General Plan Update, including LUR-G-3, LUR-G-9, CCD-G-1, CCD-G-3, and ED-G-6. Additionally, the Entertainment Retail Option would be reviewed by the Planning Commission and City Council as part of its discretionary review process. The regulatory procedures provide the City with opportunities to incorporate additional conditions to ensure that the Entertainment Retail Option would result in developments that are sensitive to and would be compatible with the surrounding use, as well as improve the character and condition of the Project Site. With approval of the requested discretionary actions, the Entertainment Retail Option would be consistent with the City's General Plan and Zoning Code. Therefore, the Entertainment Retail Option would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.11.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.11.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.11.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.11.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.12 MINERAL RESOURCES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact	No	No	No	No
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact	No	No	No	No

3.12.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

As discussed in the Certified EIR, portions of the City are located within the Dominguez and Wilmington Oil Fields. As a result, there are large areas of the City devoted to the management and production of oil and petroleum products. The General Plan Update would focus development in the City's Central Core and would not otherwise affect heavy industrial areas in the City which are dedicated to oil and petroleum production. The Certified EIR concluded that no impacts would occur.

(b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on local general plan, specific plan or other land use plan?

As discussed in the Certified EIR, there are large areas of the City devoted to the management and production of oil and petroleum products. However, implementation of the General Plan Update would not affect areas which are dedicated to oil and petroleum production. The Certified EIR concluded that no impacts would occur.

General Plan Update Policies that Address Mineral Resources

None.

Mitigation Measures

None required.

3.12.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The Project Site is not located in an oil field, and no oil extraction and/or quarry activities have historically occurred on or are presently conducted on the Project Site.[32] The Modified Project would be developed in the Downtown Core and would not otherwise affect areas in the City which are dedicated to oil and petroleum production. The Modified Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on local general plan, specific plan or other land use plan?

The Project Site is not located in an area with oil production. It is located within Mineral Resource Zone 1 (MRZ-1), which is an area where no significant mineral deposits are present.[33] The Modified Project does not involve activities that would result in the loss of a locally important mineral resource recovery site delineated in the General Plan Update, a specific plan, or other land use plan. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project. As with the Modified Project, the Entertainment Retail Option would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and would not result in the loss of a locally important mineral resource recovery site delineated in the General Plan Update, a specific plan, or other land use plan. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.12.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.12.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.12.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

[32]California Department of Conservation, *Well Finder*, https://maps.conservation.ca.gov/oilgas/#webmaps, accessed March 2025.

[33]California Department of Conservation, *Generalized Mineral Land Classification Map of Los Angeles County – South Half*, 1994.

3.12.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.13 NOISE

Issues (and supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
NOISE: Would the project result in:					
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant	No	No	No	No
(b) Generation of excessive ground-borne vibration or ground-borne noise levels?	Less Than Significant	No	No	No	No
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	No

3.13.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction

As discussed in the Certified EIR, construction of future development under the General Plan Update would require the use of heavy equipment during the demolition, grading, excavation, and other construction activities within the Planning Area. During each stage of development for any given construction project, a different mix of equipment would be used. As such, construction activity noise levels would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment. Individual pieces of construction equipment expected to be used during construction could produce maximum noise levels of 75 decibels (dBA) to 101 dBA L_{max} at a reference distance of 50 feet from the noise source. These maximum noise levels would occur when equipment is operating at full power.

The exact locations of future projects and construction that would be implemented under the General Plan Update are not known at the time the Certified EIR was prepared, though it is assumed that some of the activities would take place in close proximity to noise sensitive receptors given that the Planning Area includes a wide range of receptors. The severity of construction-related noise impacts depends on the proximity of construction activities to sensitive receptors, the presence of intervening barriers, the number and types of equipment used, and the duration of the activity. While the details of these factors are not available for future projects under the General Plan Update, it is assumed that individual projects would be implemented in compliance with the City standards. Future development under the General Plan Update would be required to comply

with the restrictions of the CMC. In addition, future development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on specifics of each individual project. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally result in a potentially significant impact and require mitigation. Therefore, the Certified EIR concluded the impact from construction noise would be less than significant.

Traffic. As discussed in the Certified EIR, future development under the General Plan Update would generate traffic that would increase noise levels along existing and future roadways. The Federal Highway Administration (FHWA) Traffic Noise Model was used to evaluate future traffic-related noise conditions in the City and SOI at the study intersections. The model calculates the average noise level at specific locations based on traffic volumes, average speeds, and site environmental conditions. Traffic noise along the analyzed roadway segments would not be discernably different when existing noise levels are compared to future roadway noise levels with implementation of the General Plan Update. The maximum increase of 2.5 dBA would be along Figueroa Street between Victoria Street and Del Amo Boulevard. A 3 dBA increase in noise levels is considered barely perceivable by the human ear. Therefore, the impact from traffic noise would be less than significant.

Railway. As discussed in the Certified EIR, there are railroad tracks along the eastern portion of the City, generally following Alameda Street and are used primarily for the transport of cargo containers from the Ports of Los Angeles and Long Beach to inland warehouses or to out of state destinations. The residential neighborhood of Lincoln Village in the southeastern corner of the City is impacted by the train noise along these railroad tracks. Freight trains usually generate higher noise levels than passenger trains, but do not operate on a fixed schedule. New or renovated noise-sensitive uses in the Lincoln Village area would be required to evaluate potential train noise level at the site. Mitigation measures designed to meet the exterior and/or interior noise standards shall be identified and implemented. Therefore, the Certified EIR concluded that the impact from railway noise would be less than significant.

Stationary Noise Sources. As discussed in the Certified EIR, future development under the General Plan Update could expose existing and new sensitive receptors to stationary noise sources, such as rooftop heating, ventilation, and air conditioning (HVAC) units. In addition, growth anticipated under the General Plan Update could expose existing and new sensitive receptors to stationary noise sources associated with industrial uses. Any new development under the General Plan Update would be subject to the CMC Noise Control Ordinance and to the General Plan Update policies aimed at reducing noise levels from adjacent properties. The Certified EIR concluded that through compliance with the CMC Noise Control Ordinance and General Plan Update policies, the impact from stationary noise would be less than significant.

(b) Would the Project result in the generation of excessive groundborne vibration or groundborne noise levels?

Construction – Human Annoyance. As discussed in the Certified EIR, the use of large bulldozers and loaded trucks for construction would generate the highest groundborne vibration levels on a typical construction site. Large bulldozers and loaded trucks would generate 87 vibration velocity decibels (VdB) and 86 Vdb, respectively, at a reference distance of 25 feet. These levels would exceed the Federal Transit Administration's (FTA) 78 VdB threshold at the nearest noise-sensitive receiver locations during daytime hours or the FTA's 84 VdB threshold for annoyance of occupants in residential buildings.

The exact locations of future projects and construction that would be implemented under the General Plan Update are not known at this time. The severity of construction-related vibration impacts depends on the proximity of construction activities to adjacent structures and the types of equipment used. While the details of these factors are not available for future projects under the General Plan Update, it is assumed that individual projects would be implemented in compliance with applicable standards. In addition, future development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on specifics of each individual project. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally be considered significant and require mitigation. Therefore, the impact of vibration with respect to human annoyance would be less than significant.

Construction – Building Damage. As discussed in the Certified EIR, the use of large bulldozers and loaded trucks for construction would generate the highest groundborne vibration levels on a typical construction site. According to the FTA, large bulldozers and loaded trucks would generate 0.089 inches per second (in/sec) peak particle volume (PPV) and 0.076 in/sec PPV, respectively, at a reference distance of 25 feet. Construction activities, such as the use of a large bulldozer and loaded trucks, would be required to not operate within 8 to 21 feet of structures depending on the material of the structures (e.g., reinforced or engineered concrete, steel, timber, and masonry).

The exact locations of future projects and construction that would be implemented under the General Plan Update are not known at this time. The severity of construction-related vibration impacts depends on the proximity of construction activities to adjacent structures and the types of equipment used. While the details of these factors are not available for future projects under the General Plan Update, it is assumed that individual projects would be implemented in compliance with applicable standards. In addition, future development under the General Plan Update would be required to conduct their own CEQA analysis and would determine significance based on specifics of each individual projects. Through each project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Individual projects that exceed the thresholds would normally be considered significant and require mitigation. Therefore, the Certified EIR concluded that the impact of vibration to buildings during construction would be less than significant.

Traffic. As discussed in the Certified EIR, Vehicular traffic would generate groundborne vibration and under the General Plan Update, more land development would leave to more traffic volume. However, the vibration from vehicles is temporary and intermittent and generates up to 61 Vdb or 0.005 in/sec PPV. The vibration levels from traffic would be well below the thresholds for structural damage. Therefore, the Certified EIR concluded that the impact to sensitive receptors and buildings from vibration generated by traffic would be less than significant.

Railway. As discussed in the Certified EIR, the operation of freight trains along the Alameda corridor currently generates vibration. The General Plan Update would not change the levels of vibration along this line. All future development in the vicinity of the Alameda corridor would be subject to the noise screening distances found in the Federal Railroad Administration (FRA) High-Speed Ground Transportation Noise and Vibration Manual. The screening distance for railroad corridor rail mainline is 300 feet for mechanical/structural sources and 700 feet for aerodynamic sources with steel-wheeled trains and 200 feet for mechanical/structural sources and 300 feet for aerodynamic sources with intervening buildings. At these distances, vibration levels would attenuate rapidly, and any new developments would not be affected. Therefore, the Certified EIR concluded that the impact to sensitive receptors and buildings from vibration generated by rail traffic would be less than significant.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

As discussed in the Certified EIR, the City is not located within the vicinity of a private airstrip or airport land use plan, or where such a plan has not been adopted, is not located within two miles of a public airport or public use airport. The Compton Airport is located approximately one-half mile to the northwest of the City while the Long Beach International and Los Angles International airports are located approximately 13 miles and 12.7 miles to the southeast and the northwest of the City, respectively. The City is affected by the overflight of airplanes from these airports but is not within the 60 dBA CNEL of any of these airports. Therefore, the Certified EIR concluded that implementation of the General Plan Update would not expose people residing or working in the project area to excessive noise levels, and thus this impact would be less than significant.

General Plan Policies

Noise

Guiding Policies

NO-G-1 Maintain healthy sound environments and protect noise-sensitive uses from excessive noise exposure.

NO-G-2 Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of noise-generating facilities, such as transportation and industrial facilities, to minimize the effects of noise on adjacent land uses.

NO-G-3 Seek to reduce noise impacts along major freeways, roadways, and truck routes to improve the health of nearby inhabitants.

Implementing Policies

NO-P-1 Use the noise and land use compatibility matrix (Table 9-1) and Future Noise Contours map (Figure 3.11-4) as criteria to determine acceptability of a land use. Seek to limit new noise-sensitive uses—including schools, hospitals, places of worship, and homes—where noise levels exceed “Normally Acceptable” or “Conditionally Acceptable” levels if alternative locations are available for the uses in the City, or impose appropriate mitigation measures to bring noise levels down to acceptable levels. NO-P-2 Require applicants for projects with noise exposure levels that exceed the standards listed in Table 9-1 to provide a technical analysis by a professional acoustical engineer and incorporate noise-attenuating features into site planning and architecture. With mitigation, development should meet the allowable outdoor and indoor noise exposure standards in Table 9-2, or California Building Code, whichever is stricter. When a building’s openings to the exterior are required to be closed to meet the interior noise standard, mechanical ventilation should be provided.

NO-P-3 Where site conditions permit, require noise buffering consistent with Policy NOP-4 for all noise generators producing noise levels greater than the maximum allowed CNEL listed in Table 9-3, especially those located near noise-sensitive development.

NO-P-4 For aesthetic reasons, discourage the use of sound walls for noise mitigation; rather, encourage the use of project design techniques such as increasing the distance between the noise source and the noise sensitive receiver, natural berms, and use non-noise sensitive structures (e.g., a garage) to shield noise sensitive areas. If a

sound wall is determined necessary to mitigate noise, discourage exclusive use of walls in excess of six feet in height and encourage use of natural barriers such as site topography or constructed earthen berms. When walls are determined to be the only feasible solution to noise mitigation, then sound walls shall be designed to limit aesthetic impacts.

NO-P-5 Require control of new developments deemed to be noise generators through site design, building design, landscaping, hours of operation, and other techniques for such that noise at site edges do not exceed performance-based standards outlined in Table 9-3.

NO-P-6 Work with Los Angeles Metropolitan Transportation Authority (Metro) and other service providers to ensure that transit services through the City result in minimal impacts from noise and ground-borne vibration.

NO-P-7 Seek to mitigate noise impacts from loud noise generating uses—including industrial uses, construction activity, goods movement by train and trucking, and along freeways, major corridors, and truck routes—to surrounding nonindustrial uses.

NO-P-8 Review the City of Carson Noise Ordinance for adequacy to meet noise requirements set forth in the General Plan and amend as needed to address future community needs and development patterns.

Land Use and Revitalization

Guiding Policies

LUR-G-10 Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate intensity operations would be sufficiently buffered.

LUR-G-13 Ensure adequate buffers and transitions between industrial and residential land uses as sites are developed or redeveloped.

LUR-G-14 Ensure that future industrial development is in harmony to the extent possible with adjacent residential areas. To this end, new logistics buildings must have easy access to freeways and the Alameda corridor to prevent trucks passing on truck routes next to residential areas.

Implementing Policies

LUR-P-17 Ensure that new industrial uses in the Business Mixed-Use designation minimize adverse off site air quality, noise, or glare impacts incompatible with permitted residential.

LUR-P-19 Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, and agricultural processing near transportation corridors in areas where low- to moderate intensity operations would be sufficiently buffered. Logistics and other heavy trucking uses shall be limited to industrial areas that provide direct access to freeways and the Alameda corridor.

LUR-P-22 When industrial land directly adjacent to existing or permitted residential, parks, schools or other sensitive uses is developed or intensified, require a buffer of natural vegetation, open space, berms, and trees between the new residential development

and industrial land. Other operation factors, including hours of operation, traffic, noise, and air quality impacts, shall be assessed and mitigated at time of project review.

LUR-P-24 Promote the development of sites designated as Business Residential Mixed Use (BRMU) with a vibrant mix of business and residential uses that include:

- For the Shell site, require at least a minimum of 25 acres of open space, 18 of which as a centralized park or open space and seven acres along the western border of the property as a Greenway Corridor/buffer. Exact locations and acreages should be specified during project planning.
- For the Shell site, require at least a minimum nine acres of General Commercial at the south-west corner of Del Amo Boulevard and Wilmington Avenue or at a centralized location. Other commercial uses are encouraged throughout the site as mixed-use development.
- Encourage residential development with a range of housing types, and technology, research and development, and office uses if determined to be suitable from an environmental perspective.
- Require development to be connected to the surroundings, with through streets, and walkable urban design patterns. See additional policies in Chapter 4: Community Character, Identity, and Design Element.
- When housing is proposed adjacent to industrial uses, require the development of a cohesive master or specific plan to include surrounding property owners to ensure compatibility. The Shell site is required to have a similar plan to outline long term growth of the site.

Circulation

Guiding Policies

CIR-G-3 Manage the transportation network to minimize roadway congestion, while balancing traffic Level of Service (LOS) objectives with promoting reduction in vehicle miles traveled and considerations of community character and design.

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community. Implementing Policies

CIR-P-10 Direct commuter traffic to move through the City primarily on arterial streets, and on collector streets as appropriate. Consider traffic calming strategies.

CIR-P-12 Install traffic calming devices as needed and appropriate in existing neighborhoods.

CIR-P-28 Focus truck traffic onto appropriate arterial corridors in the City by clearly marking truck routes and posting appropriate signage to provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses. While the City has identified truck routes (Fig 3-8), the designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses. Seeking community input around the issue and general observation of traffic patterns as online shopping and associated deliveries increase in the future will help in developing strategies to reduce use of non-designated corridors and limit disruption and potentially regulate truck movement.

CIR-P-29 Retain and strengthen ordinances restricting trucks from residential neighborhoods, using strategies such as time-of-day restrictions.

CIR-P-30 Conduct a study reviewing truck routes that are designated adjacent to residential neighborhoods. The City of Carson will explore where truck routes are redundant or unnecessary and could be removed without negative impacts to other residential neighborhoods. Segments of truck routes adjacent to residential neighborhoods are shown in Figure 3-9.

Mitigation Measures

None required.

3.13.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Existing Noise Levels. The City has identified residences, public and private school/preschool classrooms, churches, hospitals and elderly care facilities as noise sensitive receptors. Sensitive receptors nearest to the Project Site include:

- Single-family residences along Desford Street located to the north;
- Single- and multi-family residences west of Avalon Boulevard;
- Single- and multi-family residences south of Carson Street;
- Golden Wings Academy located to the south; and
- Carnegie Middle School located to the south.

To characterize the existing noise environment around the Project Site, short-term noise measurements were taken using a SoundPro DL Sound Level Meter on Tuesday, October 7, 2025, from 10:30 a.m. to 11:30 a.m. and on Wednesday, October 15, 2025, from 10:00 a.m. to 11:00 a.m. Noise levels in the surrounding area ranged from 55.3 to 74.3 dBA L_{eq}. Roadway noise was the most significant source of noise in the area. Monitoring locations and existing noise levels are shown in **Table 3-18**.

TABLE 3-18: EXISTING AMBIENT NOISE LEVELS

Site Number	Noise Monitoring Location	Sound Level (dBA, L_{eq})	Sound Level (dBA, L_{50})
1	Bel-Aire Park (Avalon Blvd/Desford St Intersection)	70.3	65.1
2	Residence (21418 Garston Ave)	55.3	51.5
3	Mixed-Use Residential (Avalon Blvd/Carson St Intersection)	74.3	67.4
4	Park Avalon Mobile Estates (750 Carson St)	71.7	67.7
5	Carson Event Center Parking Lot	67.5	60.9
6	Carnegie Middle School	62.9	57.2

Note: Noise monitoring reports can be found in **Appendix B**.
SOURCE: TAHA, 2025.

Applicable Construction Noise Regulations/Standards. The City has established noise standards to control unnecessary, excessive and annoying noise. The standards are codified in Chapter 5 of the CMC (Noise Control Ordinance). As noted in Section 5550 of the CMC, the City has adopted the Los Angeles County Noise Control Ordinance with amendments that are described in Section 5502 (Amendments to Noise Control Ordinance). Section 12.08.440 of the Los Angeles County Noise Control Ordinance (Construction Noise) states that operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited. CMC Section 5502(c) provides exterior noise standards that regulate construction noise near residential uses. Noise standards for non-scheduled, intermittent, short-term operations (less than 20 days), as well as standards for repetitively scheduled and relatively long-term construction operations (periods of 21 days or more) of equipment are summarized in **Table 3-19**.

TABLE 3-19: CMC MAXIMUM CONSTRUCTION NOISE LEVELS

Construction Time		Maximum Allowed Noise Level (dBA)	
		Single Family Residential	Multi-Family Residential
Maximum noise levels for non-scheduled, intermittent, short-term operation of 20 days or less for construction equipment	Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75	80
	Daily, except 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	60	64
Maximum noise level for repetitively scheduled and relatively long-term operation of 21 days or more for construction equipment	Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	65	70
	Daily, except 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	55	60

SOURCE: City of Carson, *Carson Municipal Code, Section 5502(c) Amendments to Noise Control Ordinance*, September 21, 2021.

For the purposes of this noise analysis, the daytime noise standard of 65 dBA is used to determine if construction associated with the Modified Project would result in significant impacts at sensitive receptors during the daytime. Since nighttime construction for the Modified Project is expected to occur for less than 20 days, the nighttime noise standard of 60 dBA was used to determine if construction associated with the Modified Project would result in significant noise impacts during the nighttime.

Construction Activities. Construction activity would result in temporary increases in ambient noise levels in the area surrounding the Project Site on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Typical noise levels from various types of equipment that may be used during each construction phase are listed in **Table 3-20**.

TABLE 3-20: CONSTRUCTION EQUIPMENT NOISE LEVEL RANGES	
Construction Equipment	**Noise Level at 50 feet (dBA, $L_{eq(8\text{-}hour)}$)**
Auger Drill Rig	72.4
Backhoe	68.6
Compactor (ground)	71.2
Compressor (air)	73.7
Concrete Mixer Truck	69.8
Concrete Pump Truck	69.4
Concrete Saw	82.6
Crane	67.6
Dozer	72.7
Excavator	71.7
Generator	77.6
Gradall	74.4
Grader	76.0
Man Lift	62.7
Paver	69.2
Roller	68.0
Welder/torch	70.0
SOURCE: FHWA, *Roadway Construction Noise Model, Version 1.1*, 2008.	

Construction activities typically require the use of numerous pieces of noise-generating equipment. In addition, truck trips would be required to remove excavated materials and import fill material. The noise levels shown in **Table 3-21** take into account the likelihood that multiple pieces of construction equipment would be operating simultaneously, the anticipated usage percentage for a typical day and the typical overall noise levels that would be expected for each phase of construction. When considered as an entire process with multiple pieces of equipment, demolition and clearing would generate the loudest noise level of approximately 85.2 dBA $L_{eq\ (8\text{-}hour)}$ at 50 feet.[34] It is possible that nighttime construction may be required for some activities, such as continuous concrete mat pours. Nighttime activities would typically be limited to only the equipment required for concrete mat pours or similar activities and would be less intense than daytime activities. The noise level during nighttime construction activities is estimated to be approximately 78.6 dBA, $L_{eq\ (8\text{-}hour)}$.

TABLE 3-21: CONSTRUCTION PHASE NOISE LEVELS	
Construction Phase	**Noise Level At 50 Feet (dBA, $L_{eq(8\text{-}hour)}$)**
Demolition and Clearing	85.2
Site Preparation	81.4
Grading	82.6
Building Construction	82.7
Architectural Coating	79.2
Paving	81.6
Nighttime Construction	78.6
SOURCE: FHWA, *Roadway Construction Noise Model, Version 1.1,* 2008.	

[34] L_{eq} is is the average noise level on an energy basis for any specific time period.

The Modified Project would be constructed in a manner typical of urban infill projects and would not require unusually noisy activities such as pile driving. **Table 3-22** presents the estimated noise levels at the sensitive receptors nearest to the Project Site. The distances to sensitive receptors are based on the typical area of operation for construction equipment, which is near the center of the Project Site. The most noise-intensive construction activities would occur during the early phases of construction (e.g., site preparation, grading and structural framing). The majority of the latter phases of construction would occur within the newly constructed building and would result in lower noise levels than exterior construction. In some cases, existing noise levels already exceed the daytime construction noise standard. In these cases, the existing noise level has been used as the daytime construction noise standard.

TABLE 3-22: UNMITIGATED CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS

Sensitive Receptors	Distance to Construction (Feet) /a/	Existing Ambient Noise Level (dBA, L_{eq})	Daytime Construction Noise Level at Sensitive Receptor (dBA, $L_{eq(8\text{-hour})}$)	Exceed Daytime 65-dBA Standard or Existing if Higher?	Nighttime Construction Noise Level at Sensitive Receptor (dBA, $L_{eq(8\text{-hour})}$)	Exceed Nighttime 60-dBA Standard?
Single-family residences to the north along Desford St	100	55.3	79.1	Yes	72.6	Yes
Single-family residences north of Desford St	280	55.3	65.6	Yes	59.1	No
Single- and multi-family residences to the west along Avalon Blvd	190	70.3	73.5	Yes	67.0	Yes
Single- and multi-family residences to the south along Carson St	200	71.7	73.1	Yes	66.6	Yes
Golden Wings Academy to the South	300	71.7	69.5	No	n/a	n/a
Carnegie Middle School to the South	350	71.7	68.3	No	n/a	n/a

Note: Noise calculations can be found in **Appendix D**.
/a/ Distance is to the nearest central area of construction activity where equipment would typically be operating.
n/a = not applicable as schools do not have nighttime classes or operations.
SOURCE: TAHA, 2025.

As shown in **Table 3-22**, the daytime construction noise standard of 65 dBA and nighttime construction noise standard of 60 dBA would be exceeded at four sensitive receptor locations and, thus, mitigation measures would be required to reduce construction noise levels to below the City's noise standards. Mitigation measures include the provision of a public liaison who would be responsible for addressing public concerns regarding excessive construction noise (**Mitigation Measure NOI-1**); monitoring construction noise levels at nearby schools to determine if additional measures need to be implemented to reduce construction noise during school hours (**Mitigation Measure NOI-2**); and the provision of noise barriers that are capable of reducing construction noise

levels by at least 15 dBA (**Mitigation Measure NOI-3**). As shown in **Table 3-23** implementation of **Mitigation Measures NOI-1** through **NOI-3** would reduce construction noise to less than significant levels. With implementation of these mitigation measures, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-23: MITIGATED CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS

Sensitive Receptors	Distance to Construction (Feet) /a/	Existing Ambient Noise Level (dBA, L_{eq})	Daytime Construction Noise Level at Sensitive Receptor (dBA, $L_{eq(8\text{-}hour)}$) /b/	Exceed Daytime 65-dBA Standard or Existing if Higher?	Nighttime Construction Noise Level at Sensitive Receptor (dBA, $L_{eq(8\text{-}hour)}$) /b/	Exceed Nighttime 60-dBA Standard?
Single-family residences to the north along Desford St	100	55.3	64.1	No	72.6	No
Single-family residences north of Desford St	280	55.3	50.6	No	59.1	No
Single- and multi-family residences to the west along Avalon Blvd	190	70.3	58.5	No	67.0	No
Single- and multi-family residences to the south along Carson St	200	71.7	58.1	No	66.6	No
Golden Wings Academy to the South	300	71.7	54.5	No	n/a	n/a
Carnegie Middle School to the South	350	71.7	57.2	No	n/a	n/a

Note: Noise calculations can be found in **Appendix D**.
/a/ Distance is to the nearest central area of construction activity where equipment would typically be operating.
/b/ Mitigation Measure **N-3** would require temporary noise barriers, which would provide 15 dBA of noise reduction.
n/a = not applicable as schools do not have nighttime classes or operations.
SOURCE: TAHA, 2025.

Applicable Operational Noise Regulations/Standards. As previously mentioned, the City has adopted the Los Angeles County Noise Control Ordinance with amendments that are described in Section 5502 (Amendments to Noise Control Ordinance). Los Angeles County Noise Control Ordinance Section 12.08.390 (Exterior Noise Standards — Citations for Violations Authorized When) and Section 12.08.400 (Interior Noise Standards) establish exterior and interior noise standards, respectively, to regulate intrusive operational noises within specific land use zones. **Table 3-24** shows the exterior noise standards and **Table 3-25** shows the interior noise standards from these sections of the Los Angeles County Noise Control Ordinance.

TABLE 3-24: LOS ANGELES COUNTY EXTERIOR NOISE STANDARDS

Noise Zone	Land Use	Time	L_{50} Exceed 30 min/hour	L_{25} Exceed 15 min/hour	$L_{8.3}$ Exceed 5 min/hour	$L_{1.7}$ Exceed 1 min/hour	L_0 Exceed at any time
I	Noise Sensitive	Anytime	45	50	65	60	65
II	Residential	10:00 p.m. to 7:00 a.m.	45	50	65	60	65
		7:00 a.m. to 10:00 p.m.	50	55	70	65	70
III	Commercial	10:00 p.m. to 7:00 a.m.	55	60	75	70	75
		7:00 a.m. to 10:00 p.m.	60	65	80	75	80
IV	Industrial	Anytime	70	75	90	85	90

SOURCE: Los Angeles County Municipal Code, *Section 12.08.390 Exterior Noise Standards*, 1978.

TABLE 3-25: LOS ANGELES COUNTY INTERIOR NOISE STANDARDS

Noise Zone	Land Use (Receptor Property)	Time Interval	Allowable Interior Noise Level (dB)
All	Multi-family Residential	10:00 p.m. to 7:00 a.m. (nighttime)	40
		7:00 a.m. to 10:00 p.m. (daytime)	45

SOURCE: County of Los Angeles, *Los Angeles County Code Sections 12.08.390 and 12.08.400*, December 1, 2022.

The sound levels and durations specified in the Noise Ordinance are expressed as "sound level percentiles" or "statistical sound levels." Noise prediction models are designed to utilize average noise levels, L_{eq}, to document noise levels when predicting sound. The L_{50}, L_{25}, $L_{8.3}$ and $L_{1.7}$ values vary depending on the noise sources, and the reference noise levels of the noise sources are often only provided as average noise levels. L_{50} most closely reflects an L_{eq} noise level and, therefore, the operational analysis has been prepared using L_{50}.

CMC Section 5502(d) prohibits loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 9:00 p.m. and 7:00 a.m. in such a manner as to cause noise disturbance. Additionally, the City's General Plan Update Noise Element includes interior and exterior noise limits from transportation sources for various land uses in both exterior and interior environments. **Table 3-26** shows the City's General Plan Update Noise Element interior and exterior noise standards that development are required to attain through noise attenuation measures. The standard interior noise for residential land uses (45 dBA, CNEL) is consistent with the CBC.

Operational Activities – On-Site Mechanical Equipment. HVAC systems may generate unwanted noise in the Project Site vicinity. HVAC equipment without muffling or enclosures typically generates a noise level of approximately 57 dBA, L_{50} at 50 feet. HVAC equipment would either be located on the rooftop of buildings, in enclosed mechanical equipment sheds or underground. The enclosure would further reduce noise levels by approximately 10 dB, resulting in a noise level of 47 dBA, L_{50} at 50 feet. HVAC equipment is regulated by Section 12.08.530 of the Los Angeles County Noise Ordinance, which limits HVAC noise from exceeding 55 dBA at the neighboring property line. HVAC equipment would be located more than 50 feet away from the nearest sensitive receptors and would not exceed 55 dBA at any neighboring property line. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-26: CITY OF CARSON INTERIOR AND EXTERIOR NOISE LIMITS FROM TRANSPORTATION SOURCES

Land Use Categories		Noise Level (dBA, CNEL)	
Categories	**Uses**	**Interior[1,3]**	**Exterior[2,4]**
Residential	Single family Duplex, Multiple Family	45 – 55	50 – 60
	Mobile Home	45	65
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	—
	Commercial Retail, Bank, Restaurant	55	—
	Office Building, Research and Development, Professional Offices, City Office Building	50	—
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	—
	Gymnasium (Multipurpose)	50	—
	Sports Club	55	—
	Manufacturing, Warehousing, Wholesale, Utilities	65	—
	Movie Theaters	45	—
Institutional	Hospital, Schools Classrooms	45	65
	Church, Library	45	—
Open Space	Parks	—	65

Notes: CNEL = community noise equivalent level
1. Indoor environment includes bedrooms, living areas, bathrooms, toilets, closets, and corridors.
2. Outdoor environment is limited to private yards of single-family residences; multi-family private patios or balconies that are served by a means of exit from inside the dwelling (balconies 6 feet deep or less are exempt); mobile home parks; park picnic areas; and school playgrounds.
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as required pursuant to Uniform Building Code Chapter 12, Section 1205.
4. Exterior noise levels should be such that interior noise levels do not exceed 45 dBA, CNEL. An exterior noise exposure level of 65 dBA, CNEL is allowable for residential uses in a mixed-use project.

SOURCE: City of Carson, *Carson 2040 General Plan, Chapter 9: Noise Element*, Adopted April 4, 2023.

Operational Activities – On-Site Parking Noise. The existing parking configuration for the Project Site consists of three surface parking lots. The Modified Project would provide parking in subterranean parking garages and two podium parking structures. Parking-related noise from the subterranean parking garages would not be noticeable in the surrounding area. The podium parking structures would be located at the Hotel/Entertainment Retail Parcel and the Mixed-Use Housing Parcel, each with approximately 640 parking spaces. According to FTA, a 1,000-space parking garage generates a noise level of approximately 56.4 dBA, L_{eq} at 50 feet in the peak activity hour. Adjusted for a 640-space parking garage, the proposed 640-space parking garage which would generate a noise level of approximately 54.5 dBA, L_{eq} at 50 feet during the peak activity hour. Parking-related noise generated by the new hotel podium parking structure would result in a noise level of approximately 44.9 dBA, L_{eq} at the nearest residences to the north along Desford Street. Parking-related noise generated by the mixed-use housing podium parking structure would result in a noise level of approximately 42.4 dBA, L_{eq} at the nearest residences to the east along Desford Street. Existing measured noise levels at these residences (Site Number 2 from **Table 3-18**) is approximately 55.3 dBA, L_{eq}. Parking-related noise would be below the existing measured noise level and would not result in a significant change in ambient noise levels. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operational Activities – On-Site Outdoor Spaces. The Modified Project would include pedestrian pathways and open space areas (including an outdoor amphitheater at Jewel Plaza). The primary source of noise during typical project operations would be people conversing. In social situations, people often talk at distances of approximately three feet. A typical normal voice level at this

distance is approximately 65 dBA and a raised voice level is approximately 77 dBA.[35] Noise related to the pedestrian pathways and open space areas would primarily be intermittent as people traverse them and would not present a concentrated noise source. Noise levels associated with these components would be confined to the interior of the Project Site and would not be audible above existing traffic noise in the surrounding streets, which ranges from 67.5 to 74.3 dBA, L_{eq}. The pedestrian pathways and open space areas would also be situated away from the residential neighborhood to the north, which have a lower existing ambient noise level of approximately 55.3 dBA, L_{eq} (Site Number 2 from **Table 3-18**). Additionally, intervening buildings would block noise generated from these outdoor spaces from the residential neighborhood to the north. Therefore, these proposed outdoor uses would not result in an increase in ambient noise levels at noise sensitive receptors.

The open space areas, including the amphitheater at Jewel Plaza, would potentially be used as a gathering space for events, and it has been assumed that approximately 100 people could be active in a given area of the plaza at one time. One hundred people speaking in raised voices would generate a noise level of approximately 97 dBA at 3 feet. The center of Jewel Plaza would be located approximately 450 feet from the nearest residences to the west along Avalon Boulevard and the resultant noise level would be approximately 53 dBA. The existing ambient noise level at these residences is approximately 71.7 dBA, L_{eq} and noise from Jewel Plaza would not result in a significant increase above existing noise levels. Residence to the north along Desford Street would be located approximately 400 feet from the center of Jewel Plaza and the resultant noise level would be approximately 50 dBA, which accounts for building shielding created by the proposed structures. The existing ambient noise level at these residences is approximately 55.3 dBA, L_{eq} and, thus, noise generated at Jewel Plaza during events would not result in a significant increase above existing noise levels. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operational Activities – On-Site Event Spaces and Performing Arts Theater. The Modified Project would include a remodeled Community/Event Center and a new performing arts center. Noise would be potentially generated by these spaces during their use. However, events occurring in these areas would be located indoors and would be contained by the building. Thus, noise generated from these uses would not be perceptible at sensitive receptors surrounding the Project Site. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operational Activities – Off-Site Vehicle Noise along Roadways. Table 3-27 shows roadway noise levels for Existing (2026), Existing Plus Project (2026), Future No Project (2050), and Future Plus Project (2050) conditions. **Table 3-28** shows changes in roadway noise levels with implementation of the Modified Project compared to Existing (2026) and Future No Project (2050). Predicted noise levels were calculated using average daily traffic for six roadway segments. As shown in **Table 3-28**, the roadway noise increase attributed to the Modified Project would be less-than-one dBA, CNEL along local roadways in both the Existing (2026) and Future (2050) No Project conditions and is not anticipated to result in a perceptible change in sound level for a person with normal hearing sensitivity or result in a 5 dBA CNEL or more increase. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[35]SoundPLAN Essential, Version 6.0.

TABLE 3-27: MOBILE SOURCE NOISE LEVELS – MODIFIED PROJECT

Roadway Segment	Predicted dBA, CNEL			
	Existing (2024)	Existing Plus Modified Project (2026)	Future No Project (2050)	Future Plus Project Option (2050)
Avalon Blvd between I-405 Ramps and 213th St	67.7	68.0	68.0	68.4
Avalon Blvd between 213th St and Carson St	69.0	69.1	69.3	69.5
Avalon Blvd between Carson St and 220th St	67.8	68.0	68.1	68.4
Carson St between Grace Ave and Avalon Blvd	70.8	70.9	71.1	71.2
Carson St between Avalon Blvd and Bonita St	69.8	69.9	70.1	70.3
Carson St between Bonita St and I-405 Ramps	70.6	70.9	70.9	71.4

Note: Noise calculations can be found in **Appendix B**.
SOURCE: TAHA, 2025.

TABLE 3-28: CHANGE IN MOBILE SOURCE NOISE LEVELS – MODIFIED PROJECT

Roadway Segment	Predicted dBA, CNEL		
	Existing Plus Modified Project Increase Over Existing Year (2026)	Future Plus Modified Project Increase Over Future Year (2050)	Future Plus Modified Project Increase Over Existing Year (2026)
Avalon Blvd between I-405 Ramps and 213th St	0.3	0.3	0.6
Avalon Blvd between 213th St and Carson St	0.1	0.1	0.4
Avalon Blvd between Carson St and 220th St	0.2	0.1	0.4
Carson St between Grace Ave and Avalon Blvd	0.1	0.1	0.4
Carson St between Avalon Blvd and Bonita St	0.1	0.1	0.4
Carson St between Bonita St and I-405 Ramps	0.3	0.3	0.6

SOURCE: TAHA, 2025.

Summary

Construction of the Modified Project would not result in an exceedance in the daytime construction noise standard of 65 dBA, $L_{eq(8\text{-hour})}$ or the nighttime standard of 60 dBA $L_{eq(8\text{-hour})}$ for sensitive receptors with implementation of **Mitigation Measures NOI-1** through **NOI-3**. During operational activities, equipment noise levels are not expected to exceed the standards set by 12.08.530 of the Los Angeles County Noise Control Ordinance. Predicted noise from the proposed parking structures, open space areas, and pedestrian pathways would be less than existing noise levels measured at noise sensitive receptors. Off-site roadway noise would result in a less- than-one dBA, CNEL increase, which would not be a perceptible change above existing noise levels. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would include similar sources of construction noise and operational noise as the Modified Project. Construction noise levels would potentially exceed the 65 dBA, $L_{eq(8\text{-hour})}$ construction noise threshold, and Mitigation Measures **NOI-1** through **NOI-3** would be required to reduce construction noise levels to below the construction noise threshold.

The Entertainment Retail Option would generate similar noise levels as the Modified Project related to mechanical equipment, outdoor spaces, the community/event center, and new performing arts center. However, the Entertainment Retail Option would increase the number of parking spaces for the podium parking structure at the Hotel/Entertainment Retail Parcel to 1,000 spaces. Additionally, the Entertainment Retail Option would include commercial space that is allocated for immersive entertainment for sports, arts, movies and other forms of entertainment at the Hotel/Entertainment Retail Parcel. This use may potentially include an outdoor rooftop area where patrons would gather, which would potentially generate noise at off-site noise sensitive receptors.

According to the FTA, a 1,000-space parking garage generates a noise level of approximately 56.4 dBA, L_{eq} at 50 feet in the peak activity hour. Parking-related noise generated by the new podium parking structure at the Hotel/Entertainment Retail Parcel would result in a noise level of approximately 46.9 dBA, L_{eq} at the nearest residences to the north along Desford Street. Existing measured noise levels at these residences (Site Number 2 from **Table 3-18**) is approximately 55.3 dBA, L_{eq}. Parking-related noise would be below the existing measured noise level at the residences to the north along Desford Street and would not result in a significant change in ambient noise levels.

If an outdoor rooftop area is proposed for the Entertainment Retail Option, ambient noise levels could potentially increase in this area. Human voice would be the primary source of stationary noise for the proposed Entertainment Retail Center. In social situations, people often talk at distances of approximately three to 12 feet. A typical normal speaking voice at three feet is approximately 60 dBA, a typical raised voice at the same distance is approximately 66 dBA, and a person shouting is equivalent to 78 dBA at 3 feet.[36] Assuming that 200 people would potentially be on the roof at any given time, approximately 100 people, or half of the rooftop occupants, would be speaking at one time in raised voices. As shown in **Table 3-29**, rooftop noise would exceed the daytime and nighttime standard at the single-family residences to north along Desford Street, and mitigation would be required to reduce noise levels to below the daytime and nighttime standards. **Mitigation Measure NOI-4** would require the installation of six-foot high barriers along the northern, western, and eastern perimeter of the rooftop gathering area. As shown in **Table 3-30**, rooftop noise would be reduced to below the daytime and nighttime noise standards with implementation of **Mitigation Measure NOI-4**.

Table 3-31 shows roadway noise levels for the Existing Plus Entertainment Retail Option (2026) and Future Plus Entertainment Retail Option (2050). **Table 3-32** shows changes in roadway noise levels with implementation of the Entertainment Retail Option compared to Existing (2026) and Future No Project (2050) conditions. Predicted noise levels were calculated using average daily traffic for six roadway segments. As shown in **Table 3-32**, the roadway noise increase attributed to the Entertainment Retail Option would be less-than-one dBA, CNEL along local roadways in both the Existing (2026) and Future (2025) Year conditions and is not anticipated to result in a perceptible change in sound level for a person with normal hearing sensitivity or result in a 5 dBA, CNEL or more increase.

[36] Engineering Toolbox, *Voice Level at Distance, Raised Voice at 3 feet*, https://www.engineeringtoolbox.com/voice-level-d_938.html, accessed September 2020.

TABLE 3-29: ROOFTOP GATHERING SPACE NOISE LEVELS AT SENSITIVE RECEPTORS – MODIFIED PROJECT

Sensitive Receptors	Distance to Rooftop (Feet)	Noise Level at Sensitive Receptor (dBA, L_{50})	County Standard (dBA, L_{50})		Exceed Standard	
			Day	Night	Day	Night
Single-family residences to the north along Desford St	250	59.6	55.3	50.3	Yes	Yes
Single-family residences north of Desford St	425	55.0	55.3	50.3	No	No
Single- and multi-family residences to the west along Avalon Blvd	1,200	46.0	70.3	66.7	No	No
Single- and multi-family residences to the south along Carson St	630	51.6	71.7	66.7	No	No
Golden Wings Academy to the South	500	53.6	71.7	n/a	No	n/a
Carnegie Middle School to the South	670	51.0	71.7	n/a	No	n/a

Note: Noise calculations can be found in **Appendix D**.
n/a = not applicable as schools do not have nighttime classes or operations.
SOURCE: TAHA, 2025.

TABLE 3-30: MITIGATED ROOFTOP GATHERING SPACE NOISE LEVELS AT IMPACTED SENSITIVE RECEPTORS – MODIFIED PROJECT

Sensitive Receptors	Distance to Rooftop (Feet)	Noise Level at Sensitive Receptor (dBA, L_{50})	County Standard (dBA, L_{50})		Exceed Standard	
			Day	Night	Day	Night
Single-family residences to the north along Desford St	250	49.6	55.3	50.3	No	No

Note: Noise calculations can be found in **Appendix D**.
SOURCE: TAHA, 2025.

TABLE 3-31: MOBILE SOURCE NOISE LEVELS – ENTERTAINMENT RETAIL OPTION

Roadway Segment	Predicted dBA, CNEL			
	Existing (2024)	Existing Plus Project Option (2026)	Future No Project (2050)	Future Plus Project Option (2050)
Avalon Blvd between I-405 Ramps and 213th St	67.7	68.1	68.0	68.4
Avalon Blvd between 213th St and Carson St	69.0	69.2	69.3	69.5
Avalon Blvd between Carson St and 220th St	67.8	68.1	68.1	68.4
Carson St between Grace Ave. and Avalon Blvd	70.8	70.9	71.1	71.2
Carson St between Avalon Blvd. and Bonita St	69.8	70.0	70.1	70.3
Carson St between Bonita St and I-405 Ramps	70.6	71.1	70.9	71.4

Note: Noise calculations can be found in **Appendix D**.
SOURCE: TAHA, 2025.

TABLE 3-32: CHANGE IN MOBILE SOURCE NOISE LEVELS – ENTERTAINMENT RETAIL OPTION

Roadway Segment	Predicted dBA, CNEL		
	Existing Plus Project Option Increase Over Existing Year (2026)	Future Plus Project Option Increase Over Future Year (2050)	Future Plus Project Option Increase Over Existing Year (2026)
Avalon Blvd between I-405 Ramps and 213th St	0.4	0.4	0.7
Avalon Blvd between 213th St and Carson St	0.2	0.2	0.5
Avalon Blvd between Carson St and 220th St	0.3	0.3	0.6
Carson St between Grace Ave and Avalon Blvd	0.1	0.1	0.4
Carson St between Avalon Blvd. and Bonita St	0.2	0.2	0.5
Carson St between Bonita St and I-405 Ramps	0.5	0.5	0.8

SOURCE: TAHA, 2025.

Operational noise impacts would be less than significant related to mechanical equipment, outdoor spaces, parking noise, and vehicle trips. However, rooftop gathering space at the Hotel/Entertainment Retail Parcel may generate noise levels that could exceed the exterior noise standards at residences to the north of the Project Site. Implementation of **Mitigation Measure NOI-4**, which requires the installation of six-foot high barriers along the northern, western, and eastern perimeter of the rooftop gathering area, would reduce exterior noise levels to below the noise standards, and impacts would be reduced to less than significant levels.

With implementation of **Mitigation Measures NOI-1** through **NOI-4**, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Mitigation Measures

NOI-1 A public liaison shall be appointed for project construction and shall be responsible for notifying the public in advance of the location, dates, and hours of construction (on-site and/or social media posting). The public liaison shall also be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, bad muffler) and implement measures to address the concern.

NOI-2 If construction noise is noted to be disruptive to school activities at Golden Wing Academy and/or Carnegie Middle School, the contractor shall monitor noise levels at the school(s) to determine equipment noise levels. If it is found that equipment noise exceeds 80 dBA, $L_{eq(8\text{-}hour)}$ at the school(s), then the contractor shall implement additional measures to reduce the noise levels at the school(s).

NOI-3 During construction, barriers, such as, but not limited to, plywood structures or flexible sound control curtains, extending 10 feet in height shall be erected around the northern, western, and southern perimeters of the construction site to block the line-of-sight between noise sensitive receptors and construction equipment. Noise barriers shall be capable of reducing construction noise levels by at least 15 dBA. The barriers shall not create safety hazards associated with vehicle sight lines or access to the Project Site.

NOI-4 Outdoor rooftop areas for the Entertainment Retail Option shall include the installation of six-foot high solid transparent or opaque barriers along the northern, western, and eastern perimeter of the rooftop space such that the line-of-sight from the rooftop activities to

residences to the north of the Project Site would be blocked. The barriers shall be capable of reducing noise by at least 10 dBA.

(b) Would the Project result in the generation of excessive groundborne vibration or groundborne noise levels?

Construction

Construction activities can generate varying degrees of vibration depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, and to damage at the highest levels. Vibration sensitive land uses are the same as noise-sensitive land uses identified in the response to Checklist Question 3.13.2(a).

Because construction activity is short-term and equipment moves around the Project Site, the primary concern regarding construction vibration relates to building damage. Activities that can result in damage include site preparation in close proximity to sensitive structures. Typical vibration levels associated with relevant construction equipment are provided in **Table 3-33**. Importantly, construction of the Modified Project would not require pile driving, which generates elevated vibration levels above what typical construction equipment does.

TABLE 3-33: VIBRATION VELOCITIES FOR CONSTRUCTION EQUIPMENT

Equipment	Peak Particle Velocity at 25 feet (Inches/Second)
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

SOURCE: FTA, *Transit Noise and Vibration Impact Assessment*, September 2018.

The City has not established vibration standards for construction activities. FTA has published guidance stating that non-engineered timber and masonry buildings (e.g., typical single-family residential buildings) can withstand peak particle velocity (PPV) vibration levels of at least 0.2 inches per second without experiencing damage. The nearest off-site structures are single-family residences located to the north of the Project Site. Vibration levels at the nearest residential structures would be approximately 0.044 inches per second and would not exceed the 0.2 inches per second vibration damage threshold. Similarly, other structures located further away would not experience vibration levels that would exceed the vibration damage threshold. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Operational Activities. The Modified Project would not include significant sources of vibration. Passenger vehicles and delivery trucks associated with the Modified Project would not generate perceptible vibration as rubber-tired vehicles rarely create ground-borne vibration problems unless there is a discontinuity or bump in the road that causes the vibration.[37] Therefore, the Modified

[37]FTA, *Transit Noise and Vibration Impact Assessment*, September 2018.

Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Construction and operation of the Entertainment Retail Option would utilize similar equipment and operational sources of vibration as the Modified Project. Construction of the Entertainment Retail Option would occur within the same footprint as the Modified Project. Vibration levels would be similar to the Modified Project and would not exceed the 0.2 inches per second vibration damage threshold. Operational vibration sources under the Entertainment Retail Option would be the same as the Modified Project and would not result in the generation of substantial vibration. Therefore, the Project Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

The Modified Project is not located within an airport land use plan and is not within two miles of a private airstrip or public airport. The nearest airport is Compton/Woodley Airport, approximately 3.8 miles to the north. There is no potential to expose people working or residing in the area to excessive aircraft noise. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same Project Site as the Modified Project. The Entertainment Retail Option has no potential to expose people working or residing in the area to excessive aircraft noise. Therefore, the Project Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.13.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.13.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. The Modified Project and Entertainment Retail Option includes information on proposed uses for the Project Site that were not known at the time the EIR for the General Plan Update was certified. An update to the Certified EIR noise analysis is presented above. As discussed, the Modified Project and its Entertainment Retail Option would result in noise levels that exceed the daytime construction noise standard of 65 dBA, $L_{eq(8\text{-hour})}$ and the nighttime standard of 60 dBA $L_{eq\ (8\text{-hour})}$ for sensitive receptors. Additionally, rooftop gathering area for the Entertainment Retail Option would exceed the daytime and nighttime standard at the single-family residences to north along Desford Street. However, implementation of **Mitigation Measures NOI-1** through **NOI-3** during construction for the Modified Project and its Entertainment Retail Option, and **Mitigation Measure NOI-4** during operations of the rooftop gathering space for the Entertainment Retail Option would reduce noise levels to below the noise standards, and impacts would be reduced to less than significant levels. No new significant impacts would occur with implementation of mitigation measures. Therefore, the Modified Project and its Entertainment Retail Option would not result in significant effects that are not substantially more severe than shown in the Certified EIR.

3.13.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.13.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.14 POPULATION AND HOUSING

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
POPULATION AND HOUSING. Would the project:					
(a) Induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant	No	No	No	No
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	No

3.14.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

As discussed in the Certified EIR, the City has a Regional Housing Needs Assessment (RHNA) obligation of 5,618 new units, which is a significant increase from previous RHNA allocations of previous housing cycles. Given that a housing cycle has a planning period of eight years, extrapolating this RHNA requirement to the General Plan Update's 2040 horizon would result in about 14,000 new units. Recognizing that market trends are difficult to predict, RHNA numbers are subject to change in the future, and growth is not a linear process, the General Plan Update very closely matches this value on an order of magnitude, with a potential buildout of 13,690 units between 2020 and 2040. New residential opportunities are a result of targeted residential density increases in new mixed-use designations along corridors and in the downtown Core area to provide higher density housing near jobs and community-serving retail and services. This type of infill development is designed to focus on redevelopment and revitalization of areas already served by infrastructure and would not require extensions of roads or other infrastructure. Additionally, General Plan Update policies seek to provide housing that meets the diverse needs of Carson's growing population while preserving existing neighborhoods, as well as ensure that public facilities, services, and infrastructure maintain a level of service that supports a high quality of life for all residents.

The General Plan Update is a long-range planning effort that was designed to accommodate regional growth requirements for the next 20 years. As such, the Certified EIR concluded that the General Plan Update would not induce substantial unplanned population growth, either directly or indirectly, and this impact is considered less than significant.

(b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

As discussed in the Certified EIR, a substantial portion (about 26 percent) of developed land in the Planning Area consists of single-family residential uses, which are not anticipated to undergo significant land use changes under the General Plan Update. The General Plan Update focuses infill development opportunities in vacant and underutilized areas in Carson, while seeking to preserve

existing neighborhoods. Industrial uses make up the largest amount of land area within the Planning Area (about 47 percent). New land use classifications introduce greater flexibility of uses, such as mixed-use, and allow residential uses in more areas of the City, including many that are currently single uses. New mixed-use designations downtown and along key corridors also enable greater opportunities for future residential development. As such, the General Plan Update is projected to increase the overall number of dwelling units and provide additional housing opportunities to serve the diverse needs of the community at various socioeconomic levels.

Article 10.6 of the California Government Code outlines the state's Housing Element requirements. A housing element must analyze existing and projected housing needs, examine special housing needs within the population, evaluate the effectiveness of current goals and policies, identify governmental and other constraints, determine compliance with other housing laws, and identify opportunities to incorporate energy conservation into the housing stock. The element must also establish goals, policies, and programs to maintain, enhance, and develop housing. Though initially prepared as part of the General Plan Update, the City of Carson's 6th Cycle Housing Element has been separately adopted as of February 1, 2022. The Housing Element has been designed to be consistent with the General Plan Update and reflects the new land use designations that allow greater residential densities as described above in order to meet the RHNA obligation for the 2021–2029 housing element cycle. In addition, the Housing Element includes an in-depth analysis of the City's housing stock, past and anticipated trends, and housing needs that inform the element's goals, policies, and programs, which include provisions to preserve, maintain, and rehabilitate existing housing, particularly affordable housing. The General Plan Update includes policies that support these objectives, including those that seek to ensure equity and protect diversity in Carson's communities.

The Certified EIR concluded that for these reasons, growth anticipated under the General Plan Update would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and this impact is less than significant.

General Plan Update Policies that Address Population and Housing

Land Use and Revitalization

Guiding Policies

LUR-G-4 Promote a diversity of complementary uses in different parts of the City, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments, with flexibility to accommodate emerging uses and building typologies.

LUR-G-5 Provide opportunities for new residential development in a variety of settings, including through infill and redevelopment, without impacting existing neighborhoods or creating conflicts with industrial operations, while conserving

LUR-G-9 Locate medium and high-density development along major corridors and major re-development sites in the central Core, to focus housing near regional access routes, transit stations, employment centers, shopping areas, and public services.

LUR-G-12 Promote adaptive reuse and environmental remediation of brownfield sites, sites with abandoned buildings and facilities, or underutilized properties with productive uses.

Implementing Policies

LUR-P-1 Where feasible, locate higher density residential uses in proximity to job centers and commercial centers in order to discourage long commute times and encourage pedestrian traffic and provide a consumer base for commercial uses.

LUR-P-2 Promote development of a range of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces in transitioning industrial districts, and senior and student housing to meet the needs of future demographics and changing family sizes.

LUR-P-3 Promote rehabilitation or redevelopment of older or dilapidated housing.

LUR-P-4 Undertake a study to assess the feasibility and effectiveness of requiring inclusionary housing as part of residential development projects, and commercial/industrial and housing linkage fees.

LUR-P-5 Support retention of existing mobile home parks as a form of affordable housing when feasible. When retention of existing mobile home parks is not feasible, require at minimum a one-to-one replacement of mobile home units with affordable housing units within the new development and undertake efforts to relocate existing residents to within the community in compliance with state requirements and local regulations.

LUR-P-16 Where larger parcels—such as the Shell site—are redeveloped, require development to implement urban design policies, including creation of smaller blocks (typically with no dimension larger than 300 to 600 feet dependent on use, with smaller blocks in residential areas) to create walkable, urban environments; buildings and landscapes that relate to the surroundings, with high-level of public-realm amenities, such as tree-lined streets; sidewalks, pedestrian paths, and crossings; and plazas and other gathering spaces for workers and visitors. Site planning for new construction should ensure that streets are lined with occupied buildings or landscapes, with parking and service facilities tucked behind or away from public streets.

LUR-P-18 Promote infill mixed-use development in either a vertical or horizontal configuration when aging shopping centers are redeveloped to create mixed-use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

LUR-P-23 Undertake planned development and specific plans for unique projects as a means to achieve high community standards, address neighborhood or significant site-specific issues, ensure compatibility between a number of uses, on large parcels, and when needed as part of a redevelopment or environmental remediation strategy

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-1 Maintain a balanced and integrated open space system reflecting a variety of considerations—resource conservation, production of resources, recreation, and aesthetic and community identity—and ensuring synergies between various open space components and compatibility with land use planning.

OSEC-G-10 Provide for utilities and infrastructure to deliver safe, reliable services for current and future residents and businesses.

Mitigation Measures

None required.

3.14.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The Modified Project is located in an urban area of Los Angeles County with sufficient local workforce available for construction. While construction of the Modified Project would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Accordingly, construction workers associated with the Modified Project are not anticipated to relocate their household's place of residence as a consequence of working on the Modified Project and, therefore, no new permanent residents are anticipated as a result of Modified Project construction.

According to the US Census Bureau, the City has an estimated population of 91,370 and an average household size of 3.21 persons per household in 2024.[38] Based on the average household size for the City, the Modified Project is estimated to increase population by approximately 450 persons. SCAG forecasts the City would have a population of 100,200 by year 2050, which is an increase of 8,830 persons over the next 20 years.[39] The estimated population increase of approximately 450 persons by the Modified Project, which would represent approximately 5 percent of the projected population increase for the City, would not be expected to exceed the SCAG 2050 population forecast for the City. Therefore, the Modified Project would not add growth beyond what was anticipated for the City.

The state housing element law requires SCAG to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. California Government Code Section 65583 requires a city's housing element to make adequate provision for the housing needs of all economic segments of the community, including assisting in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households. California Government Code Section 65583 also requires local jurisdictions to provide their "fair share" of regional housing needs. The City has been allocated a total production goal of 5,618 housing units for the 2021-2029 period.[40] The Modified Project would contribute to the City's "fair share" of regional housing needs as the Modified Project would provide up to 140 residential units.

The Modified Project is located in a developed portion of the City and is served by existing roads and utility infrastructure. The Modified Project does not propose extension of roads or other infrastructure that would encourage development beyond what is already planned elsewhere in the City. The Modified Project is an infill development that would redevelop the City's Civic Center that would promote a mix of uses on the Project Site that promotes pedestrian activities and transit use and would support the revitalization of the City's Downtown Core. The Modified Project would provide higher density housing near jobs and community-serving retail and services.

[38]United States Census Bureau, *Carson City, California*, *DP05 and B25002 - 2024 American Community Survey 1-Year Estimates*, https://data.census.gov/profile/Carson_city,_California?g=160XX00US0611530, accessed September 2025.

[39]SCAG, Growth Forecast by Jurisdiction for *2020 Connect SoCal*, adopted September 3, 2020.

[40]SCAG, *SCAG 6th Cycle Final RHNA Allocation Plan*, approved March 22, 2021 and modified 7/1/2021.

As the Modified Project would be within the SCAG 2050 population forecast for the City and would contribute to the regional housing needs allocated to the City, the Modified Project would not directly or indirectly induce substantial unplanned population growth. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site and proposes the same number and types of housing units as the Modified Project. As with the Modified Project, the Entertainment Retail Option is an infill project located in the Downtown Core of the City where existing infrastructure is already in place. The Entertainment Retail Option would be within the SCAG 2050 population forecast for the City and would contribute to the regional housing needs allocated to the City. The Modified Project would not directly or indirectly induce substantial unplanned population growth. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The Project Site currently consists of two buildings that are used for public facility purposes (i.e., Carson City Hall and Carson Community Center). No housing units are located on the Project Site, and the Modified Project would not displace any people or housing. As a result, the proposed project would not necessitate the construction of replacement housing elsewhere. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site as the Modified Project. As with the Modified Project, no housing units or residents would be displaced by the Entertainment Retail Option, and the Entertainment Retail Option would not necessitate the construction of replacement housing elsewhere. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.14.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.14.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.14.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.14.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.15 PUBLIC SERVICES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
PUBLIC SERVICES. Would the project:					
(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i) Fire protection?	Less Than Significant	No	No	No	No
ii) Police protection?	Less Than Significant	No	No	No	No
iii) Schools?	Less Than Significant	No	No	No	No
iv) Parks?	Less Than Significant	No	No	No	No
v) Other public facilities?	Less Than Significant	No	No	No	No

3.15.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(i) Fire Protection?

As discussed in the Certified EIR, while the projected net service population increase of 43,600 residents by 2040 would likely increase the demand for emergency fire response and preventive services in the Planning Area, the increase in population would occur incrementally over the next 20 years. Moreover, the Planning Area is a predominantly urban area that is "built out," with limited land available for development, and General Plan Update policies promote infill and revitalization strategies that foster compact development patterns. As such, new growth would primarily occur within existing service areas. No new fire service facilities are included in the General Plan Update.

Existing City and County of Los Angeles policies would minimize calls for fire protection services. The City's Fire Prevention Code (CMC Article III, Chapter 1) adopts an amended version of the County's fire code, which itself constitutes an amended version of the California Fire Code. The City is a Local Responsibility Area (LRA) but does not contain any FHSZs, and most fire hazards in the Planning Area are characterized as urban fires. Policies included in the General Plan Update requiring the fire department's review of development proposals and coordination with the fire

department to reduce risk of and improve response to fires due to industrial activities would help to keep service demand increases to a minimum. In addition, the General Plan Update promotes compact development patterns through infill development, ensuring new development would be located close to existing fire stations. In general, new development anticipated under the General Plan Update would be located near the City's core and along major corridors. Furthermore, policies that promote traffic calming, alternative transportation, and road diets contain language to ensure that emergency vehicles could efficiently access all parts of the Planning Area, thereby reducing the need for new facilities located closer to new development.

Should new fire service facilities need to be constructed in the future, construction of those facilities could result in environmental impacts, including potential disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. If implementation of the General Plan Update results in the need for new fire service facilities, existing regulations such as CALGreen would serve to reduce potential environmental impacts associated with construction. Additionally, new projects would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. New facilities would be located consistent with specified land use designations and would be subject to policies in the General Plan Update. These policies would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Policies include those requiring construction BMPs to limit land disturbance, development review to protect significant biological resources, air pollution mitigation measures, promotion of water- and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. The Certified EIR concluded that due to the minimal effects that the development of new facilities could have on the environment with compliance with existing regulations and General Plan Update policies, the concentration of new development in areas already well-served by fire protection services, and the addition of policies to reduce fire hazards in the City, the impact of the General Plan Update with respect to fire protection is considered less than significant.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(ii) Police Protection?

As discussed in the Certified EIR, no new police service facilities are included in the General Plan Update. However, the Los Angeles County Sheriff's Department (LASD) maintains other facilities outside of the Planning Area that are available to the City immediately, including the Homicide Bureau, Aero Bureau, OSS (gang unit), and Traffic Services Bureau. If needed, 22 other LASD stations are also available to send resources to the City. There are approximately 1.9 officers per 1,000 residents in the City as of 2020. While the General Plan Update would result in additional population that might increase demand for police services, policies would reduce the need for additional police services. The General Plan Update promotes Crime Prevention through Environmental Design (CPTED) and other public safety programs, which would help to keep service demand increases to a minimum. In addition, policies promote compact development patterns achieved through infill development and revitalization of mixed-use areas in the core and along key corridors. Thus, potential future development would be located close to the existing police station. Furthermore, policies regarding emergency access, and acceptable travel flow would ensure that

emergency vehicles could efficiently access all parts of the Planning Area, thereby reducing the need for new facilities located closer to new development.

Should new police service facilities need to be constructed in the future, construction of those facilities could result in environmental impacts, including disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. If growth due to implementation of the General Plan Update results in the need for new police service facilities, new projects would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. New facilities would be located consistent with specified land use designations and would be subject to policies in the General Plan Update that would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Policies include those requiring construction BMPs to limit land disturbance, development review to protect significant biological resources, air pollution mitigation measures, promotion of water- and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development.

The Certified EIR concluded that due to the minimal effects that the development of new facilities would have on the environment with compliance with existing regulations and General Plan Update policies, the concentration of new development in areas already served by police protection services, and the addition of policies to address crime potential in the City, the impact of the General Plan Update with respect to police services is considered less than significant.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(iii) Schools?

As discussed in the Certified EIR, the General Plan Update anticipates the construction of up to 13,710 new potential housing units in the Planning Area by 2040. The General Plan Update projects a very modest growth in Carson public school enrollment by approximately 360 elementary students, 62 junior high school students, and 201 high school students, between 2020 and 2040. No new school facilities are included in the General Plan Update. Although capacity at existing facilities is estimated to be sufficient to accommodate future public school students, demand for new facilities is not based solely on total school capacity but also on the geographic distribution of potential residential growth in relation to the distribution of school capacity. If new residential development occurs where the capacity of nearby schools is limited, new school capacity also may be required.

The construction of new schools or alterations to existing schools could have environmental impacts, including potential disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. The siting of new schools is regulated by the California Department of Education (CDE). The California Education Code contains various provisions governing the siting of new public schools that require school districts to consider potential hazards to school occupants as well as other factors relevant to the public interest prior to the acquisition of a proposed school site. Although in many cases the avoidance or mitigation of hazards to school occupants would reduce impacts to the surrounding environment, the provisions of the California Education Code would not eliminate the potential for all construction-based or operational impacts of a new school.

In the event that the growth anticipated by the General Plan Update results in the need for new or expanded public school facilities, projects would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. New facilities would be located consistent with specified land use designations and would be subject to policies associated with the General Plan Update that would address potential impacts of siting, construction, and operation of new facilities. Policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, air pollution mitigation measures, promotion of water- and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development.

Finally, both the Los Angeles Unified School District (LAUSD) and the Carson Unified School District (CUSD) would continue to collect development impact fees throughout implementation of the General Plan Update, meaning future development would incrementally pay for any needed facility upgrades and expansions. The payment of statutory fees fully mitigates the impacts of development on school facilities for purposes of CEQA per SB 50.

The Certified EIR concluded that given that schools in the Planning Area have sufficient facility capacity to meet projected enrollment needs, that the development of new facilities would have minimal effects on the environment with compliance with existing regulations and the General Plan Update's policies, and that all new development would pay school impact fees, the impact of the General Plan Update with respect to public school facilities is considered less than significant.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(iv) Parks?

As discussed in the Certified EIR, the General Plan Update would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. In addition, the General Plan Update would not have a significant impact due to inclusion of recreational facilities or required construction or expansion of recreational facilities which might have an adverse physical effect on the environment. As a result, the Certified EIR concluded that the impact of the General Plan Update with respect to park and recreation facilities is considered less than significant.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(v) Other Public Facilities?

As discussed in the Certified EIR, the anticipated growth associated with implementation of the General Plan Update may have an impact related to other public facilities, such as administrative facilities and libraries. The General Plan Update does not establish precise service standards for these other public facilities; rather, it includes policies that direct the City to provide facilities commensurate with new growth and demographic changes. Should implementation of the General Plan Update result in the need for new public facilities, new projects would be subject to CEQA

requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. New facilities would be located consistent with specified land use designations and would be subject to policies in the General Plan Update. These policies would address potential impacts of siting, construction, and operation of new facilities to the extent assessed in other sections of this EIR. Policies include those requiring construction best management practices to limit land disturbance, development review to protect significant biological resources, air pollution mitigation measures, promotion of water- and energy-efficient construction and landscaping, implementation of noise mitigation measures, and management of archaeological materials found during development. The Certified EIR concluded that due to the minimal effects that the development of new facilities would have on the environment with compliance with existing regulations and General Plan Update policies, the impact of the General Plan Update with respect to public facilities is considered less than significant.

General Plan Update Policies that Address Public Services

Community Services, Education, and Safety

Guiding Policies

CSES-G-1 Work with the Los Angeles Unified School District and other education providers to ensure educational facilities with sufficient permanent capacity are available to meet the needs of current and future projected enrollment. Consult with the school districts on policies and projects that affect the provision of educational facilities and services.

CSES-G-5 Ensure library facilities in the City, and services and programs are adequate and appropriate to meet the community's needs for education and lifelong learning services and as a community gathering space.

CSES-G-6 Promote an adequate and diverse supply of childcare facilities that are affordable and accessible for families, and provide safe, educational, and high-quality services for children.

CSES-G-8 Continue to support and coordinate with the Los Angeles County police and fire services. Implementing Policies

Implementing Policies

CSES-P-1 Support efforts by the Los Angeles Unified School District, Compton Unified School District, and childcare service providers to establish, maintain, and improve educational facilities and services to accommodate projected enrollment resulting from the City's population growth and development. The General Plan projects that student enrollment will increase by 622 students and that there is sufficient capacity to meet Carson's existing and future enrollment needs.

CSES-P-5 Monitor library, community, and educational facilities and programs to expand as needed to commensurate with the City's population growth.

CSES-P-6 Coordinate with Los Angeles County Library to provide adequate library facilities and programs that align with the community's learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.

CSES-P-9 Continue to partner with local school districts to optimize the joint-use of school facilities for community use.

CSES-P-13 Work with LASD to develop a Strategic Plan for the Carson Station on approaches to reduce crime, improve response time, maintain staffing needs, increase community collaboration to establish policing priorities, and foster a vibrant and resilient community.

CSES-P-14 Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.

CSES-P-15 Apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.

CSES-P-16 As part of Carson's Public Safety Services Center, continue to employ community-based policing strategies and encourage the establishment of neighborhood watch programs in partnerships with community groups.

CSES-P-25 Coordinate with other jurisdictions and agencies on disaster preparedness regarding heavy industrial uses, including incidents related to the transportation of hazardous materials, pipelines, oil fields, refineries, fires, and methane gas, among others.

CSES-P-34 Continue coordination efforts with the LACFD to ensure their capability to address fires and other emergencies at refineries, tank farms, and other heavy industrial facilities within the City.

Mitigation Measures

None required.

3.15.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(i) Fire Protection?

The Los Angeles County Fire Department (LACFD) provides fire protection, emergency medical, and rescue services to residents and businesses within the City, including the Project Site. The Project Site is part of Division 1, Battalion 7 of the LACFD. The nearest LACFD station to the Project Site is Station 36, located at 127 West 223rd Street. The Project Site is within 1.3 "road mile" of this fire station, which would ensure a maximum response time of five minutes or less.

Construction of the Modified Project may generate traffic associated with the movement of construction equipment, removal of demolition and excavation materials, and construction worker trips. Construction activities associated with the Modified Project are not expected to directly block emergency routes since construction would not involve any street closures. Although temporary partial lane closures may be required during construction and slow-moving construction-related vehicles may be present along streets, emergency access would remain available along all

surrounding streets. Emergency vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies.

The Modified Project would renovate and repurpose the existing City Hall building; remodel the existing Carson Community/Event Center; and develop a new City Hall, a performing arts center, residential uses, retail and restaurant uses, and a hotel. These uses would incrementally increase demand for fire protection services. The Modified Project would be constructed to comply with the requirements of the City's Fire Prevention Code, which requires adequate fire flow for the proposed development, fire prevention and suppression measures, fire access, and a sufficient number of hydrants.

The Modified Project would be designed to accommodate emergency access to and within the Project Site. The proposed driveways and roadways for the Project Site would be designed to meet the minimum width and turning dimensions as required by LACFD. Additionally, all buildings would be constructed to meet the current building code requirements for fire safety. Proposed development on the Project Site would be required to submit project plans to LACFD and incorporate LACFD fire protection and suppression features that are appropriate for the development. Compliance with the City's Fire Prevention Code, the inclusion of LACFD fire suppression measures, and the provision of sufficient fire flow would ensure that operation of the Modified Project would not cause LACFD to expand the existing LACFD fire protection facilities or increase staff levels. Thus, the Modified Project would not increase demand on fire protection services in a manner that would adversely affect LACFD service ratios, response times, or other performance objectives. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would renovate and repurpose the existing City Hall building; remodel the existing Carson Community/Event Center; and develop a new City Hall, a performing arts center, residential uses, retail and restaurant uses, and an entertainment retail center. The Entertainment Retail Option would involve similar types of construction activities as the Modified Project and is not expected to directly block emergency routes since construction would not involve any street closures. Although temporary partial lane closures may be required during construction and slow-moving construction-related vehicles may be present along streets, emergency access would remain available along all surrounding streets. Emergency vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies.

As with the Modified Project, the proposed uses associated with the Entertainment Retail Option would be constructed to comply with the requirements of the City's Fire Prevention Code and would be designed to accommodate emergency access to and within the Project Site. Development plans would be submitted to LACFD and would be required to incorporate LACFD fire protection and suppression features that are appropriate for the development. Thus, the Entertainment Retail Option would not increase demand on fire protection services in a manner that would adversely affect LACFD service ratios, response times, or other performance objectives, and the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(ii) Police Protection?

The LASD provides police protection services to residents and businesses within the City, including the Project Site. Carson Sheriff's Station is located at 21356 South Avalon Boulevard. It is situated to the north, across the street from the Project Site.

Construction of the Project would generate traffic associated with haul truck trips to remove demolition and excavation materials, import materials, and construction worker trips. However, construction activities would be temporary and would not involve the closure of an entire street. The Modified Project would not directly block emergency routes. Emergency access would remain available along all surrounding streets. Although temporary partial lane closures may be required during construction and slow-moving construction-related vehicles may be present along streets, emergency access would remain available along all surrounding streets. Police vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies. Construction of the Modified Project would not trigger the need for new or expanded police protection facilities or increased staff levels.

Development plans would be submitted to the LASD for review and appropriate on-site security features required by LASD would be implemented by the proposed development. On-site security features would reduce the demand on police protection services. Therefore, the Modified Project would not increase demand on police protection services in a manner that would adversely affect Carson Sheriff's Station's service ratios, response times, or other performance objectives. As a result, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would involve similar types of construction activities as the Modified Project. Emergency access would remain available along all surrounding streets during construction, and police vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies. Development plans would be submitted to the LASD for review and appropriate on-site security features required by LASD would be implemented by the proposed development. On-site security features would reduce the demand on police protection services. Therefore, the Entertainment Retail Option would not increase demand on police protection services in a manner that would adversely affect Carson Sheriff's Station's service ratios, response times, or other performance objectives. As a result, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(iii) Schools?

The Project Site is located within the Los Angeles Unified School District (LAUSD). Bonita Street Elementary, Andrew Carnegie Middle, and Carson Senior High Schools serve the Project Site.

Table 3-34 presents total enrollment for the three schools that serve the Project Site in the 2024-2025 school year, along with the enrollment capacity and remaining available capacity of the three schools.

TABLE 3-34: PUBLIC SCHOOL ENROLLMENT

School Name	Total Enrollment 2024-2025	Enrollment Capacity	Remaining Capacity	Proposed Project Student Generation
Bonita Street Elementary School (grades K-5)	397	792	395	27
Andrew Carnegie Middle School (grades 6-8)	848	1,428	580	7
Carson Senior High School (grades 9-12)	1,416	1,566	150	15

/a/ Based on LAUSD student generation factor of 0.19142 students per household for grades K-6, 0.05279 students per household for grades 7-8, and 0.10504 students per household for grades 9-12.

SOURCE: LAUSD, *Open Data*, https://my.lausd.net/opendata/profile_dashboard?campus_drilldown=true&cost_center_code=1585701&key=1, accessed March 2025; Carson, *Carson 2040 General Plan*, Table 7-1: Public School Enrollment in Carson, adopted April 4, 2023; Los Angeles Unified School District, *2024 Developer Fee Justification Study*, February 2024.

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. The Modified Project would result in an increase of 140 residential units, which is estimated to generate approximately 49 students to the school districts serving the City (27 new grades K-5 students, 7 new grades 6-8 students, and 15 new grades 9-12 students).[41] As shown in **Table 3-34**, the schools serving the Project Site would have available remaining capacity to serve the Modified Project.

While the Modified Project would also increase the number of employees on the Project Site, employees working on the Project Site are not expected to result in a permanent increase in population since workers from nearby communities are expected to serve the needs of the Modified Project. Nevertheless, it is possible that employees from the Project Site may decide to have their children attend schools that serve the Project Site (rather than from the employees' school of residence), which could potentially increase student population of these schools.

In accordance with California Education Code Section 17620, the applicant of the Modified Project would be required to pay school district fees to LAUSD to fund the construction or reconstruction of school facilities. Pursuant to California Government Code Section 65995(3)(h), the payment of statutory fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization…on the provision of adequate school facilities." Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would develop the same number of residential units as the Modified Project and would result in an increase in the same number of school-age students. As with the Modified Project, the schools serving the Project Site would have available remaining capacity to serve the Entertainment Retail Option. As with the Modified Project, employees associated with the Entertainment Retail Option are not expected to result in a permanent increase

[41]Based on LAUSD student generation factor of 0.19142 students per household for grades K-6, 0.05279 students per household for grades 7-8, and 0.10504 students per household for grades 9-12, as provided in the Los Angeles Unified School District, *2024 Developer Fee Justification Study*, February 2024..

in population since workers from nearby communities are expected to serve the needs of the Modified Project. School district fees would be paid to the LAUSD to fund the construction or reconstruction of school facilities. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(iv) Parks?

The City's Community Services/Recreation/Park Maintenance Department is responsible for the provision, maintenance, and operation of public recreational and park facilities and services within the City. As discussed in the response to Checklist Question 3.14.2(a), the Modified Project would result in a permanent population increase of 450 people. The population increase would generate direct demand on parks and recreational facilities. The Modified Project would include one or two courtyards in the mixed-use housing development and publicly accessible open space areas on the Project Site.

Although it is possible that employees from the Project Site may use nearby parks and recreational facilities, the additional demand on nearby parks and recreational facilities from are not expected to increase in a manner that would require the need for or the provision of new or physically altered parks and recreational facilities given that the Modified Project includes the provision of open space areas. Additionally, in accordance with Section 11501 of the CMC, the Modified Project would be required to pay development impact fees for parks and related facilities, which would contribute to the funding for land acquisition and infrastructure costs to meet the demand for park space attributed to new development. Any additional park services required as a result of the Modified Project would be mitigated by the applicant paying the development impact fee. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would develop the same types and number of open space areas as the Modified Project, and the Entertainment Retail Option would result in a permanent increase in the same number of people as the Modified Project. The Entertainment Retail Option would be required to pay development impact fees for parks and related facilities in accordance with Section 11501 of the (CMC), which would mitigate any additional park services required as a result of the Entertainment Retail Option. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(v) Other Public Facilities?

Potential impacts to roads and transit are discussed in Section 3.17, Transportation, and potential impacts to utilities are discussed in Section 3.19, Utilities and Service Systems.

With regards to libraries, the nearest library to the Project Site is Carson Library, located at 151 East Carson Street, approximately 0.7 mile west of the Project Site. The Modified Project would increase population and employment on the Project Site, which could potentially incrementally increase the demand on library facilities. Carson Library is part of the County of Los Angeles Public Library system, which is financed by property taxes from the service area, general county funds, parcel tax, grants, and funds raised by the Library Foundation. As a result, the Modified Project would contribute to the financing of library services through property taxes, which would mitigate the need for new or physically altered government facilities that support library use. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As with the Modified Project, the Entertainment Retail Option would contribute to the financing of library services through property taxes, which would mitigate the need for new or physically altered government facilities that support library use. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.15.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.15.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.15.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.15.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.16 RECREATION

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
RECREATION. Would the project:					
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant	No	No	No	No
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant	No	No	No	No

3.16.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

As discussed in the Certified EIR, a significant amount of new parkland is expected to be added to the existing public parkland inventory, including greenways and parts of redeveloped industrial sites. The Shell property on East Del Amo Boulevard and South Wilmington Avenue is a potential source of new parkland, including an approximately seven-acre greenway and at least 18 acres of community or neighborhood park. Additionally, the General Plan Update proposes some locations for future park additions—consisting of greenways within utility corridors, greenways along the Dominguez Channel, greenway corridors/boulevards, redevelopment of industrial or underutilized commercial sites, and new civic spaces as neighborhood nodes—that will be further refined in a Parks and Recreation Master Plan, as required by policies. Additionally, the City could add more than 180 acres of parkland to its inventory, which exceeds the 84.7 additional acres of parkland that the City would need to meet future demand. Therefore, the General Plan Update would maintain the City's existing parkland ratio of 1.9 acres per 1,000 residents.

The General Plan Update includes provisions to ensure ongoing expansion, investment in, and maintenance of public recreation facilities, thus minimizing substantial physical deterioration of existing or new facilities. Policies provided in the General Plan Update require the identification of funding, as well as development and maintenance of park impact fees, for the expansion and maintenance of parks, trails, and other recreational facilities and programs. The General Plan Update also seeks to develop future recreational facilities, such as by prioritizing the dedication of public parkland as a condition for new residential development, in response to the needs and preferences of the public by soliciting public opinion and ensuring that parks are distributed equitably throughout the City. Furthermore, the addition of new parks and recreational facilities that are proposed or underway—including The Creek at Dominguez Hills, Wishing Tree Park, and Carson Country Mart will help serve residents in the Planning Area, even if they are not counted toward public parkland.

The Certified EIR concluded that given that the General Plan Update would help reduce the likelihood that any existing neighborhood, community, or regional parks, or other recreational

facilities would experience overuse that could result in the physical deterioration of those facilities and that policies are designed to minimize the environmental impact of park and recreational facility development, including the development of design and site planning standards that consider energy and water efficiency, sustainable design elements, and habitat and cultural resource preservation, the impact associated with substantial physical deterioration of park and recreation facilities from increased demand would be less than significant.

(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As discussed in the Certified EIR, the General Plan Update anticipates the development of new parks and greenways throughout Carson. In addition, the General Plan Update calls for the continued support and adequate provision of civic spaces and recreational facilities in keeping with the needs and preferences of the population. Should any new recreational facilities need to be constructed in the future, construction of those facilities could result in environmental impacts, including potential disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces.

The General Plan Update seeks to develop future recreational facilities in order to meet the anticipated increase in demand due to projected population growth, such as by prioritizing the dedication of public parkland as a condition for new residential development, which will ensure that the City can maintain its existing parkland ratio. The addition of new recreational facilities that are proposed or underway, including The Creek at Dominguez Hills and Carson Country Mart, will also help meet the needs of residents in the Planning Area, even if they are privately-owned spaces and therefore not counted toward public parkland.

New parks and recreational facilities would be subject to CEQA requirements for environmental assessment. Although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated, it would allow for the identification and consideration of potential impacts and mitigation. The precise amount, type, and location of the new parks and recreational facilities would be determined during the planning process for individual development projects or master/specific plans and would be consistent with the land use designations and policies.

Policies—including development of park and recreational facility design and planning standards that consider energy and water use efficiency and sensitive habitat preservation, and incorporate natural and/or drought-tolerant landscaping where reasonable; promotion of sustainable stormwater management through the construction of onsite green infrastructure; and provisions for the construction of infill development and preservation of open space and natural areas—are designed to minimize the environmental impact of development of new parks or recreational facilities.

Therefore, the Certified EIR concluded that the impact associated with the construction or expansion of new recreation facilities would be less than significant with implementation of existing regulations and General Plan Update policies.

General Plan Update Policies that Address Recreation

Recreation and Active Lifestyle

Guiding Policies

RAL-G-1 Maintain a high-quality, diversified park system that reflects Carson's unique attributes and opportunities.

RAL-G-2 Prioritize maintenance, design, and programming of existing facilities to meet the community's evolving needs. Provide addition to the City's existing parkland inventory through strategic park locations as larger sites are developed, and by developing greenways as recreation corridors and linkages to parks.

RAL-G-3 Provide parkland for a comprehensive range of active recreational needs, including sports fields and facilities, and playgrounds, and open spaces for passive recreation.

RAL-G-4 Support habitat creation, greenery, and bioremediation of landfills and industrial sites if redevelopment opportunities arise.

RAL-G-5 Continue cooperative efforts with school districts through joint use agreements for park and recreational facilities.

RAL-G-6 Minimize substitution of private recreation facilities in place of developer fee payment or park dedication to ensure that a public park system will be permanently available to the entire community.

RAL-G-7 Ensure equitable distribution of parks and open space throughout the City and promote safe and accessible connections to accommodate a diversity of ages and abilities

Implementing Policies

RAL-P-1 Maintain a community and neighborhood parkland standard of 1.9 acres per 1,000 residents.

RAL-P-2 Coordinate with the Public Works and Parks and Recreation departments to create a connected recreational trail system throughout the City by building out Greenways along major corridors, the Dominguez Channel, and utility rights-of- way, as feasible. This should be in coordination with a Trails Master Plan and Parks Master Plan to create a comprehensive recreational trail system.

RAL-P-3 Consider access, park service levels, and facilities to meet the needs of the community's diverse population in long range park planning, especially in areas targeted for infill and new development.

RAL-P-4 Distribute parks equitably across all areas of the community, with a particular focus on neighborhoods located more than half mile from neighborhood parks. Because the City is built out, future parkland opportunities would largely result from redevelopment of key major sites, which would result from private initiative, and thus the City may not be in position to finely distribute parkland sites so that parkland is fully evenly distributed throughout the community. Nonetheless, the need is particularly greater in neighborhoods that are more than a half mile from any neighborhood park; these areas are shown on Figure 5-3.

RAL-P-5 Strive to locate one or more larger parks in the City's Core – roughly one-mile square area centered on Carson and Avalon Boulevards, given the extensive new housing occurring and planned to occur in this area.

RAL-P-6 Develop and maintain a Parks and Recreation Master Plan or assess community needs and recreation preferences (such as needs of an increasingly aging population, desire for more active recreation such as running and bicycling) and identify priorities for park and recreation space development. The Parks and Recreation Master Plan should include:

- Detailed assessment of park and recreational assets, community needs and preferences (for both active and passive recreation), underserved locations, park usage, and a plan for new park locations, programs, and funding.
- Assessment of needs of special user groups, such as the disabled, the elderly, low-income individuals, and underserved and at-risk youth, and address these in park and recreation facility development.
- Park and recreation access and connectivity, including public transit, bicycle, and walkability.

RAL-P-7 Examine opportunities for inclusion of parks, open space, and greenways or development of passive recreation and habitats as interim uses as part of environmental remediation of industrial sites. This is to be established during site review of redevelopment or site closing plans and will need to be proven safe.

RAL-P-8 When light or heavy industrial areas are redeveloped adjacent to existing residential neighborhoods, a greenway buffer of trees and berms must be provided to help reduce noise, fumes, and aesthetic impacts to the community. If a new residential project is built next to an existing light or heavy industrial use, the greenway buffer shall be included in development plans. Also see the Land Use and Revitalization Element.

RAL-P-9 At sites larger than 20 acres in size that are redeveloped with residential use as a component, require parkland dedication to meet City park standards. Where larger commercial or industrial uses are developed adjacent to residential uses, reserve right to acquire parkland or through a public/private partnership to fulfill City parkland needs.

RAL-P-10 When planning Greenways, locate trail rights-of-way with consideration for safety, privacy, convenience, preservation of natural vegetation and topography, and impact on neighboring properties, and work with landowners on development proposals to incorporate and provide for a continuous multiuse trail system.

RAL-P-11 Create a Greenway along the Dominguez Channel estuary that includes biking, walking, green space, lineal parks, and pocket parks. This will provide both a local and regional amenity and serve as a multimodal transportation system and provide community linkages and connectivity. Work with public agencies and private entities for development and maintenance of trails in other rights-of-way and utility corridors.

RAL-P-12 Continue and seek partnerships with schools, Cal State Dominguez Hills, and private entities to establish joint usage of parks and facilities, enhance parkland provision and availability, and provide additional recreational opportunities for Carson residents.

RAL-P-13 Seek available state and federal grant assistance in implementing the parks and open space proposals of the General Plan.

RAL-P-14 Under a private/private partnership, support development of Civic Spaces in community nodes to foster new active gathering spaces.

Community Character and Design

Implementing Policies

CCD-P-6 Prepare a Greenway Corridors and Streetscape Plan to prioritize the development of streetscapes in Greenway Corridors (illustrated in Figure 4-5; additional street segments not shown in this figure may be included), in coordination with other City streetscape design and pedestrian realm improvement initiatives. The Plan should:

a. Foster development of Greenway Corridors as tree-lined boulevards emphasizing:
   - Consistent species and regularly-spaced trees that promote street identity;
   - Closely spaced canopy trees in and around neighborhood centers to provide adequate shade;
   - Stormwater management through bioswales or rain gardens.
   - Wider sidewalks, with considerations for those that are mobility impaired;
   - Corner sidewalk bulb-outs, highly visible pedestrians crossings, and pedestrian safety islands where appropriate.
   - Bikeways, as shown in Carson 2040 General Plan Figure 3-3 and updated citywide Bicycle Master Plan when developed; and
   - Pedestrian-scaled and attractive lighting, benches and other street furniture, and signage.

b. Grow the tree canopy by maintaining existing trees and planting additional street trees where feasible. Develop regulations for tree canopy coverage of surface parking areas that are appropriate to use and location.

c. Prioritize Greenway Corridors in high-activity areas, such as within the Core and along the residential neighborhoods, active commercial areas, Neighborhood Villages, or major transportation corridors.

Community Health and Environmental Justice

Implementing Policies

CHE-P-29 Seek to plant tree species that balance sustainability and heat mitigation potential such as those that are drought-tolerant, pest-resistant, and maximize shade.

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-1 Maintain a balanced and integrated open space system reflecting a variety of considerations—resource conservation, production of resources, recreation, and aesthetic and community identity—and ensuring synergies between various open space components and compatibility with land use planning.

OSEC-G-2 Seek opportunities for the restoration of natural open space during redevelopment of industrial or remediated landfills—including land currently used to produce resources—to create open space that supports outdoor recreation, protects public health and safety, and improves plant and animal habitat.

OSEC-G-3 Support efforts to improve the biodiversity of plant and animal habitats within Carson by creating natural habitat areas when feasible. Support efforts to restore channelized creeks to naturalized flows, with supportive open space development that promotes healthy riparian habitat.

Implementing Policies

OSEC-P-7 Provide ongoing education for property owners, businesses, and developers regarding landscape, maintenance and irrigation practices that promote habitat creation for wildlife species and improving the urban forest.

Mitigation Measures

None required.

3.16.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

As discussed in the response to Checklist Question 3.15.2(a.iv), the population increase of up to 450 persons as a result of the Modified Project would generate direct demand on parks and recreational facilities. Residents of the Modified Project would also use nearby City parks and other public and regional parks. According to the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, the City has approximately 141.6 acres of existing parks and recreational facilities and a ratio of 1.5 park acers per 1,000 residents.[42] The Modified Project would develop open space areas on the Project Site that are publicly accessible. The Modified Project would also provide courtyards that are accessible to residents of the proposed mixed-use housing development and could be used for recreational activities. The Modified Project would contribute to the amount of open space areas assessable to the public and the amount of recreational areas accessible to the residents of the Modified Project. Thus, the increased use of existing public park facilities by residents of the Modified Project would not be at a level that would result in physical deterioration of existing parks and other recreational facilities and would not require the need for new or physically altered facilities.

The Modified Project would be required to pay development impact fees in accordance with Section 11501 of the CMS, which would contribute funding for park facilities. Any additional park services required as a result of the Modified Project would be mitigated by the applicant paying the development impact fee. Thus, the Modified Project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities that would cause or accelerate adverse deterioration of existing parks and recreational facilities. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would result in a permanent increase in the same number of people as the Modified Project. It would develop the same types and number of open space areas as the Modified Project. The Entertainment Retail Option would be required to pay development impact fees for parks and related facilities in accordance with Section 11501 of the CMS, which would mitigate any additional park services required as a result of the Entertainment Retail Option. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Modified Project would develop publicly accessible open space areas on the Project Site and would also develop courtyards that are accessible to residents of the proposed mixed-use housing development. The open space areas could be used for recreational activities. The potential environmental effects associated with the construction and operation of proposed on-site open space areas have been evaluated throughout this Addendum as part of the Modified Project. As

[42]County of Los Angeles, *Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment, Appendix A: Study Area Profiles*, May 9, 2016, https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_161.pdf, accessed September 2025.

discussed throughout this Addendum, the Modified Project, including the proposed on-site recreational areas, would not have an adverse physical effect on the environment. Additionally, the Modified Project would be required to pay development impact fees, which would contribute funding for public parks facilities. Any additional park services required as a result of the Modified Project would be mitigated by the applicant paying the development impact fees. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would develop the same types and number of open space areas as the Modified Project. As with the Modified Project, the construction of open space areas on the Project Site would not have an adverse physical effect on the environment. Any additional park services required as a result of the Entertainment Retail Option would be mitigated by the applicant paying the development impact fees. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.16.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.16.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.16.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.16.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.17 TRANSPORTATION

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
TRANSPORTATION. Would the project:					
(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant	No	No	No	No
(b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Less Than Significant	No	No	No	No
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No Impact	No	No	No	No
(d) Result in inadequate emergency access?	No Impact	No	No	No	No

3.17.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

As discussed in the Certified EIR, implementation of the General Plan Update would improve connections to local and regional transit service and encourage the use of alternative modes of transportation, including walking and biking through supportive land use development. The Planning Area contains existing non-vehicular transportation, such as pedestrian and bicycle facilities and transit services.

The roadway network in Carson is considerably built out, such that no roadway capacity improvements (lane additions, lane widening, medians) are that would change the functional classification of the roadway network. The General Plan Update implements multi-modal network goals and policies to calm traffic, install and improve bike lanes, and improve public transportation services.

Implementation of the General Plan Update would enable the City to improve bicycling programs and infrastructure throughout the City, providing connections to the existing and bicycle network. Implementation of General Plan Update would also improve pedestrian infrastructure by providing existing and planned pedestrian facilities and prioritizing pedestrian safety.

New trips and increased VMT may affect the operation of existing transit services or routes. Several policies and goals included in the General Plan Update address these impacts by balancing the multimodal transportation network to provide alternatives to the automobile, improving transit service connections, and encouraging the use of alternative modes of transportation to minimize the potential for negative effects. The Certified EIR concluded that based on the availability of nonvehicular transportation options for the community outlined above and the Circulation Goals and policies provided in the General Plan Update, the plan would not conflict with any applicable

program, plan, or ordinance on the circulation system, including transit, roadway, bicycle, and pedestrian facilities and the impact would be less than significant.

(b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?

Land use and corresponding socioeconomic data forecasts were developed for the General Plan Update, and the SCAG model was subsequently updated to reflect General Plan Update assumptions. Then, the SCAG model was run to develop VMT estimates for the buildout of the General Plan Update. Under Existing/Baseline Conditions, the Planning Area comprises a service population of 199,149 (total number of residents and employees) and generates 7,867,557 daily total VMT, including private automobiles and trucks. This results in Baseline VMT metrics of 39.5 VMT per service population, 14.3 Home-Based VMT per capita for residential land uses, and 20 Home-Based Work VMT per employee for employment-generating land uses.

Under Cumulative Base (2040 No Project) Conditions, the Planning Area is estimated to comprise a service population of 221,195 and generate 8,405,911 daily total VMT. This results in estimates of 38 VMT per service population, 12.7 Home-Based VMT per capita for residential land uses, and 16.2 Home-Based Work VMT per employee for employment-generating land uses. Under Cumulative Plus Project (2040) Conditions, total VMT increases are compared to the 'Without Project" scenario to reflect additional development in the City of Carson. The Planning Area is estimated to comprise a service population of 255,130 and generate 9,505,005 total daily VMT, which results in estimates of 37.3 VMT per service population, 12.4 Home-Based VMT per capita for residential land uses, and 16.0 Home-Based Work VMT per employee for employment-generating land uses.

The City has established the following significance threshold for VMT transportation impacts for land use plans:

- Plan exceeds 15 percent below City plus SOI Baseline VMT for total VMT per service population, residential VMT per resident, and employee VMT per employee

To determine if the Project would result in a transportation impact, the following steps were taken:

- The General Plan Update was compared with the SCAG RTP/SCS for consistency.
- If consistent, that may support a finding of less-than-significant impact if the change from the existing baseline VMT to the Plus Project VMT demonstrates a 15 percent reduction in total daily VMT per service population, a 15 percent reduction in daily Home-Based VMT per capita, and a 15 percent reduction in Home-Based Work VMT per employee. Therefore, these metrics were estimated and compared.
- For informational purposes, a comparison of 2040 No Project and 2040 Plus Project is also provided to help the public and stakeholders understand how development under the General Plan Update would affect travel patterns relative to the currently adopted plan.

The Home-Based Work VMT per employee is estimated to be 15 percent or more below the Baseline VMT and would, therefore, not result in a significant impact. However, total VMT per service population and Home-Based VMT per capita are not 15 percent or more below the Baseline VMT, indicating a significant impact for these metrics.

All three VMT metrics perform better than the City's Baseline (approximately 6 to 20 percent better). However, the state's guidance and the City's VMT significance thresholds require the VMT metrics to perform at least 15 percent better than the City's baseline average in order to result in a less-than-

significant impact. As such, the following project features were evaluated to assess their potential benefits for reducing total VMT per service population:

1. Implementation of Bike Improvements: The City is expanding its bicycle and pedestrian networks as proposed in the City's Master Plan of Bikeways and the existing General Plan. These bike improvements were examined since VMT reduction benefits are likely to accrue once the supporting infrastructure is available. As discussed in its latest handbook for analyzing GHG emission reductions, the California Air Pollution Control Officer's Association (CAPCOA) found that strategies involving bikeway improvements or installations can achieve from 0.2 percent to 0.8 percent VMT reduction based on how extensive the improvements are. The City is already designing or implementing the bikeway improvements. Using guidance provided by CAPCOA, the implementation of these improvements was estimated to result in a 0.35 percent VMT reduction. This percent reduction can be applied at the community-level to all trips as per CAPCOA guidance.

2. Bikeshare program: After the bicycle improvement projects discussed above are implemented, a bikeshare system could be promoted. VMT reduction benefits from bikeshare available from CAPCOA are estimated to provide about 0.02 percent to 0.06 percent VMT reduction benefits for pedal and electric bikeshare programs, respectively. Since potential reductions are relatively small, no VMT reductions are being applied for this feature.

3. Telecommuting Options: Potential VMT reductions could result from the encouragement of telecommuting and alternative work schedules in the City. In the CAPCOA handbook, these reductions are available through trip reduction programs and are typically led by employers and could be achieved through a variety of approaches, such as strategies or mandates implemented by local authorities. Flexible work policies that allow employees to work part-time or full-time from home are becoming more common due to a variety of factors such as COVID-19, access to childcare, advances in technology, and more employers offering this option.

Prior to the COVID-19 lockdown, national trends in working from home showed a mixed picture that varied depending on the survey and measures used. The annual U.S. Census Bureau American Community Survey presents patterns of full-time work at home only, which has increased at a gradual pace from 3.6 percent in 2005 to 4.3 percent in 2010, and 5.2 percent in 2017 for the nation. The same picture is present in our region of focus. Between 2013 and 2016, Los Angeles County full-time rates remained at 5.6 percent. The decennial National Household Transportation Survey (NHTS) provides more detail on both part- and full-time flexible workplace practices, including work at home, flexible start times, self-employment, and work locations. According to NHTS data, the percentage of workers who indicated they were eligible to work from home has increased over time from 10 percent in 2001, to 13 percent in 2009, and to 18 percent in 2017. The increase is more pronounced in Los Angeles, where 16 percent of workers had the option in 2009 and around 40 percent had the option in 2017.

World Economic Forum documents numerous studies, both academic and corporate, that establish the prevalence of flexible work policies today and its popularity and value to the workforce going forward. A recent University of California, Davis study on effects of COVID-19 on mobility in the SCAG region documents that "the percentage of hybrid workers continually increased, from 14.4 percent of all respondents pre-pandemic to 29.6 percent in summer 2021 and is expected by respondents to continue increasing through summer 2022." The study authors also hint at the future of telework by stating that "sustained high adoption rates and frequency of remote work, and the expectation among respondents that they would be able to continue to work from home (including partial telework) in the future, highlight the current (and potential future) persistence of hybrid forms of work." This persistence in flexible work practices is also documented in a recent study in the South Bay cities region.

Since telecommuting trends are more pronounced for certain jobs, the potential VMT reductions were examined by considering the City's employment mix. According to 2021 data from the U.S. Census Bureau, more than 16 percent of Carson's population is employed in employment categories that are amenable to telecommuting, including Management, Business and Finance, Computer and Mathematical, and Architecture and Engineering. The SCAG 2040 baseline model includes an assumed TDM factor of 17 percent for the SCAG region. To provide a more conservative analysis, this factor was adjusted downward to 12 percent. Given the persistent trends in flexible work and improvements in transit alternatives, a TDM factor of 12 percent was applied. This VMT reduction can be applied at the community-level.

Based on the analysis described above, the City is estimated to mitigate its total VMT by 244,490, Home-Based VMT by 43,978, and home-based work VMT by 44,232 miles. This would result in 36.3 total VMT per service population, 12.1 Home-Based VMT per capita, and 15.6 Home-Based work VMT per employee. With implementation of the measures described above, VMT impact associated with Home-Based VMT per capita would be mitigated as 12.1, which is lower than the threshold value of 12.2 Home-Based VMT per capita. The impact associated with total VMT per service population would remain, thus, resulting in a conflict with CEQA Guideline Section 15064.3, Subdivision (b). The Certified EIR concluded that this impact would be significant and unavoidable.

(c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

As discussed in the Certified EIR, the General Plan Update does not specify design features for the transportation system in the Planning Area and would thus not substantially increase hazards due to a design feature. Impacts regarding the potential increase of hazards due to a geometric design feature generally relates to the design of access points to and from the Planning Area and may include safety, operational, or capacity impacts that must be assessed. Given the programmatic nature of the General Plan Update, these are evaluated at the program/citywide level.

The land use diagram and policies contained in the General Plan Update emphasize transition areas and buffers between land uses of varying intensity, which would serve to reduce potential conflicts between users of the transportation system connected with each land use, including commercial and industrial truck traffic, commute traffic, pedestrians, and cyclists. The specific design and operations of individual future development projects are unknown at this time; however, policies included in the General Plan Update would serve to reduce potential impacts from future development.

Access locations for development allowed under the General Plan Update would be designed to the City's standards and would provide adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to meet the City's requirements to protect pedestrian safety. The installation of street trees and other potential impediments to adequate driver and pedestrian visibility in the public right-of-way would require review for sight distance and be designed to City standards and best practices to avoid obstructions. Pedestrian entrances separated from vehicular driveways would provide access from the adjacent streets. The General Plan Update has been developed with an emphasis on multi-modal street networks, which would improve compatibility between different transportations modes and between the transportation system and adjacent land uses. Policies that promote bicycle and pedestrian safety would help identify and address potential safety concerns.

As a result, the Certified EIR concluded that the General Plan Update would not substantially increase hazards due to a geometric design feature or incompatible use, and this impact is considered less than significant.

(d) Would the Project result in inadequate emergency access?

As discussed in the Certified EIR, the General Plan Update is presented at a programmatic level. Emergency accessibility is typically assessed at a project level. Project-level review required by the City includes site access review for emergency vehicles and traffic control plans that account for emergency vehicles. As stated above, future development under the General Plan Update would be compliant with the City's design guidelines that incorporate safety and emergency access needs, where applicable. The City's development review process would ensure that future development under the General Plan Update would be consistent with these policies and not hinder emergency access for individual sites. The Certified EIR concluded that for these reasons, the General Plan Update would not result in inadequate emergency access, and this impact is considered less than significant.

General Plan Update Policies that Address Transportation

Circulation

Guiding Policies

CIR-G-1 Provide a balanced transportation system of multimodal networks providing a broad range of travel options to make transportation convenient, comfortable, and safe for people of all abilities.

CIR G-2 Promote bicycling and walking, and support and improve connections to local and regional transit service.

CIR G-3 Manage the transportation network to minimize roadway congestion, while balancing traffic Level of Service (LOS) objectives with promoting reduction in vehicle miles traveled and considerations of community character and design.

CIR-G-4 Encourage the development of a multimodal freight transportation system that balances the need for effective and efficient transportation of goods with the health and wellbeing of the community.

Implementing Policies

CIR-P-1 Update the City's Bicycle Plan, identifying a citywide bicycle network of off-street bike paths, on-street bike lanes and bike streets. As part of the plan, consider bicycle lockers, secure bike parking, pavement condition, and access to transit, parks, and schools throughout the City. The update of the Bicycle Plan should strategically identify projects that will improve equity, the environment, reduce trips on the roadway system, and prioritize projects that align with primary local active transportation grant funding programs including Metro, SCAG, and Caltrans.

CIR-P-2 Develop a First Last Mile Plan to improve walking and biking connections to future and existing transportation hubs.

CIR-P-3 Establish bike hubs (centralized locations with convenient bike parking for trip destinations or transfer to other transportation modes) at key transit nodes or commercial nodes.CIR-P-8. Develop and implement street design standards on arterial corridors that are context sensitive to adjacent land uses or districts, and to all roadway users. Require large new developments and redevelopment projects to provide interconnected street networks with small blocks.

CIR-P-5 Work with the school district and private schools to improve pedestrian and bicycle routing and safety around schools. Focus pedestrian access to the elementary schools and bicycle and pedestrian access to the middle and high schools.

CIR-P-7 Create and update a Local Road Safety Plan (LRSP) which Caltrans offers grants to develop, create, and administer Vision Zero policies to prioritize safety of all roadway users.

CIR-P-10 Direct commuter traffic to move through the City primarily on arterial streets, and on collector streets as appropriate. Consider traffic calming strategies.

CIR-P-16 Work with Long Beach Transit to serve local neighborhoods and connect residences with shopping, employment, transit, and recreational opportunities.

CIR-P-17 Participate in and encourage collaboration among adjacent cities to provide a more reliable public transportation system the area.

CIR-P-18 Work with transit services to provide attractive and convenient bus stops, including shade/weather protection, seats, transit information, and trash receptacles.

CIR-P-19 Work with regional transit services to develop an on-demand transportation system that caters to senior populations and people with disabilities.

CIR-P-20 Evaluate and adjust transit routes to better connect disadvantaged communities with major transit hubs and key destinations such as parks, schools, and healthy food opportunities.

CIR-P-21 Work with transit providers in the City to implement public transportation improvements and enhance first-last mile connections at highly utilized transit stops.

CIR-P-22 Develop a transportation demand management (TDM) ordinance. A TDM ordinance would incorporate strategies appropriate for the local context and land use as different strategies are more effective at reducing employee commute trips, while others focus on reducing residential, shopping, or other discretionary trips. Strategies will generally focus on land use, parking, transit, and active transportation.

CIR-P-23 Pursue the implementation of TDM strategies through application of the City's Transportation Study Guidelines and compliance with Senate Bill 743 that seeks to reduce per capita VMT for residential, retail, and office trips.

CIR-P-24 Encourage local public agencies and employers to implement TDM policies that promote VMT reductions. The research in this area is regularly evolving and can help identify viable and defensible VMT reduction strategies.

CIR-P-25 Evaluate the potential for strategies that can reduce VMT such as citywide bike-sharing, promote car-sharing and other electrified modes as options to reduce traffic congestion.

CIR-P-26 Prioritize and identify disadvantaged community locations to develop sustainable mobility hubs that include car-sharing, bike-sharing and public EV charging infrastructure to minimize traffic and air quality effects.

CIR-P-28 Focus truck traffic onto appropriate arterial corridors in the City by clearly marking truck routes and posting appropriate signage to provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses.

While the City has identified truck routes (Fig 3-8), the designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses. Seeking community input around the issue and general observation of traffic patterns as online shopping and associated deliveries increase in the future will help in developing strategies to reduce use of non-designated corridors and limit disruption and potentially regulate truck movement.

CIR-P-29 Retain and strengthen ordinances restricting trucks from residential neighborhoods, using strategies such as time-of-day restrictions.

CIR-P-30 Develop curb management strategies to accommodate growing loading needs of on-demand food and goods delivery services.

Mitigation Measures

None required.

3.17.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

As previously discussed in the response to Checklist Question 3.11.2(b), the Modified Project would be consistent with Connect SoCal 2024. The Modified Project's strategies for mixed-use development allow multiple land uses to work together to reduce vehicle trip lengths. Connect SoCal is updated every four years and it is anticipated that the City will work with SCAG to update Connect SoCal so that the Modified Project would maintain consistency with Connect SoCal. CARB's 2016 Mobile Source Strategy recognizes that coordinated regional planning can improve California's land use patterns and transportation policy in a way that reduces transportation related emissions by reducing VMT growth.

The planned transportation network associated with the Modified Project is consistent with the City's General Plan Update Circulation Element, which includes street classifications, proposed bike facilities, and transit routes. As such, the Civic Center Specific Plan is consistent with programs, plans, ordinances and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Carson Street is a designated Class III (sharrows) bike route. The City's Master Plan of Bikeways proposes that the Class III bike route on Carson adjacent to the Project Site have pavement markings to indicate to indicate the travel lane that is to be shared among motorists and bicyclists. The City's Master Plan of Bikeways also identified three options for Avalon Boulevard adjacent to the Project Site: reduce Avalon Boulevard from six lanes to four lanes and add six-inch colored bike lanes with a four-foot buffer, add four-foot bike lanes, or add sharrows and wayfinding signage. The Modified Project would improve Carson Street adjacent to the Project Site with new paving. To ensure that the new paving and the roadway configurations of Carson Street and Avalon Boulevard would not preclude the bikeways proposed in the City's Master Plan of Bikeways, **Mitigation Measure TRA-1** shall be implemented.

The Modified Project would be consistent with Connect SoCal 2024 and the City's General Plan Update Circulation Element. Additionally, with implementation of **Mitigation Measure TRA-1**, the Modified Project would be consistent with the City's Master Plan of Bikeways. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option involves the same planned transportation network as the Modified Project. As with the Modified Project, the Entertainment Retail Option would be consistent with Connect SoCal 2024 and the City's General Plan Update Circulation Element. Additionally, with implementation of **Mitigation Measure TRA-1**, the Entertainment Retail Option would be consistent with the City's Master Plan of Bikeways. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?

The City currently evaluates VMT impacts of land use plans using the following thresholds of significance:

- A land use plan would be considered to result in a significant impact if the VMT rate for the land use plan would exceed 15 percent below the applicable baseline VMT rate (defined as the City of Carson per applicable service population).

This threshold was applied to evaluate the potential transportation impacts of the Modified Project. Since the project includes residential and non-residential land use, VMT per service population (i.e., residents plus jobs) was used as the analysis metric. Using the SCAG Activity-Based Model, citywide VMT outputs were prepared for an Existing and Existing Plus Project scenario. The land uses proposed for the Modified Project were included in the Existing Plus Project scenario. In addition, the Modified Project includes multiple strategies to reduce vehicle trips and VMT. These strategies include the following:

- Transportation Demand Management strategies
- Increased transit ridership and frequency via a new bus depot on the site
- Increased land use density
- Reduced residential parking requirements
- Pedestrian network improvements
- Integrating affordable housing
- Bicycle Parking

To account for these strategies in the Existing Plus Project scenario, off-model adjustments were prepared using guidance from the California Air Pollution Control Officers Association *Handbook for Analyzing Greenhouse Gas Emission Reductions Assessing Climate Vulnerabilities and Advancing Health and Equity: Designed for Local Governments, Communities, and Project Developers*. **Table 3-35** summarizes the daily citywide VMT per service population under Existing and Future Year 2050 conditions. The detailed VMT calculations are provided in Appendix C of this Addendum.

As shown in **Table 3-35**, existing citywide VMT per service population is currently 15.50, which exceeds the City's threshold of 13.17 (i.e., 15 percent below 15.50) per the City's guidelines. The Existing Plus Modified Project VMT per service population including the land uses associated with the Modified Project is forecasted to be 15.24. The Existing Plus Modified Project scenario VMT per service population is forecasted to improve compared to the existing citywide VMT per service population. However, the Modified Project is still forecasted to exceed the City's CEQA threshold of 13.17.

TABLE 3-35 : MODIFIED PROJECT VMT SUMMARY

Scenario	Total Home-Based Daily VMT	Total Work-Based Daily VMT	Total Daily VMT	Service Population /a/	VMT/Service Population
Existing Scenario					
Existing	1,543,781	947,055	2,490,836	160,708	15.50 /b/
Existing Plus Modified Project	1,532,293	936,792	2,469,084	162,037	15.24
Existing Plus Entertainment Retail Option	1,535,625	937,170	2,472,796	162,223	15.24
Future 2050 Scenario					
Future 2050 Without Modified Project	1,403,904	736,700	2,140,604	168,996	12.67 /c/
Future 2050 With Modified Project	1,400,594	745,455	2,146,049	170,325	12.60
Future 2050 With Entertainment Retail Option	1,403,640	745,756	2,149,396	170,511	12.61

Note: Daily VMT, service population, and VMT/service population are citywide.
/a/ Service population equals to the total of residents and employees.
/b/ Significant impact threshold is 15 percent below Existing scenario, which is equal to 13.17.
/c/ Significant impact threshold is 15 percent below Future Year 2050 Without Project, which is equal to 10.77.
SOURCE: Iteris, *Carson Civic Center Specific Plan – Draft CEQA Transportation Impact Analysis*, November 26, 2025, Appendix C.

Similarly, Future Year 2050 VMT per service population is forecast to be 12.67, which would also exceed the City's threshold of 10.77 for year 2050. Future Year 2050 with Modified Project VMT per service population is forecast to be 12.60. Although Future Year 2050 VMT per service population would improve compared to existing citywide VMT per service population, the Modified Project is still forecasted to exceed the City's CEQA threshold of 10.77 for Future Year 2050.

This significant impact is consistent with the significant and unavoidable impact identified for the General Plan Update in the Certified EIR and, thus, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The proposed retail, restaurant, and immersive entertainment uses associated with the entertainment retail center at the Hotel/Entertainment Retail Parcel would consist of a larger number of employees than the proposed hotel use from the Modified Project, resulting in a larger daily trip generation. All other uses on the project site would remain the same as the Modified Project. The immersive entertainment use has the potential to be a regional draw, resulting in longer trip distances. As shown in **Table 3-35**, the Existing Plus Entertainment Retail Option VMT per service population is forecasted to be 15.24, and the Future Year 2050 with Entertainment Retail Option VMT per service population is forecasted to be 12.61, both of which are similar to the Modified Project and would exceed the City's CEQA threshold of 13.17 for Existing year and 10.77 for Future Year 2050. Therefore, the Entertainment Retail Option is anticipated to result in a similar significant and unavoidable impact as the Modified Project and the General Plan Update analyzed in the Certified EIR. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Modified Project involves improvements and modifications to the transportation facilities within and adjacent to the Project Site. These improvements and modifications include removing Civic Center Drive and replace it with a New Street, removing or reconstructing the existing pedestrian bridge over Civic Center Drive, providing new paving along the Carson Street right-of-way, widening the sidewalk on the north side of Carson Street, providing new crosswalks at the Avalon Boulevard/Carson Street intersection, and providing a new mid-block crossing on Carson Street near the front entry of the new City Hall building. The New Street would continue to connect Desford Street to Carson Street, and the existing pedestrian bridge would be replaced with an east-west pedestrian pathway that would connect the proposed Jewel Plaza to the eastern end of the Project Site. The proposed improvements and modifications would make the Project Site and its adjacent area more pedestrian friendly and would improve pedestrian safety and mobility.

Any proposed roadway modifications would be designed to City and state engineering design standards to meet sight distance requirements, including visibility of pedestrians and bicyclists. Additionally, the Modified Project would not introduce incompatible uses that would increase hazards. The Modified Project design would be reviewed by the City's Community Development Department, which includes the Planning Division and Building and Safety Division, the Public Works Department, and LACFD during the plan review process to ensure all applicable requirements are met. Therefore, the Modified Project would not substantially increase hazards due to geometric design features or incompatible uses. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option involves the same planned transportation network as the Modified Project. As with the Modified Project, the proposed improvements and modifications to the transportation facilities within and adjacent to the Project Site would be designed to City and state engineering design standards to meet sight distance requirement. The Entertainment Retail Option would be reviewed by the City's Community Development Department, which includes the Planning Division and Building and Safety Division, the Public Works Department, and LACFD during the plan review process to ensure all applicable requirements are met. Additionally, the Entertainment Retail Option would not introduce incompatible uses that would increase hazards. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project result in inadequate emergency access?

The Modified Project would be designed to allow adequate emergency access to the Project Site in accordance with the City's driveway standards and LACFD requirements. Additionally, the proposed driveways would be designed to meet the minimum width and turning dimensions as required by the LACFD. Construction of the Modified Project may involve temporary lane closures; however, emergency vehicles would still be able to travel along these roadways and access to all surrounding properties would be maintained.

As previously discussed in the response to Checklist Question 3.9.2(f), during operations of the Modified Project, special events on Carson Street between Avalon Boulevard and Bonita Street/Civic Plaza Drive may involve this segment of the street to temporarily close, which would block access to the mobile home community, child development center, and medical offices and urgent care on the south side of Carson Street. It is the policy of the City's Public Works Department that street and lane closures are not longer than 72 hours. To ensure that all properties along Carson Street are

accessible in the event of an emergency, the Sheriff's Station, City's Transportation Division, and Fire Department would review the street and lane closures requests and ensure that street closures for special events would not interfere with emergency access on the Project Site and in the surrounding area. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option.

As with the Modified Project, the Entertainment Retail Option would be designed to allow adequate emergency access to the Project Site in accordance with the City's driveway standards and LACFD requirements. Emergency vehicles would still be able to travel along adjacent roadways and access all surrounding properties should temporary lane closures occur during construction. Although special events may involve temporary closure of Carson Street between Avalon Boulevard and Bonita Street during operations of the Entertainment Retail Option, the temporary street closures would be reviewed by the Sheriff's Station, City's Transportation Division, and Fire Department to ensure that temporary street closures for special events would not interfere with emergency access on the Project Site and in the surrounding area. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Mitigation Measures

TRA-1 The paving and configuration of Carson Street and Avalon Boulevard shall account for the planned bikeways in the City's Master Plan of Bikeways. As identified in the Master Plan of Bikeways, type B sharrows (i.e., pavement markings to specify the sharrows) are planned along Carson Street between Avalon Boulevard and I-405. The Master Plan of Bikeways identified three options for Avalon Boulevard between the I-405 southbound ramps and Carson Street:

- Option 1: Road diet to 4 lanes; add 6 inch colored bike lanes with 4-foot buffer.
- Option 2: Add 4-foot bike lanes.
- Option 3: Add sharrows and wayfinding signage.

3.17.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what was identified in the Certified EIR.

3.17.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.17.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.17.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.18 TRIBAL CULTURAL RESOURCES

Issues (and supporting Information Sources)	Impact Determination in Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is::					
(a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less Than Significant With Mitigation	No	No	No	No
(b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Less Than Significant With Mitigation	No	No	No	No

3.18.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, please, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

(b) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, please, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

As discussed in the Certified EIR, future development proposals initiated under the General Plan Update that include ground-disturbance activities (e.g., excavation, trenching, boring, grading, drilling, demolition, clearing/grubbing, etc.) have the potential to cause a substantial adverse change to tribal cultural resources as defined by PRC Section 21074. Specifically, anticipated development in the Planning Area would occur through infill development on vacant property, and

through redevelopment or revitalization of underutilized properties, which could result in damage to tribal cultural resources as a result of construction-related ground disturbance. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of tribal cultural resources buried below the ground surface. Future development that results in changes to the setting through incompatible adjacent construction or facilitates public access to culturally significant sites could result in additional impacts to tribal cultural resources. Future development that does not require ground-disturbing activities would cause no impacts on tribal cultural resources. The Native American Heritage Commission (NAHC) Sacred Land File (SLF) search for the City yielded negative results. The City submitted notification and request to consult letters to five Native American individuals and organizations on March 29, 2021, pursuant to AB 52 and to seven Native American individuals and organizations on March 29, 2021, pursuant to SB 18. On April 5, 2021, the City received a letter from Chairman Salas of the Gabrieleño Band requesting consultation. The City set up a consultation call for October 7, 2021. However, the Gabrieleño Band reached out to the City via email prior to the meeting and indicated that since the Project is a General Plan Update with no ground disturbance proposed, they do not need to consult. To date, no other responses from the Native American community have been received as part of the AB 52 nor SB 18 tribal consultation effort.

In summary, no tribal cultural resources were identified within or adjacent to the Planning Area. However, there are unevaluated prehistoric resources within the Planning Area that could be potential tribal cultural resources and given the historic occupation of the Planning Area, it is possible that future development within the Planning Area may result in the identification of unrecorded tribal cultural resources. Future projects would be required to comply with the provisions of SB 18 and AB 52 to incorporate tribal consultation into the CEQA process to ensure that tribal cultural resources are properly identified and that mitigation measures are identified to reduce impacts on these resources. The Certified EIR concluded that the General Plan Update policies listed below would help address impacts to tribal cultural resources by requiring project-specific tribal consultation and the preparation of an assessment for the potential to encounter tribal cultural resources. Adherence to existing regulations and General Plan Update policies would ensure that the General Plan Update's impact with respect to tribal cultural resources would be less than significant.

General Plan Update Policies that Address Tribal Cultural Resources

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-6 Identify, protect, and preserve important archaeological, paleontological, tribal, and historic resources for their aesthetic, scientific, educational, and cultural values.

OSEC-G-8 Recognize the Tribal Nations who first lived in the Carson area and preserve their identity, culture, and artifacts. Consistent with state law, consult with local Tribal Nations and the Native American Heritage Commission to protect tribal cultural resources including sites, features, places, cultural landscapes, sacred places, or objects with cultural value to the tribes that is on or eligible for inclusion in the California Register of Historic Resources or a local historic register.

Implementing Policies

OSEC-P-9 For development and redevelopment proposals in archaeologically-or culturally-sensitive areas of Carson, require an assessment of the potential presence of archaeological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the South Central

Coastal Information Center (SCCIC). As warranted by the results of the assessment, require additional studies to identify and address project-specific impacts on archaeological and tribal cultural resources.

OSEC-P-11 Proactively coordinate with the area's native tribes in the review and protection of any tribal cultural resources discovered at development sites.

Mitigation Measures

None required.

3.18.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, please, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

(b) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, please, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

As discussed in the response to Checklist Question 3.5.2(a), the Project Site is not listed or eligible for listing in the California Register of Historical Resources. The City does not have a local register of historical resources. To date, no significant tribal cultural resources have been identified on the Project Site.

A record search of the NAHC SLF for the Modified Project was conducted.[43] Results of the records search were negative. Although no known tribal cultural resources have been previously discovered on the Project Site, it is possible that tribal cultural resources could be discovered during ground disturbing activities. The Modified Project would continue to comply with **Mitigation Measure MM CUL-2** from the Certified EIR, which requires the preparation of an archaeological resource assessment. The City would incorporate the study recommendations as Modified Project conditions of approval to ensure that impacts on archaeological and/or tribal cultural resources are mitigated to the maximum extent possible. Additionally, the Modified Project would comply with the General Plan Update's Guiding and Implementing Policies as they relate to tribal cultural resources (listed above), which includes consulting with the local Tribal Nations and NAHC to protect tribal cultural resources, conducting an assessment of the potential presence of archaeological and tribal cultural resources, and proactively coordinating with the area's native tribes in the review and protection of any tribal cultural resources discovered at development sites. Thus, the Modified Project would not

[43]Native American Heritage Commission, Sacred Lands File record search result letter *Re: Tribal Consultation Under CEQA, Carson Civic Center Specific Plan Project, Los Angeles County*, September 8, 2025.

cause a substantial adverse change in the significance of a tribal cultural resource, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would occur on the same site and involve the same types of ground disturbing activities as the Modified Project. Although results of the NAHC SLF record search were negative, it is possible that tribal cultural resources could be discovered during ground disturbing activities. The Entertainment Retail Option would continue to comply with **Mitigation Measure MM CUL-2** from the Certified EIR. Additionally, the Entertainment Retail Option would comply with the General Plan Update's Guiding and Implementing Policies as they relate to tribal cultural resources (listed above). Therefore, the Entertainment Retail Option would not cause a substantial adverse change in the significance of a tribal cultural resource. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.18.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.18.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.18.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

The Modified Project and its Entertainment Retail Option would implement **Mitigation Measure MM CUL-2** from the Certified EIR.

3.18.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.19 UTILITIES AND SERVICE SYSTEMS

Issues (and supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
UTILITIES AND SERVICE SYSTEMS. Would the project:					
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant	No	No	No	No
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant	No	No	No	No
(c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant	No	No	No	No
(d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant	No	No	No	No
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant	No	No	No	No

3.19.1 IMPACT DETERMINATION IN THE EIR

(a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction of which could cause significant environment effects?

Construction of Water Treatment Facilities. As discussed in the Certified EIR, the Metropolitan Water District (MWD) treats the surface water provided to the West Basin Municipal Water District (WBMWD) and Central Basin Municipal Water District (CBMWD) at the F.E. Weymouth treatment plant located in La Verne. The facility has a capacity of 520 million gallons per day (mgd) and is currently treating an average of 224 mgd. Growth anticipated under the General Plan Update is expected to result in an increase of approximately 6.8 mgd of water over existing conditions. With an excess treatment capacity of 296 mgd, the F.E. Weymouth has sufficient remaining capacity to treat the full increase in water attributable to growth anticipated under the General Plan Update. Additionally, policies in the General Plan Update aim to conserve water through public education programs and the promotion of water conserving devices and practices in both new construction and major alterations, as well as additions to existing buildings. Such policies would help to reduce the demand on existing water treatment infrastructure and allow for meaningful consideration of

potential impacts of any future decisions regarding the provision of new infrastructure. The Certified EIR concluded that for these reasons, growth under the General Plan Update would not require or result in the relocation or construction of new or expanded water treatment facilities, and this impact would be less than significant.

Construction of Wastewater Treatment Facilities. As discussed in the Certified EIR, wastewater generated in the City is treated at the Joint Water Pollution Control Plant, which is located in Carson and operated by the LACSD. The facility has sufficient remaining capacity to treat the full increase in sewage attributable to growth anticipated under the General Plan Update. Additionally, policies in the General Plan Update aim to conserve water by curbing demand for domestic and commercial purposes and promoting water conservation strategies, thus reducing demand for water, and in turn, the generation of wastewater. Therefore, the Certified EIR concluded that growth under the General Plan Update would not require or result in the relocation or construction of new or expanded water treatment facilities, and this impact would be less than significant.

Construction of Storm Drainage Facilities. As discussed in the Certified EIR, the Los Angeles County Flood Control District (LACFCD) owns and maintains all major flood control channels. In addition, a majority of the storm drain system within the City was formally transferred through resolution to LACFCD, which maintains complete ownership and maintenance of the system. However, storm water quality is the responsibility of the City.

Storm water runoff may mobilize pollutants (e.g., trash, oil, etc.) and sediments, which contribute to pollution in rivers, lakes, and the ocean. Conversely, storm water runoff can be seen as a resource for recharging groundwater supplies. The state regulates storm water discharges through the NPDES program. The NPDES program was established to ensure storm water is used as a resource, while reducing any harmful pollutants to the greatest extent possible to maintain the beneficial uses of our rivers, lakes and ocean.

The RWQCBs have adopted NPDES permits to regulate storm water for municipalities. Under that permit is the Municipal Storm Water Program, which regulates storm water discharges from MS4s throughout California. An MS4 is defined as a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, human-made channels, or storm drains) owned or operated by a local agency. In this area, the Los Angeles RWQCB holds the NPDES permit and Los Angeles County holds the MS4 permit.

The City is a co-permittee under the County's MS4 permit. The County's MS4 permit was last amended in November 2016. The permit details discharge prohibitions (i.e., monitoring and reporting, watershed management programs, control measures, and total maximum daily loads). In addition, the City has joined the Dominguez Channel Watershed Management Group, which was developed to implement the NPDES requirements on a watershed scale.

A key provision of these regulations requires that the initial (or "first flush") storm water runoff is detained and treated on-site prior to entering the County's storm drain system. First flush is the initial surface runoff during a storm event that typically contain higher concentrations of pollutants compared to the remainder of the storm. Specifically, the County requires that projects mitigate the first three-quarter inch of rainfall for each storm event and be designed to minimize the introduction of pollutants from the site runoff into the storm water conveyance system. Any new development and/or significant redevelopment in the City would be subject to these requirements. From a storm drain infrastructure perspective, these regulations restrict increases in storm water runoff from any new development and/or significant redevelopment. Therefore, existing storm drain conveyance systems would likely not require upsizing, regardless of changes to land use types. Should new storm drain conveyance infrastructure be required, construction of those facilities could result in adverse environmental effects. As all new storm drain conveyance infrastructure could be provided

within and immediately surrounding the Planning Area, the potential impacts of these improvements are considered throughout the technical sections of the Certified EIR. In addition, future facilities would be required to comply with the City's requirements for construction projects, including but not limited to, grading permits and encroachment permits. Therefore, the Certified EIR concluded that storm water generated by development allowed under the General Plan Update would not result in additional impacts related to the provision of storm drain infrastructure, and this impact would be less than significant.

Construction of Electrical Facilities. As discussed in the Certified EIR, it is possible that development proposed under the General Plan Update could result in the provision of new electrical power facilities, including new or upgraded substations and/or transmission lines. However, all new development would be subject to the CALGreen code, which establishes mandatory energy efficiency measures for new residential and non-residential buildings. Compliance with current CALGreen requirements and General Plan Update policies that promote renewable energy generation and energy efficiency would ensure that new development associated with the implementation of the General Plan Update would be energy efficient, thus, reducing the need for new electrical power infrastructure. Should upgrades to new facilities be required, construction of those facilities could result in adverse environmental effects. As all new electrical power infrastructure could be provided within and immediately surrounding the Planning Area, the potential impacts of these improvements are considered throughout the technical sections of the Certified EIR. In addition, future facilities would be required to comply with the City's requirements for construction projects, including but not limited to, grading permits and encroachment permits. Therefore, the Certified EIR concluded that project-related electricity demand would not result in additional impacts related to the provision of electrical power infrastructure, and this impact would be less than significant.

Construction of Natural Gas Facilities. As discussed in the Certified EIR, it is possible that development proposed under the General Plan Update could result in the provision of new natural gas facilities, including new and/or upgraded pipelines. SoCalGas projects that total gas demand in its service area would decline at an annual rate of one percent from 2020–2035 due to modest economic growth and CPUC-mandated energy efficiency standards and projects. Additionally, all new development would be subject to energy efficiency standards contained in the CALGreen code, thus, reducing the need for new natural gas infrastructure. Should upgrades be required, construction of those facilities could result in adverse environmental effects. As all new natural gas infrastructure could be provided within and immediately surrounding the Planning Area, the potential impacts of these improvements are considered throughout the technical sections of the Certified EIR. In addition, future facilities would be required to comply with the City's requirements for construction projects, including but not limited to, grading permits and encroachment permits. Therefore, the Certified EIR concluded that project-related natural gas demand would not result in additional impacts related to the provision of natural gas infrastructure, and this impact would be less than significant.

Construction of Telecommunications Facilities. As discussed in the Certified EIR, it is possible that development proposed under the General Plan could result in the provision of new telecommunication facilities. Should upgrades to telecommunication infrastructure be required, construction of those facilities could result in adverse environmental effects. As all new telecommunication infrastructure could be provided within and immediately surrounding the Planning Area, the potential impacts of these improvements are considered throughout the technical sections of the Certified EIR. In addition, future facilities would be required to comply with the City's requirements for construction projects, including but not limited to, grading permits and encroachment permits. Therefore, project related demand for new telecommunications services would not result in additional impacts related to the provision of telecommunication infrastructure, and this impact would be less than significant.

(b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

As discussed in the Certified EIR, the City is served by two water service providers, Cal Water and Golden State Water (GSW). Cal Water Dominguez District serves most of the City through a combination of local groundwater and surface water purchased from MWD. The anticipated water demand changes rely on per capita water consumption. As presented in Cal Water's 2020 Urban Water Management Plan, the Cal Water Dominguez District service area is currently using 157 gallons of water per capita per day (GPCD).

GSW serves the northwest corner of the City and also provides its customers with a combination of local groundwater and surface water purchased from the MWD. As presented in GSW's 2020 Urban Water Management Plan (UWMP), the service population was 278,787 in the year 2020. With a demand for potable and non-potable water in the year 2020 of 26,228 acre-feet (AF) per year, or 23,414,849 gallons per day (gpd), the GSW service area is currently using 84 gallons of water per GPCD.

Cal Water serves the majority of the City and has a higher per capita water use estimate than GSW. Therefore, based on estimated population increase of 43,600 residents due to implementation of the General Plan Update and a water use rate of 157 GPCD, water demand within the Planning Area would increase by approximately 6.8 mgd.

As stated in the 2020 UWMP for Cal Water, purchased water is 100 percent reliable and would make up the differences between demand and other projected supplies (groundwater and recycled water). As a result, Cal Water has adequate supplies to meet demand under normal, single dry year, and five consecutive dry year conditions through the year 2045, which is five years beyond the horizon year of the General Plan Update in 2040. In addition, as stated in the GSW 2020 UWMP, GSW also has reliable supplies to meet demand under normal, single dry year, and five consecutive dry year conditions through the year 2045. While it is expected that there will be sufficient water supplies available to serve the developments associated with the General Plan Update from existing entitlements and resources, growth under the update was not specifically accounted for in the UWMP for each local water provider. However, as UWMPs are based on adopted land use forecasts and plans, Cal Water and GSW would be required to account for this growth during the next UWMP update cycle in 2025, and thus, they would have sufficient time to account for future development in the City in their planning process prior to the General Plan Update's horizon year of 2040.

Individual development proposals that meet the definition of a project under CEQA would be required to address water supply as part of the CEQA process, and for qualifying projects, a water supply assessment (WSA) would be required pursuant to SB 610 for inclusion in the project's CEQA analysis. The WSA discerns whether the expected demand from the development being proposed has been accounted for in the forecasted demands in the most recent UWMP. A Written Verification of Supply per SB 221 is prepared as a condition of approval for a subdivision map of 500 units or more. Considered a fail-safe mechanism to provide sufficient evidence that adequate water supplies are available before construction begins, the Written Verification of Supply is also prepared/adopted by the water supplier and approved by the land use authority. Depending on the project, one or both of these analyses may be required.

The City is taking several steps to decrease its reliance on imported water and overall water demand. For example, the City partners with the WBMWD to encourage residents to conserve water through programs such as the Water for Tomorrow Program, which seeks to protect the district's existing water supply as well as diversify and augment its sources. The City also requires

projects to comply with CARSONSCAPE, the City's MWELO, which promotes the values and benefits of landscaping practices that integrate conservation and efficient use of water through planning, design, installation, maintenance, and management of water-efficient landscapes in new construction and rehabilitated projects.

Water providers in the City, such as Cal Water, promote water conservation through rebates, conservation kits (which include high-efficiency showerheads, hose nozzles, faucet aerators, and toilet leak tablets), the Smart Landscape Tune-Up Program, and the H_2O Challenge educational program. Furthermore, all new developments would also be subject to water conservation standards contained in the CALGreen code. Compliance with current CALGreen requirements would ensure that new development associated with the implementation of the General Plan Update would establish water conservation features. Equally important, implementation of policies in the General Plan Update would reduce the overall existing and future water usage in the City by curbing demand for domestic and commercial purposes and promoting water conservation strategies. Policies also seek to ensure the long-term quality and maintenance of water supplies by requiring the City to work with Cal Water, GSW and MWD to ensure adequate availability of water to meet future needs. Finally, in the event of a water shortage, Cal Water and GSW would rely on their Water Shortage Contingency Plans (WSCP), which are to be engaged in the case of a water shortage event, such as a drought or supply interruption. The WSCPs for both Cal Water and GSW include six levels to address shortage conditions ranging from up to 10 percent to greater than 50 percent shortage, identifies a suite of demand mitigation measures to implement at each level, and identifies procedures to annually assess whether or not a water shortage is likely to occur in the coming year.

The Certified EIR concluded that for these reasons, sufficient water supply would be available to serve future development allowed under the General Plan Update during normal, dry, and multiple dry years. Therefore, the impact with respect to water supply would be less than significant.

(c) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

As discussed in the Certified EIR, growth anticipated under the General Plan Update would generate additional wastewater. It is estimated that about 90 percent of the per capita water consumption becomes wastewater flows. As a result, it is estimated that growth anticipated under the General Plan Update would result in an increase of approximately 6.1 mgd (i.e., expected water use times wastewater generation factor) of wastewater over existing conditions.

Wastewater generated in the City is treated at the Joint Water Pollution Control Plant, which is located in Carson and operated by the LACSD. The plant has a design capacity of 400 mgd and currently treats an average of 260 mgd. Based on current treatment levels at the Joint Water Pollution Control Plant and the design capacity, the facility has sufficient remaining capacity to treat the full increase in sewage attributable to growth anticipated under the General Plan.

Additionally, policies in the General Plan Update aim to conserve water by curbing demand for domestic and commercial purposes and promoting water conservation strategies, thus reducing demand for water, and in turn, the generation of wastewater. Furthermore, current regulations would not allow development without adequate utility capacity, including wastewater treatment capacity. Potential future development projects would be reviewed by the City and LACSD to determine that sufficient capacity exists to serve the development.

The Certified EIR concluded that for the reasons stated above, adequate wastewater treatment capacity would exist to treat growth anticipated under the General Plan Update in addition to

LACSD's existing commitments. Therefore, the impact with respect to wastewater treatment capacity would be less than significant.

(d) Would the Project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

As discussed in the Certified EIR, the City receives refuse pickup and disposal service from Waste Resources and EDCO Disposal and Waste Management Services. Once collected from areas within the City, the majority of refuse (88 percent) is delivered to H.M Holloway Inc., El Sobrante, and Chiquita Canyon landfills. According to CalRecycle, the H.M. Holloway Inc. Landfill has a remaining capacity of approximately seven million tons, and is expected to remain in operation until 2030, the El Sobrante Landfill has a remaining capacity of about 144 million tons, and it is expected to remain in operation until 2051, and the Chiquita Canyon Sanitary landfill has a remaining capacity of 60 million tons and is expected to remain in operation until 2047.

In 2019, the most recent year data was available, Carson disposed of about 14.1 pounds per resident per day (PPD) of waste to landfills. Although the annual per capital disposal rate has been increasing since 2014, both the per resident and per employee disposal rates are less than their respective targets calculated by CalRecycle (19.3 and 37.3, respectively, as of June 2021). Using a PPD disposal rate of 14.1 and a projected increase in population of 43,600, it is estimated that a total increase of 614,760 PPD or 112,194 tons per year would be disposed of at buildout of the General Plan Update. Therefore, although the H.M. Holloway Inc. Landfill is expected to remain open until 2030 and would close prior to the anticipated buildout of the General Plan Update, solid waste generated under the update would reasonably be within the capacity of other facilities serving the City. For example, the 112,194 tons per day generated by the increase in population under the General Plan Update represents 0.1 and 0.2 percent of remaining capacity of the El Sobrante and Chiquita Canyon landfills, respectively.

As indicated above, the LACPWD prepares and administers the Countywide Integrated Waste Management Plan (IWMP). For the current planning period from 2017 to 2032, the IWMP Annual Report estimates that a shortfall in permitted solid waste disposal capacity is not anticipated for the County. The IWMP also states that the cumulative need at the County level for Class III landfill disposal capacity, approximately 126.4 million tons in 2032, will not exceed the 2017 remaining permitted Class III landfill capacity of 167.6 million tons.

Given the remaining capacity at currently landfills serving the City and the County's ability to meet its disposal targets, meeting the collection, transfer, recycling, and disposal needs of the General Plan Update would not result in adverse impacts on landfill facilities. It is also likely that changes in regulations will occur that will decrease the need for landfill capacity through new recycling measures (e.g., conversion technology facilities, material recovery facilities, waste resource projects). Compliance with solid waste regulations and General Plan Update policies that promote recycling would further address potential impacts.

The Certified EIR concluded that for the reasons stated above, growth anticipated under the General Plan Update would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, the impact with respect to solid waste disposal capacity would be less than significant.

(e) Would the Project comply with federal, state and local management and reduction statutes and regulations related to solid waste?

As discussed in the Certified EIR, AB 939 mandated that California generates a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. AB 341, adopted in 2012, requires that commercial enterprises that generate four cubic yards or more of solid waste and multi-family housing complexes of five units or more weekly participate in recycling programs in order to meet California's goal to recycle 75 percent of its solid waste by 2020. SB 1383, adopted in 2016, establishes goals of 50 percent organics waste reduction by 2020 and 75 percent reduction by 2025.

Development under the General Plan Update would be required to comply with federal, state, and local statutes and regulations related to solid waste. Furthermore, the policies provided in the General Plan Update require the City to expand educational outreach about solid waste reduction and recycling programs and to divert 75 percent (or more) of waste from landfills by 2022 and maintain a diversion rate of 75 percent or greater through 2040. For these reasons, growth anticipated under the General Plan Update would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, the Certified EIR concluded that the impact with respect to solid waste regulations would be less than significant.

General Plan Update Policies that Address Utilities and Service Systems

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-10 Provide for utilities and infrastructure to deliver safe, reliable services for current and future residents and businesses.

OSEC-G-12 Promote water conservation strategies in the community by increasing awareness and expanding access to programs.

OSEC-G-13 Encourage integration of water conservation measures for both existing and new development and promote utilization of recycled water for appropriate uses.

OSEC-G-14 Promote sustainable energy generation practices to support energy security that is resilient to blackouts and other climate or anthropogenic disasters.

OSEC-G-15 Implement programs and work with jurisdictional partners to increase sustainable energy production and energy security.

OSEC-G-16 Reduce the generation of solid waste, including hazardous waste, and promote recycling of materials to reduce waste accumulation slow in local and regional landfills.

OSEC-G-25 Demonstrate leadership by reducing the use of energy and fossil fuel consumption in municipal operations, including transportation, waste and water reduction, recycling, and by promoting efficient building design and use.

Implementing Policies

OSEC-P-23 Safely manage the water supply and services, wastewater, sewer, recycled water, and storm drain infrastructure in a manner that provides for future growth of the City.

OSEC-P-24 Prepare an updated Sewer System Management Plan that meets Statewide General Waste Discharge Requirements and qualifies as a Monitoring and Reporting Program

for sanitary sewer systems. Conduct audits every three years and update the plan every five years or as necessary.

OSEC-P-25 Through partnership with the Los Angeles County Sanitation Districts, promote utilization of recycled water created under the RRWP for non-potable water needs.

OSEC-P-26 Work with California Water Service Company, Golden State Water Company, and Metropolitan Water District to ensure adequate availability of water to meet future needs.

OSEC-P-27 Promote education for residents and businesses on the benefits of conserving water and explore incentives for lowering water usage.

OSEC-P-28 Establish guidelines and standards for water conservation and actively promote the use of water-conserving devices and practices in both new construction and major alterations as well as additions to existing buildings. Strategies include:

- Requiring water-conserving design and equipment in new construction
- Encouraging retrofitting with water-conserving devices
- Requiring Low Impact Development principles and guidelines during site design
- Promoting the use of greywater in large developments for non-potable water uses

OSEC-P-29 Promote renewable energy generation and storage to decrease reliance on outside sources and minimize impacts from blackouts.

OSEC-P-30 Continue to work toward reducing solid waste, increasing recycling, and complying with the Los Angeles County Integrated Waste Management Plan.

OSEC-P-31 Expand educational outreach about solid waste reduction and recycling programs and work to provide programs and informational materials in multiple languages.

OSEC-P-32 Further the City's goals to promote recycling, composting, and source reduction services for residential and commercial uses to divert 75% (or more) of waste from landfills by 2022 and maintain diversion at 75% or greater through 2040. See Assembly Bill No. 341 for additional information regarding waste diversion.

OSEC-P-41 Encourage efficient, clean energy and fuel use through collaborative programs, award programs, and incentives, while also removing barriers to the expansion of alternative fuel facilities and infrastructure.

OSEC-P-51 Use the CAP as the City's primary strategy to reduce GHG emissions, including strategies related to land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.

OSEC-P-57 Facilitate energy efficiency in building regulations, providing flexibility to achieve specified energy performance levels and requiring energy efficiency measures as appropriate.

OSEC-P-58 Support sustainability measures to reduce and conserve municipal and private energy uses, especially from commercial and industrial uses which consume 78 percent of the City's total electric usage.

OSEC-P-59 Coordinate with the business and industrial community to encourage energy efficiency in the City's largest energy users while supporting economic growth objectives.

Open Space and Environmental Conservation

Guiding Policies

OSEC-G-16 Reduce the generation of solid waste, including hazardous waste, and promote recycling of materials to reduce waste accumulation in local and regional landfills.

Mitigation Measures

None required.

3.19.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction of which could cause significant environment effects?

Construction of Local Water Distribution Infrastructure – Domestic Water. The Project Site is served by a variety of water lines ranging from 6 to 10 inches in diameter. The size of the nearest domestic water main to the proposed land uses associated with the Modified Project are shown in **Table 3-36**, along with the water main sizing criteria for domestic water flow (i.e., the maximum amount of domestic water flow that a water main can accommodate based on the size of the water main). The sizing criteria was obtained from the Los Angeles Department of Water and Power. **Table 3-36** also presents the estimated increase in water demand for the proposed land uses associated with the Modified Project. Water demand for the existing City Hall and Community/Event Center are not expected to change and, thus, are not presented in the table below. As shown in **Table 3-36**, the water distribution mains surrounding the Project Site are anticipated to have the capacity to accommodate the increased domestic water demand associated with the Modified Project and, thus, the construction of upgraded domestic water distribution main would not be necessary. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-36: ESTIMATED WATER DEMAND FOR WATER DISTRUBTION MAINS – MODIFIED PROJECT

Proposed Land Use	Modified Project Water Demand (gpd)	Modified Project Water Demand (gpm)	Size of Nearest Existing Water Distribution Main	Domestic Water Sizing Criteria for Water Main (gpm) /a/	Water Demand Exceed Sizing Criteria?
New City Hall (including retail and restaurants)	40,900	28.4	8 inches	1,500	No
Performing Arts Center	15,500	10.8	8 inches	1,500	No
Hotel (including retail and restaurants)	57,000	39.6	10 inches	2,500	No
Hotel Amenity Deck	42,000	29.2	10 inches	2,500	No
Interactive Museum	8,750	6.1	6 inches	700	No
Mixed-Use Housing	25,340	17.6	6 inches	700	No

gpd = gallons per day; gpm = gallons per minute
Note: Future water demand was estimated using the projected sewer generation factor with a one to one conversion factor.
/a/ Sizing criteria is the maximum amount of domestic water flow that the water main can accommodate based on the size of the water main.
SOURCE: California Water Service, *2020 Urban Water Management Plan: Dominguez District*, June 2021; Los Angeles Department of Water and Power, *Application for Water Pressure – Flow Report*, July 2023; KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Construction of Local Water Distribution Infrastructure – Fire Water. The fire flow requirements associated with the proposed land uses associated with the Modified Project are presented in **Table 3-37** along with the water main sizing criteria for fire flow (i.e., the maximum amount of fire water flow that a water main can accommodate based on the size of the water main). The sizing criteria was obtained from the Los Angeles Department of Water and Power. Minimum fire flow requirements are based on California Fire Code Appendix B, Section B105. To provide a conservative analysis, the structures associated with the Modified Project are assumed to be of type IIIA construction. Existing buildings that are proposed to remain were assumed to have appropriate fire water protection and were excluded from this analysis. As presented in the table, the 6-inch water distribution main closes to the proposed mixed-use housing development may require to be upsized to at least 8 inches to support the increased fire flow requirement generated by the proposed mixed-use housing development. Fire flow requirements may be reduced if the actual construction type is classified as type IA or IB. The adequacy of the water distribution main to support adequate fire water flow would be verified during the design process of the proposed developments. Upsizing the water distribution main is not expected to cause significant environmental effects since this utility upgrade would be part of the construction activities associated with the Modified Project, which has been considered throughout this addendum. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-37: ESTIMATED FIRE FLOW REQUIREMENTS FOR WATER DISTRIBUTION MAINS – MODIFIED PROJECT

Proposed Land Use	Minimum Fire Flow Required by Land Use (gpm)	Size of Nearest Existing Water Distribution Main	Fire Flow Sizing Criteria for Water Main (gpm) /a/	Fire Flow Requirement Exceed Sizing Criteria?
New City Hall (including retail and restaurants)	1,500	8 inches	2,500	No
Performing Arts Center	1,250	8 inches	2,500	No
Hotel (including retail and restaurants) /a/	1,500	10 inches	5,000	No
Hotel Amenity Deck	1,250	10 inches	5,000	No
Interactive Museum	1,000	6 inches	1,400	No
Mixed-Use Housing /b/	1,500	6 inches	1,400	Yes
Subterranean Parking	1,500	12 inches	>5,000	No

gpm = gallons per minute
Note: Construction type IIIA was assumed to provide a conservative analysis.
/a/ Sizing criteria is the maximum amount of domestic water flow that the water main can accommodate based on the size of the water main.
/b/ Type R occupancy.
SOURCE: California Water Service, *2020 Urban Water Management Plan: Dominguez District*, June 2021; Los Angeles Department of Water and Power, *Application for Water Pressure – Flow Report*, July 2023; KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Construction of Water Treatment Facilities. As discussed in the Certified EIR, the F.E. Weymouth treatment facility has a capacity of 520 mgd and is currently treating an average of 224 mgd of water, which leaves an available capacity of 296 mgd. The Modified Project would increase water demand by approximately 189,490 gpd. The F.E. Weymouth water treatment facility would have sufficient available remaining capacity to treat the water associated with the Modified Project in addition to existing commitments. Additionally, the Modified Project would be required to implement the General Plan Update policies that aim to conserve water through public education programs and the promotion of water conserving devices and practices in new construction. Such policies would help to reduce the demand on existing water treatment infrastructure and allow for meaningful consideration of potential impacts of any future decisions regarding the provision of new infrastructure. Thus, the Modified Project would not require or result in the relocation or construction of new or expanded water treatment facilities, the construction of which could cause significant environment effects. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Local Sewer Infrastructure. The ownership of the sewer infrastructure in the City is split between the Los Angeles County Sanitation Districts (LACSD), who maintains the trunk lines, and the Los Angeles County Department of Public Works (LADPW) Consolidated Sewer Maintenance District, who owns the rest of the public mains.

The Project Site is adjacent to three sewer pipes:

- SS1: A 15-inch LACSD vitrified clay pipe (VCP) trunk line along Avalon Boulevard flowing north and turning west on East 213rd Street.
- SS2: A 12-inch LACSD VCP trunk line flowing west along Carson Street and typing into SS1 at the Avalon Boulevard/Carson Street intersection.
- SS3: An 8-inch LADPW VCP main running along Desford Street to the north, flowing west towards Avalon Boulevard, where it joins into SS1.

SS2 and SS3 are tributaries to SS1. Thus, any new development tying into SS2 and SS3 would also affect SS1.

LACSD provides flow monitoring data for SS1 and SS2. LACSD load factors were used to estimate existing sewage flow in SS3 since flow monitoring data for SS3 could not be obtained from LADPW. **Table 3-38** presents the existing capacities for the sewer pipes serving the Project Site. Per the Los Angeles County Land Development Division Sewer Capacity Memo, pipes smaller than 15 inches in diameter are considered to be at maximum capacity when the pipes are 50 percent full. Since the pipe diameter for SS2 is 12 inches in diameter and is 57.1 percent full, this sewer pipe at full capacity under existing conditions.

TABLE 3-38: EXISTING SEWER PIPE CAPACITIES

Pipe ID	Pipe Diameter (inches)	Slope (percentage)	Maximum Capacity (cubic feet per second)	Last Measured/Estimated Flow (cubic feet per second) /a/	Percent Full
SS1	15	0.10	2.2	0.92	47.0
SS2	12	0.10	1.1	0.70	57.1
SS3	8	0.32	0.34	0.15	31.9

/a/ Maximum capacity and existing flow data for SS1 and SS2 were lasted recorded on September 14, 2015. SS3 flow were estimated using LACSD load factors.
SOURCE: KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Using the LACSD sewer loading factors, sewer generation by the proposed land uses associated with the Modified Project was estimated. **Table 3-39** presents the estimated sewer generation associated with the proposed land uses for the Modified Project and the sewer main that the proposed land uses would connect to with implementation of the Modified Project. Sewer generation for the existing City Hall and Community/Event Center is not expected to change and, thus, are not presented in the table. The Modified Project is estimated to generate approximately 189,490 gpd of wastewater.

TABLE 3-39: ESTIMATED SEWER GENERATION – MODIFIED PROJECT

Proposed Land Use	LACSD Land Use Type	LACSD Sewer Loading Factor	Proposed Land Use Size	Modified Project Sewer Generation (gpd)	Nearest Sewer Main
New City Hall including retail and restaurants)	Office Building Shopping Center	200 gpd/1,000 sf 350 gpd/1,000 sf	187,000 sf 10,000 sf	37,400 3,500	SS2
Performing Arts Center	Indoor Theater	125 gpd/1,000 sf	124,000 sf	15,500	SS1
Hotel (including retail and restaurants)	Hotel Shopping Center	125 gpd/room 350 gpd/1,000 sf	400 rooms 20,000 sf	50,000 7,000	SS2
Hotel Amenity Deck	Shopping Center	350 gpd/1,000 sf	120,000 sf	42,000	SS2
Interactive Museum	Shopping Center	350 gpd/1,000 sf	25,000 sf	8,750	SS2
Mixed-Use Housing	Residential – 5+ Units Shopping Center	156 gpd/unit 350 gpd/1,000 sf	140 du 10,000 sf	3,500 21,840	SS3

Notes: gpd = gallons per day; sf = square feet; du = dwelling units
/a/ Square footage for the new City Hall, performing arts center, and mixed-use housing under the Entertainment Retail Option would be the same as the Modified Project.
SOURCE: KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Based on the estimated sewer generation associated with the proposed land uses for the Modified Project as presented in **Table 3-40**, above, the estimated increase in sewer flow in the surrounding sewer mains were calculated. The total proposed flow in the sewer mains was calculated by adding the estimated flow increase associated with the Modified Project to the existing sewer flows. As shown in **Table 3-40**, SS1 and SS3 are estimated to have sufficient capacity to support the Modified Project. SS2 is at full capacity under existing conditions and, thus, improvements to this sewer main would be required to support the Modified Project, as well as to accommodate growth in the City. Improvements to SS2 are not expected to cause significant environmental effect since this utility upgrade would be part of the construction activities associated with the Modified Project, which has been considered throughout this addendum. Additionally, development associated with the Modified Project would be required to obtain a will-serve letter from LACSD and LADPW during plan check to ensure that the sewer mains serving the Project Site would adequately serve the proposed uses associated with the Modified Project. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-40: ESTIMATED INCREASED SEWER FLOW IN SURROUNDING SEWER MAINS – MODIFIED PROJECT

Pipe ID	Modified Project Increased Flow (cubic feet per second)	Total Existing plus Modified Project Flow (cubic feet per second)	Percentage Full
SS1	0.29	1.21	55.4
SS2	0.23	0.93	69.2
SS3	0.04	0.19	36.1

SOURCE: KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Construction of Wastewater Treatment Facilities. Wastewater generated from the Project Site would be collected by sewer pipelines that are maintained by the City's Public Works Department. Wastewater collected by the sanitary sewer pipes adjacent to the Project Site is conveyed to the LACSD A.K. Warren Water Resource Facility (Warren Facility, formerly known as the Joint Water Pollution Control Plant).[44] The Warren Facility treats approximately 260 mgd of wastewater and has a total permitted capacity of 400 mgd of wastewater, which leaves an available capacity of 140 mgd.[45]

Based on the LACSD sewer loading factors as presented in **Table 3-39**, above, the Modified Project is estimated to generate approximately 189,490 gpd of wastewater, which is less-than-one percent of the available capacity at the Warren Facility.[46] The Warren Facility would have adequate remaining available capacity to serve the Modified Project in addition to existing commitments. The Modified Project would not cause the Warren Facility to exceed wastewater treatment requirements of the LARWQCB. Thus, new or expanded wastewater treatment facilities would not be required, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

[44]Los Angeles County Sanitation Districts, *Facilities: 1 A.K. Warren Water Resource Facility*, https://www.app.lacsd.org/facilities/?tab=2&number=1, accessed March 2025.

[45]Los Angeles County Sanitation Districts, *Wastewater Treatment Process at the Warren Facility*, https://www.lacsd.org/services/wastewater-sewage/facilities/ak-warren-water-resource-facility/wastewater-treatment-process, accessed March 2025.

[46]Assumes a generation rate of 340 gallons per day for each multi-family residential unit and 300 gallons per day per 1,000 square feet for professional buildings. Los Angeles County Sanitation Districts, *Table 1, Loadings for Each Class of Land Use*, https://www.lacsd.org/home/showpublisheddocument/3644/637644575489800000, accessed July 2022.

Construction of Stormwater Drainage Facilities. Existing stormwater runoff from the Project Site is collected by existing catch basins along Civic Center Drive, Civic Plaza Drive, Carson Street, Avalon Boulevard, and Desford Street. The catch basins along these streets connect to two drainage facilities that are both owned and maintained by LACFCD. The two drainage facilities that serve the Project Site are as follows:

- BI 0540 – U2 Line – South Torrance: Located along Carson Street adjacent to the Project Site, this drainage facility is a large rectangular reinforced concrete box culvert with interior dimensions of 8 feet 10 inches wide by 10 feet 5 inches tall. It is a major regional storm drain to the Dominguez Channel. It has a slope of 0.10 percent and conveys an estimated full-flow capacity of approximately 594.5 cubic feet per second. This culvert plays a critical role in reducing flood risk, particularly during large storm events.

- 213rd Street Drain: This drainage facility is located along Avalon Boulevard and 213th Street. Along Avalon Boulevard, this drainage facility extends from just north of the existing City Hall to 213th Street. On 213th Street, this storm drain is situated between Avalon Boulevard and the Dominguez Channel. This drainage facility is comprised of a 24-inch diameter reinforced concrete pipe and serves localized drainage needs. It has a slope of 0.11 percent and can convey an estimated maximum of 7.50 cubic feet per second under full-flow conditions.

These facilities represent components of the local and regional stormwater conveyance infrastructure, serving to collect and transport stormwater runoff generated within the Dominguez Channel Watershed in which the project is located. The Modified Project would decrease the amount of impervious surfaces on the Project Site compared to existing conditions, which would reduce the amount of runoff leaving the Project Site.

Development associated with the Modified Project would be required to comply with the latest requirements of the NPDES permit program, LARWQB, and applicable pollution control and stormwater drainage measures, including the City's Storm Water Management and Discharge Control Ordinance (CMC Chapter 8), which includes LID requirements (CMC Section 5809(a)) to reduce runoff. The proposed Specific Plan identifies LIDs that could be incorporated into future development on the Project Site to control stormwater at the source and allow it to slowly infiltrate and filter through plants and soils. These low impact sustainable stormwater designs include the installation of swales, infiltration trenches, rain gardens, permeable paving, runnels, and flow-through planters. Curb extensions could also be installed to slow stormwater flows and filter and infiltrate stormwater before it reaches the storm drain network. The curb extensions could also take on the characteristics of bioretention areas, swales, or planters. Implementation of LID features identified in the proposed Specific Plan and compliance with regulatory requirements would ensure that development on the Project Site would not substantially increase compared to existing conditions.

As the Modified Project would decrease the amount of impervious surfaces on the Project Site, would comply with applicable requirements that would reduce stormwater runoff, and would implement LID features, the Modified Project would not cause an increase in the peak flow rates or volumes that would exceed the drainage capacity of existing stormwater drainage facilities. New or expanded stormwater drainage facilities beyond those that would be installed by the Modified Project would not be required, and the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Electric Power and Natural Gas Facilities. Operation of the Modified Project would require electricity and natural gas consumption for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, security systems, and more. The Modified Project would be served by SCE for electricity and SoCalGas for natural gas. The Project

Site is in a developed, urbanized area that is served by existing electrical power and natural gas services. The Modified Project would be subject to the Cal Green Code, which establishes mandatory energy efficiency measures for new residential and non-residential buildings and would reduce the need for new electricity and natural gas infrastructure. Compliance with current Cal Green Code requirements that promote renewable energy generation and energy efficiency would ensure that the Modified Project would be energy efficient, thus, reducing the need for new electrical power and natural gas infrastructure. No substantial electrical or natural gas infrastructure is present on or adjacent to the Project Site that would need to be relocated to accommodate the Modified Project. Any necessary upgrades to the existing electrical and natural gas infrastructure to serve the Modified Project could be provided within and immediately surrounding the Project Site. The potential for impacts of these improvements has been considered throughout this addendum. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Telecommunications Facilities. Telecommunication services include phone, television, and internet providers. The Project Site is in a developed, urbanized area that is served by existing telecommunications services. The Modified Project would potentially require additions of new on-site telecommunications infrastructure to serve the proposed new developments and potential upgrades and/or relocation of existing telecommunications infrastructure. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the existing system. Thus, the Modified Project would not require or result in the relocation or construction of new or expanded telecommunications facilities, the construction of which could cause significant environment effects. Any work that may affect services to the existing telecommunications lines would be coordinated with service providers and is not expected to cause significant environmental effects. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

Construction of Local Water Distribution Infrastructure – Domestic Water. The Entertainment Retail Option would be served by the same water mains as the Modified Project. **Table 3-41** presents the estimated increase in water demand for the proposed land uses associated with the Entertainment Retail Option. As with the Modified Project, the renovation of the existing City Hall and Community/Event Center is not expected to cause a change in water demand and, thus, are not presented in the table below. As presented in **Table 3-41**, all surrounding water distribution mains are anticipated to have the capacity to accommodate the increased domestic water demand associated with the Entertainment Retail Option. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-41: ESTIMATED WATER DEMAND FOR WATER DISTRUBTION MAINS – ENTERTAINMENT RETAIL OPTION

Proposed Land Use	Modified Project Water Demand (gpd)	Entertainment Retail Option Water Demand (gpm)	Size of Nearest Existing Water Distribution Main	Domestic Water Sizing Criteria for Water Main (gpm) /a/	Water Demand Exceed Sizing Criteria?
New City Hall (including retail and restaurants)	40,900	28.4	8 inches	1,500	No
Performing Arts Center	15,500	10.8	8 inches	1,500	No
Entertainment Retail Center	125,500	87.2	10 inches	2,500	No
Interactive Museum	10,500	7.3	6 inches	700	No
Mixed-Use Housing	25,340	17.6	6 inches	700	No

Note: gpd = gallons per day; gpm = gallons per minute
Future water demand was estimated using the projected sewer generation factor with a one to one conversion factor.
SOURCE: California Water Service, *2020 Urban Water Management Plan: Dominguez District*, June 2021; Los Angeles Department of Water and Power, *Application for Water Pressure – Flow Report*, July 2023; KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Construction of Local Water Distribution Infrastructure – Fire Water. The fire flow requirements associated with the land uses proposed for the Entertainment Retail Option are presented in **Table 3-42**. To provide a conservative analysis, the structures associated with the Entertainment Retail Option are assumed to be of type IIIA construction. Existing buildings that are proposed to remain were assumed to have appropriate fire water protection and were excluded from this analysis. As presented in the table, the 6-inch water distribution main closes to the proposed mixed-use housing development may require to be upsized to at least 8 inches to support the increased fire flow requirement generated by the proposed mixed-use housing development. However, upsizing the water distribution main is not expected to cause significant environmental effects since this utility upgrade would be part of the construction activities associated with the Entertainment Retail Option, which has been considered throughout this addendum. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

TABLE 3-42: ESTIMATED FIRE FLOW REQUIREMENTS FOR WATER DISTRIBUTION MAINS – ENTERTAINMENT RETAIL OPTION

Proposed Land Use	Minimum Fire Flow Required by Land Use (gpm)	Size of Nearest Existing Water Distribution Main	Fire Flow Sizing Criteria for Water Main (gpm) /a/	Fire Flow Requirement Exceed Sizing Criteria?
New City Hall (including retail and restaurants)	1,500	8 inches	2,500	No
Performing Arts Center	1,250	8 inches	2,500	No
Entertainment Retail Center	1,500	10 inches	5,000	No
Interactive Museum	1,000	6 inches	1,400	No
Mixed-Use Housing /a/	1,500	6 inches	1,400	Yes
Subterranean Parking	1,500	12 inches	>5,000	No

Note: Construction type IIIA was assumed to provide a conservative analysis.
/a/ Sizing criteria is the maximum amount of domestic water flow that the water main can accommodate based on the size of the water main.
/b/ Type R occupancy.
SOURCE: California Water Service, *2020 Urban Water Management Plan: Dominguez District*, June 2021; Los Angeles Department of Water and Power, *Application for Water Pressure – Flow Report*, July 2023; KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Construction of Water Treatment Facilities. The Entertainment Retail Option would be served by the same water treatment facility as the Modified Project. The Entertainment Retail Option would increase water demand by approximately 217,740 gpd. The F.E. Weymouth treatment facility has an available capacity of 296 mgd and, thus, this treatment facility would have sufficient available remaining capacity to treat the water associated with the Entertainment Retail Option in addition to existing commitments. The Entertainment Retail Option would also be required to implement the policies in the General Plan Update that aim to conserve water through public education programs and the promotion of water conserving devices and practices in new construction. These policies would help to reduce the demand on existing water treatment infrastructure and allow for meaningful consideration of potential impacts of any future decisions regarding the provision of new infrastructure. Thus, the Entertainment Retail Option would not require or result in the relocation or construction of new or expanded water treatment facilities, the construction of which could cause significant environment effects. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Local Sewer Infrastructure. The Entertainment Retail Option would be served by the same sewer infrastructure as the Modified Project. Sewer generation by the proposed land uses associated with the Entertainment Retail Option was estimated using LACSD sewer loading factors. **Table 3-43** presents the estimated sewer generation associated with the proposed land uses for the Entertainment Retail Option and the sewer main that the proposed land uses would connect to with implementation of the Entertainment Retail Option. Sewer generation for the existing City Hall and Community/Event Center is not expected to change and, thus, are not presented in the table. The Entertainment Retail Option is estimated to generate approximately 217,740 gpd of wastewater.

TABLE 3-43: ESTIMATED SEWER GENERATION – ENTERTAINMENT RETAIL OPTION

Proposed Land Use	LACSD Land Use Type	LACSD Sewer Loading Factor	Proposed Land Use Size	Entertainment Retail Option Sewer Generation (gpd)	Nearest Sewer Main
New City Hall including retail and restaurants)	Office Building Shopping Center	200 gpd/1,000 sf 350 gpd/1,000 sf	187,000 sf 10,000 sf	37,400 3,500	SS2
Performing Arts Center	Indoor Theater	125 gpd/1,000 sf	124,000 sf	15,500	SS1
Entertainment Retail Center	Shopping Center Restaurant	350 gpd/1,000 sf 1 gpd/sf	130,000 sf 80,000 sf	45,500 80,000	SS2
Interactive Museum	Shopping Center	350 gpd/1,000 sf	30,000 sf	10,500	SS2
Mixed-Use Housing	Residential – 5+ Units Shopping Center	156 gpd/unit 350 gpd/1,000 sf	140 du 10,000 sf	3,500 21,840	SS3

Notes: gpd = gallons per day; sf = square feet; du = dwelling units
SOURCE: KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Based on the estimated sewer generation associated with the proposed land uses for the Entertainment Retail Option as presented in **Table 3-43**, above, the estimated increase in sewer flow in the surrounding sewer mains were calculated. As shown in **Table 3-44**, SS1 and SS3 are estimated to have sufficient capacity to support the Entertainment Retail Option. As with the Modified Project, SS2 is at full capacity under existing conditions and, thus, improvements to this sewer main would be required to support the Entertainment Retail Option, as well as to accommodate growth in the City.

TABLE 3-44: ESTIMATED INCREASED SEWER FLOW IN SURROUNDING SEWER MAINS – ENTERTAINMENT RETAIL OPTION

Pipe ID	Entertainment Retail Option Increased Flow (cubic feet per second)	Total Existing plus Entertainment Retail Option Flow (cubic feet per second)	Percentage Full
SS1	0.34	1.26	56.8
SS2	0.27	0.97	71.5
SS3	0.04	0.19	36.1

SOURCE: KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Improvements to the sewer pipe are not expected to cause significant environmental effect since this utility upgrade would be part of the construction activities associated with the Entertainment Retail Option, which has been considered throughout this addendum. Additionally, development associated with the Entertainment Retail Option would be required to obtain a will-serve letter from LACSD and LADPW during plan check to ensure that the sewer mains serving the Project Site would adequately serve the proposed uses associated with the Entertainment Retail Option. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Wastewater Treatment Facilities. The Entertainment Retail Option would be served by the same wastewater treatment facility as the Modified Project. Based on the LACSD sewer loading factors presented in **Table 3-43**, above, the Entertainment Retail Option is estimated to generate approximately 217,740 gpd of wastewater, which is less-than-one percent of the available capacity at the Warren Facility.[47] The Warren Facility would have adequate available capacity to serve the Entertainment Retail Option in addition to existing commitments. The Entertainment Retail Option would not cause the Warren Facility to exceed wastewater treatment requirements of the LARWQCB. Thus, new or expanded wastewater treatment facilities would not be required, and the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Stormwater Drainage Facilities. The Entertainment Retail Option would be served by the same stormwater drainage facilities as the Modified Project. The Entertainment Retail Option would have a similar layout as the Modified Project and would decrease the amount of impervious surfaces on the Project Site compared to existing conditions, which would reduce the amount of runoff leaving the Project Site compared to existing conditions. Development associated with the Entertainment Retail Option would be required to comply with the latest requirements of the NPDES permit program, LARWQB, and applicable pollution control and stormwater drainage measures, including the City's Storm Water Management and Discharge Control Ordinance (CMC Chapter 8), which includes LID requirements (CMC Section 5809(a)) to reduce runoff. The proposed Specific Plan identifies LIDs that could be incorporated into future development on the Project Site to control stormwater at the source and allow it to slowly infiltrate and filter through plants and soils.

As the Entertainment Retail Option would decrease the amount of impervious surfaces on the Project Site, would comply with applicable requirements that would reduce stormwater runoff, and would implement LID features, the Entertainment Retail Option would not cause an increase in the peak flow rates or volumes that would exceed the drainage capacity of existing stormwater drainage

[47]Assumes a generation rate of 340 gallons per day for each multi-family residential unit and 300 gallons per day per 1,000 square feet for professional buildings. Los Angeles County Sanitation Districts, *Table 1, Loadings for Each Class of Land Use*, https://www.lacsd.org/home/showpublisheddocument/3644/637644575489800000, accessed July 2022.

facilities. New or expanded stormwater drainage facilities beyond those that would be installed by the Entertainment Retail Option would not be required, and the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Electric Power and Natural Gas Facilities. The Entertainment Retail Option would be served by the same electric power and natural gas facilities as the Modified Project. The Entertainment Retail Option would be subject to the Cal Green Code, which would ensure that the Entertainment Retail Option would be energy efficient and, thus, reducing the need for new electrical power and natural gas infrastructure. No substantial electrical or natural gas infrastructure is present on or adjacent to the Project Site that would need to be relocated to accommodate the Entertainment Retail Option. Any necessary upgrades to the existing electrical and natural gas infrastructure to serve the Modified Project could be provided within and immediately surrounding the Project Site. The potential for impacts of these improvements has been considered throughout this addendum. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Construction of Telecommunications Facilities. The Entertainment Retail Option would be served by the same telecommunications facilities as the Modified Project. The Entertainment Retail Option would potentially require additions of new on-site telecommunications infrastructure to serve the proposed new developments and potential upgrades and/or relocation of existing telecommunications infrastructure. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the existing system. Thus, the Entertainment Retail Option would not require or result in the relocation or construction of new or expanded telecommunications facilities, the construction of which could cause significant environment effects. Any work that may affect services to the existing telecommunications lines would be coordinated with service providers and is not expected to cause significant environmental effects. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Water for the Project Site is served by Cal Water Dominguez District. The Dominguez District currently supplies a total of 32,968 acre-feet of water to its service area and is projected to supply a total of 32,937 acre-feet of water in 2045. Although the Dominguez District is projected to have a 7.7 percent increase in population, water demand is expected to decrease. This reduction in water demand is mostly due to the implementation of water use reduction programs and the rise of water-efficient plumbing fixtures.[48]

The Modified Project is estimated to increase water demand by approximately 189,490 gpd, or 212 acre feet per year, which represents less-than-one percent of the District's available water supply in 2045.[49] The Modified Project would be subject to water conservation standards in the CalGreen Code, including CalGreen Code Sections 4.303 and 4.304, which require indoor and outdoor water conservation measures to be implemented for residential development, such as low flush toilets, aerators on sinks and showerheads, water efficient appliances, and water-efficient automatic irrigation system controllers. The Modified Project would also comply with applicable water conservation policies in the General Plan Update and CARSONSCAPE, the City's MWELO. These regulations and policies would reduce overall water consumption. In the event of a water shortage,

[48]California Water Service, *2020 Urban Water Management Plan: Dominguez District*, June 2021.

[49]KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

Cal Water would implement its WSCP, which includes drought or supply interruption. Therefore, sufficient water supplies would be available to serve the Modified Project. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be served by the same water supplier as the Modified Project. The Entertainment Retail Option is estimated to increase water demand by approximately 217,740 gpd, or 244 acre feet per year, which represents less-than-one percent of the Dominguez District's available water supply in 2045.[50] The Entertainment Retail Option would comply with CalGreen Code, the General Plan Update water conservation policies, and CARSONSCAPE. These regulations and policies would reduce overall water consumption. In the event of a water shortage, Cal Water would implement its WSCP. Therefore, sufficient water supplies would be available to serve the Entertainment Retail Option. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(c) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

As discussed in the response to Checklist Question 3.19.2(a), the Modified Project is estimated to generate approximately 189,490 gpd of wastewater, which is less-than-one percent of the available capacity at the Warren Facility. The Warren Facility has sufficient remaining available treatment capacity to serve the Modified Project's projected demand in addition to its existing commitments. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

As discussed in the response to Checklist Question 3.19.2(a), the Entertainment Retail Option is estimated to generate approximately 217,740 gpd of wastewater, which is less-than-one percent of the available capacity at the Warren Facility. The Warren Facility has sufficient remaining available treatment capacity to serve the Entertainment Retail Option projected demand in addition to its existing commitments. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(d) Would the Project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The most recent landfill capacity data for the three landfills that serve the Project Site are presented in **Table 3-45**. These three landfills accept construction and demolition and inert waste. Chiquta Canyon Sanitary Landfill and El Sobrante Landfill also accept mixed municipal waste.

[50]KPFF Consulting Engineers, *Carson Civic Center Infrastructure Technical Report: Sewer, Storm Drain, and Water*, November 24, 2025.

TABLE 3-45: LANDFILL CAPACITY

Landfill	Maximum Permitted Throughput (tons per day)	Remaining Capacity (cubic yards)	Maximum Permitted Capacity (cubic yards)
Chiquita Canyon Sanitary Landfill	12,000	58,259,767	110,366,000
El Sobrante Landfill	16,054	121,083,583	209,910,000
H.M. Holloway, Inc.	2,000	3,777,340	8,350,000

SOURCE: CalRecycle, *SWIS Facility/Site Activity Details: Chiquita Canyon Sanitary Landfill (19-AA-0052)*, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3574?siteID=1037, accessed March 2025; CalRecycle,*SWIS Facility/Site Activity Details: El Sobrante Landfill (33-AA-0217)*, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402, accessed March 2025; CalRecycle, *SWIS Facility/Site Activity Details: Lost Hills Environmental Waste Facility (15-AA-0308)*, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3947?siteID=758, accessed March 2025.

The Modified Project is estimated to generate a total of approximately 650,425 cubic yards of solid waste during construction, which represents approximately 0.36 percent of the permitted daily intake capacity at the three landfills identified in **Table 3-45**. This estimate conservatively assumes that the entire Project Site, with the exception of the existing City Hall and a majority of the existing Community/Event Center, would be cleared and that up to two levels of subterranean parking would be located in the existing City Hall, Performing Arts Center, Mixed Use Housing, Existing Event Center, New City Hall, and Jewel Plaza Colonnade Parcels, as well as under the proposed open space areas. This analysis does not assume subterranean parking in the Hotel/Entertainment Retail Parcel. Despite this conservative analysis, it is likely that only some parcels on the Project Site would be excavated for subterranean parking and one level of subterranean parking may be constructed, which would result in less solid waste generation during construction. Landfills serving the Modified Project would have sufficient capacity to accommodate waste generated during construction of the Modified Project in addition to its existing commitments.

The Modified Project is estimated to generate approximately 2,633 tons of solid waste per year, or 7.2 tons of solid waste per day during operational activities,[51] which represents less than 0.1 percent of the permitted daily intake capacity at the three landfills identified in **Table 3-45**. Landfills serving the Modified Project would have sufficient throughput and capacity to accommodate waste generated during operations of the Modified Project in addition to its existing commitments.

Development associated with the Modified Project would be required to comply with solid waste regulations and General Plan Update policies that promote recycling, including CalGreen Code Section 4.408, which requires that at least 65 percent of demolition and construction debris be diverted from landfills by recycling and/or salvaged for reuse. Additionally, PRC Section 41780 requires jurisdictions to divert 50 percent of all solid waste on and after January 1, 2000, through source reduction, recycling, and composting activities. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option is estimated to generate a total of approximately 806,665 tons of solid waste during construction, which represents approximately 0.44 percent of the permitted daily

[51]Assumes a generation rate of 0.46 tons/dwelling unit/year for apartments, 00.03 tons/1,000 square feet for theater, 0.93 tons/square feet for government offices, 5.7 tons/1,000 square feet for government civic center (including museum), 11.9 tons/1,000 square feet for high turnover sit-down restaurants and retail, 0.55 tons/room for hotel, and 10.8 tons/1,000 square feet for hotel amenities. California Air Pollution Officers Association, *California Emissions Estimator Model (CalEEMod, Version 2016.3.2) Users Guide Appendix D Default Data Tables*, *Table 10.1. Solid Waste Disposal Rates*, October 2017.

intake capacity at the three landfills identified in **Table 3-45**. This estimate conservatively assumes that the entire Project Site, with the exception of the existing City Hall and a majority of the existing Community/Event Center, would be cleared and that up to two levels of subterranean parking would be located under the entire Project Site. However, it is likely that only a portion of the Project Site would be excavated for subterranean parking and one level of subterranean parking may be constructed, which would result in less solid waste generation during construction. Landfills serving the Entertainment Retail Option would have sufficient throughput and capacity to accommodate waste generated during construction of the Entertainment Retail Option in addition to its existing commitments.

The Entertainment Retail Option is estimated to generate approximately 2,948 tons of solid waste per year, or 8.1 tons of solid waste per day during operational activities,[52] which represents less than 0.1 percent of the permitted daily intake capacity at the three landfills identified in **Table 3-45**. Landfills serving the Entertainment Retail Option would have sufficient throughput and capacity to accommodate waste generated during operations of the Entertainment Retail Option in addition to its existing commitments. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

(e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The Modified Project would be required to comply with AB 939, AB 341, and SB 1383. The Modified Project would also be required to comply with CalGreen Code Section 4.408 and PRC Section 41780.01(a). Cal Green Code Section 4.408 requires that at least 65 percent of demolition and construction debris be diverted from landfills by recycling and/or salvage for reuse. PRC Section 41780.01(a) states that it is California's policy goal to reduce, recycle, or compost at least 75 percent of solid waste generated by 2020, and annually thereafter. The Modified Project would be required to comply with these and other applicable regulations related to solid waste, in addition to the General Plan Update policies pertaining to solid waste reduction. Therefore, the Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would comply with all applicable federal, state, and local management and reduction statues and regulations related to solid waste, including AB 939, AB 341, SB 1383, CalGreen Code Section 4.408, PRC Section 41780.01(a), and the General Plan Update policies. Therefore, the Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.19.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

[52]Assumes a generation rate of 0.46 tons/dwelling unit/year for apartments, 00.03 tons/1,000 square feet for theater, 0.93 tons/square feet for government offices, 5.7 tons/1,000 square feet for government civic center (including museum), 11.9 tons/1,000 square feet for high turnover sit-down restaurants (including sports bar at entertainment retail center), and 1.05 tons/square feet for regional shopping center (entertainment retail). California Air Pollution Officers Association, *California Emissions Estimator Model (CalEEMod, Version 2016.3.2) Users Guide Appendix D Default Data Tables*, *Table 10.1. Solid Waste Disposal Rates*, October 2017.

3.19.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.19.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.19.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.20 WILDFIRE

Issues (and supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's Mitigation Measures Addressing Impacts
WILDLIFE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No Impact	No	No	No	No
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No Impact	No	No	No	No
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No Impact	No	No	No	No
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No Impact	No	No	No	No

3.20.1 IMPACT DETERMINATION IN THE EIR

(a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

(b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

(c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

(d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage change?

As discussed in the Certified EIR, California Department of Forestry and Fire Protection (CAL FIRE) provides maps of the State Responsibility Area (SRA) Fire Hazard Severity Zones (FHSZs), or

areas of significant fire hazard, based on fuels, terrain, weather, and the likelihood of buildings igniting. CAL FIRE Zones are designated with Very High, High, Moderate, and Other which includes Non-Wildland/Urban and Urban Unzoned hazard classes. The goal of this mapping effort is to create more accurate fire hazard zone designations such that mitigation strategies are implemented in areas where hazards warrant these investments. The fire hazard zones will provide specific designation for application of defensible space and building standards consistent with known mechanisms of fire risk to people, property, and natural resources.

The Planning Area is not located within or near an SRA and is not it classified as a very high fire hazard severity zone (VHFHSZ) or located near a VHFHSZ. The Planning Area is located within a Local Responsibility Area (LRA) in a highly urbanized environment that is far from areas with high wildfire risk. Therefore, wildfire risk in the Planning Area is negligible. The Certified EIR concluded that no impacts would occur.

General Plan Update Policies that Address Wildfire

None.

Mitigation Measures

None required.

3.20.2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

(a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

(b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

(c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

(d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage change?

The Project Site is not located in or near an SRA or in a VHFHSZ, as identified by CalFire. The nearest VHFHSZ is located approximately 4.5 miles southwest of the Project Site [53] The Project Site is located in a highly urbanized environment that is far from areas with high wildfire risk. It is also located in a relatively flat area. Therefore, the Modified Project is not expected to result in wildfire risks that would impair an adopted emergency response or evacuation plan or expose

[53]California Department of Forestry and Fire Protection, *California Fire Hazard Severity Zone Viewer*, https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/, accessed March 2025.

people or structures to post-wildfire hazards. The Modified Project would not result in new or increased significant impacts beyond those identified in the Certified EIR.

Entertainment Retail Option

The Entertainment Retail Option would be located on the same site as the Modified Project, which is not within or near an SRA or VHFHSZ. Therefore, the Entertainment Retail Option is not expected to result in wildfire risks that would impair an adopted emergency response or evacuation plan or expose people or structures to post-wildfire hazards. The Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR.

3.20.3 ANY NEW CIRCUMSTANCES INVOLVING NEW SIGNIFICANT IMPACT OR SUBSTANTIALLY MORE SEVERE IMPACTS?

No. As discussed above, the Modified Project and its Entertainment Retail Option would not result in any new or more severe significant impacts beyond what were identified in the Certified EIR.

3.20.4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

No. There is no new information requiring new analysis or verification.

3.20.5 EIR'S MITIGATION MEASURES ADDRESSING IMPACT

None required.

3.20.6 CONCLUSION

As discussed above, the Modified Project and its Entertainment Retail Option would not result in any of the conditions set forth in PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163 that would require the preparation of a Supplemental or Subsequent EIR.

3.21 ADDENDUM CONCLUSION

As demonstrated by the discussion above, impacts associated with the Modified Project and its Entertainment Retail Option would be similar to or less than the impacts addressed in the Certified EIR. With implementation of **Mitigation Measures AES-1**, **NOI-1**, **NOI-2**, **NOI-3**, **NOI-4** (for the Entertainment Retail Option only), and **TRA-1**, the Modified Project and its Entertainment Retail Option would not result in new or increased significant impacts beyond those identified in the Certified EIR. No substantial changes would occur with respect to the circumstances under which the Modified Project and its Entertainment Retail Option is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in in new or more severe significant environmental impacts. The applicable mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project and its Entertainment Retail Option. As all of the impacts of the Modified Project and its Entertainment Retail Option would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Modified Project and its Entertainment Retail Option would not create any potential adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164.

Appendix A

Air Quality and Greenhouse Gas Emissions Calculations

Air Quality and Greenhouse Gas Emissions

California Emissions Estimator Model (CalEEMod) Output Reports

- Proposed Specific Plan (Construction & 2050 Operations)
- Entertainment/Retail Complex Option (Construction & 2050 Operations)
- Existing Conditions Operations

Emissions Calculation Sheets

- Daily Construction Emissions
- Total Construction GHG Emissions
- Annual Operational GHG Emissions – Proposed Specific Plan
- Annual Operational GHG Emissions – Entertainment Retail Option
- Annual Operational GHG Emissions – Existing Conditions
- EMFAC2021 Operational Mobile Source Emissions Calculations

CalEEMod – Proposed Specific Plan

Carson Civic Center Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Carson Civic Center
Construction Start Date	6/1/2026
Operational Year	2050
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.5
Precipitation (days)	17
Location	33.83254920370301, -118.26290983813647
County	Los Angeles-South Coast
City	Carson
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.35

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Government (Civic Center)	64	1000sqft	2.5	64,000	43,308	0.00	—	Existing City Hall Reno

Government (Civic Center)	187	1000sqft	1.8	187,000	37,023	0.00	—	New City Hall
Arena	124	1000sqft	3.7	124,000	70,625	0.00	—	Performing Arts Center
High Turnover (Sit Down Restaurant)	10.0	1000sqft	0.00	10,000	0.00	0.00	—	New City Hall Restaurant
Enclosed Parking with Elevator	251	1000sqft	0.00	251,000	0.00	0.00	—	Sub Pkg Level
Unenclosed Parking with Elevator	240	1000sqft	0.00	240,000	0.00	0.00	—	M-U Podium Pkg
Hotel	420	Room	3.8	220,000	13,800	0.00	—	Hotel
Unenclosed Parking with Elevator	140	1000sqft	0.00	140,000	0.00	0.00	—	Hotel Podium Parking
Apartments Mid Rise	140	Dwelling Unit	1.5	134,400	5,610	0.00	300	M-U Housing
Government (Civic Center)	90	1000sqft	3.8	90,000	86,275	0.00	—	Ex Events Center Reno
High Turnover (Sit Down Restaurant)	20	1000sqft	0.00	20,000	0.00	0.00	—	Hotel Restaurant
Other Asphalt Surfaces	0.70	Acre	0.70	0.00	0.00	0.00	—	Internal Street
Other Non-Asphalt Surfaces	2.0	Acre	1.8	0.00	0.00	0.00	—	Hardscape
Unenclosed Parking with Elevator	60	1000sqft	0.00	60,000	0.00	0.00	—	Bus Depot
Library	25	1000sqft	0.50	25,000	0.00	0.00	—	Interactive Museum

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling

Construction	C-4*	Use Local and Sustainable Building Materials
Transportation	T-31-B*	Improve Destination Accessibility in Underserved Areas
Transportation	T-34*	Provide Bike Parking
Transportation	T-46*	Provide Transit Shelters
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Energy	E-2	Require Energy Efficient Appliances
Energy	E-3-A*	Require Energy Efficient Residential Boilers
Energy	E-3-B*	Require Energy Efficient Commercial Packaged Boilers
Energy	E-12-A	Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences
Energy	E-12-B	Install Electric Space Heater in Place of Natural Gas Heaters in Residences
Energy	E-13	Install Electric Ranges in Place of Gas Ranges
Energy	E-21*	Install Cool Pavement
Water	W-4	Require Low-Flow Water Fixtures
Water	W-5	Design Water-Efficient Landscapes

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	69	94	125	0.34	2.3	19	21	2.2	4.5	6.6	—	49,935	49,935	2.2	4.9	90	51,545
Mit.	69	94	125	0.34	2.3	19	21	2.2	4.5	6.6	—	49,935	49,935	2.2	4.9	90	51,545
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	69	96	119	0.34	2.3	19	21	2.2	4.3	6.5	—	49,534	49,534	2.0	4.9	2.3	51,053
Mit.	69	96	119	0.34	2.3	19	21	2.2	4.3	6.5	—	49,534	49,534	2.0	4.9	2.3	51,053
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	24	45	56	0.15	1.1	8.3	9.4	1.0	1.9	3.0	—	22,552	22,552	0.88	2.0	18	23,203
Mit.	24	45	56	0.15	1.1	8.3	9.4	1.0	1.9	3.0	—	22,552	22,552	0.88	2.0	18	23,203
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.4	8.3	10	0.03	0.20	1.5	1.7	0.19	0.36	0.54	—	3,734	3,734	0.15	0.34	2.9	3,841
Mit.	4.4	8.3	10	0.03	0.20	1.5	1.7	0.19	0.36	0.54	—	3,734	3,734	0.15	0.34	2.9	3,841
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75	100	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75	100	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	7.3	79	82	0.23	2.3	15	18	2.2	4.5	6.6	—	34,107	34,107	1.7	3.4	59	35,212
2027	9.4	94	116	0.34	2.3	19	21	2.2	4.3	6.5	—	49,935	49,935	2.2	4.9	90	51,545
2028	69	82	125	0.28	2.0	16	18	1.9	3.7	5.6	—	41,953	41,953	1.4	3.0	67	42,943
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	3.5	45	44	0.16	1.1	9.0	10	1.1	2.3	3.2	—	23,966	23,966	1.2	2.8	1.2	24,826
2027	9.3	96	111	0.34	2.3	19	21	2.2	4.3	6.5	—	49,534	49,534	2.0	4.9	2.3	51,053
2028	69	83	119	0.28	2.0	16	18	1.9	3.7	5.6	—	41,475	41,475	1.4	3.0	1.7	42,403
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.7	20	19	0.06	0.55	3.8	4.3	0.51	1.0	1.5	—	8,863	8,863	0.44	0.93	6.9	9,157
2027	4.7	45	56	0.15	1.1	8.3	9.4	1.0	1.9	3.0	—	22,552	22,552	0.88	2.0	18	23,203
2028	24	23	34	0.08	0.55	4.4	5.0	0.51	1.1	1.6	—	11,769	11,769	0.41	0.88	8.4	12,051
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.31	3.6	3.6	0.01	0.10	0.69	0.79	0.09	0.19	0.28	—	1,467	1,467	0.07	0.15	1.1	1,516
2027	0.86	8.3	10	0.03	0.20	1.5	1.7	0.19	0.36	0.54	—	3,734	3,734	0.15	0.34	2.9	3,841
2028	4.4	4.3	6.1	0.01	0.10	0.81	0.91	0.09	0.19	0.29	—	1,949	1,949	0.07	0.15	1.4	1,995

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	7.3	79	82	0.23	2.3	15	18	2.2	4.5	6.6	—	34,107	34,107	1.7	3.4	59	35,212
2027	9.4	94	116	0.34	2.3	19	21	2.2	4.3	6.5	—	49,935	49,935	2.2	4.9	90	51,545
2028	69	82	125	0.28	2.0	16	18	1.9	3.7	5.6	—	41,953	41,953	1.4	3.0	67	42,943
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	3.5	45	44	0.16	1.1	9.0	10	1.1	2.3	3.2	—	23,966	23,966	1.2	2.8	1.2	24,826
2027	9.3	96	111	0.34	2.3	19	21	2.2	4.3	6.5	—	49,534	49,534	2.0	4.9	2.3	51,053
2028	69	83	119	0.28	2.0	16	18	1.9	3.7	5.6	—	41,475	41,475	1.4	3.0	1.7	42,403
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.7	20	19	0.06	0.55	3.8	4.3	0.51	1.0	1.5	—	8,863	8,863	0.44	0.93	6.9	9,157
2027	4.7	45	56	0.15	1.1	8.3	9.4	1.0	1.9	3.0	—	22,552	22,552	0.88	2.0	18	23,203
2028	24	23	34	0.08	0.55	4.4	5.0	0.51	1.1	1.6	—	11,769	11,769	0.41	0.88	8.4	12,051
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.31	3.6	3.6	0.01	0.10	0.69	0.79	0.09	0.19	0.28	—	1,467	1,467	0.07	0.15	1.1	1,516
2027	0.86	8.3	10	0.03	0.20	1.5	1.7	0.19	0.36	0.54	—	3,734	3,734	0.15	0.34	2.9	3,841
2028	4.4	4.3	6.1	0.01	0.10	0.81	0.91	0.09	0.19	0.29	—	1,949	1,949	0.07	0.15	1.4	1,995

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	31	10	82	0.06	0.68	0.00	0.68	0.65	0.00	0.65	1,573	20,273	21,846	160	0.57	393	26,404
Mit.	31	10	82	0.06	0.68	0.00	0.68	0.65	0.00	0.65	1,557	19,986	21,543	158	0.52	393	26,045

% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	8%	—	1%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	20	9.6	12	0.05	0.57	0.00	0.57	0.57	0.00	0.57	1,573	19,996	21,569	160	0.56	393	26,125
Mit.	20	9.6	12	0.05	0.57	0.00	0.57	0.56	0.00	0.56	1,557	19,709	21,266	158	0.52	393	25,767
% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	8%	—	1%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	28	9.3	58	0.05	0.64	0.00	0.64	0.62	0.00	0.62	1,573	19,923	21,496	160	0.56	393	26,052
Mit.	28	9.3	58	0.05	0.64	0.00	0.64	0.62	0.00	0.62	1,557	19,636	21,193	158	0.52	393	25,693
% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	8%	—	1%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.1	1.7	11	0.01	0.12	0.00	0.12	0.11	0.00	0.11	260	3,298	3,559	26	0.09	65	4,313
Mit.	5.1	1.7	11	0.01	0.12	0.00	0.12	0.11	0.00	0.11	258	3,251	3,509	26	0.09	65	4,254
% Reduced	< 0.5%	< 0.5%	< 0.5%	< 0.5%	< 0.5%	—	< 0.5%	< 0.5%	—	< 0.5%	1%	1%	1%	1%	8%	—	1%
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—

Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	31	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,674	18,674	2.0	0.17	—	18,777
Water	—	—	—	—	—	—	—	—	—	—	155	407	562	16	0.38	—	1,074
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	31	10	82	0.06	0.68	0.00	0.68	0.65	0.00	0.65	1,573	20,273	21,846	160	0.57	393	26,404
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,674	18,674	2.0	0.17	—	18,777
Water	—	—	—	—	—	—	—	—	—	—	155	407	562	16	0.38	—	1,074
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	20	9.6	12	0.05	0.57	0.00	0.57	0.57	0.00	0.57	1,573	19,996	21,569	160	0.56	393	26,125
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	27	0.41	48	< 0.005	0.08	—	0.08	0.06	—	0.06	—	190	190	0.01	< 0.005	—	191
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,674	18,674	2.0	0.17	—	18,777
Water	—	—	—	—	—	—	—	—	—	—	155	407	562	16	0.38	—	1,074
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.19	1.8	4.4	0.01	0.02	—	0.02	0.02	—	0.02	—	652	652	0.03	0.01	—	654
Total	28	9.3	58	0.05	0.64	0.00	0.64	0.62	0.00	0.62	1,573	19,923	21,496	160	0.56	393	26,052
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	5.0	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32
Energy	0.07	1.3	1.1	0.01	0.10	—	0.10	0.10	—	0.10	—	3,092	3,092	0.34	0.03	—	3,109
Water	—	—	—	—	—	—	—	—	—	—	26	67	93	2.6	0.06	—	178
Waste	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23	0.00	—	822
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65	65
Off-Road	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	5.1	1.7	11	0.01	0.12	0.00	0.12	0.11	0.00	0.11	260	3,298	3,559	26	0.09	65	4,313

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	31	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,428	18,428	2.0	0.17	—	18,529
Water	—	—	—	—	—	—	—	—	—	—	139	366	505	14	0.34	—	964
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	31	10	82	0.06	0.68	0.00	0.68	0.65	0.00	0.65	1,557	19,986	21,543	158	0.52	393	26,045
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,428	18,428	2.0	0.17	—	18,529
Water	—	—	—	—	—	—	—	—	—	—	139	366	505	14	0.34	—	964
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	20	9.6	12	0.05	0.57	0.00	0.57	0.56	0.00	0.56	1,557	19,709	21,266	158	0.52	393	25,767
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	27	0.41	48	< 0.005	0.08	—	0.08	0.06	—	0.06	—	190	190	0.01	< 0.005	—	191
Energy	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	18,428	18,428	2.0	0.17	—	18,529
Water	—	—	—	—	—	—	—	—	—	—	139	366	505	14	0.34	—	964
Waste	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Off-Road	0.19	1.8	4.4	0.01	0.02	—	0.02	0.02	—	0.02	—	652	652	0.03	0.01	—	654
Total	28	9.3	58	0.05	0.64	0.00	0.64	0.62	0.00	0.62	1,557	19,636	21,193	158	0.52	393	25,693
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	5.0	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32
Energy	0.07	1.3	1.1	0.01	0.10	—	0.10	0.10	—	0.10	—	3,051	3,051	0.33	0.03	—	3,068
Water	—	—	—	—	—	—	—	—	—	—	23	61	84	2.4	0.06	—	160

Waste	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23	0.00	—	822
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65	65
Off-Road	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	5.1	1.7	11	0.01	0.12	0.00	0.12	0.11	0.00	0.11	258	3,251	3,509	26	0.09	65	4,254

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.4	32	30	0.06	1.2	—	1.2	1.1	—	1.1	—	5,987	5,987	0.24	0.05	—	6,007
Dust From Material Movement	—	—	—	—	—	2.1	2.1	—	0.92	0.92	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.44	0.44	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	5.7	5.4	0.01	0.22	—	0.22	0.20	—	0.20	—	1,066	1,066	0.04	0.01	—	1,070

Dust From Material Movement	—	—	—	—	—	0.38	0.38	—	0.16	0.16	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.08	0.08	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.13	0.13	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.0	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	177	177	0.01	< 0.005	—	177
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	125	125	0.01	0.02	0.34	130
Hauling	0.13	9.8	3.9	0.06	0.11	2.2	2.3	0.11	0.61	0.71	—	8,163	8,163	0.45	1.3	18	8,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22	22	< 0.005	< 0.005	0.03	23
Hauling	0.02	1.8	0.69	0.01	0.02	0.39	0.41	0.02	0.11	0.13	—	1,454	1,454	0.08	0.23	1.4	1,526

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.7	3.7	< 0.005	< 0.005	< 0.005	3.8
Hauling	< 0.005	0.34	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	241	241	0.01	0.04	0.23	253

3.2. Demolition (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.4	32	30	0.06	1.2	—	1.2	1.1	—	1.1	—	5,987	5,987	0.24	0.05	—	6,007
Dust From Material Movement	—	—	—	—	—	2.1	2.1	—	0.92	0.92	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.44	0.44	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	5.7	5.4	0.01	0.22	—	0.22	0.20	—	0.20	—	1,066	1,066	0.04	0.01	—	1,070
Dust From Material Movement	—	—	—	—	—	0.38	0.38	—	0.16	0.16	—	—	—	—	—	—	—

Demolition	—	—	—	—	—	0.08	0.08	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.13	0.13	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.0	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	177	177	0.01	< 0.005	—	177
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	125	125	0.01	0.02	0.34	130
Hauling	0.13	9.8	3.9	0.06	0.11	2.2	2.3	0.11	0.61	0.71	—	8,163	8,163	0.45	1.3	18	8,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22	22	< 0.005	< 0.005	0.03	23
Hauling	0.02	1.8	0.69	0.01	0.02	0.39	0.41	0.02	0.11	0.13	—	1,454	1,454	0.08	0.23	1.4	1,526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.7	3.7	< 0.005	< 0.005	< 0.005	3.8

Hauling	< 0.005	0.34	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	241	241	0.01	0.04	0.23	253

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.4	22	22	0.04	0.85	—	0.85	0.78	—	0.78	—	4,095	4,095	0.17	0.03	—	4,109
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.4	22	22	0.04	0.85	—	0.85	0.78	—	0.78	—	4,095	4,095	0.17	0.03	—	4,109
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10	10	< 0.005	< 0.005	< 0.005	11
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	3.9	3.9	0.01	0.15	—	0.15	0.14	—	0.14	—	729	729	0.03	0.01	—	732

Dust From Material Movement	—	—	—	—	—	0.33	0.33	—	0.16	0.16	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.13	0.13	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.71	0.72	< 0.005	0.03	—	0.03	0.03	—	0.03	—	121	121	< 0.005	< 0.005	—	121
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	0.01	0.55	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	1.3	522
Hauling	0.17	13	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,883	10,883	0.60	1.7	24	11,441
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.70	8.8	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,055	2,055	0.09	0.08	0.19	2,080
Vendor	0.01	0.58	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	0.03	521
Hauling	0.16	14	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,888	10,888	0.60	1.7	0.63	11,422
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	89	89	< 0.005	0.01	0.10	93
Hauling	0.03	2.5	0.92	0.01	0.03	0.52	0.55	0.03	0.14	0.17	—	1,938	1,938	0.11	0.31	1.9	2,035
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.02	15
Hauling	0.01	0.45	0.17	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	321	321	0.02	0.05	0.31	337

3.4. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.4	22	22	0.04	0.85	—	0.85	0.78	—	0.78	—	4,095	4,095	0.17	0.03	—	4,109
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.4	22	22	0.04	0.85	—	0.85	0.78	—	0.78	—	4,095	4,095	0.17	0.03	—	4,109
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.02	< 0.005	< 0.005	0.74	0.74	< 0.005	0.07	0.07	—	10	10	< 0.005	< 0.005	< 0.005	11
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	3.9	3.9	0.01	0.15	—	0.15	0.14	—	0.14	—	729	729	0.03	0.01	—	732

Dust From Material Movement	—	—	—	—	—	0.33	0.33	—	0.16	0.16	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.13	0.13	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.71	0.72	< 0.005	0.03	—	0.03	0.03	—	0.03	—	121	121	< 0.005	< 0.005	—	121
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	0.01	0.55	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	1.3	522
Hauling	0.17	13	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,883	10,883	0.60	1.7	24	11,441
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.70	8.8	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,055	2,055	0.09	0.08	0.19	2,080
Vendor	0.01	0.58	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	0.03	521
Hauling	0.16	14	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,888	10,888	0.60	1.7	0.63	11,422
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	89	89	< 0.005	0.01	0.10	93
Hauling	0.03	2.5	0.92	0.01	0.03	0.52	0.55	0.03	0.14	0.17	—	1,938	1,938	0.11	0.31	1.9	2,035
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.02	15
Hauling	0.01	0.45	0.17	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	321	321	0.02	0.05	0.31	337

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.5	23	25	0.05	0.93	—	0.93	0.85	—	0.85	—	4,799	4,799	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	17	17	< 0.005	< 0.005	< 0.005	18
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.7	2.9	0.01	0.11	—	0.11	0.10	—	0.10	—	563	563	0.02	< 0.005	—	565
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.17	0.17	< 0.005	0.02	0.02	—	2.0	2.0	< 0.005	< 0.005	< 0.005	2.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	0.50	0.53	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93	93	< 0.005	< 0.005	—	94
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.34
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.73	0.87	11	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,569	2,569	0.12	0.09	0.24	2,600
Vendor	0.01	0.29	0.14	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.02	260
Hauling	0.24	20	7.8	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,332	16,332	0.90	2.6	0.95	17,133
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.11	1.4	0.00	0.00	0.30	0.30	0.00	0.07	0.07	—	306	306	0.01	0.01	0.47	310
Vendor	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	29	29	< 0.005	< 0.005	0.03	31
Hauling	0.03	2.4	0.91	0.01	0.02	0.52	0.54	0.02	0.14	0.17	—	1,917	1,917	0.11	0.31	1.8	2,013
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.25	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	51	51	< 0.005	< 0.005	0.08	51
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Hauling	0.01	0.44	0.17	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	317	317	0.02	0.05	0.31	333

3.6. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.5	23	25	0.05	0.93	—	0.93	0.85	—	0.85	—	4,799	4,799	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	17	17	< 0.005	< 0.005	< 0.005	18
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.7	2.9	0.01	0.11	—	0.11	0.10	—	0.10	—	563	563	0.02	< 0.005	—	565
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.17	0.17	< 0.005	0.02	0.02	—	2.0	2.0	< 0.005	< 0.005	< 0.005	2.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.50	0.53	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93	93	< 0.005	< 0.005	—	94
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.32	0.32	< 0.005	< 0.005	< 0.005	0.34
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.73	0.87	11	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,569	2,569	0.12	0.09	0.24	2,600
Vendor	0.01	0.29	0.14	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.02	260
Hauling	0.24	20	7.8	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,332	16,332	0.90	2.6	0.95	17,133
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.11	1.4	0.00	0.00	0.30	0.30	0.00	0.07	0.07	—	306	306	0.01	0.01	0.47	310
Vendor	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	29	29	< 0.005	< 0.005	0.03	31
Hauling	0.03	2.4	0.91	0.01	0.02	0.52	0.54	0.02	0.14	0.17	—	1,917	1,917	0.11	0.31	1.8	2,013
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.25	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	51	51	< 0.005	< 0.005	0.08	51
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Hauling	0.01	0.44	0.17	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	317	317	0.02	0.05	0.31	333

3.7. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	21	24	0.05	0.78	—	0.78	0.72	—	0.72	—	4,798	4,798	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	16	16	< 0.005	< 0.005	0.03	17

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	21	24	0.05	0.78	—	0.78	0.72	—	0.72	—	4,798	4,798	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	16	16	< 0.005	< 0.005	< 0.005	17
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	4.8	5.6	0.01	0.18	—	0.18	0.17	—	0.17	—	1,127	1,127	0.05	0.01	—	1,131
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.33	0.33	< 0.005	0.03	0.03	—	3.8	3.8	< 0.005	< 0.005	< 0.005	4.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.88	1.0	< 0.005	0.03	—	0.03	0.03	—	0.03	—	187	187	0.01	< 0.005	—	187
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.67
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71	0.69	12	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,658	2,658	0.11	0.09	8.3	2,697
Vendor	0.01	0.26	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.64	256

Hauling	0.26	19	7.5	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,001	16,001	0.79	2.6	34	16,831
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.86	10	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,520	2,520	0.04	0.09	0.21	2,549
Vendor	0.01	0.27	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.02	255
Hauling	0.24	20	7.6	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,008	16,008	0.79	2.6	0.88	16,806
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.20	2.5	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	600	600	0.01	0.02	0.84	608
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	57	57	< 0.005	0.01	0.06	60
Hauling	0.06	4.7	1.8	0.03	0.05	1.0	1.1	0.05	0.28	0.33	—	3,758	3,758	0.19	0.61	3.5	3,949
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.46	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	99	99	< 0.005	< 0.005	0.14	101
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.5	9.5	< 0.005	< 0.005	0.01	9.9
Hauling	0.01	0.86	0.32	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	622	622	0.03	0.10	0.57	654

3.8. Grading (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	21	24	0.05	0.78	—	0.78	0.72	—	0.72	—	4,798	4,798	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	16	16	< 0.005	< 0.005	0.03	17

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	21	24	0.05	0.78	—	0.78	0.72	—	0.72	—	4,798	4,798	0.19	0.04	—	4,815
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.5	1.5	< 0.005	0.15	0.15	—	16	16	< 0.005	< 0.005	< 0.005	17
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54	4.8	5.6	0.01	0.18	—	0.18	0.17	—	0.17	—	1,127	1,127	0.05	0.01	—	1,131
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.33	0.33	< 0.005	0.03	0.03	—	3.8	3.8	< 0.005	< 0.005	< 0.005	4.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.88	1.0	< 0.005	0.03	—	0.03	0.03	—	0.03	—	187	187	0.01	< 0.005	—	187
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	0.63	0.63	< 0.005	< 0.005	< 0.005	0.67
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71	0.69	12	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,658	2,658	0.11	0.09	8.3	2,697
Vendor	0.01	0.26	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.64	256

Hauling	0.26	19	7.5	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,001	16,001	0.79	2.6	34	16,831
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.86	10	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,520	2,520	0.04	0.09	0.21	2,549
Vendor	0.01	0.27	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.02	255
Hauling	0.24	20	7.6	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,008	16,008	0.79	2.6	0.88	16,806
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.20	2.5	0.00	0.00	0.61	0.61	0.00	0.14	0.14	—	600	600	0.01	0.02	0.84	608
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	57	57	< 0.005	0.01	0.06	60
Hauling	0.06	4.7	1.8	0.03	0.05	1.0	1.1	0.05	0.28	0.33	—	3,758	3,758	0.19	0.61	3.5	3,949
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.46	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	99	99	< 0.005	< 0.005	0.14	101
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.5	9.5	< 0.005	< 0.005	0.01	9.9
Hauling	0.01	0.86	0.32	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	622	622	0.03	0.10	0.57	654

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.9	4.9	< 0.005	< 0.005	0.01	5.2

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.9	4.9	< 0.005	< 0.005	< 0.005	5.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.9	25	28	0.06	0.79	—	0.79	0.73	—	0.73	—	5,376	5,376	0.22	0.04	—	5,394
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.23	0.23	< 0.005	0.02	0.02	—	3.2	3.2	< 0.005	< 0.005	< 0.005	3.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	4.5	5.0	0.01	0.15	—	0.15	0.13	—	0.13	—	890	890	0.04	0.01	—	893
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.56
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	24	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,316	5,316	0.22	0.19	17	5,394
Vendor	0.22	7.9	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,338	7,338	0.31	1.0	19	7,667

Hauling	0.09	6.3	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,334	5,334	0.26	0.87	11	5,610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.7	20	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,040	5,040	0.07	0.19	0.43	5,098
Vendor	0.21	8.2	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,342	7,342	0.31	1.0	0.50	7,652
Hauling	0.08	6.6	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,336	5,336	0.26	0.87	0.29	5,602
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.91	1.1	14	0.00	0.00	3.4	3.4	0.00	0.79	0.79	—	3,343	3,343	0.05	0.12	4.7	3,385
Vendor	0.14	5.4	2.5	0.04	0.04	1.3	1.4	0.04	0.37	0.40	—	4,797	4,797	0.20	0.66	5.4	5,005
Hauling	0.05	4.4	1.6	0.02	0.05	0.96	1.0	0.05	0.26	0.31	—	3,487	3,487	0.17	0.57	3.2	3,663
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.21	2.6	0.00	0.00	0.62	0.62	0.00	0.14	0.14	—	553	553	0.01	0.02	0.77	560
Vendor	0.03	0.99	0.45	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	794	794	0.03	0.11	0.89	829
Hauling	0.01	0.79	0.30	< 0.005	0.01	0.18	0.18	0.01	0.05	0.06	—	577	577	0.03	0.09	0.53	607

3.10. Building Construction (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.9	4.9	< 0.005	< 0.005	0.01	5.2

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.9	4.9	< 0.005	< 0.005	< 0.005	5.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.9	25	28	0.06	0.79	—	0.79	0.73	—	0.73	—	5,376	5,376	0.22	0.04	—	5,394
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.23	0.23	< 0.005	0.02	0.02	—	3.2	3.2	< 0.005	< 0.005	< 0.005	3.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	4.5	5.0	0.01	0.15	—	0.15	0.13	—	0.13	—	890	890	0.04	0.01	—	893
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.56
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	24	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,316	5,316	0.22	0.19	17	5,394
Vendor	0.22	7.9	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,338	7,338	0.31	1.0	19	7,667

Hauling	0.09	6.3	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,334	5,334	0.26	0.87	11	5,610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.7	20	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,040	5,040	0.07	0.19	0.43	5,098
Vendor	0.21	8.2	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,342	7,342	0.31	1.0	0.50	7,652
Hauling	0.08	6.6	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,336	5,336	0.26	0.87	0.29	5,602
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.91	1.1	14	0.00	0.00	3.4	3.4	0.00	0.79	0.79	—	3,343	3,343	0.05	0.12	4.7	3,385
Vendor	0.14	5.4	2.5	0.04	0.04	1.3	1.4	0.04	0.37	0.40	—	4,797	4,797	0.20	0.66	5.4	5,005
Hauling	0.05	4.4	1.6	0.02	0.05	0.96	1.0	0.05	0.26	0.31	—	3,487	3,487	0.17	0.57	3.2	3,663
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.21	2.6	0.00	0.00	0.62	0.62	0.00	0.14	0.14	—	553	553	0.01	0.02	0.77	560
Vendor	0.03	0.99	0.45	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	794	794	0.03	0.11	0.89	829
Hauling	0.01	0.79	0.30	< 0.005	0.01	0.18	0.18	0.01	0.05	0.06	—	577	577	0.03	0.09	0.53	607

3.11. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.3	11	13	0.03	0.33	—	0.33	0.31	—	0.31	—	2,479	2,479	0.10	0.02	—	2,488
Dust From Material Movement	—	—	—	—	—	0.12	0.12	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.11	0.11	< 0.005	0.01	0.01	—	1.5	1.5	< 0.005	< 0.005	< 0.005	1.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	2.0	2.3	< 0.005	0.06	—	0.06	0.06	—	0.06	—	410	410	0.02	< 0.005	—	412
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.24	0.24	< 0.005	< 0.005	< 0.005	0.25
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	23	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,221	5,221	0.05	0.19	15	5,293
Vendor	0.17	7.5	3.6	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,167	7,167	0.26	1.0	18	7,492

Hauling	0.09	6.1	2.4	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,214	5,214	0.26	0.83	11	5,479
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.6	19	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	4,950	4,950	0.06	0.19	0.38	5,008
Vendor	0.16	7.9	3.7	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,171	7,171	0.26	1.0	0.47	7,480
Hauling	0.08	6.4	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,216	5,216	0.26	0.83	0.27	5,471
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.47	6.0	0.00	0.00	1.6	1.6	0.00	0.36	0.36	—	1,514	1,514	0.02	0.06	1.9	1,533
Vendor	0.05	2.4	1.1	0.02	0.02	0.61	0.63	0.02	0.17	0.19	—	2,160	2,160	0.08	0.31	2.3	2,256
Hauling	0.02	1.9	0.74	0.01	0.02	0.44	0.46	0.02	0.12	0.14	—	1,572	1,572	0.08	0.25	1.4	1,650
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.1	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	251	251	< 0.005	0.01	0.32	254
Vendor	0.01	0.43	0.20	< 0.005	< 0.005	0.11	0.11	< 0.005	0.03	0.03	—	358	358	0.01	0.05	0.39	373
Hauling	< 0.005	0.35	0.13	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.03	—	260	260	0.01	0.04	0.23	273

3.12. Building Construction (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.3	11	13	0.03	0.33	—	0.33	0.31	—	0.31	—	2,479	2,479	0.10	0.02	—	2,488
Dust From Material Movement	—	—	—	—	—	0.12	0.12	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.11	0.11	< 0.005	0.01	0.01	—	1.5	1.5	< 0.005	< 0.005	< 0.005	1.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	2.0	2.3	< 0.005	0.06	—	0.06	0.06	—	0.06	—	410	410	0.02	< 0.005	—	412
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.24	0.24	< 0.005	< 0.005	< 0.005	0.25
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	23	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,221	5,221	0.05	0.19	15	5,293
Vendor	0.17	7.5	3.6	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,167	7,167	0.26	1.0	18	7,492

Hauling	0.09	6.1	2.4	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,214	5,214	0.26	0.83	11	5,479
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.6	19	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	4,950	4,950	0.06	0.19	0.38	5,008
Vendor	0.16	7.9	3.7	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,171	7,171	0.26	1.0	0.47	7,480
Hauling	0.08	6.4	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,216	5,216	0.26	0.83	0.27	5,471
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.47	6.0	0.00	0.00	1.6	1.6	0.00	0.36	0.36	—	1,514	1,514	0.02	0.06	1.9	1,533
Vendor	0.05	2.4	1.1	0.02	0.02	0.61	0.63	0.02	0.17	0.19	—	2,160	2,160	0.08	0.31	2.3	2,256
Hauling	0.02	1.9	0.74	0.01	0.02	0.44	0.46	0.02	0.12	0.14	—	1,572	1,572	0.08	0.25	1.4	1,650
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.1	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	251	251	< 0.005	0.01	0.32	254
Vendor	0.01	0.43	0.20	< 0.005	< 0.005	0.11	0.11	< 0.005	0.03	0.03	—	358	358	0.01	0.05	0.39	373
Hauling	< 0.005	0.35	0.13	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.03	—	260	260	0.01	0.04	0.23	273

3.13. Paving (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.0	4.0	0.01	0.11	—	0.11	0.10	—	0.10	—	978	978	0.04	0.01	—	982
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	0.86	0.86	< 0.005	< 0.005	< 0.005	0.90
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.55	0.73	< 0.005	0.02	—	0.02	0.02	—	0.02	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,194	1,194	0.04	0.17	3.0	1,249
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,195	1,195	0.04	0.17	0.08	1,247
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	1.4	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	358	358	< 0.005	0.01	0.46	362
Vendor	< 0.005	0.23	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.23	222
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93	93	< 0.005	0.01	0.08	97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	59	59	< 0.005	< 0.005	0.08	60
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35	35	< 0.005	< 0.005	0.04	37
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.01	16

3.14. Paving (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.0	4.0	0.01	0.11	—	0.11	0.10	—	0.10	—	978	978	0.04	0.01	—	982
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	0.86	0.86	< 0.005	< 0.005	< 0.005	0.90
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.55	0.73	< 0.005	0.02	—	0.02	0.02	—	0.02	—	162	162	0.01	< 0.005	—	163

Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,194	1,194	0.04	0.17	3.0	1,249
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,195	1,195	0.04	0.17	0.08	1,247
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	1.4	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	358	358	< 0.005	0.01	0.46	362
Vendor	< 0.005	0.23	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.23	222
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93	93	< 0.005	0.01	0.08	97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	59	59	< 0.005	< 0.005	0.08	60
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35	35	< 0.005	< 0.005	0.04	37
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.01	16

3.15. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.8	4.0	0.01	0.06	—	0.06	0.06	—	0.06	—	648	648	0.03	0.01	—	650
Architectural Coatings	21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.51	0.74	< 0.005	0.01	—	0.01	0.01	—	0.01	—	107	107	< 0.005	< 0.005	—	108

Architect Coatings	3.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.06	2.5	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,389	2,389	0.09	0.34	6.0	2,497
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.05	2.6	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,390	2,390	0.09	0.34	0.16	2,493
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.22	2.9	0.00	0.00	0.74	0.74	0.00	0.17	0.17	—	716	716	0.01	0.03	0.92	725
Vendor	0.02	0.94	0.43	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	851	851	0.03	0.12	0.93	889
Hauling	< 0.005	0.23	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	186	186	0.01	0.03	0.16	195
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	118	118	< 0.005	< 0.005	0.15	120
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	141	141	0.01	0.02	0.15	147
Hauling	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31	31	< 0.005	< 0.005	0.03	32

3.16. Architectural Coating (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.8	4.0	0.01	0.06	—	0.06	0.06	—	0.06	—	648	648	0.03	0.01	—	650
Architectural Coatings	21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.51	0.74	< 0.005	0.01	—	0.01	0.01	—	0.01	—	107	107	< 0.005	< 0.005	—	108
Architectural Coatings	3.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.06	2.5	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,389	2,389	0.09	0.34	6.0	2,497
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.05	2.6	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,390	2,390	0.09	0.34	0.16	2,493
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.22	2.9	0.00	0.00	0.74	0.74	0.00	0.17	0.17	—	716	716	0.01	0.03	0.92	725
Vendor	0.02	0.94	0.43	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	851	851	0.03	0.12	0.93	889
Hauling	< 0.005	0.23	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	186	186	0.01	0.03	0.16	195
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	118	118	< 0.005	< 0.005	0.15	120
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	141	141	0.01	0.02	0.15	147
Hauling	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31	31	< 0.005	< 0.005	0.03	32

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,342	4,342	0.55	0.07	—	4,375
Arena	—	—	—	—	—	—	—	—	—	—	—	850	850	0.11	0.01	—	856
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	742	742	0.09	0.01	—	748
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	662	662	0.08	0.01	—	667
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	886	886	0.11	0.01	—	893
Hotel	—	—	—	—	—	—	—	—	—	—	—	2,200	2,200	0.28	0.03	—	2,217
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	367	367	0.05	0.01	—	370

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	171	171	0.02	< 0.005	—	173
Total	—	—	—	—	—	—	—	—	—	—	—	10,219	10,219	1.3	0.16	—	10,299
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,342	4,342	0.55	0.07	—	4,375
Arena	—	—	—	—	—	—	—	—	—	—	—	850	850	0.11	0.01	—	856
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	742	742	0.09	0.01	—	748
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	662	662	0.08	0.01	—	667
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	886	886	0.11	0.01	—	893
Hotel	—	—	—	—	—	—	—	—	—	—	—	2,200	2,200	0.28	0.03	—	2,217
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	367	367	0.05	0.01	—	370
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	171	171	0.02	< 0.005	—	173
Total	—	—	—	—	—	—	—	—	—	—	—	10,219	10,219	1.3	0.16	—	10,299
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	719	719	0.09	0.01	—	724
Arena	—	—	—	—	—	—	—	—	—	—	—	141	141	0.02	< 0.005	—	142
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	123	123	0.02	< 0.005	—	124
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	110	110	0.01	< 0.005	—	110
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	147	147	0.02	< 0.005	—	148
Hotel	—	—	—	—	—	—	—	—	—	—	—	364	364	0.05	0.01	—	367
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	61	61	0.01	< 0.005	—	61
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	28	28	< 0.005	< 0.005	—	29
Total	—	—	—	—	—	—	—	—	—	—	—	1,692	1,692	0.21	0.03	—	1,705

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,339	4,339	0.55	0.07	—	4,373
Arena	—	—	—	—	—	—	—	—	—	—	—	847	847	0.11	0.01	—	854
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	636	636	0.08	0.01	—	641
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	662	662	0.08	0.01	—	667
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	886	886	0.11	0.01	—	893
Hotel	—	—	—	—	—	—	—	—	—	—	—	2,089	2,089	0.26	0.03	—	2,105
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	347	347	0.04	0.01	—	349
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	171	171	0.02	< 0.005	—	172

Total	—	—	—	—	—	—	—	—	—	—	—	9,977	9,977	1.3	0.15	—	10,054
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,339	4,339	0.55	0.07	—	4,373
Arena	—	—	—	—	—	—	—	—	—	—	—	847	847	0.11	0.01	—	854
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	636	636	0.08	0.01	—	641
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	662	662	0.08	0.01	—	667
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	886	886	0.11	0.01	—	893
Hotel	—	—	—	—	—	—	—	—	—	—	—	2,089	2,089	0.26	0.03	—	2,105
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	347	347	0.04	0.01	—	349
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	171	171	0.02	< 0.005	—	172
Total	—	—	—	—	—	—	—	—	—	—	—	9,977	9,977	1.3	0.15	—	10,054
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	718	718	0.09	0.01	—	724
Arena	—	—	—	—	—	—	—	—	—	—	—	140	140	0.02	< 0.005	—	141
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	105	105	0.01	< 0.005	—	106
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	110	110	0.01	< 0.005	—	110
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	147	147	0.02	< 0.005	—	148
Hotel	—	—	—	—	—	—	—	—	—	—	—	346	346	0.04	0.01	—	349
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	57	57	0.01	< 0.005	—	58
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	28	28	< 0.005	< 0.005	—	28
Total	—	—	—	—	—	—	—	—	—	—	—	1,652	1,652	0.21	0.03	—	1,665

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,107	1,107	0.10	< 0.005	—	1,110
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.09	1.7	1.4	0.01	0.13	—	0.13	0.13	—	0.13	—	2,036	2,036	0.18	< 0.005	—	2,041
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	498	498	0.04	< 0.005	—	500
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.29	0.24	< 0.005	0.02	—	0.02	0.02	—	0.02	—	343	343	0.03	< 0.005	—	344
Total	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	8,455	8,455	0.75	0.02	—	8,478
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,107	1,107	0.10	< 0.005	—	1,110
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.09	1.7	1.4	0.01	0.13	—	0.13	0.13	—	0.13	—	2,036	2,036	0.18	< 0.005	—	2,041
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	498	498	0.04	< 0.005	—	500
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.29	0.24	< 0.005	0.02	—	0.02	0.02	—	0.02	—	343	343	0.03	< 0.005	—	344
Total	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	8,455	8,455	0.75	0.02	—	8,478
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.02	0.42	0.36	< 0.005	0.03	—	0.03	0.03	—	0.03	—	459	459	0.04	< 0.005	—	460
Arena	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	282	282	0.02	< 0.005	—	282

High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	183	183	0.02	< 0.005	—	184
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.02	0.31	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	337	337	0.03	< 0.005	—	338
Apartments Mid Rise	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	83	83	0.01	< 0.005	—	83
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57	57	0.01	< 0.005	—	57
Total	0.07	1.3	1.1	0.01	0.10	—	0.10	0.10	—	0.10	—	1,400	1,400	0.12	< 0.005	—	1,404

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,107	1,107	0.10	< 0.005	—	1,110
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.09	1.7	1.4	0.01	0.13	—	0.13	0.13	—	0.13	—	2,036	2,036	0.18	< 0.005	—	2,041
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	495	495	0.04	< 0.005	—	496
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.29	0.24	< 0.005	0.02	—	0.02	0.02	—	0.02	—	343	343	0.03	< 0.005	—	344
Total	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	8,451	8,451	0.75	0.02	—	8,475
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778

Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.05	0.93	0.78	0.01	0.07	—	0.07	0.07	—	0.07	—	1,107	1,107	0.10	< 0.005	—	1,110
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.09	1.7	1.4	0.01	0.13	—	0.13	0.13	—	0.13	—	2,036	2,036	0.18	< 0.005	—	2,041
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	495	495	0.04	< 0.005	—	496
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.29	0.24	< 0.005	0.02	—	0.02	0.02	—	0.02	—	343	343	0.03	< 0.005	—	344
Total	0.39	7.1	5.8	0.04	0.54	—	0.54	0.54	—	0.54	—	8,451	8,451	0.75	0.02	—	8,475
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.02	0.42	0.36	< 0.005	0.03	—	0.03	0.03	—	0.03	—	459	459	0.04	< 0.005	—	460
Arena	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	282	282	0.02	< 0.005	—	282
High Turnover (Sit Down Restaurant)	0.01	0.17	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	183	183	0.02	< 0.005	—	184

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Hotel	0.02	0.31	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	337	337	0.03	< 0.005	—	338
Apartments Mid Rise	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	82	82	0.01	< 0.005	—	82
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	< 0.005	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	57	57	0.01	< 0.005	—	57
Total	0.07	1.3	1.1	0.01	0.10	—	0.10	0.10	—	0.10	—	1,399	1,399	0.12	< 0.005	—	1,403

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	1.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	11	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Total	31	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.4	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32
Total	5.0	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	11	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Total	31	0.60	70	< 0.005	0.11	—	0.11	0.09	—	0.09	—	277	277	0.01	< 0.005	—	278
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.4	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32
Total	5.0	0.07	8.8	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31	31	< 0.005	< 0.005	—	32

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	51	138	189	5.2	0.13	—	358
Arena	—	—	—	—	—	—	—	—	—	—	11	31	42	1.1	0.03	—	78
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	69	176	246	7.1	0.17	—	475
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	18	45	63	1.8	0.04	—	122
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Total	—	—	—	—	—	—	—	—	—	—	155	407	562	16	0.38	—	1,074
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	51	138	189	5.2	0.13	—	358
Arena	—	—	—	—	—	—	—	—	—	—	11	31	42	1.1	0.03	—	78
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	69	176	246	7.1	0.17	—	475
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	18	45	63	1.8	0.04	—	122
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42

Total	—	—	—	—	—	—	—	—	—	—	155	407	562	16	0.38	—	1,074
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	8.4	23	31	0.87	0.02	—	59
Arena	—	—	—	—	—	—	—	—	—	—	1.8	5.2	7.0	0.18	< 0.005	—	13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	11	29	41	1.2	0.03	—	79
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.9	7.5	10	0.30	0.01	—	20
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	1.0	2.6	3.6	0.10	< 0.005	—	6.9
Total	—	—	—	—	—	—	—	—	—	—	26	67	93	2.6	0.06	—	178

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	47	127	174	4.8	0.12	—	328
Arena	—	—	—	—	—	—	—	—	—	—	9.9	29	39	1.0	0.02	—	71
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	61	156	217	6.3	0.15	—	419
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	15	39	54	1.5	0.04	—	103
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Total	—	—	—	—	—	—	—	—	—	—	139	366	505	14	0.34	—	964

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	47	127	174	4.8	0.12	—	328
Arena	—	—	—	—	—	—	—	—	—	—	9.9	29	39	1.0	0.02	—	71
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	61	156	217	6.3	0.15	—	419
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	15	39	54	1.5	0.04	—	103
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Total	—	—	—	—	—	—	—	—	—	—	139	366	505	14	0.34	—	964
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	7.7	21	29	0.79	0.02	—	54
Arena	—	—	—	—	—	—	—	—	—	—	1.6	4.8	6.4	0.17	< 0.005	—	12
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	10	26	36	1.0	0.03	—	69
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.5	6.4	8.9	0.26	0.01	—	17
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	1.0	2.6	3.6	0.10	< 0.005	—	6.9
Total	—	—	—	—	—	—	—	—	—	—	23	61	84	2.4	0.06	—	160

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	192	0.00	192	19	0.00	—	673
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12	0.00	—	434
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Total	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	192	0.00	192	19	0.00	—	673
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12	0.00	—	434
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Total	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	173	0.00	173	17	0.00	—	607
Arena	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.1
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	32	0.00	32	3.2	0.00	—	111
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	21	0.00	21	2.1	0.00	—	72
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.7	0.00	6.7	0.67	0.00	—	23
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	2.1	0.00	2.1	0.21	0.00	—	7.2
Total	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23	0.00	—	822

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	192	0.00	192	19	0.00	—	673
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12	0.00	—	434
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Total	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	192	0.00	192	19	0.00	—	673
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12	0.00	—	434
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Total	—	—	—	—	—	—	—	—	—	—	1,419	0.00	1,419	142	0.00	—	4,963
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	173	0.00	173	17	0.00	—	607
Arena	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.1

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	32	0.00	32	3.2	0.00	—	111
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Hotel	—	—	—	—	—	—	—	—	—	—	21	0.00	21	2.1	0.00	—	72
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.7	0.00	6.7	0.67	0.00	—	23
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	2.1	0.00	2.1	0.21	0.00	—	7.2
Total	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23	0.00	—	822

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47	47
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	344	344
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47	47
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	344	344
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.8	7.8
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	57	57
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65	65

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47	47
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	344	344

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47	47
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	344	344
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	393	393
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.8	7.8
Hotel	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	57	57

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65	65

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2026	8/28/2026	5.0	65	Reno/Road Demo
Site Preparation	Site Preparation	8/3/2026	10/30/2026	5.0	65	Site Prep & Utilities
Grading	Grading	11/2/2026	4/30/2027	5.0	130	Grading & Excavation
Building Construction	Building Construction	2/1/2027	6/2/2028	5.0	350	Buildings Construction
Paving	Paving	3/6/2028	6/2/2028	5.0	65	Hardscape/Road/Sidewalks
Architectural Coating	Architectural Coating	1/3/2028	6/30/2028	5.0	130	Painting/Signage/Landscaping

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Excavators	Diesel	Average	2.0	7.0	36	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	2.0	6.0	33	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Demolition	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Demolition	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Demolition	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Demolition	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	2.0	8.0	84	0.37

Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Site Preparation	Excavators	Diesel	Average	2.0	8.0	36	0.38
Site Preparation	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Site Preparation	Generator Sets	Diesel	Average	2.0	7.5	15	0.74
Site Preparation	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	2.0	7.0	36	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Grading	Crawler Tractors	Diesel	Average	2.0	8.0	250	0.43
Grading	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Grading	Rollers	Diesel	Average	1.00	7.0	100	0.38
Grading	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Grading	Rollers	Diesel	Average	1.00	7.0	36	0.38
Building Construction	Generator Sets	Diesel	Average	5.0	7.0	15	0.74
Building Construction	Cranes	Diesel	Average	2.0	7.0	367	0.29
Building Construction	Welders	Diesel	Average	10.0	6.0	46	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.0	7.0	84	0.37
Building Construction	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Building Construction	Excavators	Diesel	Average	2.0	6.0	36	0.38
Building Construction	Crawler Tractors	Diesel	Average	4.0	6.0	175	0.43
Building Construction	Rollers	Diesel	Average	1.00	7.0	100	0.38
Building Construction	Air Compressors	Diesel	Average	5.0	7.0	37	0.48
Paving	Pavers	Diesel	Average	1.00	7.0	81	0.42
Paving	Rollers	Diesel	Average	1.00	7.0	36	0.38
Paving	Excavators	Diesel	Average	1.00	6.0	36	0.38
Paving	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43

Paving	Tractors/Loaders/Back	Diesel	Average	4.0	7.0	84	0.37
Paving	Rollers	Diesel	Average	1.00	7.0	100	0.38
Paving	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Paving	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Paving	Paving Equipment	Diesel	Average	2.0	7.0	300	0.36
Architectural Coating	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.0	7.0	46	0.31
Architectural Coating	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Architectural Coating	Rough Terrain Forklifts	Diesel	Average	2.0	7.0	96	0.40
Architectural Coating	Skid Steer Loaders	Diesel	Average	2.0	7.0	71	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Excavators	Diesel	Average	2.0	7.0	36	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	2.0	6.0	33	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Demolition	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Demolition	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Demolition	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Demolition	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	2.0	8.0	84	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Site Preparation	Excavators	Diesel	Average	2.0	8.0	36	0.38
Site Preparation	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Site Preparation	Generator Sets	Diesel	Average	2.0	7.5	15	0.74

Site Preparation	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	2.0	7.0	36	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Grading	Crawler Tractors	Diesel	Average	2.0	8.0	250	0.43
Grading	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Grading	Rollers	Diesel	Average	1.00	7.0	100	0.38
Grading	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Grading	Rollers	Diesel	Average	1.00	7.0	36	0.38
Building Construction	Generator Sets	Diesel	Average	5.0	7.0	15	0.74
Building Construction	Cranes	Diesel	Average	2.0	7.0	367	0.29
Building Construction	Welders	Diesel	Average	10.0	6.0	46	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.0	7.0	84	0.37
Building Construction	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Building Construction	Excavators	Diesel	Average	2.0	6.0	36	0.38
Building Construction	Crawler Tractors	Diesel	Average	4.0	6.0	175	0.43
Building Construction	Rollers	Diesel	Average	1.00	7.0	100	0.38
Building Construction	Air Compressors	Diesel	Average	5.0	7.0	37	0.48
Paving	Pavers	Diesel	Average	1.00	7.0	81	0.42
Paving	Rollers	Diesel	Average	1.00	7.0	36	0.38
Paving	Excavators	Diesel	Average	1.00	6.0	36	0.38
Paving	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Paving	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Paving	Rollers	Diesel	Average	1.00	7.0	100	0.38
Paving	Generator Sets	Diesel	Average	2.0	7.0	15	0.74

Paving	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Paving	Paving Equipment	Diesel	Average	2.0	7.0	300	0.36
Architectural Coating	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.0	7.0	46	0.31
Architectural Coating	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Architectural Coating	Rough Terrain Forklifts	Diesel	Average	2.0	7.0	96	0.40
Architectural Coating	Skid Steer Loaders	Diesel	Average	2.0	7.0	71	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	160	19	LDA,LDT1,LDT2
Demolition	Vendor	4.0	10	HHDT,MHDT
Demolition	Hauling	120	20	HHDT
Demolition	Onsite truck	2.0	1.00	HHDT
Site Preparation	Worker	160	19	LDA,LDT1,LDT2
Site Preparation	Vendor	16	10	HHDT,MHDT
Site Preparation	Hauling	160	20	HHDT
Site Preparation	Onsite truck	2.0	1.00	HHDT
Grading	Worker	200	19	LDA,LDT1,LDT2
Grading	Vendor	8.0	10	HHDT,MHDT
Grading	Hauling	240	20	HHDT
Grading	Onsite truck	2.0	2.0	HHDT
Building Construction	Worker	400	19	LDA,LDT1,LDT2
Building Construction	Vendor	240	10	HHDT,MHDT
Building Construction	Hauling	80	20	HHDT
Building Construction	Onsite truck	1.00	1.00	HHDT

Paving	Worker	160	19	LDA,LDT1,LDT2
Paving	Vendor	40	10	HHDT,MHDT
Paving	Hauling	8.0	20	HHDT
Paving	Onsite truck	1.00	1.00	HHDT
Architectural Coating	Worker	160	19	LDA,LDT1,LDT2
Architectural Coating	Vendor	80	10	HHDT,MHDT
Architectural Coating	Hauling	8.0	20	HHDT
Architectural Coating	Onsite truck	0.00	0.00	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	160	19	LDA,LDT1,LDT2
Demolition	Vendor	4.0	10	HHDT,MHDT
Demolition	Hauling	120	20	HHDT
Demolition	Onsite truck	2.0	1.00	HHDT
Site Preparation	Worker	160	19	LDA,LDT1,LDT2
Site Preparation	Vendor	16	10	HHDT,MHDT
Site Preparation	Hauling	160	20	HHDT
Site Preparation	Onsite truck	2.0	1.00	HHDT
Grading	Worker	200	19	LDA,LDT1,LDT2
Grading	Vendor	8.0	10	HHDT,MHDT
Grading	Hauling	240	20	HHDT
Grading	Onsite truck	2.0	2.0	HHDT
Building Construction	Worker	400	19	LDA,LDT1,LDT2
Building Construction	Vendor	240	10	HHDT,MHDT
Building Construction	Hauling	80	20	HHDT
Building Construction	Onsite truck	1.00	1.00	HHDT
Paving	Worker	160	19	LDA,LDT1,LDT2

Paving	Vendor	40	10	HHDT,MHDT
Paving	Hauling	8.0	20	HHDT
Paving	Onsite truck	1.00	1.00	HHDT
Architectural Coating	Worker	160	19	LDA,LDT1,LDT2
Architectural Coating	Vendor	80	10	HHDT,MHDT
Architectural Coating	Hauling	8.0	20	HHDT
Architectural Coating	Onsite truck	0.00	0.00	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	272,160	90,720	1,110,000	370,000	6,534

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	130	2,000	0.00
Site Preparation	0.00	0.00	65	0.00	0.00
Grading	0.00	0.00	195	0.00	0.00

Building Construction	0.00	0.00	525	0.00	0.00
Paving	0.00	0.00	65	0.00	2.5

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Government (Civic Center)	0.00	0%
Paving	Government (Civic Center)	0.00	0%
Paving	Arena	0.00	0%
Paving	High Turnover (Sit Down Restaurant)	0.00	0%
Paving	Enclosed Parking with Elevator	0.00	0%
Paving	Unenclosed Parking with Elevator	0.00	50%
Paving	Hotel	0.00	0%
Paving	Unenclosed Parking with Elevator	0.00	50%
Paving	Apartments Mid Rise	—	0%
Paving	Government (Civic Center)	0.00	0%
Paving	High Turnover (Sit Down Restaurant)	0.00	0%
Paving	Other Asphalt Surfaces	0.70	100%
Paving	Other Non-Asphalt Surfaces	1.8	0%
Paving	Unenclosed Parking with Elevator	0.00	100%
Paving	Library	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	346	0.03	< 0.005
2027	0.00	346	0.03	< 0.005
2028	0.00	346	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0

Government (Civic Center)	Pellet Wood Stoves	0	0
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
Arena	Wood Fireplaces	0	0
Arena	Gas Fireplaces	0	0
Arena	Propane Fireplaces	0	0
Arena	Electric Fireplaces	0	0
Arena	No Fireplaces	0	0
Arena	Conventional Wood Stoves	0	0
Arena	Catalytic Wood Stoves	0	0
Arena	Non-Catalytic Wood Stoves	0	0
Arena	Pellet Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Wood Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Gas Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Propane Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Electric Fireplaces	0	0
High Turnover (Sit Down Restaurant)	No Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Conventional Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Non-Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Pellet Wood Stoves	0	0

Enclosed Parking with Elevator	Wood Fireplaces	0	0
Enclosed Parking with Elevator	Gas Fireplaces	0	0
Enclosed Parking with Elevator	Propane Fireplaces	0	0
Enclosed Parking with Elevator	Electric Fireplaces	0	0
Enclosed Parking with Elevator	No Fireplaces	0	0
Enclosed Parking with Elevator	Conventional Wood Stoves	0	0
Enclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Pellet Wood Stoves	0	0
Unenclosed Parking with Elevator	Wood Fireplaces	0	0
Unenclosed Parking with Elevator	Gas Fireplaces	0	0
Unenclosed Parking with Elevator	Propane Fireplaces	0	0
Unenclosed Parking with Elevator	Electric Fireplaces	0	0
Unenclosed Parking with Elevator	No Fireplaces	0	0
Unenclosed Parking with Elevator	Conventional Wood Stoves	0	0
Unenclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Pellet Wood Stoves	0	0
Hotel	Wood Fireplaces	0	0
Hotel	Gas Fireplaces	0	0
Hotel	Propane Fireplaces	0	0
Hotel	Electric Fireplaces	0	0
Hotel	No Fireplaces	0	0
Hotel	Conventional Wood Stoves	0	0
Hotel	Catalytic Wood Stoves	0	0
Hotel	Non-Catalytic Wood Stoves	0	0
Hotel	Pellet Wood Stoves	0	0
Unenclosed Parking with Elevator	Wood Fireplaces	0	0

Unenclosed Parking with Elevator	Gas Fireplaces	0	0
Unenclosed Parking with Elevator	Propane Fireplaces	0	0
Unenclosed Parking with Elevator	Electric Fireplaces	0	0
Unenclosed Parking with Elevator	No Fireplaces	0	0
Unenclosed Parking with Elevator	Conventional Wood Stoves	0	0
Unenclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Pellet Wood Stoves	0	0
Apartments Mid Rise	Wood Fireplaces	0	0
Apartments Mid Rise	Gas Fireplaces	0	0
Apartments Mid Rise	Propane Fireplaces	0	0
Apartments Mid Rise	Electric Fireplaces	0	0
Apartments Mid Rise	No Fireplaces	0	0
Apartments Mid Rise	Conventional Wood Stoves	0	0
Apartments Mid Rise	Catalytic Wood Stoves	0	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	0	0
Apartments Mid Rise	Pellet Wood Stoves	0	0
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Wood Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Gas Fireplaces	0	0

High Turnover (Sit Down Restaurant)	Propane Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Electric Fireplaces	0	0
High Turnover (Sit Down Restaurant)	No Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Conventional Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Non-Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Pellet Wood Stoves	0	0
Other Asphalt Surfaces	Wood Fireplaces	0	0
Other Asphalt Surfaces	Gas Fireplaces	0	0
Other Asphalt Surfaces	Propane Fireplaces	0	0
Other Asphalt Surfaces	Electric Fireplaces	0	0
Other Asphalt Surfaces	No Fireplaces	0	0
Other Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Pellet Wood Stoves	0	0
Other Non-Asphalt Surfaces	Wood Fireplaces	0	0
Other Non-Asphalt Surfaces	Gas Fireplaces	0	0
Other Non-Asphalt Surfaces	Propane Fireplaces	0	0
Other Non-Asphalt Surfaces	Electric Fireplaces	0	0
Other Non-Asphalt Surfaces	No Fireplaces	0	0
Other Non-Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Non-Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Pellet Wood Stoves	0	0
Unenclosed Parking with Elevator	Wood Fireplaces	0	0
Unenclosed Parking with Elevator	Gas Fireplaces	0	0
Unenclosed Parking with Elevator	Propane Fireplaces	0	0

Unenclosed Parking with Elevator	Electric Fireplaces	0	0
Unenclosed Parking with Elevator	No Fireplaces	0	0
Unenclosed Parking with Elevator	Conventional Wood Stoves	0	0
Unenclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Pellet Wood Stoves	0	0
Library	Wood Fireplaces	0	0
Library	Gas Fireplaces	0	0
Library	Propane Fireplaces	0	0
Library	Electric Fireplaces	0	0
Library	No Fireplaces	0	0
Library	Conventional Wood Stoves	0	0
Library	Catalytic Wood Stoves	0	0
Library	Non-Catalytic Wood Stoves	0	0
Library	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	272,160	90,720	1,110,000	370,000	6,534

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,140,498	261	0.0330	0.0040	1,622,174
Government (Civic Center)	3,332,394	261	0.0330	0.0040	4,739,789
Arena	1,189,499	261	0.0330	0.0040	5,307,441
High Turnover (Sit Down Restaurant)	346,303	261	0.0330	0.0040	1,151,316
Enclosed Parking with Elevator	926,549	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	676,320	261	0.0330	0.0040	0.00
Hotel	3,078,615	261	0.0330	0.0040	6,351,774
Unenclosed Parking with Elevator	394,520	261	0.0330	0.0040	0.00
Apartments Mid Rise	513,217	261	0.0330	0.0040	1,554,958
Government (Civic Center)	1,603,826	261	0.0330	0.0040	2,281,182
High Turnover (Sit Down Restaurant)	692,606	261	0.0330	0.0040	2,302,632
Other Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	169,080	261	0.0330	0.0040	0.00
Library	239,818	261	0.0330	0.0040	1,070,049

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,139,902	261	0.0330	0.0040	1,622,174
Government (Civic Center)	3,330,652	261	0.0330	0.0040	4,739,789
Arena	1,185,743	261	0.0330	0.0040	5,307,441
High Turnover (Sit Down Restaurant)	296,615	261	0.0330	0.0040	1,151,316
Enclosed Parking with Elevator	926,549	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	676,320	261	0.0330	0.0040	0.00
Hotel	2,923,971	261	0.0330	0.0040	6,351,774
Unenclosed Parking with Elevator	394,520	261	0.0330	0.0040	0.00
Apartments Mid Rise	485,063	261	0.0330	0.0040	1,544,356
Government (Civic Center)	1,602,988	261	0.0330	0.0040	2,281,182
High Turnover (Sit Down Restaurant)	593,230	261	0.0330	0.0040	2,302,632
Other Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	169,080	261	0.0330	0.0040	0.00
Library	239,061	261	0.0330	0.0040	1,070,049

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	4,849,900	607,377

Government (Civic Center)	14,928,500	519,232
Arena	5,657,500	990,486
High Turnover (Sit Down Restaurant)	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Hotel	36,135,000	193,539
Unenclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	9,249,100	96,162
Government (Civic Center)	6,820,200	1,209,971
High Turnover (Sit Down Restaurant)	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	3,193,750	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	4,418,259	607,377
Government (Civic Center)	13,665,549	519,232
Arena	5,156,246	990,486
High Turnover (Sit Down Restaurant)	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Hotel	31,867,457	193,539
Unenclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	7,851,561	96,162
Government (Civic Center)	6,243,211	1,209,971
High Turnover (Sit Down Restaurant)	0.00	0.00

Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	3,193,750	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00
Government (Civic Center)	1,066	0.00
Arena	3.4	0.00
High Turnover (Sit Down Restaurant)	119	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Hotel	230	0.00
Unenclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	75	0.00
Government (Civic Center)	513	0.00
High Turnover (Sit Down Restaurant)	238	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	23	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00

Government (Civic Center)	1,066	0.00
Arena	3.4	0.00
High Turnover (Sit Down Restaurant)	119	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Hotel	230	0.00
Unenclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	75	0.00
Government (Civic Center)	513	0.00
High Turnover (Sit Down Restaurant)	238	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	23	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18

Arena	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Arena	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20

Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20

5.14.2. Mitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Arena	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18

High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Hotel	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Hotel	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
Hotel	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Forklifts	Diesel	Average	6.0	8.0	82	0.20

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Forklifts	Diesel	Average	6.0	8.0	82	0.20

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.1	annual days of extreme heat
Extreme Precipitation	4.2	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	2	2	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2
Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	3	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2

Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

6.4.1. Temperature and Extreme Heat

User Selected Measures	Co-Benefits Achieved	Exposure Reduction	Sensitivity Reduction	Adaptive Capacity Increase
D-3: Install Drought Resistant Landscaping	Water Conservation	—	1.00	1.00

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22
AQ-PM	81
AQ-DPM	86
Drinking Water	29
Lead Risk Housing	60
Pesticides	0.00

Toxic Releases	99
Traffic	95
Effect Indicators	—
CleanUp Sites	89
Groundwater	94
Haz Waste Facilities/Generators	67
Impaired Water Bodies	93
Solid Waste	55
Sensitive Population	—
Asthma	77
Cardio-vascular	83
Low Birth Weights	75
Socioeconomic Factor Indicators	—
Education	62
Housing	28
Linguistic	77
Poverty	50
Unemployment	43

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	57.92377775
Employed	62.37649172
Median HI	55.88348518
Education	—
Bachelor's or higher	53.18875914

High school enrollment	100
Preschool enrollment	48.45374054
Transportation	—
Auto Access	31.27165405
Active commuting	35.41639933
Social	—
2-parent households	72.60361863
Voting	9.29038881
Neighborhood	—
Alcohol availability	51.72590787
Park access	27.21673297
Retail density	43.47491338
Supermarket access	40.56204286
Tree canopy	50.87899397
Housing	—
Homeownership	92.2751187
Housing habitability	75.06736815
Low-inc homeowner severe housing cost burden	74.6439112
Low-inc renter severe housing cost burden	51.52059541
Uncrowded housing	28.33311947
Health Outcomes	—
Insured adults	43.11561658
Arthritis	59.3
Asthma ER Admissions	30.5
High Blood Pressure	37.6
Cancer (excluding skin)	49.7
Asthma	94.4
Coronary Heart Disease	54.4

Chronic Obstructive Pulmonary Disease	74.0
Diagnosed Diabetes	25.3
Life Expectancy at Birth	63.6
Cognitively Disabled	50.3
Physically Disabled	14.3
Heart Attack ER Admissions	25.8
Mental Health Not Good	69.9
Chronic Kidney Disease	45.1
Obesity	76.5
Pedestrian Injuries	19.6
Physical Health Not Good	51.8
Stroke	51.7
Health Risk Behaviors	—
Binge Drinking	89.1
Current Smoker	71.8
No Leisure Time for Physical Activity	41.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	68.4
Elderly	14.5
English Speaking	25.4
Foreign-born	90.0
Outdoor Workers	75.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	11.0
Traffic Density	92.2
Traffic Access	61.6

Other Indices	—
Hardship	56.0
Other Decision Support	—
2016 Voting	18.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	92
Healthy Places Index Score for Project Location (b)	51
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	Wilmington Long Beach Carson

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Proposed Specific Plan Uses
Construction: Construction Phases	High-Level Assumptions Based on Completion mid-2028.

Construction: Off-Road Equipment	Equipment lists populated based on experiential knowledge. 100 hp Roller = Compactor 175 hp Crawler Tractor = Gradall 250 hp Crawler Tractor = Crawler Dozer 300 hp Paving Equip = Concrete Truck PTO
Construction: Dust From Material Movement	Quantities estimated based off preliminary design plans.
Construction: Trips and VMT	High-Level Estimates based on Project Scale and Schedule.
Construction: On-Road Fugitive Dust	Site will never be entirely unpaved/uncovered ground.
Construction: Paving	Subterranean parking structures will be concrete or A/C, not standard asphalt.
Operations: Hearths	No Hearths or Wood Stoves.
Operations: Architectural Coatings	Repainting every 20 years.
Operations: Water and Waste Water	Indoor water use rates obtained from Civic Center Specific Plan (December 2, 2025). Restaurant indoor water use combined with New City Hall & Hotel. Existing uses to be renovated were estimated by scaling factor of 75.78 gal/sf/year based on the New City Hall.

CalEEMod – Entertainment Retail Option

Carson Civic Center - E/R Complex Option Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	Carson Civic Center - E/R Complex Option
Construction Start Date	6/1/2026
Operational Year	2050
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.5
Precipitation (days)	17
Location	33.83254920370301, -118.26290983813647
County	Los Angeles-South Coast
City	Carson
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.35

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Government (Civic Center)	64	1000sqft	2.5	64,000	43,308	0.00	—	Existing City Hall Reno

Government (Civic Center)	187	1000sqft	1.8	187,000	37,023	0.00	—	New City Hall
Arena	124	1000sqft	3.7	124,000	70,625	0.00	—	Performing Arts Center
High Turnover (Sit Down Restaurant)	10.0	1000sqft	0.00	10,000	0.00	0.00	—	New City Hall Restaurant
Enclosed Parking with Elevator	670	Space	0.00	251,000	0.00	0.00	—	Sub Pkg Level
Unenclosed Parking with Elevator	240	1000sqft	0.00	240,000	0.00	0.00	—	M-U Podium Pkg
Regional Shopping Center	130	1000sqft	3.8	130,000	13,800	0.00	—	R/E Complex Retail
Enclosed Parking with Elevator	1,000	Space	0.00	375,000	0.00	0.00	—	Retail/Ent Podium Parking
Apartments Mid Rise	140	Dwelling Unit	1.5	134,400	5,610	0.00	300	M-U Housing
Government (Civic Center)	90	1000sqft	3.8	90,000	86,275	0.00	—	Ex Events Center Reno
High Turnover (Sit Down Restaurant)	30	1000sqft	0.00	30,000	0.00	0.00	—	R/E Restaurant
Other Asphalt Surfaces	0.70	Acre	0.70	0.00	0.00	0.00	—	Internal Street
Other Non-Asphalt Surfaces	2.0	Acre	1.8	0.00	0.00	0.00	—	Hardscape
Unenclosed Parking with Elevator	60	1000sqft	0.00	60,000	0.00	0.00	—	Bus Depot
Library	30	1000sqft	0.50	30,000	0.00	0.00	—	Interactive Museum
Movie Theater (No Matinee)	50	1000sqft	0.00	50,000	0.00	0.00	—	R/E "Mega Sports Bar"

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title

Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-4*	Use Local and Sustainable Building Materials
Transportation	T-31-B*	Improve Destination Accessibility in Underserved Areas
Transportation	T-34*	Provide Bike Parking
Transportation	T-46*	Provide Transit Shelters
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Energy	E-2	Require Energy Efficient Appliances
Energy	E-3-A*	Require Energy Efficient Residential Boilers
Energy	E-3-B*	Require Energy Efficient Commercial Packaged Boilers
Energy	E-12-A	Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences
Energy	E-12-B	Install Electric Space Heater in Place of Natural Gas Heaters in Residences
Energy	E-13	Install Electric Ranges in Place of Gas Ranges
Energy	E-21*	Install Cool Pavement
Water	W-4	Require Low-Flow Water Fixtures
Water	W-5	Design Water-Efficient Landscapes

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	68	94	125	0.34	2.3	18	20	2.2	4.4	6.5	—	49,907	49,907	2.2	4.9	90	51,517
Mit.	68	94	125	0.34	2.3	18	20	2.2	4.4	6.5	—	49,907	49,907	2.2	4.9	90	51,517

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	67	95	119	0.34	2.3	18	20	2.2	4.3	6.4	—	49,507	49,507	2.1	4.9	2.3	51,025
Mit.	67	95	119	0.34	2.3	18	20	2.2	4.3	6.4	—	49,507	49,507	2.1	4.9	2.3	51,025
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	23	46	57	0.15	1.1	8.2	9.3	1.0	1.9	3.0	—	22,679	22,679	0.88	2.0	18	23,319
Mit.	23	46	57	0.15	1.1	8.2	9.3	1.0	1.9	3.0	—	22,679	22,679	0.88	2.0	18	23,319
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.2	8.4	10	0.03	0.21	1.5	1.7	0.19	0.36	0.55	—	3,755	3,755	0.15	0.33	2.9	3,861
Mit.	4.2	8.4	10	0.03	0.21	1.5	1.7	0.19	0.36	0.55	—	3,755	3,755	0.15	0.33	2.9	3,861
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75	100	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75	100	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—

Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	7.2	77	81	0.23	2.3	15	17	2.1	4.4	6.5	—	33,807	33,807	1.7	3.4	59	34,911
2027	9.4	94	116	0.34	2.3	18	20	2.2	4.3	6.4	—	49,907	49,907	2.2	4.9	90	51,517
2028	68	82	125	0.28	2.0	15	17	1.9	3.7	5.6	—	41,953	41,953	1.4	3.0	67	42,943
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	6.5	80	79	0.27	2.1	16	18	1.9	4.3	6.2	—	41,186	41,186	2.1	4.7	2.1	42,641
2027	9.3	95	110	0.34	2.3	18	20	2.2	4.3	6.4	—	49,507	49,507	2.0	4.9	2.3	51,025
2028	67	83	119	0.28	2.0	15	17	1.9	3.7	5.6	—	41,475	41,475	1.4	3.0	1.7	42,403
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.9	22	22	0.07	0.60	4.1	4.7	0.56	1.1	1.7	—	10,120	10,120	0.51	1.1	8.0	10,462
2027	4.9	46	57	0.15	1.1	8.2	9.3	1.0	1.9	3.0	—	22,679	22,679	0.88	2.0	18	23,319
2028	23	20	30	0.07	0.48	3.9	4.4	0.45	0.93	1.4	—	10,365	10,365	0.36	0.77	7.4	10,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.34	4.0	4.0	0.01	0.11	0.75	0.86	0.10	0.21	0.31	—	1,675	1,675	0.08	0.18	1.3	1,732
2027	0.89	8.4	10	0.03	0.21	1.5	1.7	0.19	0.36	0.55	—	3,755	3,755	0.15	0.33	2.9	3,861
2028	4.2	3.7	5.4	0.01	0.09	0.71	0.79	0.08	0.17	0.25	—	1,716	1,716	0.06	0.13	1.2	1,757

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	7.2	77	81	0.23	2.3	15	17	2.1	4.4	6.5	—	33,807	33,807	1.7	3.4	59	34,911
2027	9.4	94	116	0.34	2.3	18	20	2.2	4.3	6.4	—	49,907	49,907	2.2	4.9	90	51,517
2028	68	82	125	0.28	2.0	15	17	1.9	3.7	5.6	—	41,953	41,953	1.4	3.0	67	42,943
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	6.5	80	79	0.27	2.1	16	18	1.9	4.3	6.2	—	41,186	41,186	2.1	4.7	2.1	42,641
2027	9.3	95	110	0.34	2.3	18	20	2.2	4.3	6.4	—	49,507	49,507	2.0	4.9	2.3	51,025
2028	67	83	119	0.28	2.0	15	17	1.9	3.7	5.6	—	41,475	41,475	1.4	3.0	1.7	42,403
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.9	22	22	0.07	0.60	4.1	4.7	0.56	1.1	1.7	—	10,120	10,120	0.51	1.1	8.0	10,462
2027	4.9	46	57	0.15	1.1	8.2	9.3	1.0	1.9	3.0	—	22,679	22,679	0.88	2.0	18	23,319
2028	23	20	30	0.07	0.48	3.9	4.4	0.45	0.93	1.4	—	10,365	10,365	0.36	0.77	7.4	10,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.34	4.0	4.0	0.01	0.11	0.75	0.86	0.10	0.21	0.31	—	1,675	1,675	0.08	0.18	1.3	1,732
2027	0.89	8.4	10	0.03	0.21	1.5	1.7	0.19	0.36	0.55	—	3,755	3,755	0.15	0.33	2.9	3,861
2028	4.2	3.7	5.4	0.01	0.09	0.71	0.79	0.08	0.17	0.25	—	1,716	1,716	0.06	0.13	1.2	1,757

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	32	9.7	91	0.05	0.66	0.00	0.66	0.62	0.00	0.62	1,799	19,834	21,633	182	0.70	66	26,471

Mit.	32	9.7	91	0.05	0.66	0.00	0.66	0.62	0.00	0.62	1,782	19,606	21,388	181	0.66	66	26,166
% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	7%	—	1%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	20	9.0	11	0.05	0.53	0.00	0.53	0.52	0.00	0.52	1,799	19,519	21,318	182	0.70	66	26,155
Mit.	20	9.0	11	0.05	0.52	0.00	0.52	0.52	0.00	0.52	1,782	19,291	21,073	181	0.66	66	25,850
% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	7%	—	1%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	28	8.8	64	0.05	0.61	0.00	0.61	0.58	0.00	0.58	1,799	19,472	21,271	182	0.70	66	26,108
Mit.	28	8.8	64	0.05	0.61	0.00	0.61	0.58	0.00	0.58	1,782	19,244	21,025	181	0.65	66	25,802
% Reduced	—	< 0.5%	< 0.5%	—	—	—	—	—	—	—	1%	1%	1%	1%	7%	—	1%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.2	1.6	12	0.01	0.11	0.00	0.11	0.11	0.00	0.11	298	3,224	3,522	30	0.12	11	4,322
Mit.	5.2	1.6	12	0.01	0.11	0.00	0.11	0.11	0.00	0.11	295	3,186	3,481	30	0.11	11	4,272
% Reduced	< 0.5%	< 0.5%	< 0.5%	< 0.5%	< 0.5%	—	< 0.5%	< 0.5%	—	< 0.5%	1%	1%	1%	1%	7%	—	1%
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	32	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	18,056	18,056	2.0	0.17	—	18,157
Water	—	—	—	—	—	—	—	—	—	—	211	549	760	22	0.52	—	1,457
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	32	9.7	91	0.05	0.66	0.00	0.66	0.62	0.00	0.62	1,799	19,834	21,633	182	0.70	66	26,471
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	18,056	18,056	2.0	0.17	—	18,157
Water	—	—	—	—	—	—	—	—	—	—	211	549	760	22	0.52	—	1,457
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	20	9.0	11	0.05	0.53	0.00	0.53	0.52	0.00	0.52	1,799	19,519	21,318	182	0.70	66	26,155

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	28	0.46	54	< 0.005	0.09	—	0.09	0.07	—	0.07	—	216	216	0.01	< 0.005	—	216
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	18,056	18,056	2.0	0.17	—	18,157
Water	—	—	—	—	—	—	—	—	—	—	211	549	760	22	0.52	—	1,457
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66	
Off-Road	0.19	1.8	4.4	0.01	0.02	—	0.02	0.02	—	0.02	—	652	652	0.03	0.01	—	654
Total	28	8.8	64	0.05	0.61	0.00	0.61	0.58	0.00	0.58	1,799	19,472	21,271	182	0.70	66	26,108
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	5.1	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36
Energy	0.07	1.2	0.97	0.01	0.09	—	0.09	0.09	—	0.09	—	2,989	2,989	0.33	0.03	—	3,006
Water	—	—	—	—	—	—	—	—	—	—	35	91	126	3.6	0.09	—	241
Waste	—	—	—	—	—	—	—	—	—	—	263	0.00	263	26	0.00	—	920
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	11	
Off-Road	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	5.2	1.6	12	0.01	0.11	0.00	0.11	0.11	0.00	0.11	298	3,224	3,522	30	0.12	11	4,322

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	32	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	17,873	17,873	2.0	0.17	—	17,972

Water	—	—	—	—	—	—	—	—	—	—	193	504	697	20	0.48	—	1,337
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	32	9.7	91	0.05	0.66	0.00	0.66	0.62	0.00	0.62	1,782	19,606	21,388	181	0.66	66	26,166
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	17,873	17,873	2.0	0.17	—	17,972
Water	—	—	—	—	—	—	—	—	—	—	193	504	697	20	0.48	—	1,337
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Off-Road	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	20	9.0	11	0.05	0.52	0.00	0.52	0.52	0.00	0.52	1,782	19,291	21,073	181	0.66	66	25,850
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	28	0.46	54	< 0.005	0.09	—	0.09	0.07	—	0.07	—	216	216	0.01	< 0.005	—	216
Energy	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	17,873	17,873	2.0	0.17	—	17,972
Water	—	—	—	—	—	—	—	—	—	—	193	504	697	20	0.48	—	1,337
Waste	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Off-Road	0.19	1.8	4.4	0.01	0.02	—	0.02	0.02	—	0.02	—	652	652	0.03	0.01	—	654
Total	28	8.8	64	0.05	0.61	0.00	0.61	0.58	0.00	0.58	1,782	19,244	21,025	181	0.65	66	25,802
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	5.1	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36

Energy	0.07	1.2	0.97	0.01	0.09	—	0.09	0.09	—	0.09	—	2,959	2,959	0.33	0.03	—	2,975
Water	—	—	—	—	—	—	—	—	—	—	32	83	115	3.3	0.08	—	221
Waste	—	—	—	—	—	—	—	—	—	—	263	0.00	263	26	0.00	—	920
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	11
Off-Road	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	5.2	1.6	12	0.01	0.11	0.00	0.11	0.11	0.00	0.11	295	3,186	3,481	30	0.11	11	4,272

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.4	32	30	0.06	1.2	—	1.2	1.1	—	1.1	—	5,987	5,987	0.24	0.05	—	6,007
Dust From Material Movement	—	—	—	—	—	2.1	2.1	—	0.92	0.92	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.44	0.44	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.61	5.7	5.4	0.01	0.22	—	0.22	0.20	—	0.20	—	1,066	1,066	0.04	0.01	—	1,070
Dust From Material Movement	—	—	—	—	—	0.38	0.38	—	0.16	0.16	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.08	0.08	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.0	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	177	177	0.01	< 0.005	—	177
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	125	125	0.01	0.02	0.34	130
Hauling	0.13	9.8	3.9	0.06	0.11	2.2	2.3	0.11	0.61	0.71	—	8,163	8,163	0.45	1.3	18	8,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22	22	< 0.005	< 0.005	0.03	23

Hauling	0.02	1.8	0.69	0.01	0.02	0.39	0.41	0.02	0.11	0.13	—	1,454	1,454	0.08	0.23	1.4	1,526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.7	3.7	< 0.005	< 0.005	< 0.005	3.8
Hauling	< 0.005	0.34	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	241	241	0.01	0.04	0.23	253

3.2. Demolition (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.4	32	30	0.06	1.2	—	1.2	1.1	—	1.1	—	5,987	5,987	0.24	0.05	—	6,007
Dust From Material Movement	—	—	—	—	—	2.1	2.1	—	0.92	0.92	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.44	0.44	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	5.7	5.4	0.01	0.22	—	0.22	0.20	—	0.20	—	1,066	1,066	0.04	0.01	—	1,070
Dust From Material Movement	—	—	—	—	—	0.38	0.38	—	0.16	0.16	—	—	—	—	—	—	—

Demoliti	—	—	—	—	—	0.08	0.08	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.0	0.98	< 0.005	0.04	—	0.04	0.04	—	0.04	—	177	177	0.01	< 0.005	—	177
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Demoliti on	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	125	125	0.01	0.02	0.34	130
Hauling	0.13	9.8	3.9	0.06	0.11	2.2	2.3	0.11	0.61	0.71	—	8,163	8,163	0.45	1.3	18	8,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22	22	< 0.005	< 0.005	0.03	23
Hauling	0.02	1.8	0.69	0.01	0.02	0.39	0.41	0.02	0.11	0.13	—	1,454	1,454	0.08	0.23	1.4	1,526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.7	3.7	< 0.005	< 0.005	< 0.005	3.8
Hauling	< 0.005	0.34	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	241	241	0.01	0.04	0.23	253

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.2	20	21	0.04	0.78	—	0.78	0.72	—	0.72	—	3,795	3,795	0.15	0.03	—	3,809
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.56	0.56	< 0.005	0.06	0.06	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.2	20	21	0.04	0.78	—	0.78	0.72	—	0.72	—	3,795	3,795	0.15	0.03	—	3,809
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.02	< 0.005	< 0.005	0.56	0.56	< 0.005	0.06	0.06	—	10	10	< 0.005	< 0.005	< 0.005	11
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	3.6	3.7	0.01	0.14	—	0.14	0.13	—	0.13	—	676	676	0.03	0.01	—	678
Dust From Material Movement	—	—	—	—	—	0.33	0.33	—	0.16	0.16	—	—	—	—	—	—	—

Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.09	0.09	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.66	0.68	< 0.005	0.03	—	0.03	0.02	—	0.02	—	112	112	< 0.005	< 0.005	—	112
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	0.01	0.55	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	1.3	522
Hauling	0.17	13	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,883	10,883	0.60	1.7	24	11,441
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.70	8.8	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,055	2,055	0.09	0.08	0.19	2,080
Vendor	0.01	0.58	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	0.03	521
Hauling	0.16	14	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,888	10,888	0.60	1.7	0.63	11,422
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	89	89	< 0.005	0.01	0.10	93
Hauling	0.03	2.5	0.92	0.01	0.03	0.52	0.55	0.03	0.14	0.17	—	1,938	1,938	0.11	0.31	1.9	2,035
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.02	15

Hauling	0.01	0.45	0.17	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	321	321	0.02	0.05	0.31	337

3.4. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.2	20	21	0.04	0.78	—	0.78	0.72	—	0.72	—	3,795	3,795	0.15	0.03	—	3,809
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.56	0.56	< 0.005	0.06	0.06	—	10.0	10.0	< 0.005	< 0.005	0.02	11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.2	20	21	0.04	0.78	—	0.78	0.72	—	0.72	—	3,795	3,795	0.15	0.03	—	3,809
Dust From Material Movement	—	—	—	—	—	1.8	1.8	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.02	< 0.005	< 0.005	0.56	0.56	< 0.005	0.06	0.06	—	10	10	< 0.005	< 0.005	< 0.005	11
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	3.6	3.7	0.01	0.14	—	0.14	0.13	—	0.13	—	676	676	0.03	0.01	—	678

Dust From Material Movement	—	—	—	—	—	0.33	0.33	—	0.16	0.16	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.09	0.09	< 0.005	0.01	0.01	—	1.8	1.8	< 0.005	< 0.005	< 0.005	1.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.66	0.68	< 0.005	0.03	—	0.03	0.02	—	0.02	—	112	112	< 0.005	< 0.005	—	112
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.62	10	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,168	2,168	0.09	0.08	7.3	2,200
Vendor	0.01	0.55	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	1.3	522
Hauling	0.17	13	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,883	10,883	0.60	1.7	24	11,441
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.59	0.70	8.8	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,055	2,055	0.09	0.08	0.19	2,080
Vendor	0.01	0.58	0.27	< 0.005	0.01	0.14	0.14	< 0.005	0.04	0.04	—	499	499	0.02	0.07	0.03	521
Hauling	0.16	14	5.2	0.07	0.14	3.0	3.1	0.14	0.81	0.95	—	10,888	10,888	0.60	1.7	0.63	11,422
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.14	1.6	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	371	371	0.02	0.01	0.57	376
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	89	89	< 0.005	0.01	0.10	93
Hauling	0.03	2.5	0.92	0.01	0.03	0.52	0.55	0.03	0.14	0.17	—	1,938	1,938	0.11	0.31	1.9	2,035
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	61	61	< 0.005	< 0.005	0.09	62
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.02	15
Hauling	0.01	0.45	0.17	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	321	321	0.02	0.05	0.31	337

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.5	23	25	0.05	0.92	—	0.92	0.85	—	0.85	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	17	17	< 0.005	< 0.005	< 0.005	18
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	3.9	4.3	0.01	0.16	—	0.16	0.15	—	0.15	—	822	822	0.03	0.01	—	824
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02	—	2.9	2.9	< 0.005	< 0.005	< 0.005	3.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.08	0.72	0.78	< 0.005	0.03	—	0.03	0.03	—	0.03	—	136	136	0.01	< 0.005	—	136
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.73	0.87	11	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,569	2,569	0.12	0.09	0.24	2,600
Vendor	0.01	0.29	0.14	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.02	260
Hauling	0.24	20	7.8	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,332	16,332	0.90	2.6	0.95	17,133
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.16	2.0	0.00	0.00	0.45	0.45	0.00	0.10	0.10	—	449	449	0.02	0.02	0.68	455
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43	43	< 0.005	0.01	0.05	45
Hauling	0.04	3.6	1.3	0.02	0.04	0.76	0.80	0.04	0.21	0.24	—	2,812	2,812	0.16	0.45	2.7	2,952
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.36	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	74	74	< 0.005	< 0.005	0.11	75
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.1	7.1	< 0.005	< 0.005	0.01	7.4
Hauling	0.01	0.65	0.24	< 0.005	0.01	0.14	0.15	0.01	0.04	0.04	—	466	466	0.03	0.07	0.45	489

3.6. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.5	23	25	0.05	0.92	—	0.92	0.85	—	0.85	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	17	17	< 0.005	< 0.005	< 0.005	18
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	3.9	4.3	0.01	0.16	—	0.16	0.15	—	0.15	—	822	822	0.03	0.01	—	824
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02	—	2.9	2.9	< 0.005	< 0.005	< 0.005	3.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.72	0.78	< 0.005	0.03	—	0.03	0.03	—	0.03	—	136	136	0.01	< 0.005	—	136
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.47	0.47	< 0.005	< 0.005	< 0.005	0.50
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.73	0.87	11	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,569	2,569	0.12	0.09	0.24	2,600
Vendor	0.01	0.29	0.14	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	250	250	0.01	0.04	0.02	260
Hauling	0.24	20	7.8	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,332	16,332	0.90	2.6	0.95	17,133
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.16	2.0	0.00	0.00	0.45	0.45	0.00	0.10	0.10	—	449	449	0.02	0.02	0.68	455
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43	43	< 0.005	0.01	0.05	45
Hauling	0.04	3.6	1.3	0.02	0.04	0.76	0.80	0.04	0.21	0.24	—	2,812	2,812	0.16	0.45	2.7	2,952
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.36	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	74	74	< 0.005	< 0.005	0.11	75
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.1	7.1	< 0.005	< 0.005	0.01	7.4
Hauling	0.01	0.65	0.24	< 0.005	0.01	0.14	0.15	0.01	0.04	0.04	—	466	466	0.03	0.07	0.45	489

3.7. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	20	24	0.05	0.77	—	0.77	0.71	—	0.71	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	16	16	< 0.005	< 0.005	0.03	17

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	20	24	0.05	0.77	—	0.77	0.71	—	0.71	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	16	16	< 0.005	< 0.005	< 0.005	17
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41	3.7	4.2	0.01	0.14	—	0.14	0.13	—	0.13	—	859	859	0.03	0.01	—	862
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	2.9	2.9	< 0.005	< 0.005	< 0.005	3.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.67	0.78	< 0.005	0.03	—	0.03	0.02	—	0.02	—	142	142	0.01	< 0.005	—	143
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.51
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71	0.69	12	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,658	2,658	0.11	0.09	8.3	2,697
Vendor	0.01	0.26	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.64	256

Hauling	0.26	19	7.5	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,001	16,001	0.79	2.6	34	16,831
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.86	10	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,520	2,520	0.04	0.09	0.21	2,549
Vendor	0.01	0.27	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.02	255
Hauling	0.24	20	7.6	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,008	16,008	0.79	2.6	0.88	16,806
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.16	1.9	0.00	0.00	0.47	0.47	0.00	0.11	0.11	—	460	460	0.01	0.02	0.64	466
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	44	44	< 0.005	0.01	0.05	46
Hauling	0.04	3.6	1.4	0.02	0.04	0.79	0.83	0.04	0.22	0.26	—	2,881	2,881	0.14	0.47	2.6	3,027
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	76	76	< 0.005	< 0.005	0.11	77
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.3	7.3	< 0.005	< 0.005	0.01	7.6
Hauling	0.01	0.66	0.25	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	477	477	0.02	0.08	0.44	501

3.8. Grading (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	20	24	0.05	0.77	—	0.77	0.71	—	0.71	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	16	16	< 0.005	< 0.005	0.03	17

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.3	20	24	0.05	0.77	—	0.77	0.71	—	0.71	—	4,771	4,771	0.19	0.04	—	4,787
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.04	0.03	< 0.005	< 0.005	1.1	1.1	< 0.005	0.11	0.11	—	16	16	< 0.005	< 0.005	< 0.005	17
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41	3.7	4.2	0.01	0.14	—	0.14	0.13	—	0.13	—	859	859	0.03	0.01	—	862
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	2.9	2.9	< 0.005	< 0.005	< 0.005	3.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.67	0.78	< 0.005	0.03	—	0.03	0.02	—	0.02	—	142	142	0.01	< 0.005	—	143
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.49	0.49	< 0.005	< 0.005	< 0.005	0.51
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.71	0.69	12	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,658	2,658	0.11	0.09	8.3	2,697
Vendor	0.01	0.26	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.64	256

Hauling	0.26	19	7.5	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,001	16,001	0.79	2.6	34	16,831
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.86	10	0.00	0.00	2.6	2.6	0.00	0.61	0.61	—	2,520	2,520	0.04	0.09	0.21	2,549
Vendor	0.01	0.27	0.13	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	245	245	0.01	0.03	0.02	255
Hauling	0.24	20	7.6	0.11	0.21	4.4	4.7	0.21	1.2	1.4	—	16,008	16,008	0.79	2.6	0.88	16,806
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.16	1.9	0.00	0.00	0.47	0.47	0.00	0.11	0.11	—	460	460	0.01	0.02	0.64	466
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	44	44	< 0.005	0.01	0.05	46
Hauling	0.04	3.6	1.4	0.02	0.04	0.79	0.83	0.04	0.22	0.26	—	2,881	2,881	0.14	0.47	2.6	3,027
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	76	76	< 0.005	< 0.005	0.11	77
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.3	7.3	< 0.005	< 0.005	0.01	7.6
Hauling	0.01	0.66	0.25	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	477	477	0.02	0.08	0.44	501

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.9	4.9	< 0.005	< 0.005	0.01	5.2

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.9	4.9	< 0.005	< 0.005	< 0.005	5.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.1	27	30	0.06	0.86	—	0.86	0.79	—	0.79	—	5,826	5,826	0.24	0.05	—	5,846
Dust From Material Movement	—	—	—	—	—	0.29	0.29	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	3.5	3.5	< 0.005	< 0.005	< 0.005	3.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	4.9	5.5	0.01	0.16	—	0.16	0.14	—	0.14	—	965	965	0.04	0.01	—	968
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.61
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	24	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,316	5,316	0.22	0.19	17	5,394
Vendor	0.22	7.9	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,338	7,338	0.31	1.0	19	7,667

Hauling	0.09	6.3	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,334	5,334	0.26	0.87	11	5,610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.7	20	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,040	5,040	0.07	0.19	0.43	5,098
Vendor	0.21	8.2	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,342	7,342	0.31	1.0	0.50	7,652
Hauling	0.08	6.6	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,336	5,336	0.26	0.87	0.29	5,602
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.99	1.2	15	0.00	0.00	3.7	3.7	0.00	0.86	0.86	—	3,623	3,623	0.05	0.13	5.1	3,669
Vendor	0.16	5.9	2.7	0.04	0.04	1.4	1.5	0.04	0.40	0.44	—	5,199	5,199	0.22	0.72	5.8	5,425
Hauling	0.06	4.7	1.8	0.03	0.05	1.0	1.1	0.05	0.29	0.34	—	3,779	3,779	0.19	0.61	3.5	3,971
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.22	2.8	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	600	600	0.01	0.02	0.84	607
Vendor	0.03	1.1	0.49	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	861	861	0.04	0.12	0.97	898
Hauling	0.01	0.86	0.33	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	626	626	0.03	0.10	0.58	657

3.10. Building Construction (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.9	4.9	< 0.005	< 0.005	0.01	5.2

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.4	38	42	0.09	1.2	—	1.2	1.1	—	1.1	—	8,224	8,224	0.33	0.07	—	8,252
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.9	4.9	< 0.005	< 0.005	< 0.005	5.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.1	27	30	0.06	0.86	—	0.86	0.79	—	0.79	—	5,826	5,826	0.24	0.05	—	5,846
Dust From Material Movement	—	—	—	—	—	0.29	0.29	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	3.5	3.5	< 0.005	< 0.005	< 0.005	3.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	4.9	5.5	0.01	0.16	—	0.16	0.14	—	0.14	—	965	965	0.04	0.01	—	968
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.61
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	24	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,316	5,316	0.22	0.19	17	5,394
Vendor	0.22	7.9	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,338	7,338	0.31	1.0	19	7,667

Hauling	0.09	6.3	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,334	5,334	0.26	0.87	11	5,610
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.7	20	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,040	5,040	0.07	0.19	0.43	5,098
Vendor	0.21	8.2	3.8	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,342	7,342	0.31	1.0	0.50	7,652
Hauling	0.08	6.6	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,336	5,336	0.26	0.87	0.29	5,602
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.99	1.2	15	0.00	0.00	3.7	3.7	0.00	0.86	0.86	—	3,623	3,623	0.05	0.13	5.1	3,669
Vendor	0.16	5.9	2.7	0.04	0.04	1.4	1.5	0.04	0.40	0.44	—	5,199	5,199	0.22	0.72	5.8	5,425
Hauling	0.06	4.7	1.8	0.03	0.05	1.0	1.1	0.05	0.29	0.34	—	3,779	3,779	0.19	0.61	3.5	3,971
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.22	2.8	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	600	600	0.01	0.02	0.84	607
Vendor	0.03	1.1	0.49	0.01	0.01	0.26	0.27	0.01	0.07	0.08	—	861	861	0.04	0.12	0.97	898
Hauling	0.01	0.86	0.33	< 0.005	0.01	0.19	0.20	0.01	0.05	0.06	—	626	626	0.03	0.10	0.58	657

3.11. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.0	8.9	10	0.02	0.27	—	0.27	0.25	—	0.25	—	2,028	2,028	0.08	0.02	—	2,035
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.01	—	1.2	1.2	< 0.005	< 0.005	< 0.005	1.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	1.6	1.9	< 0.005	0.05	—	0.05	0.05	—	0.05	—	336	336	0.01	< 0.005	—	337
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.20	0.20	< 0.005	< 0.005	< 0.005	0.21
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	23	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,221	5,221	0.05	0.19	15	5,293
Vendor	0.17	7.5	3.6	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,167	7,167	0.26	1.0	18	7,492

Hauling	0.09	6.1	2.4	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,214	5,214	0.26	0.83	11	5,479
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.6	19	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	4,950	4,950	0.06	0.19	0.38	5,008
Vendor	0.16	7.9	3.7	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,171	7,171	0.26	1.0	0.47	7,480
Hauling	0.08	6.4	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,216	5,216	0.26	0.83	0.27	5,471
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.33	0.38	4.9	0.00	0.00	1.3	1.3	0.00	0.30	0.30	—	1,239	1,239	0.02	0.05	1.6	1,254
Vendor	0.04	1.9	0.89	0.01	0.01	0.50	0.51	0.01	0.14	0.15	—	1,768	1,768	0.06	0.25	1.9	1,846
Hauling	0.02	1.6	0.60	0.01	0.02	0.36	0.38	0.02	0.10	0.12	—	1,286	1,286	0.07	0.21	1.1	1,350
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.07	0.90	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	205	205	< 0.005	0.01	0.26	208
Vendor	0.01	0.36	0.16	< 0.005	< 0.005	0.09	0.09	< 0.005	0.03	0.03	—	293	293	0.01	0.04	0.32	306
Hauling	< 0.005	0.29	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.19	223

3.12. Building Construction (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.2	36	42	0.09	1.1	—	1.1	1.0	—	1.0	—	8,226	8,226	0.33	0.07	—	8,255
Dust From Material Movement	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.28	0.28	< 0.005	0.03	0.03	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.0	8.9	10	0.02	0.27	—	0.27	0.25	—	0.25	—	2,028	2,028	0.08	0.02	—	2,035
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.07	0.07	< 0.005	0.01	0.01	—	1.2	1.2	< 0.005	< 0.005	< 0.005	1.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	1.6	1.9	< 0.005	0.05	—	0.05	0.05	—	0.05	—	336	336	0.01	< 0.005	—	337
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.20	0.20	< 0.005	< 0.005	< 0.005	0.21
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.4	23	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	5,221	5,221	0.05	0.19	15	5,293
Vendor	0.17	7.5	3.6	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,167	7,167	0.26	1.0	18	7,492

Hauling	0.09	6.1	2.4	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,214	5,214	0.26	0.83	11	5,479
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.4	1.6	19	0.00	0.00	5.2	5.2	0.00	1.2	1.2	—	4,950	4,950	0.06	0.19	0.38	5,008
Vendor	0.16	7.9	3.7	0.05	0.05	2.1	2.1	0.05	0.57	0.62	—	7,171	7,171	0.26	1.0	0.47	7,480
Hauling	0.08	6.4	2.5	0.04	0.07	1.5	1.6	0.07	0.41	0.48	—	5,216	5,216	0.26	0.83	0.27	5,471
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.33	0.38	4.9	0.00	0.00	1.3	1.3	0.00	0.30	0.30	—	1,239	1,239	0.02	0.05	1.6	1,254
Vendor	0.04	1.9	0.89	0.01	0.01	0.50	0.51	0.01	0.14	0.15	—	1,768	1,768	0.06	0.25	1.9	1,846
Hauling	0.02	1.6	0.60	0.01	0.02	0.36	0.38	0.02	0.10	0.12	—	1,286	1,286	0.07	0.21	1.1	1,350
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.07	0.90	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	205	205	< 0.005	0.01	0.26	208
Vendor	0.01	0.36	0.16	< 0.005	< 0.005	0.09	0.09	< 0.005	0.03	0.03	—	293	293	0.01	0.04	0.32	306
Hauling	< 0.005	0.29	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.19	223

3.13. Paving (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.0	4.0	0.01	0.11	—	0.11	0.10	—	0.10	—	978	978	0.04	0.01	—	982
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.86	0.86	< 0.005	< 0.005	< 0.005	0.90
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.55	0.73	< 0.005	0.02	—	0.02	0.02	—	0.02	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,194	1,194	0.04	0.17	3.0	1,249
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,195	1,195	0.04	0.17	0.08	1,247
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	1.4	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	358	358	< 0.005	0.01	0.46	362
Vendor	< 0.005	0.23	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.23	222
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93	93	< 0.005	0.01	0.08	97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	59	59	< 0.005	< 0.005	0.08	60
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35	35	< 0.005	< 0.005	0.04	37
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.01	16

3.14. Paving (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	4.8	4.8	< 0.005	< 0.005	0.01	5.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	17	23	0.05	0.59	—	0.59	0.55	—	0.55	—	5,493	5,493	0.22	0.04	—	5,512
Dust From Material Movement	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Paving	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.19	0.19	< 0.005	0.02	0.02	—	4.8	4.8	< 0.005	< 0.005	< 0.005	5.1
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.0	4.0	0.01	0.11	—	0.11	0.10	—	0.10	—	978	978	0.04	0.01	—	982
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	0.86	0.86	< 0.005	< 0.005	< 0.005	0.90
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.55	0.73	< 0.005	0.02	—	0.02	0.02	—	0.02	—	162	162	0.01	< 0.005	—	163

Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,194	1,194	0.04	0.17	3.0	1,249
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.03	1.3	0.61	0.01	0.01	0.34	0.35	0.01	0.09	0.10	—	1,195	1,195	0.04	0.17	0.08	1,247
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	1.4	0.00	0.00	0.37	0.37	0.00	0.09	0.09	—	358	358	< 0.005	0.01	0.46	362
Vendor	< 0.005	0.23	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	213	213	0.01	0.03	0.23	222
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	93	93	< 0.005	0.01	0.08	97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.26	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	59	59	< 0.005	< 0.005	0.08	60
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35	35	< 0.005	< 0.005	0.04	37
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.01	16

3.15. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.8	4.0	0.01	0.06	—	0.06	0.06	—	0.06	—	648	648	0.03	0.01	—	650
Architectural Coatings	21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.51	0.74	< 0.005	0.01	—	0.01	0.01	—	0.01	—	107	107	< 0.005	< 0.005	—	108

Architect Coatings	3.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.06	2.5	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,389	2,389	0.09	0.34	6.0	2,497
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.05	2.6	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,390	2,390	0.09	0.34	0.16	2,493
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.22	2.9	0.00	0.00	0.74	0.74	0.00	0.17	0.17	—	716	716	0.01	0.03	0.92	725
Vendor	0.02	0.94	0.43	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	851	851	0.03	0.12	0.93	889
Hauling	< 0.005	0.23	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	186	186	0.01	0.03	0.16	195
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	118	118	< 0.005	< 0.005	0.15	120
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	141	141	0.01	0.02	0.15	147
Hauling	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31	31	< 0.005	< 0.005	0.03	32

3.16. Architectural Coating (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.73	7.9	11	0.02	0.17	—	0.17	0.16	—	0.16	—	1,820	1,820	0.07	0.01	—	1,826
Architectural Coatings	58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.8	4.0	0.01	0.06	—	0.06	0.06	—	0.06	—	648	648	0.03	0.01	—	650
Architectural Coatings	21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.51	0.74	< 0.005	0.01	—	0.01	0.01	—	0.01	—	107	107	< 0.005	< 0.005	—	108
Architectural Coatings	3.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.55	0.54	9.0	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	2,088	2,088	0.02	0.08	6.0	2,117
Vendor	0.06	2.5	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,389	2,389	0.09	0.34	6.0	2,497
Hauling	0.01	0.61	0.24	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	521	521	0.03	0.08	1.1	548
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.54	0.62	7.7	0.00	0.00	2.1	2.1	0.00	0.49	0.49	—	1,980	1,980	0.02	0.08	0.15	2,003
Vendor	0.05	2.6	1.2	0.02	0.02	0.68	0.70	0.02	0.19	0.21	—	2,390	2,390	0.09	0.34	0.16	2,493
Hauling	0.01	0.64	0.25	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	522	522	0.03	0.08	0.03	547
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.22	2.9	0.00	0.00	0.74	0.74	0.00	0.17	0.17	—	716	716	0.01	0.03	0.92	725
Vendor	0.02	0.94	0.43	0.01	0.01	0.24	0.25	0.01	0.07	0.07	—	851	851	0.03	0.12	0.93	889
Hauling	< 0.005	0.23	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	186	186	0.01	0.03	0.16	195
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.52	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	118	118	< 0.005	< 0.005	0.15	120
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	141	141	0.01	0.02	0.15	147
Hauling	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31	31	< 0.005	< 0.005	0.03	32

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,342	4,342	0.55	0.07	—	4,375
Arena	—	—	—	—	—	—	—	—	—	—	—	850	850	0.11	0.01	—	856
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	990	990	0.13	0.02	—	997
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,651	1,651	0.21	0.03	—	1,664
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	604	604	0.08	0.01	—	609
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	912	912	0.12	0.01	—	919
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	367	367	0.05	0.01	—	370

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	206	206	0.03	< 0.005	—	207
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	343	343	0.04	0.01	—	345
Total	—	—	—	—	—	—	—	—	—	—	—	10,264	10,264	1.3	0.16	—	10,343
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,342	4,342	0.55	0.07	—	4,375
Arena	—	—	—	—	—	—	—	—	—	—	—	850	850	0.11	0.01	—	856
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	990	990	0.13	0.02	—	997
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,651	1,651	0.21	0.03	—	1,664
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	604	604	0.08	0.01	—	609
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	912	912	0.12	0.01	—	919

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	367	367	0.05	0.01	—	370
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	206	206	0.03	< 0.005	—	207
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	343	343	0.04	0.01	—	345
Total	—	—	—	—	—	—	—	—	—	—	—	10,264	10,264	1.3	0.16	—	10,343
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	719	719	0.09	0.01	—	724
Arena	—	—	—	—	—	—	—	—	—	—	—	141	141	0.02	< 0.005	—	142
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	164	164	0.02	< 0.005	—	165
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	273	273	0.03	< 0.005	—	275
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	100	100	0.01	< 0.005	—	101
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	151	151	0.02	< 0.005	—	152

Apartment Mid Rise	—	—	—	—	—	—	—	—	—	—	—	61	61	0.01	< 0.005	—	61
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	34	34	< 0.005	< 0.005	—	34
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	57	57	0.01	< 0.005	—	57
Total	—	—	—	—	—	—	—	—	—	—	—	1,699	1,699	0.22	0.03	—	1,712

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,339	4,339	0.55	0.07	—	4,373
Arena	—	—	—	—	—	—	—	—	—	—	—	847	847	0.11	0.01	—	854
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	848	848	0.11	0.01	—	854
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,651	1,651	0.21	0.03	—	1,664

Unenclosed	—	—	—	—	—	—	—	—	—	—	—	604	604	0.08	0.01	—	609
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	900	900	0.11	0.01	—	907
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	347	347	0.04	0.01	—	349
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	205	205	0.03	< 0.005	—	207
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	343	343	0.04	0.01	—	345
Total	—	—	—	—	—	—	—	—	—	—	—	10,084	10,084	1.3	0.15	—	10,162
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	4,339	4,339	0.55	0.07	—	4,373
Arena	—	—	—	—	—	—	—	—	—	—	—	847	847	0.11	0.01	—	854
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	848	848	0.11	0.01	—	854
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,651	1,651	0.21	0.03	—	1,664

Unenclosed	—	—	—	—	—	—	—	—	—	—	—	604	604	0.08	0.01	—	609
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	900	900	0.11	0.01	—	907
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	347	347	0.04	0.01	—	349
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	205	205	0.03	< 0.005	—	207
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	343	343	0.04	0.01	—	345
Total	—	—	—	—	—	—	—	—	—	—	—	10,084	10,084	1.3	0.15	—	10,162
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	718	718	0.09	0.01	—	724
Arena	—	—	—	—	—	—	—	—	—	—	—	140	140	0.02	< 0.005	—	141
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	140	140	0.02	< 0.005	—	141
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	273	273	0.03	< 0.005	—	275

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	100	100	0.01	< 0.005	—	101
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	149	149	0.02	< 0.005	—	150
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	57	57	0.01	< 0.005	—	58
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	—	34	34	< 0.005	< 0.005	—	34
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	57	57	0.01	< 0.005	—	57
Total	—	—	—	—	—	—	—	—	—	—	—	1,670	1,670	0.21	0.03	—	1,682

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706

High Turnover (Sit Down Restaurant)	0.07	1.2	1.0	0.01	0.09	—	0.09	0.09	—	0.09	—	1,476	1,476	0.13	< 0.005	—	1,480
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.01	0.21	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	249	249	0.02	< 0.005	—	250
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	498	498	0.04	< 0.005	—	500
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	412	412	0.04	< 0.005	—	413
Movie Theater (No Matinee)	0.03	0.57	0.48	< 0.005	0.04	—	0.04	0.04	—	0.04	—	686	686	0.06	< 0.005	—	688
Total	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	7,792	7,792	0.69	0.01	—	7,814
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778

Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.07	1.2	1.0	0.01	0.09	—	0.09	0.09	—	0.09	—	1,476	1,476	0.13	< 0.005	—	1,480
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.01	0.21	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	249	249	0.02	< 0.005	—	250
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	498	498	0.04	< 0.005	—	500
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	412	412	0.04	< 0.005	—	413
Movie Theater (No Matinee)	0.03	0.57	0.48	< 0.005	0.04	—	0.04	0.04	—	0.04	—	686	686	0.06	< 0.005	—	688
Total	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	7,792	7,792	0.69	0.01	—	7,814
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.02	0.42	0.36	< 0.005	0.03	—	0.03	0.03	—	0.03	—	459	459	0.04	< 0.005	—	460

Arena	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	282	282	0.02	< 0.005	—	282
High Turnover (Sit Down Restaurant)	0.01	0.23	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	244	244	0.02	< 0.005	—	245
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	41	41	< 0.005	< 0.005	—	41
Apartments Mid Rise	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	83	83	0.01	< 0.005	—	83
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	68	68	0.01	< 0.005	—	68
Movie Theater (No Matinee)	0.01	0.10	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Total	0.07	1.2	0.97	0.01	0.09	—	0.09	0.09	—	0.09	—	1,290	1,290	0.11	< 0.005	—	1,294

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.07	1.2	1.0	0.01	0.09	—	0.09	0.09	—	0.09	—	1,476	1,476	0.13	< 0.005	—	1,480
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.01	0.21	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	249	249	0.02	< 0.005	—	250
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	495	495	0.04	< 0.005	—	496
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Library	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	412	412	0.04	< 0.005	—	413

Movie Theater (No Matinee)	0.03	0.57	0.48	< 0.005	0.04	—	0.04	0.04	—	0.04	—	686	686	0.06	< 0.005	—	688
Total	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	7,789	7,789	0.69	0.01	—	7,810
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.13	2.3	2.0	0.01	0.18	—	0.18	0.18	—	0.18	—	2,770	2,770	0.25	0.01	—	2,778
Arena	0.08	1.4	1.2	0.01	0.11	—	0.11	0.11	—	0.11	—	1,701	1,701	0.15	< 0.005	—	1,706
High Turnover (Sit Down Restaurant)	0.07	1.2	1.0	0.01	0.09	—	0.09	0.09	—	0.09	—	1,476	1,476	0.13	< 0.005	—	1,480
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.01	0.21	0.18	< 0.005	0.02	—	0.02	0.02	—	0.02	—	249	249	0.02	< 0.005	—	250
Apartments Mid Rise	0.02	0.39	0.17	< 0.005	0.03	—	0.03	0.03	—	0.03	—	495	495	0.04	< 0.005	—	496
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Library	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	412	412	0.04	< 0.005	—	413
Movie Theater (No Matinee)	0.03	0.57	0.48	< 0.005	0.04	—	0.04	0.04	—	0.04	—	686	686	0.06	< 0.005	—	688
Total	0.36	6.5	5.3	0.04	0.50	—	0.50	0.50	—	0.50	—	7,789	7,789	0.69	0.01	—	7,810
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.02	0.42	0.36	< 0.005	0.03	—	0.03	0.03	—	0.03	—	459	459	0.04	< 0.005	—	460
Arena	0.01	0.26	0.22	< 0.005	0.02	—	0.02	0.02	—	0.02	—	282	282	0.02	< 0.005	—	282
High Turnover (Sit Down Restaurant)	0.01	0.23	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	244	244	0.02	< 0.005	—	245
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	41	41	< 0.005	< 0.005	—	41
Apartments Mid Rise	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	82	82	0.01	< 0.005	—	82
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Library	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	68	68	0.01	< 0.005	—	68
Movie Theater (No Matinee)	0.01	0.10	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	114	114	0.01	< 0.005	—	114
Total	0.07	1.2	0.97	0.01	0.09	—	0.09	0.09	—	0.09	—	1,289	1,289	0.11	< 0.005	—	1,293

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	12	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Total	32	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.6	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36
Total	5.1	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	12	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Total	32	0.67	79	< 0.005	0.13	—	0.13	0.10	—	0.10	—	315	315	0.01	< 0.005	—	316
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer	18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.6	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36
Total	5.1	0.08	9.9	< 0.005	0.02	—	0.02	0.01	—	0.01	—	36	36	< 0.005	< 0.005	—	36

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	51	138	189	5.2	0.13	—	358
Arena	—	—	—	—	—	—	—	—	—	—	11	31	42	1.1	0.03	—	78

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	17	44	62	1.8	0.04	—	119
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	69	176	246	7.1	0.17	—	475
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	18	45	63	1.8	0.04	—	122
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	38	98	136	4.0	0.10	—	263
Total	—	—	—	—	—	—	—	—	—	—	211	549	760	22	0.52	—	1,457
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	51	138	189	5.2	0.13	—	358

Arena	—	—	—	—	—	—	—	—	—	—	11	31	42	1.1	0.03	—	78
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	17	44	62	1.8	0.04	—	119
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	69	176	246	7.1	0.17	—	475
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	18	45	63	1.8	0.04	—	122
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	38	98	136	4.0	0.10	—	263
Total	—	—	—	—	—	—	—	—	—	—	211	549	760	22	0.52	—	1,457
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	8.4	23	31	0.87	0.02	—	59

Arena	—	—	—	—	—	—	—	—	—	—	1.8	5.2	7.0	0.18	< 0.005	—	13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.9	7.3	10	0.30	0.01	—	20
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	11	29	41	1.2	0.03	—	79
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.9	7.5	10	0.30	0.01	—	20
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	1.0	2.6	3.6	0.10	< 0.005	—	6.9
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	6.4	16	23	0.66	0.02	—	44
Total	—	—	—	—	—	—	—	—	—	—	35	91	126	3.6	0.09	—	241

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	47	127	174	4.8	0.12	—	328
Arena	—	—	—	—	—	—	—	—	—	—	9.9	29	39	1.0	0.02	—	71
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	16	41	57	1.6	0.04	—	110
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	61	156	217	6.3	0.15	—	419
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	15	39	54	1.5	0.04	—	103
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42

Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	38	98	136	4.0	0.10	—	263
Total	—	—	—	—	—	—	—	—	—	—	193	504	697	20	0.48	—	1,337
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	47	127	174	4.8	0.12	—	328
Arena	—	—	—	—	—	—	—	—	—	—	9.9	29	39	1.0	0.02	—	71
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	16	41	57	1.6	0.04	—	110
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	61	156	217	6.3	0.15	—	419
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	15	39	54	1.5	0.04	—	103
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Library	—	—	—	—	—	—	—	—	—	—	6.1	16	22	0.63	0.02	—	42
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	38	98	136	4.0	0.10	—	263
Total	—	—	—	—	—	—	—	—	—	—	193	504	697	20	0.48	—	1,337
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	7.7	21	29	0.79	0.02	—	54
Arena	—	—	—	—	—	—	—	—	—	—	1.6	4.8	6.4	0.17	< 0.005	—	12
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.7	6.7	9.4	0.27	0.01	—	18
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	10	26	36	1.0	0.03	—	69
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.5	6.4	8.9	0.26	0.01	—	17
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Library	—	—	—	—	—	—	—	—	—	—	1.0	2.6	3.6	0.10	< 0.005	—	6.9
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	6.4	16	23	0.66	0.02	—	44
Total	—	—	—	—	—	—	—	—	—	—	32	83	115	3.3	0.08	—	221

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	257	0.00	257	26	0.00	—	898
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	74	0.00	74	7.4	0.00	—	257
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	15	0.00	15	1.5	0.00	—	52
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	154	0.00	154	15	0.00	—	537
Total	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	257	0.00	257	26	0.00	—	898
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	74	0.00	74	7.4	0.00	—	257
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	15	0.00	15	1.5	0.00	—	52
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	154	0.00	154	15	0.00	—	537
Total	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	173	0.00	173	17	0.00	—	607
Arena	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.1
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	42	0.00	42	4.2	0.00	—	149
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Unenclo Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.7	0.00	6.7	0.67	0.00	—	23
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	2.5	0.00	2.5	0.25	0.00	—	8.6
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	25	0.00	25	2.5	0.00	—	89
Total	—	—	—	—	—	—	—	—	—	—	263	0.00	263	26	0.00	—	920

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	257	0.00	257	26	0.00	—	898
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	74	0.00	74	7.4	0.00	—	257
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	15	0.00	15	1.5	0.00	—	52
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	154	0.00	154	15	0.00	—	537
Total	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	1,048	0.00	1,048	105	0.00	—	3,665
Arena	—	—	—	—	—	—	—	—	—	—	1.8	0.00	1.8	0.18	0.00	—	6.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	257	0.00	257	26	0.00	—	898
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	74	0.00	74	7.4	0.00	—	257
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	40	0.00	40	4.0	0.00	—	141
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	15	0.00	15	1.5	0.00	—	52
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	154	0.00	154	15	0.00	—	537
Total	—	—	—	—	—	—	—	—	—	—	1,588	0.00	1,588	159	0.00	—	5,557
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	—	—	—	—	—	—	—	—	—	—	173	0.00	173	17	0.00	—	607
Arena	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.1
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	42	0.00	42	4.2	0.00	—	149
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	43
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.7	0.00	6.7	0.67	0.00	—	23
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Library	—	—	—	—	—	—	—	—	—	—	2.5	0.00	2.5	0.25	0.00	—	8.6
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	25	0.00	25	2.5	0.00	—	89
Total	—	—	—	—	—	—	—	—	—	—	263	0.00	263	26	0.00	—	920

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	63	63
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	63	63
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	10
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16

Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	11

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	63	63
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.83	0.83
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.77	0.77
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	63	63
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.96	0.96
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66	66
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Arena	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	10
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10

Apartment Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Library	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Movie Theater (No Matinee)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Total	0.27	2.5	6.1	0.01	0.03	—	0.03	0.03	—	0.03	—	915	915	0.04	0.01	—	918
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Forklifts	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108
Total	0.04	0.33	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	108	108	< 0.005	< 0.005	—	108

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2026	8/28/2026	5.0	65	Reno/Road Demo
Site Preparation	Site Preparation	8/3/2026	10/30/2026	5.0	65	Site Prep & Utilities
Grading	Grading	10/5/2026	4/2/2027	5.0	130	Grading & Excavation
Building Construction	Building Construction	1/4/2027	5/5/2028	5.0	350	Buildings Construction
Paving	Paving	3/6/2028	6/2/2028	5.0	65	Hardscape/Road/Landscaping
Architectural Coating	Architectural Coating	1/3/2028	6/30/2028	5.0	130	Painting/Signage/Landscaping

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Excavators	Diesel	Average	2.0	7.0	36	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	2.0	6.0	33	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Demolition	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Demolition	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Demolition	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Demolition	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	2.0	8.0	84	0.37

Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Site Preparation	Excavators	Diesel	Average	2.0	8.0	36	0.38
Site Preparation	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Site Preparation	Generator Sets	Diesel	Average	2.0	7.5	15	0.74
Site Preparation	Crawler Tractors	Diesel	Average	1.00	8.0	175	0.43
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	2.0	7.0	36	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Grading	Crawler Tractors	Diesel	Average	2.0	8.0	250	0.43
Grading	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Grading	Rollers	Diesel	Average	1.00	7.0	100	0.38
Grading	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Grading	Rollers	Diesel	Average	1.00	7.0	36	0.38
Building Construction	Generator Sets	Diesel	Average	5.0	7.0	15	0.74
Building Construction	Cranes	Diesel	Average	2.0	7.0	367	0.29
Building Construction	Welders	Diesel	Average	10.0	6.0	46	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.0	7.0	84	0.37
Building Construction	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Building Construction	Excavators	Diesel	Average	2.0	6.0	36	0.38
Building Construction	Crawler Tractors	Diesel	Average	4.0	6.0	175	0.43
Building Construction	Rollers	Diesel	Average	1.00	7.0	100	0.38
Building Construction	Air Compressors	Diesel	Average	5.0	7.0	37	0.48
Paving	Pavers	Diesel	Average	1.00	7.0	81	0.42
Paving	Rollers	Diesel	Average	1.00	7.0	36	0.38
Paving	Excavators	Diesel	Average	1.00	6.0	36	0.38
Paving	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43

Paving	Tractors/Loaders/Back	Diesel	Average	4.0	7.0	84	0.37
Paving	Rollers	Diesel	Average	1.00	7.0	100	0.38
Paving	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Paving	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Paving	Paving Equipment	Diesel	Average	2.0	7.0	300	0.36
Architectural Coating	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.0	7.0	46	0.31
Architectural Coating	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Architectural Coating	Rough Terrain Forklifts	Diesel	Average	2.0	7.0	96	0.40
Architectural Coating	Skid Steer Loaders	Diesel	Average	2.0	7.0	71	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Excavators	Diesel	Average	2.0	7.0	36	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	2.0	6.0	33	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Demolition	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Demolition	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Demolition	Generator Sets	Diesel	Average	2.0	8.0	15	0.74
Demolition	Crawler Tractors	Diesel	Average	1.00	8.0	250	0.43
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	2.0	8.0	84	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Site Preparation	Excavators	Diesel	Average	2.0	8.0	36	0.38
Site Preparation	Air Compressors	Diesel	Average	2.0	8.0	37	0.48
Site Preparation	Generator Sets	Diesel	Average	2.0	7.5	15	0.74

Site Preparation	Crawler Tractors	Diesel	Average	1.00	8.0	175	0.43
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	2.0	7.0	36	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Grading	Crawler Tractors	Diesel	Average	2.0	8.0	250	0.43
Grading	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Grading	Rollers	Diesel	Average	1.00	7.0	100	0.38
Grading	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Grading	Rollers	Diesel	Average	1.00	7.0	36	0.38
Building Construction	Generator Sets	Diesel	Average	5.0	7.0	15	0.74
Building Construction	Cranes	Diesel	Average	2.0	7.0	367	0.29
Building Construction	Welders	Diesel	Average	10.0	6.0	46	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.0	7.0	84	0.37
Building Construction	Bore/Drill Rigs	Diesel	Average	1.00	6.0	83	0.50
Building Construction	Excavators	Diesel	Average	2.0	6.0	36	0.38
Building Construction	Crawler Tractors	Diesel	Average	4.0	6.0	175	0.43
Building Construction	Rollers	Diesel	Average	1.00	7.0	100	0.38
Building Construction	Air Compressors	Diesel	Average	5.0	7.0	37	0.48
Paving	Pavers	Diesel	Average	1.00	7.0	81	0.42
Paving	Rollers	Diesel	Average	1.00	7.0	36	0.38
Paving	Excavators	Diesel	Average	1.00	6.0	36	0.38
Paving	Crawler Tractors	Diesel	Average	2.0	8.0	175	0.43
Paving	Tractors/Loaders/Backhoes	Diesel	Average	4.0	7.0	84	0.37
Paving	Rollers	Diesel	Average	1.00	7.0	100	0.38
Paving	Generator Sets	Diesel	Average	2.0	7.0	15	0.74

Paving	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Paving	Paving Equipment	Diesel	Average	2.0	7.0	300	0.36
Architectural Coating	Air Compressors	Diesel	Average	2.0	7.0	37	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.0	7.0	46	0.31
Architectural Coating	Generator Sets	Diesel	Average	2.0	7.0	15	0.74
Architectural Coating	Rough Terrain Forklifts	Diesel	Average	2.0	7.0	96	0.40
Architectural Coating	Skid Steer Loaders	Diesel	Average	2.0	7.0	71	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	160	19	LDA,LDT1,LDT2
Demolition	Vendor	4.0	10	HHDT,MHDT
Demolition	Hauling	120	20	HHDT
Demolition	Onsite truck	2.0	1.00	HHDT
Site Preparation	Worker	160	19	LDA,LDT1,LDT2
Site Preparation	Vendor	16	10	HHDT,MHDT
Site Preparation	Hauling	160	20	HHDT
Site Preparation	Onsite truck	2.0	1.00	HHDT
Grading	Worker	200	19	LDA,LDT1,LDT2
Grading	Vendor	8.0	10	HHDT,MHDT
Grading	Hauling	240	20	HHDT
Grading	Onsite truck	2.0	2.0	HHDT
Building Construction	Worker	400	19	LDA,LDT1,LDT2
Building Construction	Vendor	240	10	HHDT,MHDT
Building Construction	Hauling	80	20	HHDT
Building Construction	Onsite truck	1.00	1.00	HHDT

Paving	Worker	160	19	LDA,LDT1,LDT2
Paving	Vendor	40	10	HHDT,MHDT
Paving	Hauling	8.0	20	HHDT
Paving	Onsite truck	1.00	1.00	HHDT
Architectural Coating	Worker	160	19	LDA,LDT1,LDT2
Architectural Coating	Vendor	80	10	HHDT,MHDT
Architectural Coating	Hauling	8.0	20	HHDT
Architectural Coating	Onsite truck	0.00	0.00	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	160	19	LDA,LDT1,LDT2
Demolition	Vendor	4.0	10	HHDT,MHDT
Demolition	Hauling	120	20	HHDT
Demolition	Onsite truck	2.0	1.00	HHDT
Site Preparation	Worker	160	19	LDA,LDT1,LDT2
Site Preparation	Vendor	16	10	HHDT,MHDT
Site Preparation	Hauling	160	20	HHDT
Site Preparation	Onsite truck	2.0	1.00	HHDT
Grading	Worker	200	19	LDA,LDT1,LDT2
Grading	Vendor	8.0	10	HHDT,MHDT
Grading	Hauling	240	20	HHDT
Grading	Onsite truck	2.0	2.0	HHDT
Building Construction	Worker	400	19	LDA,LDT1,LDT2
Building Construction	Vendor	240	10	HHDT,MHDT
Building Construction	Hauling	80	20	HHDT
Building Construction	Onsite truck	1.00	1.00	HHDT
Paving	Worker	160	19	LDA,LDT1,LDT2

Paving	Vendor	40	10	HHDT,MHDT
Paving	Hauling	8.0	20	HHDT
Paving	Onsite truck	1.00	1.00	HHDT
Architectural Coating	Worker	160	19	LDA,LDT1,LDT2
Architectural Coating	Vendor	80	10	HHDT,MHDT
Architectural Coating	Hauling	8.0	20	HHDT
Architectural Coating	Onsite truck	0.00	0.00	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	272,160	90,720	1,072,500	357,500	6,534

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	130	2,000	0.00
Site Preparation	0.00	0.00	65	0.00	0.00
Grading	0.00	0.00	195	0.00	0.00

Building Construction	0.00	0.00	525	0.00	0.00
Paving	0.00	0.00	65	0.00	2.5

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Government (Civic Center)	0.00	0%
Paving	Government (Civic Center)	0.00	0%
Paving	Arena	0.00	0%
Paving	High Turnover (Sit Down Restaurant)	0.00	0%
Paving	Enclosed Parking with Elevator	0.00	0%
Paving	Unenclosed Parking with Elevator	0.00	50%
Paving	Regional Shopping Center	0.00	0%
Paving	Enclosed Parking with Elevator	0.00	50%
Paving	Apartments Mid Rise	—	0%
Paving	Government (Civic Center)	0.00	0%
Paving	High Turnover (Sit Down Restaurant)	0.00	0%
Paving	Other Asphalt Surfaces	0.70	100%
Paving	Other Non-Asphalt Surfaces	1.8	0%
Paving	Unenclosed Parking with Elevator	0.00	100%
Paving	Library	0.00	0%
Paving	Movie Theater (No Matinee)	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	346	0.03	< 0.005
2027	0.00	346	0.03	< 0.005
2028	0.00	346	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0

Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
Arena	Wood Fireplaces	0	0
Arena	Gas Fireplaces	0	0
Arena	Propane Fireplaces	0	0
Arena	Electric Fireplaces	0	0
Arena	No Fireplaces	0	0
Arena	Conventional Wood Stoves	0	0
Arena	Catalytic Wood Stoves	0	0
Arena	Non-Catalytic Wood Stoves	0	0
Arena	Pellet Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Wood Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Gas Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Propane Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Electric Fireplaces	0	0
High Turnover (Sit Down Restaurant)	No Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Conventional Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Catalytic Wood Stoves	0	0

High Turnover (Sit Down Restaurant)	Non-Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Pellet Wood Stoves	0	0
Enclosed Parking with Elevator	Wood Fireplaces	0	0
Enclosed Parking with Elevator	Gas Fireplaces	0	0
Enclosed Parking with Elevator	Propane Fireplaces	0	0
Enclosed Parking with Elevator	Electric Fireplaces	0	0
Enclosed Parking with Elevator	No Fireplaces	0	0
Enclosed Parking with Elevator	Conventional Wood Stoves	0	0
Enclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Pellet Wood Stoves	0	0
Unenclosed Parking with Elevator	Wood Fireplaces	0	0
Unenclosed Parking with Elevator	Gas Fireplaces	0	0
Unenclosed Parking with Elevator	Propane Fireplaces	0	0
Unenclosed Parking with Elevator	Electric Fireplaces	0	0
Unenclosed Parking with Elevator	No Fireplaces	0	0
Unenclosed Parking with Elevator	Conventional Wood Stoves	0	0
Unenclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Pellet Wood Stoves	0	0
Regional Shopping Center	Wood Fireplaces	0	0
Regional Shopping Center	Gas Fireplaces	0	0
Regional Shopping Center	Propane Fireplaces	0	0
Regional Shopping Center	Electric Fireplaces	0	0
Regional Shopping Center	No Fireplaces	0	0
Regional Shopping Center	Conventional Wood Stoves	0	0
Regional Shopping Center	Catalytic Wood Stoves	0	0
Regional Shopping Center	Non-Catalytic Wood Stoves	0	0

Regional Shopping Center	Pellet Wood Stoves	0	0
Enclosed Parking with Elevator	Wood Fireplaces	0	0
Enclosed Parking with Elevator	Gas Fireplaces	0	0
Enclosed Parking with Elevator	Propane Fireplaces	0	0
Enclosed Parking with Elevator	Electric Fireplaces	0	0
Enclosed Parking with Elevator	No Fireplaces	0	0
Enclosed Parking with Elevator	Conventional Wood Stoves	0	0
Enclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Enclosed Parking with Elevator	Pellet Wood Stoves	0	0
Apartments Mid Rise	Wood Fireplaces	0	0
Apartments Mid Rise	Gas Fireplaces	0	0
Apartments Mid Rise	Propane Fireplaces	0	0
Apartments Mid Rise	Electric Fireplaces	0	0
Apartments Mid Rise	No Fireplaces	0	0
Apartments Mid Rise	Conventional Wood Stoves	0	0
Apartments Mid Rise	Catalytic Wood Stoves	0	0
Apartments Mid Rise	Non-Catalytic Wood Stoves	0	0
Apartments Mid Rise	Pellet Wood Stoves	0	0
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0

High Turnover (Sit Down Restaurant)	Wood Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Gas Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Propane Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Electric Fireplaces	0	0
High Turnover (Sit Down Restaurant)	No Fireplaces	0	0
High Turnover (Sit Down Restaurant)	Conventional Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Non-Catalytic Wood Stoves	0	0
High Turnover (Sit Down Restaurant)	Pellet Wood Stoves	0	0
Other Asphalt Surfaces	Wood Fireplaces	0	0
Other Asphalt Surfaces	Gas Fireplaces	0	0
Other Asphalt Surfaces	Propane Fireplaces	0	0
Other Asphalt Surfaces	Electric Fireplaces	0	0
Other Asphalt Surfaces	No Fireplaces	0	0
Other Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Pellet Wood Stoves	0	0
Other Non-Asphalt Surfaces	Wood Fireplaces	0	0
Other Non-Asphalt Surfaces	Gas Fireplaces	0	0
Other Non-Asphalt Surfaces	Propane Fireplaces	0	0
Other Non-Asphalt Surfaces	Electric Fireplaces	0	0
Other Non-Asphalt Surfaces	No Fireplaces	0	0
Other Non-Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Non-Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Non-Asphalt Surfaces	Pellet Wood Stoves	0	0
Unenclosed Parking with Elevator	Wood Fireplaces	0	0

Unenclosed Parking with Elevator	Gas Fireplaces	0	0
Unenclosed Parking with Elevator	Propane Fireplaces	0	0
Unenclosed Parking with Elevator	Electric Fireplaces	0	0
Unenclosed Parking with Elevator	No Fireplaces	0	0
Unenclosed Parking with Elevator	Conventional Wood Stoves	0	0
Unenclosed Parking with Elevator	Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Non-Catalytic Wood Stoves	0	0
Unenclosed Parking with Elevator	Pellet Wood Stoves	0	0
Library	Wood Fireplaces	0	0
Library	Gas Fireplaces	0	0
Library	Propane Fireplaces	0	0
Library	Electric Fireplaces	0	0
Library	No Fireplaces	0	0
Library	Conventional Wood Stoves	0	0
Library	Catalytic Wood Stoves	0	0
Library	Non-Catalytic Wood Stoves	0	0
Library	Pellet Wood Stoves	0	0
Movie Theater (No Matinee)	Wood Fireplaces	0	0
Movie Theater (No Matinee)	Gas Fireplaces	0	0
Movie Theater (No Matinee)	Propane Fireplaces	0	0
Movie Theater (No Matinee)	Electric Fireplaces	0	0
Movie Theater (No Matinee)	No Fireplaces	0	0
Movie Theater (No Matinee)	Conventional Wood Stoves	0	0
Movie Theater (No Matinee)	Catalytic Wood Stoves	0	0
Movie Theater (No Matinee)	Non-Catalytic Wood Stoves	0	0
Movie Theater (No Matinee)	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	272,160	90,720	1,072,500	357,500	6,534

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,140,498	261	0.0330	0.0040	1,622,174
Government (Civic Center)	3,332,394	261	0.0330	0.0040	4,739,789
Arena	1,189,499	261	0.0330	0.0040	5,307,441
High Turnover (Sit Down Restaurant)	346,303	261	0.0330	0.0040	1,151,316
Enclosed Parking with Elevator	926,549	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	676,320	261	0.0330	0.0040	0.00
Regional Shopping Center	1,276,778	261	0.0330	0.0040	778,303

Enclosed Parking with Elevator	1,384,287	261	0.0330	0.0040	0.00
Apartments Mid Rise	513,217	261	0.0330	0.0040	1,554,958
Government (Civic Center)	1,603,826	261	0.0330	0.0040	2,281,182
High Turnover (Sit Down Restaurant)	1,038,910	261	0.0330	0.0040	3,453,948
Other Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	169,080	261	0.0330	0.0040	0.00
Library	287,782	261	0.0330	0.0040	1,284,058
Movie Theater (No Matinee)	479,637	261	0.0330	0.0040	2,140,097

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,139,902	261	0.0330	0.0040	1,622,174
Government (Civic Center)	3,330,652	261	0.0330	0.0040	4,739,789
Arena	1,185,743	261	0.0330	0.0040	5,307,441
High Turnover (Sit Down Restaurant)	296,615	261	0.0330	0.0040	1,151,316
Enclosed Parking with Elevator	926,549	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	676,320	261	0.0330	0.0040	0.00
Regional Shopping Center	1,259,942	261	0.0330	0.0040	778,303
Enclosed Parking with Elevator	1,384,287	261	0.0330	0.0040	0.00
Apartments Mid Rise	485,063	261	0.0330	0.0040	1,544,356
Government (Civic Center)	1,602,988	261	0.0330	0.0040	2,281,182

High Turnover (Sit Down Restaurant)	889,846	261	0.0330	0.0040	3,453,948
Other Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	261	0.0330	0.0040	0.00
Unenclosed Parking with Elevator	169,080	261	0.0330	0.0040	0.00
Library	286,873	261	0.0330	0.0040	1,284,058
Movie Theater (No Matinee)	479,637	261	0.0330	0.0040	2,140,097

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	4,849,900	607,377
Government (Civic Center)	14,928,500	519,232
Arena	5,657,500	990,486
High Turnover (Sit Down Restaurant)	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Regional Shopping Center	36,135,000	193,539
Enclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	9,249,100	96,162
Government (Civic Center)	6,820,200	1,209,971
High Turnover (Sit Down Restaurant)	9,106,011	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	3,193,750	0.00
Movie Theater (No Matinee)	20,080,073	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	4,418,259	607,377
Government (Civic Center)	13,665,549	519,232
Arena	5,156,246	990,486
High Turnover (Sit Down Restaurant)	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Regional Shopping Center	31,867,457	193,539
Enclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	7,851,561	96,162
Government (Civic Center)	6,243,211	1,209,971
High Turnover (Sit Down Restaurant)	8,359,318	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	3,193,750	0.00
Movie Theater (No Matinee)	20,080,073	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00
Government (Civic Center)	1,066	0.00
Arena	3.4	0.00
High Turnover (Sit Down Restaurant)	119	0.00
Enclosed Parking with Elevator	0.00	0.00

Unenclosed Parking with Elevator	0.00	0.00
Regional Shopping Center	137	0.00
Enclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	75	0.00
Government (Civic Center)	513	0.00
High Turnover (Sit Down Restaurant)	357	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Library	28	0.00
Movie Theater (No Matinee)	285	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00
Government (Civic Center)	1,066	0.00
Arena	3.4	0.00
High Turnover (Sit Down Restaurant)	119	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Regional Shopping Center	137	0.00
Enclosed Parking with Elevator	0.00	0.00
Apartments Mid Rise	75	0.00
Government (Civic Center)	513	0.00
High Turnover (Sit Down Restaurant)	357	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00

Library	28	0.00
Movie Theater (No Matinee)	285	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Arena	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18

Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20

5.14.2. Mitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Arena	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Arena	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.8	4.0	4.0	18
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Library	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Library	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Library	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Library	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20
Movie Theater (No Matinee)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Movie Theater (No Matinee)	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Movie Theater (No Matinee)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.5	7.5	20

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Forklifts	Diesel	Average	6.0	8.0	82	0.20

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Forklifts	Diesel	Average	6.0	8.0	82	0.20

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.1	annual days of extreme heat
Extreme Precipitation	4.2	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	2	2	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2
Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	3	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2

Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

6.4.1. Temperature and Extreme Heat

User Selected Measures	Co-Benefits Achieved	Exposure Reduction	Sensitivity Reduction	Adaptive Capacity Increase
D-3: Install Drought Resistant Landscaping	Water Conservation	—	1.00	1.00

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22
AQ-PM	81
AQ-DPM	86
Drinking Water	29
Lead Risk Housing	60
Pesticides	0.00

Toxic Releases	99
Traffic	95
Effect Indicators	—
CleanUp Sites	89
Groundwater	94
Haz Waste Facilities/Generators	67
Impaired Water Bodies	93
Solid Waste	55
Sensitive Population	—
Asthma	77
Cardio-vascular	83
Low Birth Weights	75
Socioeconomic Factor Indicators	—
Education	62
Housing	28
Linguistic	77
Poverty	50
Unemployment	43

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	57.92377775
Employed	62.37649172
Median HI	55.88348518
Education	—
Bachelor's or higher	53.18875914

High school enrollment	100
Preschool enrollment	48.45374054
Transportation	—
Auto Access	31.27165405
Active commuting	35.41639933
Social	—
2-parent households	72.60361863
Voting	9.29038881
Neighborhood	—
Alcohol availability	51.72590787
Park access	27.21673297
Retail density	43.47491338
Supermarket access	40.56204286
Tree canopy	50.87899397
Housing	—
Homeownership	92.2751187
Housing habitability	75.06736815
Low-inc homeowner severe housing cost burden	74.6439112
Low-inc renter severe housing cost burden	51.52059541
Uncrowded housing	28.33311947
Health Outcomes	—
Insured adults	43.11561658
Arthritis	59.3
Asthma ER Admissions	30.5
High Blood Pressure	37.6
Cancer (excluding skin)	49.7
Asthma	94.4
Coronary Heart Disease	54.4

Chronic Obstructive Pulmonary Disease	74.0
Diagnosed Diabetes	25.3
Life Expectancy at Birth	63.6
Cognitively Disabled	50.3
Physically Disabled	14.3
Heart Attack ER Admissions	25.8
Mental Health Not Good	69.9
Chronic Kidney Disease	45.1
Obesity	76.5
Pedestrian Injuries	19.6
Physical Health Not Good	51.8
Stroke	51.7
Health Risk Behaviors	—
Binge Drinking	89.1
Current Smoker	71.8
No Leisure Time for Physical Activity	41.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	68.4
Elderly	14.5
English Speaking	25.4
Foreign-born	90.0
Outdoor Workers	75.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	11.0
Traffic Density	92.2
Traffic Access	61.6

Other Indices	—
Hardship	56.0
Other Decision Support	—
2016 Voting	18.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	92
Healthy Places Index Score for Project Location (b)	51
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	Wilmington Long Beach Carson

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Proposed Specific Plan (Option) Uses
Construction: Construction Phases	High-Level Assumptions Based on Completion mid-2028.

Construction: Off-Road Equipment	Equipment lists populated based on experiential knowledge. 100 hp Roller = Compactor 175 hp Crawler Tractor = Gradall 250 hp Crawler Tractor = Dozer 300 hp Paving Equip = Concrete Truck PTO
Construction: Dust From Material Movement	Quantities estimated based off preliminary design plans.
Construction: Trips and VMT	High-Level Estimates based on Project Scale and Schedule.
Construction: On-Road Fugitive Dust	Site will never be entirely unpaved/exposed ground surface.
Construction: Paving	Subterranean parking structures will be concrete or A/C, not standard asphalt.
Operations: Hearths	No Hearths or Wood Stoves.
Operations: Architectural Coatings	Repainting every 20 years.
Operations: Water and Waste Water	Indoor water use rates obtained from Civic Center Specific Plan (December 2, 2025). Restaurant indoor water use combined with New City Hall & Hotel. Existing uses to be renovated were estimated by scaling factor of 75.78 gal/sf/year based on the New City Hall.

CalEEMod – Existing Conditions

Carson Civic Center Existing Conditions Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Carson Civic Center Existing Conditions
Operational Year	2025
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.5
Precipitation (days)	17
Location	33.83254920370301, -118.26290983813647
County	Los Angeles-South Coast
City	Carson
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4617
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.35

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Government (Civic Center)	64	1000sqft	2.5	64,000	40,000	0.00	—	Existing City Hall Reno

Government (Civic Center)	90	1000sqft	3.8	90,000	75,000	0.00	—	Ex Events Center Reno
Parking Lot	1.4	Acre	1.4	0.00	0.00	0.00	—	Ex NW P Lot
Parking Lot	1.8	Acre	1.8	0.00	0.00	0.00	—	Ex NW P2 Lot
Parking Lot	3.5	Acre	3.5	0.00	0.00	0.00	—	Ex East P Lot

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-4*	Use Local and Sustainable Building Materials
Transportation	T-34*	Provide Bike Parking

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.7	1.1	7.6	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,313	4,834	53	0.15	0.37	6,195
Mit.	4.7	1.1	7.6	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,313	4,834	53	0.15	0.37	6,195
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.6	1.0	0.88	0.01	0.08	0.00	0.08	0.08	0.00	0.08	521	4,285	4,806	53	0.15	0.37	6,167
Mit.	3.6	1.0	0.88	0.01	0.08	0.00	0.08	0.08	0.00	0.08	521	4,285	4,806	53	0.15	0.37	6,167

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.3	1.1	5.5	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,304	4,825	53	0.15	0.37	6,186
Mit.	4.3	1.1	5.5	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,304	4,825	53	0.15	0.37	6,186
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.79	0.20	1.00	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	86	713	799	8.7	0.03	0.06	1,024
Mit.	0.79	0.20	1.00	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	86	713	799	8.7	0.03	0.06	1,024
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55	55	550	150	—	—	150	—	—	55	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.6	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	4.7	1.1	7.6	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,313	4,834	53	0.15	0.37	6,195
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	3.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	3.6	1.0	0.88	0.01	0.08	0.00	0.08	0.08	0.00	0.08	521	4,285	4,806	53	0.15	0.37	6,167
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.3	0.04	4.6	< 0.005	0.01	—	0.01	0.01	—	0.01	—	19	19	< 0.005	< 0.005	—	19
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	4.3	1.1	5.5	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,304	4,825	53	0.15	0.37	6,186

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.78	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	681	681	0.06	0.01	—	685
Water	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62
Waste	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.79	0.20	1.00	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	86	713	799	8.7	0.03	0.06	1,024

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.6	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	4.7	1.1	7.6	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,313	4,834	53	0.15	0.37	6,195
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	3.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377

Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	3.6	1.0	0.88	0.01	0.08	0.00	0.08	0.08	0.00	0.08	521	4,285	4,806	53	0.15	0.37	6,167
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.3	0.04	4.6	< 0.005	0.01	—	0.01	0.01	—	0.01	—	19	19	< 0.005	< 0.005	—	19
Energy	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	4,115	4,115	0.38	0.04	—	4,135
Water	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Waste	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	4.3	1.1	5.5	0.01	0.09	0.00	0.09	0.09	0.00	0.09	521	4,304	4,825	53	0.15	0.37	6,186
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.78	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1
Energy	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	681	681	0.06	0.01	—	685
Water	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62
Waste	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	0.79	0.20	1.00	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	86	713	799	8.7	0.03	0.06	1,024

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	2,621	2,621	0.25	0.03	—	2,636
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	244
Total	—	—	—	—	—	—	—	—	—	—	—	2,864	2,864	0.27	0.03	—	2,880
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	2,621	2,621	0.25	0.03	—	2,636
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	244
Total	—	—	—	—	—	—	—	—	—	—	—	2,864	2,864	0.27	0.03	—	2,880
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	434	434	0.04	< 0.005	—	436
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40	40	< 0.005	< 0.005	—	40
Total	—	—	—	—	—	—	—	—	—	—	—	474	474	0.04	0.01	—	477

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	2,621	2,621	0.25	0.03	—	2,636
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	244
Total	—	—	—	—	—	—	—	—	—	—	—	2,864	2,864	0.27	0.03	—	2,880
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	2,621	2,621	0.25	0.03	—	2,636
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	244
Total	—	—	—	—	—	—	—	—	—	—	—	2,864	2,864	0.27	0.03	—	2,880
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	434	434	0.04	< 0.005	—	436
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	40	40	< 0.005	< 0.005	—	40
Total	—	—	—	—	—	—	—	—	—	—	—	474	474	0.04	0.01	—	477

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	207	207	0.02	< 0.005	—	208
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	207	207	0.02	< 0.005	—	208

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.06	1.0	0.88	0.01	0.08	—	0.08	0.08	—	0.08	—	1,251	1,251	0.11	< 0.005	—	1,254
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	207	207	0.02	< 0.005	—	208
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	207	207	0.02	< 0.005	—	208

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.1	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Total	4.6	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.14	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1

Total	0.78	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.1	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Total	4.6	0.06	6.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28	28	< 0.005	< 0.005	—	28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	3.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.14	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1
Total	0.78	0.01	0.84	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	48	171	219	4.9	0.12	—	377
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	7.9	28	36	0.82	0.02	—	62

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	473	0.00	473	47	0.00	—	1,655
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	78	0.00	78	7.8	0.00	—	274

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.37	0.37
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06	0.06

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
Government (Civic Center)	Wood Fireplaces	0	0
Government (Civic Center)	Gas Fireplaces	0	0
Government (Civic Center)	Propane Fireplaces	0	0
Government (Civic Center)	Electric Fireplaces	0	0
Government (Civic Center)	No Fireplaces	0	0
Government (Civic Center)	Conventional Wood Stoves	0	0
Government (Civic Center)	Catalytic Wood Stoves	0	0
Government (Civic Center)	Non-Catalytic Wood Stoves	0	0
Government (Civic Center)	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0

Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	0.00	0.00	231,000	77,000	17,380

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,140,498	349	0.0330	0.0040	1,622,174
Government (Civic Center)	1,603,826	349	0.0330	0.0040	2,281,182
Parking Lot	55,330	349	0.0330	0.0040	0.00
Parking Lot	66,777	349	0.0330	0.0040	0.00
Parking Lot	131,647	349	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	1,140,498	349	0.0330	0.0040	1,622,174
Government (Civic Center)	1,603,826	349	0.0330	0.0040	2,281,182
Parking Lot	55,330	349	0.0330	0.0040	0.00
Parking Lot	66,777	349	0.0330	0.0040	0.00
Parking Lot	131,647	349	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	10,000,000	560,983
Government (Civic Center)	15,000,000	1,051,844
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	10,000,000	560,983
Government (Civic Center)	15,000,000	1,051,844
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00
Government (Civic Center)	513	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	365	0.00
Government (Civic Center)	513	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00
Parking Lot	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18

5.14.2. Mitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00

Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.1	annual days of extreme heat
Extreme Precipitation	4.2	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	2	2	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2
Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	3	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	2	2	2
Wildfire	1	2	2	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

6.4.1. Temperature and Extreme Heat

User Selected Measures	Co-Benefits Achieved	Exposure Reduction	Sensitivity Reduction	Adaptive Capacity Increase
D-3: Install Drought Resistant Landscaping	Water Conservation	—	1.00	1.00

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22
AQ-PM	81
AQ-DPM	86
Drinking Water	29
Lead Risk Housing	60
Pesticides	0.00
Toxic Releases	99
Traffic	95
Effect Indicators	—
CleanUp Sites	89
Groundwater	94

Haz Waste Facilities/Generators	67
Impaired Water Bodies	93
Solid Waste	55
Sensitive Population	—
Asthma	77
Cardio-vascular	83
Low Birth Weights	75
Socioeconomic Factor Indicators	—
Education	62
Housing	28
Linguistic	77
Poverty	50
Unemployment	43

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	57.92377775
Employed	62.37649172
Median HI	55.88348518
Education	—
Bachelor's or higher	53.18875914
High school enrollment	100
Preschool enrollment	48.45374054
Transportation	—
Auto Access	31.27165405
Active commuting	35.41639933

Social	—
2-parent households	72.60361863
Voting	9.29038881
Neighborhood	—
Alcohol availability	51.72590787
Park access	27.21673297
Retail density	43.47491338
Supermarket access	40.56204286
Tree canopy	50.87899397
Housing	—
Homeownership	92.2751187
Housing habitability	75.06736815
Low-inc homeowner severe housing cost burden	74.6439112
Low-inc renter severe housing cost burden	51.52059541
Uncrowded housing	28.33311947
Health Outcomes	—
Insured adults	43.11561658
Arthritis	59.3
Asthma ER Admissions	30.5
High Blood Pressure	37.6
Cancer (excluding skin)	49.7
Asthma	94.4
Coronary Heart Disease	54.4
Chronic Obstructive Pulmonary Disease	74.0
Diagnosed Diabetes	25.3
Life Expectancy at Birth	63.6
Cognitively Disabled	50.3
Physically Disabled	14.3

Heart Attack ER Admissions	25.8
Mental Health Not Good	69.9
Chronic Kidney Disease	45.1
Obesity	76.5
Pedestrian Injuries	19.6
Physical Health Not Good	51.8
Stroke	51.7
Health Risk Behaviors	—
Binge Drinking	89.1
Current Smoker	71.8
No Leisure Time for Physical Activity	41.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	68.4
Elderly	14.5
English Speaking	25.4
Foreign-born	90.0
Outdoor Workers	75.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	11.0
Traffic Density	92.2
Traffic Access	61.6
Other Indices	—
Hardship	56.0
Other Decision Support	—
2016 Voting	18.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	92
Healthy Places Index Score for Project Location (b)	51
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	Wilmington Long Beach Carson

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Existing Uses
Construction: Construction Phases	High-Level Assumptions Based on Completion mid-2028.
Construction: Off-Road Equipment	Equipment lists populated based on experiential knowledge. 100 hp Roller = Compactor 175 hp Crawler Tractor = Gradall 300 hp Paving Equip = Concrete Truck PTO
Construction: Trips and VMT	High-Level Estimates based on Project Scale and Schedule.
Operations: Architectural Coatings	Repainting every 20 years.

Operations: Water and Waste Water	Existing uses to be renovated were estimated by scaling factor of 75.78 gal/sf/year based on the New City Hall.

Air Quality – Maximum Daily Construction Emissions

CalEEMod Output - Maximum Daily Construction Emissions

3.1. Demolition (2026) - Unmitigated						
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T
Onsite						
Daily, Summer (Max)						
Off-Road Equipment	3.4	32	30	0.06	1.2	1.1
Dust From Material Movement					2.1	0.92
Demolition					0.44	0.07
Onsite truck	< 0.005	0.03	0.02	< 0.005	0.37	0.04
Offsite						
Daily, Summer (Max)						
Worker	0.59	0.62	10	0	2.1	0.49
Vendor	0.005	0.14	0.07	0.005	0.04	0.01
Hauling	0.13	9.8	3.9	0.06	2.3	0.71
On	3.4	32.1	30.1	0.1	4.2	2.2
Off	0.8	10.6	14.0	0.1	4.5	1.3
Total	4.2	42.7	44.1	0.2	8.7	3.5

3.3. Site Preparation (2026) - Unmitigated						
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T
Onsite						
Daily, Summer (Max)						
Off-Road Equipment	2.2	20	21	0.04	0.78	0.72
Dust From Material Movement					1.8	0.89
Onsite truck	< 0.005	0.03	0.02	< 0.005	0.56	0.06
Daily, Winter (Max)						
Off-Road Equipment	2.2	20	21	0.04	0.78	0.72
Dust From Material Movement					1.8	0.89
Onsite truck	< 0.005	0.04	0.02	< 0.005	0.56	0.06
Offsite						
Daily, Summer (Max)						
Worker	0.59	0.62	10	0	2.1	0.49
Vendor	0.01	0.55	0.27	0.005	0.14	0.04
Hauling	0.17	13	5.2	0.07	3.1	0.95
Daily, Winter (Max)						
Worker	0.59	0.7	8.8	0	2.1	0.49
Vendor	0.01	0.58	0.27	0.005	0.14	0.04
Hauling	0.16	14	5.2	0.07	3.1	0.95
On	2.2	20.1	21.1	0.1	3.2	1.7
Off	0.8	15.3	14.3	0.1	5.4	1.5
Total	3.0	35.4	35.4	0.2	8.6	3.2

CalEEMod Output - Maximum Daily Construction Emissions

3.5. Grading (2026) - Unmitigated						
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T
Onsite						
Daily, Winter (Max)						
Off-Road Equipment	2.5	23	25	0.05	0.92	0.85
Dust From Material Movement					0.41	0.04
Onsite truck	< 0.005	0.04	0.03	< 0.005	1.1	0.11
Offsite						
Daily, Winter (Max)						
Worker	0.73	0.87	11	0	2.6	0.61
Vendor	0.01	0.29	0.14	0.005	0.07	0.02
Hauling	0.24	20	7.8	0.11	4.7	1.4
On	2.5	23.1	25.1	0.1	2.5	1.0
Off	1.0	21.2	19.0	0.2	7.4	2.1
Total	3.5	44.3	44.1	0.3	9.9	3.1

3.9. Building Construction (2027) - Unmitigated							
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T	BCO_2
Onsite							
Daily, Summer (Max)							
Off-Road Equipment	4.4	38	42	0.09	1.2	1.1	
Dust From Material Movement					0.41	0.04	
Onsite truck	< 0.005	0.02	0.01	< 0.005	0.28	0.03	
Offsite							
Daily, Summer (Max)							
Worker	1.4	1.4	24	0	5.2	1.2	
Vendor	0.22	7.9	3.8	0.05	2.1	0.62	
Hauling	0.09	6.3	2.5	0.04	1.6	0.48	
Daily, Winter (Max)							
Worker	1.4	1.7	20	0	5.2	1.2	
Vendor	0.21	8.2	3.8	0.05	2.1	0.62	
Hauling	0.08	6.6	2.5	0.04	1.6	0.48	
On	4.4	38.1	42.1	0.1	1.9	1.2	
Off	1.7	16.5	30.3	0.1	8.9	2.3	
Total	6.1	54.6	72.4	0.2	10.8	3.5	

CalEEMod Output - Maximum Daily Construction Emissions

3.13. Paving (2028) - Unmitigated						
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T
Onsite						
Daily, Summer (Max)						
Off-Road Equipment	2	17	23	0.05	0.59	0.55
Dust From Material Movement					0.28	0.03
Paving	0.03					
Onsite truck	< 0.005	0.02	0.01	< 0.005	0.19	0.02
Offsite						
Daily, Summer (Max)						
Worker	0.55	0.54	9	0	2.1	0.49
Vendor	0.03	1.3	0.61	0.01	0.35	0.1
Hauling	0.01	0.61	0.24	0.005	0.16	0.05
Daily, Winter (Max)						
Worker	0.54	0.62	7.7	0	2.1	0.49
Vendor	0.03	1.3	0.61	0.01	0.35	0.1
Hauling	0.01	0.64	0.25	0.005	0.16	0.05

On	2.1	17.1	23.1	0.1	1.1	0.6
Off	0.6	2.6	9.9	0.1	2.7	0.7
Total	2.7	19.7	33.0	0.2	3.8	1.3

3.15. Architectural Coating (2028) - Unmitigated						
Location	ROG	NOx	CO	SO_2	PM10T	PM2.5T
Onsite						
Daily, Summer (Max)						
Off-Road Equipment	0.73	7.9	11	0.02	0.17	0.16
Architectural Coatings	59					
Onsite truck	0	0	0	0	0	0
Offsite						
Daily, Summer (Max)						
Worker	0.55	0.54	9	0	2.1	0.49
Vendor	0.06	2.5	1.2	0.02	0.7	0.21
Hauling	0.01	0.61	0.24	0.005	0.16	0.05
Daily, Winter (Max)						
Worker	0.54	0.62	7.7	0	2.1	0.49
Vendor	0.05	2.6	1.2	0.02	0.7	0.21
Hauling	0.01	0.64	0.25	0.005	0.16	0.05

On	59.8	7.9	11.0	0.1	0.2	0.2
Off	0.7	3.9	10.5	0.1	3.0	0.8
Total	60.5	11.8	21.5	0.2	3.2	1.0

CalEEMod Output - Maximum Daily Construction Emissions

Combined Phase Emissions

D+SP						
On	5.6	52.2	51.2	0.2	7.4	3.9
Off	1.6	25.9	28.3	0.2	9.9	2.8
Total	7.2	78.1	79.5	0.4	17.3	6.7
G&E+BC						
On	6.9	61.2	67.2	0.2	4.4	2.2
Off	2.7	37.7	49.3	0.3	16.3	4.4
Total	9.6	98.9	116.5	0.5	20.7	6.6
BC+PV+AC						
On	66.3	63.1	76.2	0.3	3.2	2.0
Off	3.0	23.0	50.7	0.3	14.6	3.8
Total	69.3	86.1	126.9	0.6	17.8	5.8

Max Regional	69.3	98.9	126.9	0.6	20.7	6.7
Max Localized	66.3	63.1	76.2	0.3	7.4	3.9
SRA 4 LST Screening Values	2-acre	82	842		7	5
	3-acre	95	1071		9	6
	5-acre	123	1530		14	8

GHG Emissions – Total Construction Emissions

Total Construction GHG Emissions Calculations Using CalEEMod Output

3. Construction Emissions Details								
3.1. Demolition (2026) - Unmitigated								
	Annual	BCO_2	$NBCO_2$	CO_2T	CH_4	N_2O	R	CO_2e
	Off-Road Equipment		177	177	0.01	< 0.005		177.00
	Dust From Material Movement							
	Demolition							
	Onsite truck		0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
	Annual							
	Worker		61	61	< 0.005	< 0.005	0.09	62.00
	Vendor		3.7	3.7	< 0.005	< 0.005	< 0.005	3.80
	Hauling		241	241	0.01	0.04	0.23	253.00

3.3. Site Preparation (2026) - Unmitigated								
	Annual							
	Off-Road Equipment		121	121	< 0.005	< 0.005		121.00
	Dust From Material Movement							
	Onsite truck		0.29	0.29	< 0.005	< 0.005	< 0.005	0.31
	Annual							
	Worker		61	61	< 0.005	< 0.005	0.09	62.00
	Vendor		15	15	< 0.005	< 0.005	0.02	15.00
	Hauling		321	321	0.02	0.05	0.31	337.00

3.5. Grading (2026) - Unmitigated								
	Annual							
	Off-Road Equipment		93	93	< 0.005	< 0.005		94.00
	Dust From Material Movement							
	Onsite truck		0.32	0.32	< 0.005	< 0.005	< 0.005	0.34
	Annual							
	Worker		51	51	< 0.005	< 0.005	0.08	51.00
	Vendor		4.8	4.8	< 0.005	< 0.005	0.01	5.10
	Hauling		317	317	0.02	0.05	0.31	333.00

3.7. Grading (2027) - Unmitigated								
	Annual							
	Off-Road Equipment		187	187	0.01	< 0.005		187.00
	Dust From Material Movement							
	Onsite truck		0.63	0.63	< 0.005	< 0.005	< 0.005	0.67
	Annual							
	Worker		99	99	< 0.005	< 0.005	0.14	101.00
	Vendor		9.5	9.5	< 0.005	< 0.005	0.01	9.90
	Hauling		622	622	0.03	0.1	0.57	654.00

Total Construction GHG Emissions Calculations Using CalEEMod Output

3.9. Building Construction (2027) - Unmitigated								
	Annual							
	Off-Road Equipment		890	890	0.04	0.01		893.00
	Dust From Material Movement							
	Onsite truck		0.53	0.53	< 0.005	< 0.005	< 0.005	0.56
	Annual							
	Worker		553	553	0.01	0.02	0.77	560.00
	Vendor		794	794	0.03	0.11	0.89	829.00
	Hauling		577	577	0.03	0.09	0.53	607.00

3.11. Building Construction (2028) - Unmitigated								
	Annual							
	Off-Road Equipment		410	410	0.02	< 0.005		412.00
	Dust From Material Movement							
	Onsite truck		0.24	0.24	< 0.005	< 0.005	< 0.005	0.25
	Annual							
	Worker		251	251	< 0.005	0.01	0.32	254.00
	Vendor		358	358	0.01	0.05	0.39	373.00
	Hauling		260	260	0.01	0.04	0.23	273.00

3.13. Paving (2028) - Unmitigated								
	Annual							
	Off-Road Equipment		162	162	0.01	< 0.005		163.00
	Dust From Material Movement							
	Paving							
	Onsite truck		0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
	Annual							
	Worker		59	59	< 0.005	< 0.005	0.08	60.00
	Vendor		35	35	< 0.005	< 0.005	0.04	37.00
	Hauling		15	15	< 0.005	< 0.005	0.01	16.00

3.15. Architectural Coating (2028) - Unmitigated								
	Annual							
	Off-Road Equipment		107	107	< 0.005	< 0.005		108.00
	Architectural Coatings							
	Onsite truck		0	0	0	0	0	0.00
	Annual							
	Worker		118	118	< 0.005	< 0.005	0.15	120.00
	Vendor		141	141	0.01	0.02	0.15	147.00
	Hauling		31	31	< 0.005	< 0.005	0.03	32.00

Off-Road Equipment	2155.0
Onsite truck	2.6
Worker	1270.0
Vendor	1064.9
Hauling	1878.8
Total MTCO2e	6371.19
Amortized MTCO2e	212.373

Annual GHG Emissions – Proposed Plan (2050)

Proposed Plan

2.5. Operations Emissions by Sector, Unmitigated							
Sector	BCO_2	$NBCO_2$	CO_2T	CH_4	N_2O	R	CO_2e
Annual							210.4
Area		31.0	31.0	< 0.005	< 0.005		32.0
Energy		3,051.0	3,051.0	0.3	0.0		1,403.0
Water	23.0	61.0	84.0	2.4	0.1		
Waste	235.0	0.0	235.0	23.0	0.0		822.0
Refrig.						65.0	65.0
Off-Road		108.0	108.0	< 0.005	< 0.005		108.0
Total	258.0	3,251.0	3,509.0	26.0	0.1	65.0	4,254.0
						On-Site Total	2,640.4
						Citywide Mobile	225,268.0
						Existing Mobile	333,651.0
						Net Mobile	-108,383.0
						Net Total	-105,742.6

Annual GHG Emissions – Entertainment Retail (2050)

E/R Option

2.5. Operations Emissions by Sector, Unmitigated							
Sector	BCO_2	$NBCO_2$	CO_2T	CH_4	N_2O	R	CO_2e
Annual							
Area		36.0	36.0	< 0.005	< 0.005		36.0
Energy		2,959.0	2,959.0	0.3	0.0		1,293.0
Water	32.0	83.0	115.0	3.3	0.1		
Waste	263.0	0.0	263.0	26.0	0.0		920.0
Refrig.						11.0	11.0
Off-Road		108.0	108.0	< 0.005	< 0.005		108.0
Total	295.0	3,186.0	3,481.0	30.0	0.1	11.0	4,272.0
						On-Site Total	2,368.0
						Citywide Mobile	225,619.0
						Existing Mobile	333,651.0
						Net Mobile	-108,032.0
						Total	-105,453.6

Annual GHG Emissions – Existing Conditions

Existing Conditions

2.5. Operations Emissions by Sector, Unmitigated							
Sector	BCO_2	$NBCO_2$	CO_2T	CH_4	N_2O	R	CO_2e
Annual							
Mobile		0.0	0.0	0.0	0.0	0.0	0.0
Area		3.1	3.1	< 0.005	< 0.005		3.1
Energy		681.0	681.0	0.1	0.0		685.0
Water	7.9	28.0	36.0	0.8	0.0		62.0
Waste	78.0	0.0	78.0	7.8	0.0		274.0
Refrig.						0.1	0.1
Total	86.0	713.0	799.0	8.7	0.0	0.1	1,024.0
						On-Site Total	2,049.0
						Citywide Mobile	333,651.0
						Total	335,700.0

EMFAC2021 Operational Mobile Source Emissions

Mobile Source Emissions Calculations

Carson Civic Center VMT Summary
(Preferred Plan & Alternative Scenario)

Scenario (Area)	Total Home-based Daily VMT	Total Work-based Daily VMT	Total Daily VMT	Service Population	VMT / Service	VMT/SP Threshold	Exhaust MTCO2e/year	Electricity MTCO2e/yea	Combined
Existing (City of Carson)	1,543,781	947,055	2,490,836	160,708	15.5	13.18	331,488.2	2,162.8	333,651.0
Existing Plus Project (City of Carson) - Preferred	1,532,293	936,792	2,469,084	162,037	15.24		328,593.3	2,143.9	330,738.0
Existing Plus Project (City of Carson) - Alt Scenario	1,535,625	937,170	2,472,796	162,223	15.24		329,087.3	2,147.1	331,235.0
Future 2050 Without Project (City of Carson)	1,403,904	736,700	2,140,604	168,996	12.67	10.77	224,696		
Future 2050 With Project (City of Carson) - Preferred	1,400,594	745,455	2,146,049	170,325	12.6		225,268		
Future 2050 With Project (City of Carson) - Alt Scenario	1,403,640	745,756	2,149,396	170,511	12.61		225,619		

CO2e (lb/MWh)
350.654

	ROG_TOTAL	NOx_TOTEX	CO_TOTEX	SOx_TOTEX	PM10_TOTAL	PM2.5_TOTAL	CO2_TOTEX	CH4_TOTEX	N2O_TOTEX	CO2e_total	Energy Consumption
	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	kWh/mile
2024	0.000293743	0.000440142	0.002853203	8.13087E-06	5.61078E-05	2.11871E-05	0.832059156	3.1981E-05	4.2509E-05	0.84552637	0.015732347
Existing (City of Carson)	731.7	1,096.3	7,106.9	20.3	139.8	52.8	2,072,522.9	79.7	105.9	2,106,067.5	39,186.7
Existing Plus Project (City of Carson) - Preferred	725.3	1,086.7	7,044.8	20.1	138.5	52.3	2,054,423.9	79.0	105.0	2,087,675.6	38,844.5
Existing Plus Project (City of Carson) - Alt Scenario	726.4	1,088.4	7,055.4	20.1	138.7	52.4	2,057,512.6	79.1	105.1	2,090,814.2	38,902.9

CO2e (lb/MWh)
0.000

	ROG_TOTAL	NOx_TOTEX	CO_TOTEX	SOx_TOTEX	PM10_TOTAL	PM2.5_TOTAL	CO2_TOTEX	CH4_TOTEX	N2O_TOTEX	CO2e_total	Energy Consumption
	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	lb/mi	kWh/mile
2050	0.000139673	0.000262	0.001517814	6.32544E-06	5.7914E-05	2.03255E-05	0.648885692	4.50428E-05	5.66828E-05	0.666903235	0.067512496
Future 2050 Without Project (City of Carson)	299.0	560.8	3,249.0	13.5	124.0	43.5	1,389,007.3	96.4	121.3	1,427,575.7	144,517.5
Future 2050 With Project (City of Carson) - Preferred	299.7	562.3	3,257.3	13.6	124.3	43.6	1,392,540.5	96.7	121.6	1,431,207.0	144,885.1
Future 2050 With Project (City of Carson) - Alt Scenario	300.2	563.1	3,262.4	13.6	124.5	43.7	1,394,712.3	96.8	121.8	1,433,439.1	145,111.1

EMFAC2021 Mobile Source Emisisons Inventory - 2024 and 2050

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2024, 2050
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for Combustion VMT and Electric VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Gasoline and Diesel Fuel Consumption, 1000 diesel equivalent gallons/day for Natural Gas Fuel Consumption, kWh/day for Energy Consumption

Region	Calendar Y	Vehicle Ca	Model Yea	Speed	Fuel	Population	Total VMT	Trips	Energy Consumption	ROG_TOTAL	NOx_TOTEX	CO_TOTEX	SOx_TOTEX	PM10_Total_Calc	PM2.5_Total_Calc	CO2_TOTEX	CH4_TOTEX	N2O_TOTEX
Los Angele	2024	HHDT	Aggregate	Aggregate	Gasoline	43.66381395	2950.780026	873.6255896	0	0.0040015	0.02297717	0.14498486	0.00006832	0.00038	0.00013	6.91055	0.00049	0.00066
Los Angele	2024	HHDT	Aggregate	Aggregate	Diesel	52323.86623	6605322.598	812033.7494	0	0.40709	19.60527	5.07152	0.11599	1.0267	0.44271	12,248.82	0.01891	1.92981
Los Angele	2024	HHDT	Aggregate	Aggregate	Electricity	159.3276671	16508.79771	2224.439713	29382.84494	0	0	0	0	0.00138	0.00042	0	0	0
Los Angele	2024	HHDT	Aggregate	Aggregate	Natural Ga	5707.00382	363944.8425	36370.01118	0	0.01742	0.39081	3.7059	0	0.07767	0.02637	538.30524	0.69536	0.10974
Los Angele	2024	LDA	Aggregate	Aggregate	Gasoline	3312060.357	130838318.3	15395682	0	17.83436	10.41425	169.6581	0.42303	2.6769	0.968	42,790.75	1.57458	1.23721
Los Angele	2024	LDA	Aggregate	Aggregate	Diesel	8789.19002	256968.192	36035.14021	0	0.01256	0.0686	0.13101	0.00068	0.01286	0.00917	71.76374	0.00058	0.01131
Los Angele	2024	LDA	Aggregate	Aggregate	Electricity	171677.6521	8196290.291	857942.877	3164444.529	0	0	0	0	0.11175	0.03188	0	0	0
Los Angele	2024	LDA	Aggregate	Aggregate	Plug-in Hyb	91933.06913	4279571.308	380143.2408	656617.5343	0.15649	0.06281	1.66472	0.00721	0.06178	0.02042	728.82655	0.0194	0.01146
Los Angele	2024	LDT1	Aggregate	Aggregate	Gasoline	311828.9204	11357946.66	1373845.457	0	3.74496	2.87056	33.25464	0.04398	0.27346	0.1071	4,448.94	0.29607	0.21407
Los Angele	2024	LDT1	Aggregate	Aggregate	Diesel	118.5293676	2368.568506	338.8223403	0	0.00086	0.00395	0.00467	0.00001	0.00075	0.00068	1.15199	0.00004	0.00018
Los Angele	2024	LDT1	Aggregate	Aggregate	Electricity	868.5158405	34958.66479	4075.933908	13496.9299	0	0	0	0	0.00048	0.00014	0	0	0
Los Angele	2024	LDT1	Aggregate	Aggregate	Plug-in Hyb	472.0350753	24183.9963	1951.865036	4046.83145	0.00064	0.00032	0.00855	0.00004	0.00034	0.00011	3.74678	0.0001	0.00006
Los Angele	2024	LDT2	Aggregate	Aggregate	Gasoline	1566130.15	64695889.13	7373137.581	0	8.88152	8.07831	96.47495	0.25553	1.43805	0.52041	25,847.16	0.90655	0.75187
Los Angele	2024	LDT2	Aggregate	Aggregate	Diesel	4948.489318	214828.9903	23893.23295	0	0.00445	0.01164	0.04139	0.00072	0.00567	0.00263	76.46796	0.00021	0.01205
Los Angele	2024	LDT2	Aggregate	Aggregate	Electricity	10499.25109	385269.4446	53700.22067	148745.8036	0	0	0	0	0.00525	0.0015	0	0	0
Los Angele	2024	LDT2	Aggregate	Aggregate	Plug-in Hyb	13716.62465	676714.4758	56718.24293	109322.9308	0.01934	0.00938	0.24906	0.00108	0.0096	0.00307	109.66846	0.0029	0.00171
Los Angele	2024	LHDT1	Aggregate	Aggregate	Gasoline	123836.5988	4934814.469	1844980.806	0	1.57029	2.14232	12.69474	0.03423	0.47505	0.16603	3,462.56	0.11263	0.15321
Los Angele	2024	LHDT1	Aggregate	Aggregate	Diesel	55652.48261	2469363.403	700038.2204	0	0.25194	3.19725	0.71218	0.01282	0.30276	0.13775	1,352.70	0.0117	0.21312
Los Angele	2024	LHDT1	Aggregate	Aggregate	Electricity	510.884395	38629.84069	7136.731466	21582.07468	0	0	0	0	0.002	0.00067	0	0	0
Los Angele	2024	LHDT2	Aggregate	Aggregate	Gasoline	18962.98073	709989.1461	282520.1581	0	0.22985	0.32449	1.6572	0.00564	0.0784	0.02734	570.99068	0.01575	0.02336
Los Angele	2024	LHDT2	Aggregate	Aggregate	Diesel	25083.1257	1093295.739	315514.1668	0	0.111	1.25764	0.28919	0.00673	0.14973	0.06649	710.29613	0.00516	0.11191
Los Angele	2024	LHDT2	Aggregate	Aggregate	Electricity	132.2328573	9473.403689	1750.362491	5296.526189	0	0	0	0	0.00056	0.00019	0	0	0
Los Angele	2024	MDV	Aggregate	Aggregate	Gasoline	941104.6897	35897503.31	4364748.435	0	7.14373	6.9834	65.93664	0.17415	0.81134	0.29506	17,616.02	0.7019	0.55131
Los Angele	2024	MDV	Aggregate	Aggregate	Diesel	10836.3418	423746.7965	51125.4825	0	0.00872	0.04621	0.13897	0.00191	0.01272	0.00654	201.56564	0.0004	0.03176
Los Angele	2024	MDV	Aggregate	Aggregate	Electricity	11444.7591	420107.4512	58543.45266	162196.1495	0	0	0	0	0.00572	0.00163	0	0	0
Los Angele	2024	MDV	Aggregate	Aggregate	Plug-in Hyb	7947.75957	357372.4851	32863.98582	56841.1787	0.01165	0.00533	0.13704	0.00059	0.00513	0.00168	59.78204	0.00165	0.00096
Los Angele	2024	MHDT	Aggregate	Aggregate	Gasoline	14716.96009	800329.4685	294456.9375	0	0.29607	0.51886	3.27511	0.01456	0.05009	0.01708	1,472.62	0.02983	0.02993
Los Angele	2024	MHDT	Aggregate	Aggregate	Diesel	59315.44342	2506987.886	726825.573	0	0.07382	5.08039	0.72815	0.02986	0.19008	0.08525	3,153.77	0.00343	0.49688
Los Angele	2024	MHDT	Aggregate	Aggregate	Electricity	193.0645447	11118.76621	2643.907442	11626.17241	0	0	0	0	0.00041	0.00013	0	0	0
Los Angele	2024	MHDT	Aggregate	Aggregate	Natural Ga	877.2928396	42058.48817	7503.189916	0	0.00061	0.01168	0.14123	0	0.00263	0.0009	44.79231	0.04241	0.00913

EMFAC2021 Mobile Source Emisisons Inventory - 2024 and 2050

Region	Calendar Y	Vehicle Ca	Model Yea	Speed	Fuel	Population	Total VMT	Trips	Energy Consumption	ROG_TOTAL	NOx_TOTEX	CO_TOTEX	SOx_TOTEX	PM10_Total_Calc	PM2.5_Total_Calc	CO2_TOTEX	CH4_TOTEX	N2O_TOTEX
Los Angele	2050	HHDT	Aggregate	Aggregate	Gasoline	8.382095263	993.1309355	167.708962	0	0.00038	0.00284	0.02978	0.00002	0.00012	0.00004	1.767	0.00007	0.00012
Los Angele	2050	HHDT	Aggregate	Aggregate	Diesel	77008.67539	10818904.51	1309793.911	0	0.65159	23.10414	8.40289	0.15151	1.73595	0.73429	15,999.43	0.03026	2.52072
Los Angele	2050	HHDT	Aggregate	Aggregate	Electricity	25001.41232	2223528.964	302938.1536	3982732.733	0	0	0	0	0.19525	0.05993	0	0	0
Los Angele	2050	HHDT	Aggregate	Aggregate	Natural Ga	6012.540628	374233.2948	45237.77559	0	0.0061	0.12241	2.45906	0	0.07198	0.02419	486.39285	0.42308	0.09915
Los Angele	2050	LDA	Aggregate	Aggregate	Gasoline	2791705.317	104008494.8	13046536.73	0	7.27392	4.37146	79.70273	0.2703	1.99405	0.64933	27,341.49	0.5541	0.70861
Los Angele	2050	LDA	Aggregate	Aggregate	Diesel	1705.366561	60242.50841	7780.27256	0	0.00037	0.0007	0.01181	0.00012	0.00117	0.00039	12.63922	0.00002	0.00199
Los Angele	2050	LDA	Aggregate	Aggregate	Electricity	388137.8708	14854702.46	1826786.992	5735141.176	0	0	0	0	0.20289	0.05791	0	0	0
Los Angele	2050	LDA	Aggregate	Aggregate	Plug-in Hyb	131601.907	4949652.738	544173.8854	885968.6396	0.3007	0.0823	1.84105	0.00698	0.06831	0.02054	705.71412	0.02525	0.0136
Los Angele	2050	LDT1	Aggregate	Aggregate	Gasoline	257677.7091	9095512.819	1165593.215	0	0.92383	0.42637	7.56204	0.02734	0.19447	0.06412	2,765.67	0.05285	0.06698
Los Angele	2050	LDT1	Aggregate	Aggregate	Diesel	2.990084566	108.1380231	13.76245331	0	0	0	0.00002	0	0	0	0.04252	0	0.00001
Los Angele	2050	LDT1	Aggregate	Aggregate	Electricity	8050.96012	297361.7144	37455.78287	114806.1643	0	0	0	0	0.00406	0.00116	0	0	0
Los Angele	2050	LDT1	Aggregate	Aggregate	Plug-in Hyb	6126.728584	225340.0677	25334.0227	40364.64351	0.01486	0.00381	0.0845	0.00032	0.00311	0.00094	32.35344	0.00117	0.00063
Los Angele	2050	LDT2	Aggregate	Aggregate	Gasoline	1909056.362	70496461.88	8858901.784	0	5.72591	3.57439	65.67964	0.21975	1.49126	0.48967	22,228.37	0.49117	0.54954
Los Angele	2050	LDT2	Aggregate	Aggregate	Diesel	7301.688637	270074.1544	33932.89685	0	0.00518	0.0096	0.05433	0.00074	0.00686	0.00299	78.58728	0.00024	0.01238
Los Angele	2050	LDT2	Aggregate	Aggregate	Electricity	78442.89641	2059273.028	368340.2341	795049.3499	0	0	0	0	0.02814	0.00803	0	0	0
Los Angele	2050	LDT2	Aggregate	Aggregate	Plug-in Hyb	53148.95754	1964573.761	219770.9394	351706.4848	0.11914	0.03313	0.73565	0.0028	0.02712	0.00815	282.9929	0.01017	0.00546
Los Angele	2050	LHDT1	Aggregate	Aggregate	Gasoline	77862.85822	2728819.03	1160040.572	0	0.56707	0.51273	6.04972	0.01539	0.26204	0.09122	1,556.75	0.03156	0.05195
Los Angele	2050	LHDT1	Aggregate	Aggregate	Diesel	61183.6605	2057479.093	769613.48	0	0.10762	0.38421	0.25525	0.01011	0.23147	0.09489	1,067.27	0.005	0.16815
Los Angele	2050	LHDT1	Aggregate	Aggregate	Electricity	118780.889	4733034.146	1652867.332	2654836.222	0	0	0	0	0.24521	0.08165	0	0	0
Los Angele	2050	LHDT2	Aggregate	Aggregate	Gasoline	11213.67796	370486.5465	167067.0932	0	0.08707	0.06469	0.86221	0.00235	0.04089	0.01424	238.00546	0.00392	0.00674
Los Angele	2050	LHDT2	Aggregate	Aggregate	Diesel	29661.37473	957881.7812	373102.78	0	0.06007	0.23338	0.14048	0.0055	0.12425	0.05162	580.6152	0.00279	0.09148
Los Angele	2050	LHDT2	Aggregate	Aggregate	Electricity	32748.55229	1249736.006	433246.4051	701368.8455	0	0	0	0	0.0737	0.02469	0	0	0
Los Angele	2050	MDV	Aggregate	Aggregate	Gasoline	1106051.265	38531531.55	5100841.059	0	3.59033	2.10442	37.59497	0.14573	0.82412	0.27105	14,741.04	0.28454	0.31605
Los Angele	2050	MDV	Aggregate	Aggregate	Diesel	11986.41891	415776.6825	55134.59112	0	0.00276	0.00515	0.09039	0.00149	0.00902	0.00306	156.7576	0.00013	0.0247
Los Angele	2050	MDV	Aggregate	Aggregate	Electricity	72219.58254	1866962.628	337193.9881	720801.6631	0	0	0	0	0.02552	0.00729	0	0	0
Los Angele	2050	MDV	Aggregate	Aggregate	Plug-in Hyb	33944.2419	1179011.971	140359.4403	211024.3783	0.08151	0.02092	0.45311	0.00171	0.0163	0.00491	172.73735	0.00641	0.0034
Los Angele	2050	MHDT	Aggregate	Aggregate	Gasoline	5956.885207	285814.4879	119185.3592	0	0.07752	0.08235	0.53705	0.00443	0.0179	0.00613	447.91504	0.00727	0.00682
Los Angele	2050	MHDT	Aggregate	Aggregate	Diesel	50251.02068	2078688.2	627720.8379	0	0.02097	1.65061	0.49515	0.02185	0.13555	0.04974	2,307.12	0.00097	0.36349
Los Angele	2050	MHDT	Aggregate	Aggregate	Electricity	62340.19508	2711686.143	824766.2281	2844504.87	0	0	0	0	0.10096	0.03175	0	0	0
Los Angele	2050	MHDT	Aggregate	Aggregate	Natural Ga	973.4238716	39653.70929	9019.588904	0	0.00059	0.00913	0.13968	0	0.0025	0.00087	40.96147	0.04137	0.00835

	Electricity (kWh/mi)	ROG_TOTAL	NOx_TOTEX	CO_TOTEX	SOx_TOTEX	PM10_TOTAL	PM2.5_TOTAL	CO2	CH4	N2O
2024	0.015787264	0.000293743	0.000440142	0.002853203	8.13E-06	5.61E-05	2.12E-05	0.832059156	3.20E-05	4.25E-05
2050	0.067774643	0.000139673	0.000262	0.001517814	6.33E-06	5.79E-05	2.03E-05	0.64964522	1.40E-05	3.57E-05

Appendix B

Noise Monitoring Session Report and Noise Calculations

Noise and Vibration Calculations

Noise Formulas

Noise Distance Attenuation

Hard Site

Ni = No - 20 * LOG(Di/Do)

Ni = attenuated noise level of interest
No = reference noise level
Di = distance to receptor (Di>Do)
Do = reference distance

Source: (Bolt, Beranek, and Newman, 1971)

Summation of Noise Levels

Equation: Ns=10 x LOG10((10^(N1/10))+(10^(N2/10))+(10^(N3/10))+(10^(N4/10)))

Ns = Noise Level Sum
N1 = Noise Level 1
N2 = Noise Level 2
N3 = Noise Level 3
N4 = Noise Level 4
=10*LOG(SUM(10^(UserRange/10)))
Source: California Department of Transportation, Technical Noise Supplement, 2013

CONSTRUCTION NOISE LEVEL BY PHASE	
Noise Source	**Noise Level (dBA) L_{eq} at 50 Feet /a/**
DEMOLITION AND CLEARING	
Backhoe	68.6
Compressor (air)	73.7
Concrete Saw	82.6
Dozer	72.7
Excavator	71.7
Gradall	74.4
Generator	77.6
Demolition and Clearing Combined Noise Level	85.2
SITE PREPARATION	
Auger Drill Rig	72.4
Excavator	71.7
Backhoe	68.6
Compressor (air)	73.7
Generator	77.6
Dozer	72.7
Excavation and Shoring Combined Noise Level	81.4
GRADING	
Backhoe	68.6
Excavator	71.7
Grader	76.0
Roller	68.0
Dozer	72.7
Compactor (ground)	71.2
Generator	77.6
Compressor (air)	73.7
Grading and Combined Noise Level	82.6
BUILDING CONSTRUCTION	
Auger Drill Rig	72.4
Backhoe	68.6
Crane	67.6
Excavator	71.7
Gradall	74.4
Concrete Mixer Truck	69.8
Compactor (ground)	71.2
Generator	77.6
Compressor (air)	73.7
Welder/torch	70.0
Building Construction Combined Noise Level	82.7
ARCHITECTURAL COATING	
Compressor (air)	73.7
Generator	77.6
Man Lift	62.7
Architectural Coating Combined Noise Level	79.2
PAVING	
Excavator	71.7
Backhoe	68.6
Gradall	74.4
Paver	69.2
Concrete Mixer Truck	69.8
Roller	68.0
Compactor (ground)	71.2
Generator	77.6
Compressor (air)	73.7
Paving Combined Noise Level	81.6
NIGHTTIME CONSTRUCTION	
Concrete Mixer Truck (x4)	75.8
Concrete Pump Truck (x4)	75.4
Nighttime Construction Combined Noise Level	78.6
Source: Federal Highway Administration, Roadway Construction Noise Model, 2008.	

EXISTING AMBIENT NOISE LEVELS AT MONITORING LOCATIONS		
Noise Monitoring Site	**Noise Monitoring Location**	**Noise Level (dBA, Leq)**
1	Avalon Blvd. and Desford St.	70.3
2	Residence (21418 Garston Ave.)	55.3
3	Avalon Blvd. and Carson St.	74.3
4	Residence (750 Carson St.)	71.7
5	Carson Event Center Parking Lot	67.5
6	Carnegie Middle School	62.9
SOURCE: TAHA, 2025.		

CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS					
Sensitive Receptors	**Distance (feet) from Center of Nearest Construction Zone**	**Intervening Building /a/**	**Reference Noise Level (dBA)**	**Construction Noise at Receptor from Center of Site (dBA, Leq (8-hour))**	**Exceed 65 dBA Threshold?**
First Row Receptors					
Single-family residences to the north along Desford St.	100	0	85.2	79.2	Yes
Single- and multi-family residences to the west along Avalaon Blvd.	190	0	85.2	73.6	Yes
Single- and multi-family residences to the south along Carson St.	200	0	85.2	73.2	Yes
Golden Wings Academy to the South	300	0	85.2	69.6	Yes
Carnegie Middle School to the South	220	0	85.2	72.3	Yes
Second Row Receptors					
Single-family residences north of Desford St.	280	4.5	85.2	65.7	Yes
/a/ -4.5 dB for on intervening row of buildings and -1.5 dB for each subsequent row.					
SOURCE: TAHA, 2025.					

MITIGATED CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS							
Sensitive Receptors	**Distance (feet) from Center of Nearest Construction Zone**	**Intervening Building /a/**	**Reference Noise Level (dBA)**	**Unmitigated Construction Noise at Receptor from Center of Site (dBA, Leq (8-hour))**	**Mitigation Measure**	**Mitigated Construction Noise at Receptor from Center of Site (dBA, Leq (8-hour))**	**Exceed 65 dBA Threshold?**
First Row Receptors							
Single-family residences to the north along Desford St.	100	0	85.1	79.1	15.0	64.1	No
Single- and multi-family residences to the west along Avalaon Blvd.	190	0	85.1	73.5	15.0	58.5	No
Single- and multi-family residences to the south along Carson St.	200	0	85.1	73.1	15.0	58.1	No
Golden Wings Academy to the South	300	0	85.1	69.5	15.0	54.5	No
Carnegie Middle School to the South	220	0	85.1	72.2	15.0	57.2	No
Second Row Receptors							
Single-family residences north of Desford St.	280	4.5	85.1	65.6	15.0	50.6	No
/a/ -4.5 dB for on intervening row of buildings and -1.5 dB for each subsequent row.							
/b/ -15 dB for Temporary Noise Barriers							
SOURCE: TAHA, 2025.							

NIGHTTIME CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS					
Sensitive Receptors	**Distance (feet) from Center of Nearest Construction Zone**	**Intervening Building /a/**	**Reference Noise Level (dBA)**	**Construction Noise at Receptor from Center of Site (dBA, Leq (8-hour))**	**Exceed 60 dBA Nighttime Threshold?**
Single-family residences to the north along Desford St.	100	0	78.6	72.6	Yes
Single- and multi-family residences to the west along Avalaon Blvd.	190	0	78.6	67.0	Yes
Single- and multi-family residences to the south along Carson St.	200	0	78.6	66.6	Yes
Single-family residences north of Desford St.	280	4.5	78.6	59.1	No
/a/ -4.5 dB for on intervening row of buildings and -1.5 dB for each subsequent row.					
SOURCE: TAHA, 2025.					

MITIGATED NIGHTTIME CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS						
Sensitive Receptors	**Distance (feet) from Center of Nearest Construction Zone**	**Intervening Building /a/**	**Reference Noise Level (dBA)**	**Mitigation Measure'**	**Mitigated Construction Noise at Receptor from Center of Site (dBA, Leq (8-hour))**	**Exceed 60 dBA Nighttime Threshold?**
Single-family residences to the north along Desford St.	100	0	78.6	15	57.6	No
Single- and multi-family residences to the west along Avalaon Blvd.	190	0	78.6	15	52.0	No
Single- and multi-family residences to the south along Carson St.	200	0	78.6	15	51.6	No
Single-family residences north of Desford St.	280	4.5	78.6	15	44.1	No
/a/ -4.5 dB for on intervening row of buildings and -1.5 dB for each subsequent row.						
/b/ -15 dB for Temporary Noise Barriers						
SOURCE: TAHA, 2025.						

Parking Noise

1,000 Space Garage	56.4
640 Space Garage	54.5

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.

PARKING NOISE LEVELS AT SENSITIVE RECEPTORS			
Sensitive Receptors	**Distance (feet) from Center of Parking Structure**	**Parking Noise (dBA, Leq) Modified Project**	**Parking Noise (dBA, Leq) Project Option**
Residences along Desford St.to the north of the new hotel podium parking	150	44.9	46.9
Residences along Desford St.to the east of the mixed-use housing parking	200	42.4	**n/a**

Rooftop Noise

Raised Voice at 3 feet	78
100 People Speaking in Raised Voice at 3 feet	98

ROOFTOP NOISE LEVELS AT SENSITIVE RECEPTORS						
Sensitive Receptors	**Distance (feet) from Center of Rooftop**	**Intervening Building /a/**	**Reference Noise Level (dBA)**	**Existing Ambient Noise Level**	**Rooftop Noise at Sensitive Receptors (dBA, Leq)**	**Exceed Threshold?**
First Row Receptors						
Single-family residences to the north along Desford St.	250	0	98	55.3	59.6	No
Single- and multi-family residences to the west along Avalaon Blvd.	1,200	0	98	70.3	46.0	No
Single- and multi-family residences to the south along Carson St.	630	0	98	71.7	51.6	No
Golden Wings Academy to the South	500	0	98	71.7	53.6	No
Carnegie Middle School to the South	670	0	98	71.7	51.0	No
Single-family residences north of Desford St.	425	0	98	55.3	55.0	No

ROOFTOP NOISE LEVELS AT SENSITIVE RECEPTORS						
Sensitive Receptors	**Distance (feet) from Center of Rooftop**	**Reference Noise Level (dBA)**	**Existing Ambient Noise Level**	**Mitigation Measure**	**Rooftop Noise at Sensitive Receptors (dBA, Leq)**	**Exceed Threshold?**
First Row Receptors						
Single-family residences to the north along Desford St.	250	98	55.3	10	49.6	No
Single- and multi-family residences to the west along Avalaon Blvd.	1,200	98	70.3	0	46.0	No
Single- and multi-family residences to the south along Carson St.	630	98	71.7	0	51.6	No
Golden Wings Academy to the South	500	98	71.7	0	53.6	No
Carnegie Middle School to the South	670	98	71.7	0	51.0	No
Single-family residences north of Desford St.	425	98	55.3	10	45.0	No

Vibration Formulas

Vibration PPV Attenuation

Equation: PPVequip = PPVref x (25/D)^1.5
PPV (equip) is the peak particle velocity in in/sec of the equipment adjusted for distance
PPV (ref) is the reference vibration level in in/sec at 25 feet from Table 12-2
D is the distance from the equipment to the receiver.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.

Vibration Damage and Annoyance Analysis

Construction Vibration Damage Criteria	
Building/Structural Category	**PPV, in/sec**
Fragile Buildings	0.1
Historic Buildings	0.25
Residences 50 years old or more	0.3
Residences and modern industrial/commercial buildings less than 50 years old	0.5

Vibration Velocities for Construction Equipment		
Equipment	**PPV at 25 Feet (Inches/Second)**	**Safe Distance to Not Exceed Vibration Damage Threshold (feet)**
Loaded Truck	0.076	22
Excavator	0.040	15
Small Bulldozxer	0.003	3
Source: FTA, Transit Noise and Vibration Impact Assessment, September 2018.		

Noise Monitoring Data

Site 1: Avalon Blvd. and Desford St.

Session Report

12/15/2025

Information Panel

Name	Carson Specifc Plan_S1
Start Time	10/7/2025 10:07:30 AM
Stop Time	10/7/2025 10:22:30 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main source of noise from traffic along Avalon Blvd. and traffic entering/exiting residential community

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	70.3 dB	L50	1	65.1 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	FAST	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

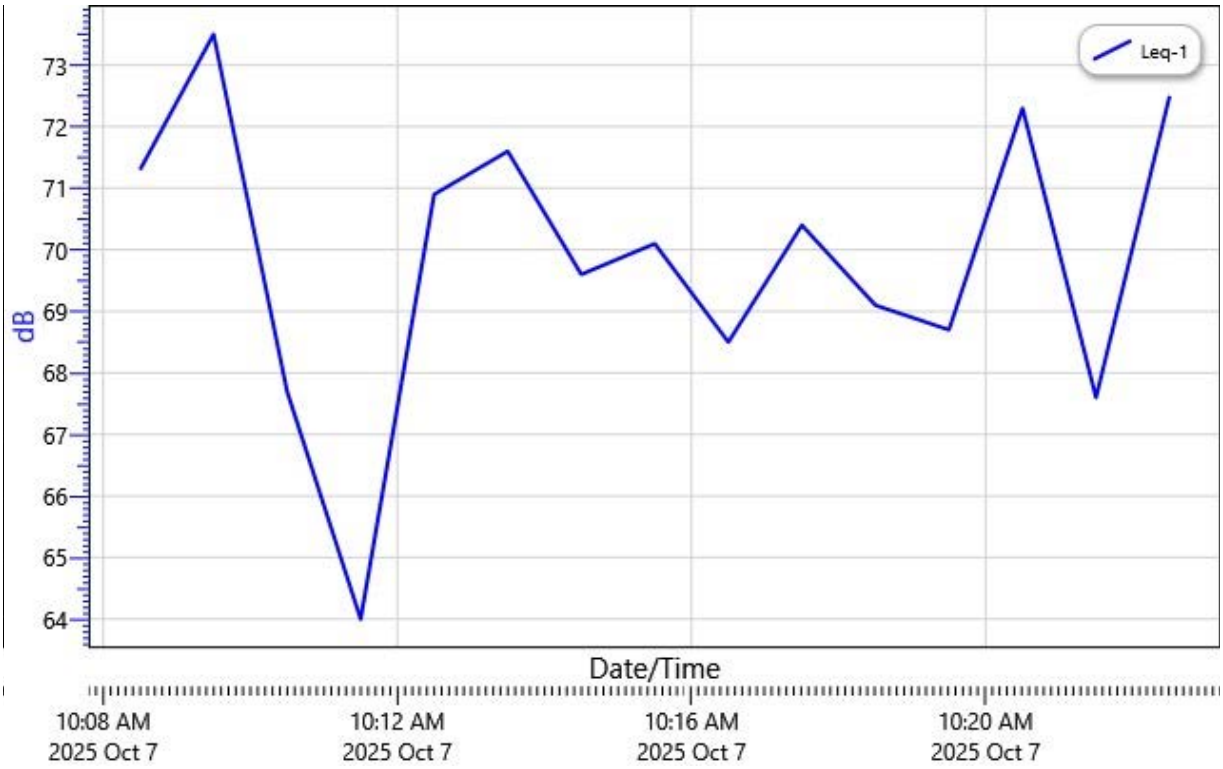
Logged Data Table

Date/Time	Leq-1
10/7/2025 10:08:30 AM	71.3
10:09:30 AM	73.5
10:10:30 AM	67.7
10:11:30 AM	64
10:12:30 AM	70.9
10:13:30 AM	71.6
10:14:30 AM	69.6
10:15:30 AM	70.1
10:16:30 AM	68.5
10:17:30 AM	70.4
10:18:30 AM	69.1
10:19:30 AM	68.7
10:20:30 AM	72.3
10:21:30 AM	67.6

10:22:30 AM 72.5

Logged Data Chart

Carson Specifc Plan_S1: Logged Data Chart



Site 2: Residence (21418 Garston Ave.)

Session Report

12/15/2025

Information Panel

Name	Carson Specifc Plan_S2
Start Time	10/7/2025 10:39:05 AM
Stop Time	10/7/2025 10:54:05 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main source of noise from traffic along Desford St.

Summary Data Panel

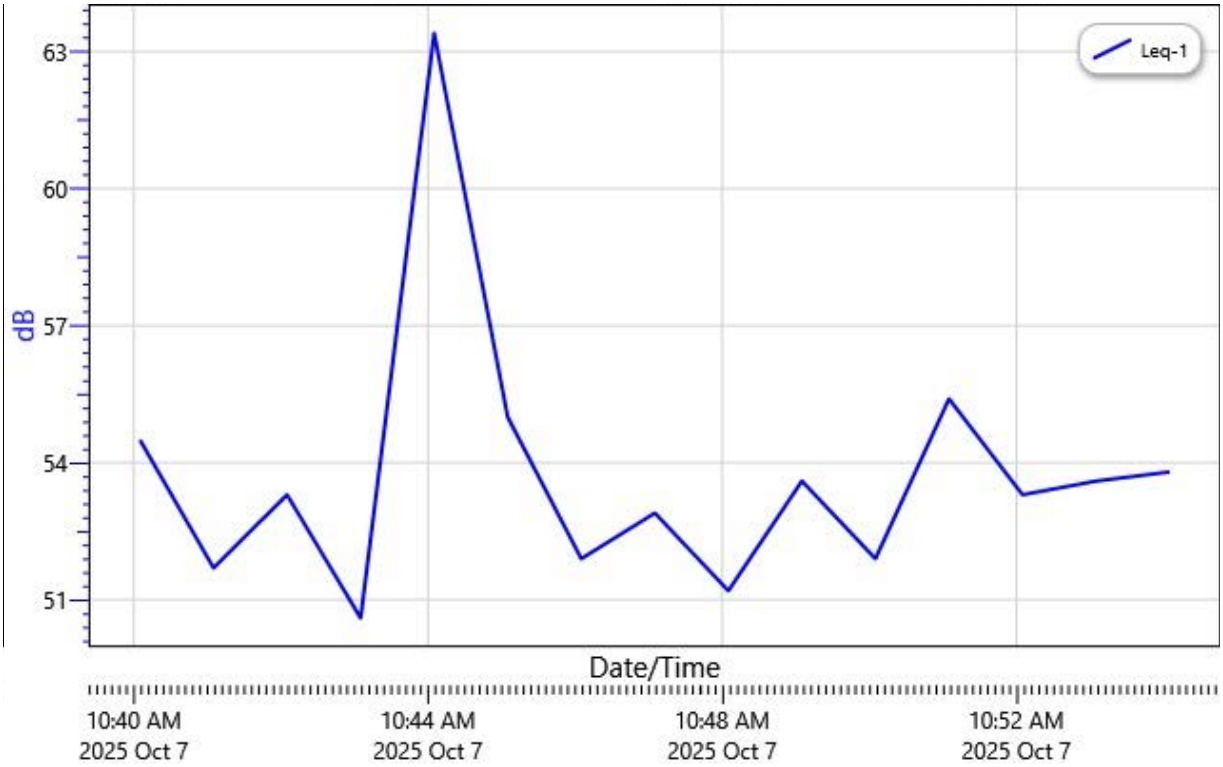
Description	Meter	Value	Description	Meter	Value
Leq	1	55.3 dB	L50	1	51.5 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	FAST	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

Logged Data Table

Date/Time	Leq-1
10/7/2025 10:40:05 AM	54.5
10:41:05 AM	51.7
10:42:05 AM	53.3
10:43:05 AM	50.6
10:44:05 AM	63.4
10:45:05 AM	55
10:46:05 AM	51.9
10:47:05 AM	52.9
10:48:05 AM	51.2
10:49:05 AM	53.6
10:50:05 AM	51.9
10:51:05 AM	55.4
10:52:05 AM	53.3
10:53:05 AM	53.6
10:54:05 AM	53.8

Logged Data Chart

Carson Specifc Plan_S2: Logged Data Chart



Site 3: Avalon Blvd. and Carson St.

Session Report

12/15/2025

Information Panel

Name	Carson Specifc Plan_S3
Start Time	10/7/2025 11:06:01 AM
Stop Time	10/7/2025 11:22:01 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main source of noise from traffic along Carson St. and Avalon Blvd. Paused measurement at 2 min and 12 seconds, pedestrian approached measurement taker in conversation

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	74.3 dB	L50	1	67.4 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	FAST	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

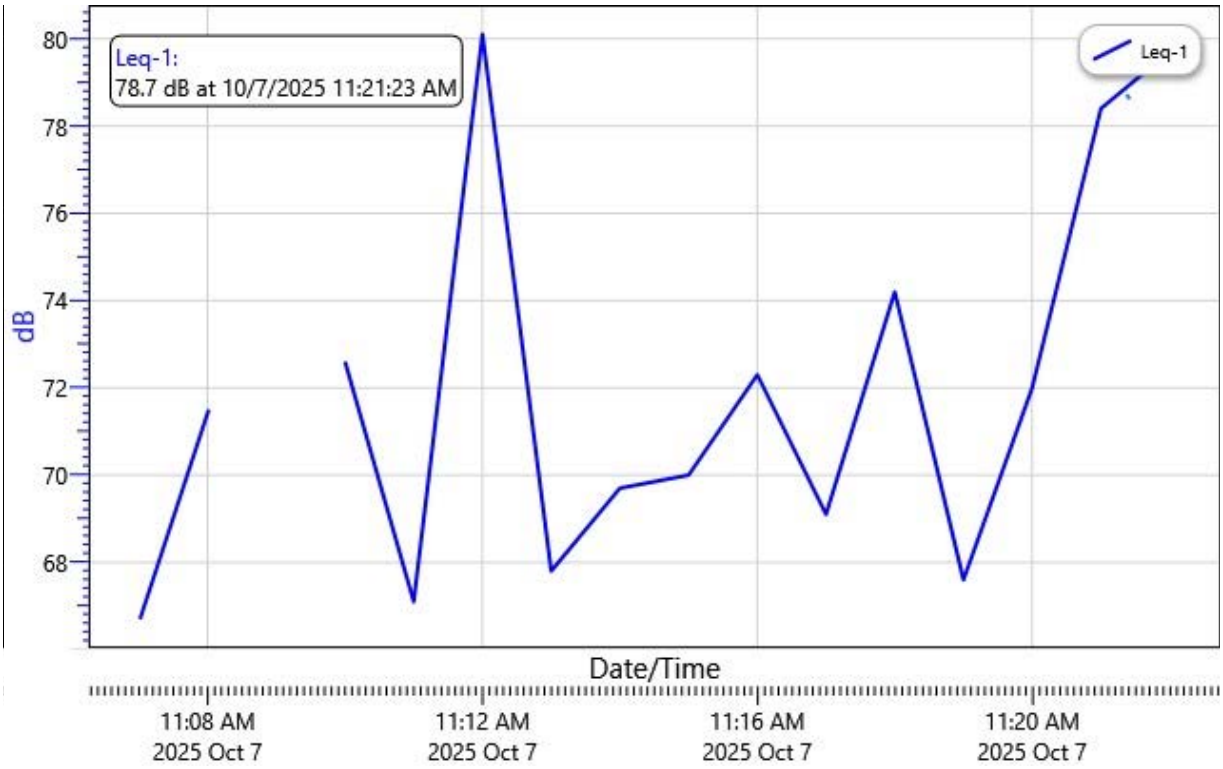
Logged Data Table

Date/Time	Leq-1
10/7/2025 11:07:01 AM	66.7
11:08:01 AM	71.5
11:10:00 AM	72.6
11:11:00 AM	67.1
11:12:00 AM	80.1
11:13:00 AM	67.8
11:14:00 AM	69.7
11:15:00 AM	70
11:16:00 AM	72.3
11:17:00 AM	69.1
11:18:00 AM	74.2
11:19:00 AM	67.6
11:20:00 AM	72
11:21:00 AM	78.4

11:22:00 AM 79.7

Logged Data Chart

Carson Specifc Plan_S3: Logged Data Chart



Site 4: Residence (750 Carson St.)

Session Report

12/15/2025

Information Panel

Name	Carson Specific Plan_S4
Start Time	10/15/2025 9:56:45 AM
Stop Time	10/15/2025 10:11:45 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main noise source from traffic along Carson Street

Summary Data Panel

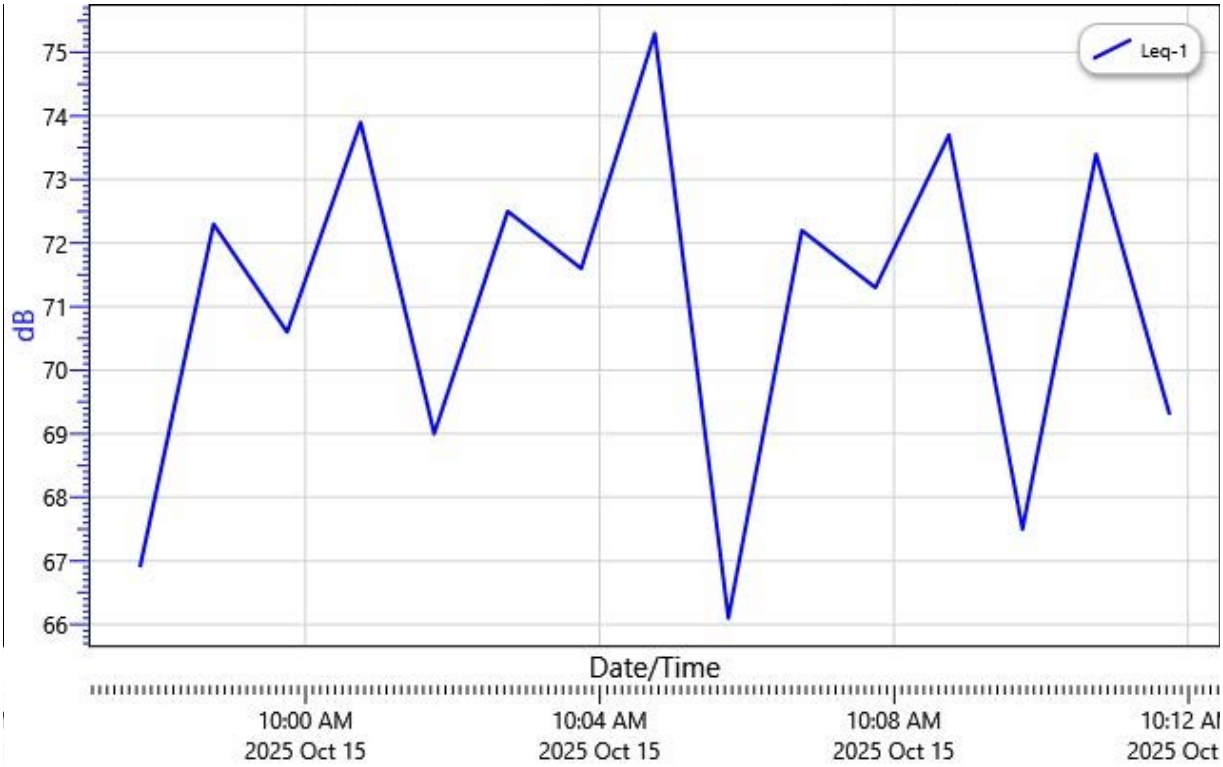
Description	Meter	Value	Description	Meter	Value
Leq	1	71.7 dB	L50	1	67.7 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

Logged Data Table

Date/Time	Leq-1
10/15/2025 9:57:45 AM	66.9
9:58:45 AM	72.3
9:59:45 AM	70.6
10:00:45 AM	73.9
10:01:45 AM	69
10:02:45 AM	72.5
10:03:45 AM	71.6
10:04:45 AM	75.3
10:05:45 AM	66.1
10:06:45 AM	72.2
10:07:45 AM	71.3
10:08:45 AM	73.7
10:09:45 AM	67.5
10:10:45 AM	73.4
10:11:45 AM	69.3

Logged Data Chart

Carson Specific Plan_S4: Logged Data Chart



Site 5: Carson Event Center Parking Lot

Session Report

12/15/2025

Information Panel

Name	Carson Specific Plan_S5
Start Time	10/15/2025 10:20:19 AM
Stop Time	10/15/2025 10:37:49 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main source of noise from vehicles enter/exiting parking lot. Paused at 11 min and 50 sec, pedestrian approached measurement taker in conversation

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	67.5 dB	L50	1	60.9 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

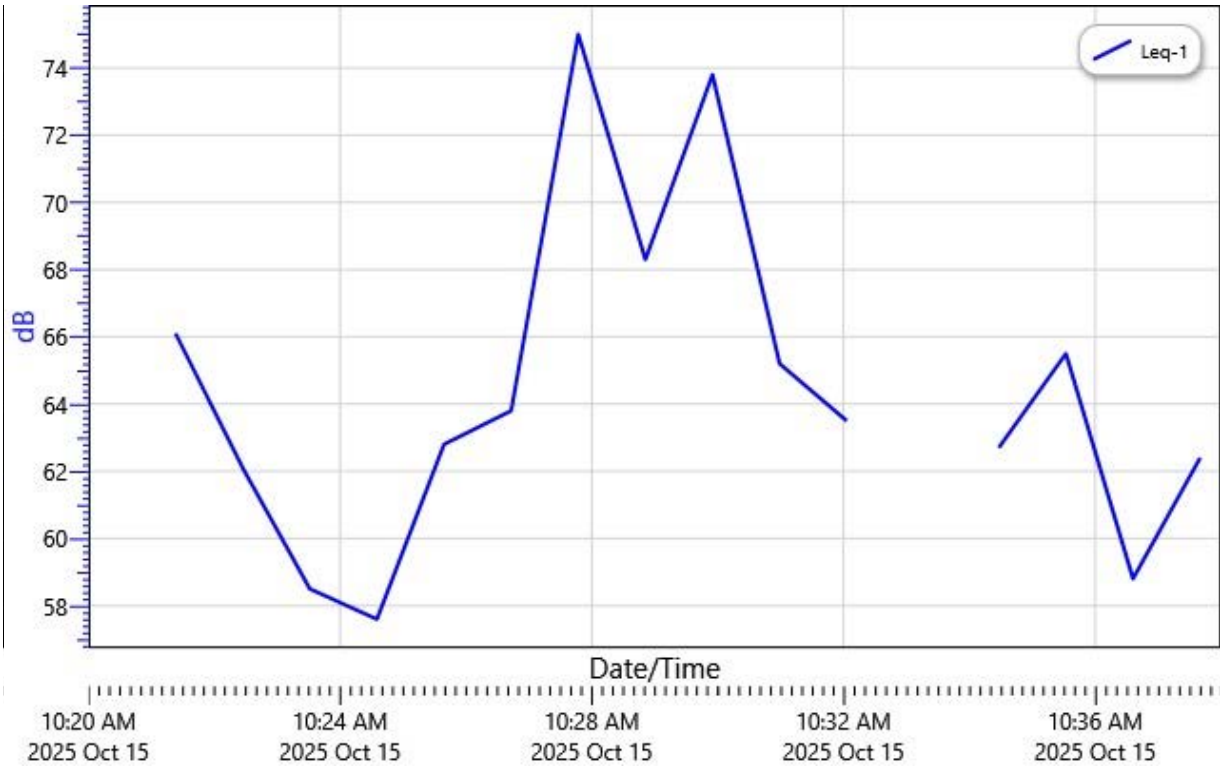
Logged Data Table

Date/Time	Leq-1
10/15/2025 10:21:23 AM	66.1
10:22:27 AM	62.1
10:23:31 AM	58.5
10:24:35 AM	57.6
10:25:39 AM	62.8
10:26:43 AM	63.8
10:27:47 AM	75
10:28:51 AM	68.3
10:29:55 AM	73.8
10:30:59 AM	65.2
10:32:03 AM	63.5
10:34:28 AM	62.7
10:35:32 AM	65.5
10:36:36 AM	58.8

10:37:40 AM 62.4

Logged Data Chart

Carson Specific Plan_S5: Logged Data Chart



Site 6: Carnegie Middle School

Session Report

12/15/2025

Information Panel

Name	Carson Specific Plan_S6
Start Time	10/15/2025 10:44:12 AM
Stop Time	10/15/2025 10:59:12 AM
Device Name	BGS100001
Model Type	SoundPro DL
Device Firmware Rev	R.13J
Comments	Main noise source from traffic along Bonita Street

Summary Data Panel

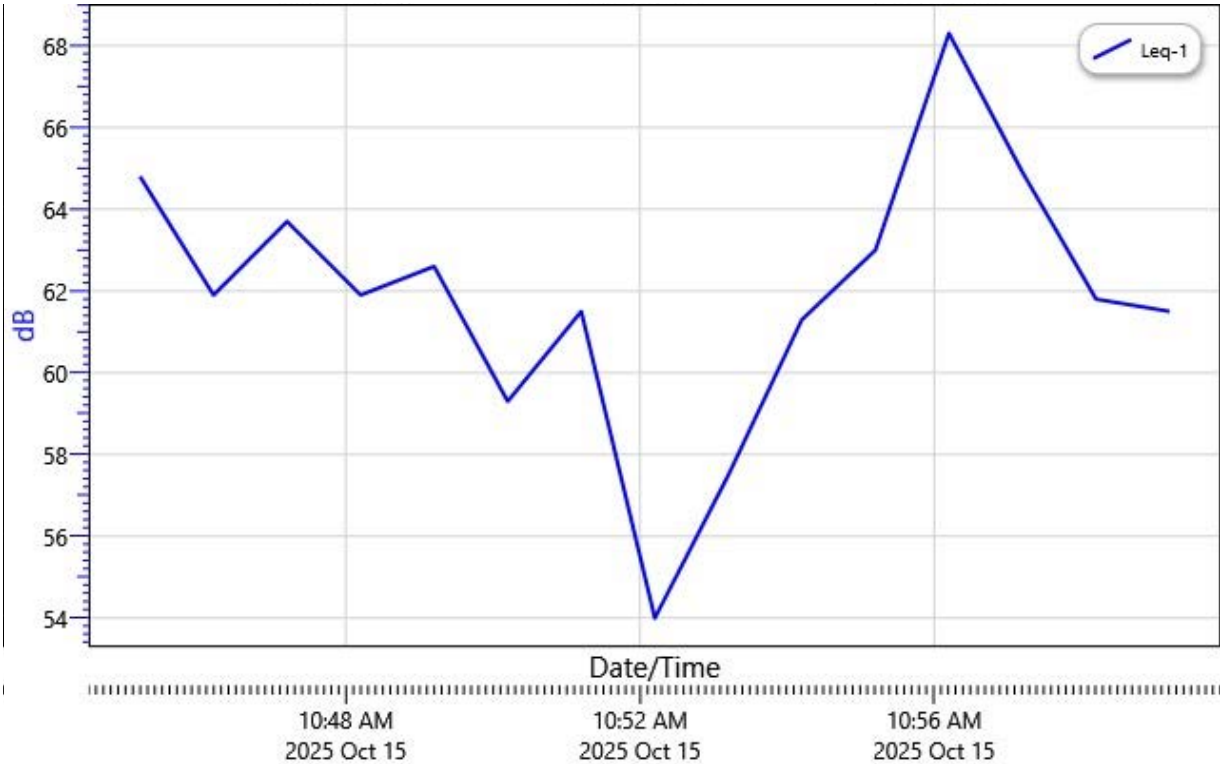
Description	Meter	Value	Description	Meter	Value
Leq	1	62.9 dB	L50	1	57.2 dB
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	A
Response	2	SLOW			

Logged Data Table

Date/Time	Leq-1
10/15/2025 10:45:12 AM	64.8
10:46:12 AM	61.9
10:47:12 AM	63.7
10:48:12 AM	61.9
10:49:12 AM	62.6
10:50:12 AM	59.3
10:51:12 AM	61.5
10:52:12 AM	54
10:53:12 AM	57.5
10:54:12 AM	61.3
10:55:12 AM	63
10:56:12 AM	68.3
10:57:12 AM	64.9
10:58:12 AM	61.8
10:59:12 AM	61.5

Logged Data Chart

Carson Specific Plan_S6: Logged Data Chart



Appendix C

Transportation Impact Analysis

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iteris.com
801 South Grand Avenue, Suite 750
Los Angeles, CA 90017

TECHNICAL MEMORANDUM

To: City of Carson	**From:** Iteris, Inc.
Date: January 8, 2026	
RE: Carson Civic Center Specific Plan – CEQA Transportation Impact Analysis	

INTRODUCTION

This memorandum describes the California Environmental Quality Act (CEQA) transportation impact analysis for the Carson Civic Center Specific Plan project. The evaluation is consistent with CEQA Guidelines effective December 28, 2018. The Specific Plan's impacts are evaluated per Appendix G Environmental Checklist Form of the current CEQA guidelines, which assesses projects by the four criteria listed below:

T-1 *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

T-2 *Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

T-3 *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

T-4 *Would the project result in inadequate emergency access?*

TRANSPORTATION SETTING

The project site is bound by Avalon Boulevard, Carson Street, and Desford Street. Avalon Boulevard, oriented in a north-south direction, is designated as a Major Highway consisting of three lanes in each direction north of Carson Street and two lanes in each direction south of Carson Street. Direct access to I-405 is provided along Avalon Boulevard via northbound and southbound off/on-ramp intersections. Carson Street, oriented in an east-west direction, is designated as a Major Highway consisting of two lanes in each direction in the study area, with the exception of a short segment between Bonita Street and the I-405 Southbound Ramps where three lanes in each direction are provided. Direct access to I-405 is provided along Carson Street via northbound and southbound off/on-ramp intersections.

Carson Street and Avalon Boulevard both provide approximately 6 to 10-foot wide sidewalks with or without landscaping on both sides of the roadways. Civic Plaza Drive also provides a short segment of 6-foot wide sidewalks on both sides of the roadways into the existing sidewalks built internally within the site to connect to the existing buildings. In contrast, Civic Center Drive consists of a sidewalk only on the east side of the roadway, while the west side lacks pedestrian infrastructure, resulting in a gap that may affect pedestrian safety.

In terms of bicycle mobility, only Carson Street is designated as a Class III (sharrows) bike route. No other bicycle facilities are provided in the study area.

The roadways in the vicinity of the site are served by the following transit providers:

- Los Angeles Metro - Route 246 providing weekday and weekend service
- Long Beach Transit – Routes 2 and 4, providing weekday and Saturday service
- Torrance Transit – Route 3 providing weekday and weekend service, Route R3 providing weekday service only

ANALYSIS METHODOLOGY

For impact criteria T-1, T-3, and T-4, a qualitative assessment was prepared, through review of the Specific Plan goals and policies (and comparing against relevant plans as appropriate) to determine if any potential significant impacts would occur as a result of the Project.

For impact criteria T-2, a technical analysis was performed using the Southern California Association of Governments (SCAG) model, a computerized travel demand model. Iteris utilized the latest version of the SCAG Activity-Based Model (ABM) to generate the VMT statistics. The ABM includes the following features/capabilities: comprehensively characterizes the activity-travel patterns of all household members, incorporates spatial-temporal dependencies and constraints between and within individuals of a household, incorporates advanced vehicle type choice sub-model (vehicle fleet composition defined by body type, fuel type, make/model, and vintage) for emissions analysis, and involves a portable and flexible object-oriented software architecture design. The Specific Plan area is contained within one Transportation Analysis Zone (TAZ) in the model, as shown in **Figure 1**.

For the impact criteria T-2 analysis, all VMT for trips beginning or ending in the City were accounted for, consistent with the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA. While other methodologies measure only the amount of VMT traveling on streets within the City, or only half the distance of trips from outside of the City (as in SB 375 Regional Plan Climate Target analysis), the Specific Plan analyzes the full extent of vehicle travel from the Project.

In order to determine the Specific Plan project's potential level of impact, new SCAG model scenarios were prepared, incorporating the land use projections of the Specific Plan. Two scenarios are evaluated, a preferred plan and an alternative plan. For land use plans which include both residential and employment uses, the appropriate analysis metric is VMT per service population, where service population is defined as the number of residents plus the number of jobs. The land use plan in the preferred scenario includes additional residential and non-residential land use summarized as follows:

- City Hall renovation
- 2,150-seat Performing Arts Center
- 420-room hotel
- 140 units of multifamily residential housing
- 50,000 square feet of restaurant and retail space

- 12,000 square feet of office space
- 25,000 square foot Interactive museum
- Bus Depot

The alternative plan scenario is similar to the preferred plan, with the major difference being the addition of an entertainment/retail complex consisting of 130,000 square feet of retail space, 50,000 square feet of "mega sports bar" use, and 30,000 square feet of restaurant space, in place of the 420-room hotel use.

IMPACT ANALYSIS

This section presents the CEQA impact evaluation for each of the four criteria.

T-1 Impact Evaluation

Threshold: *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Carson is a member of the SCAG Regional Council, the decision-making body of the SCAG Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under state law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG **Regional Transportation Plan/Sustainable Communities Strategy** (RTP/SCS), Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The Connect SoCal RTP/SCS is a planning document for the region, allowing project sponsors to qualify for federal funding. In addition, Connect SoCal 2024 will identify a combination of transportation and land use strategies that help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, and support our vital goods movement industry.

The RTP/SCS is updated every four years and it is anticipated that the City will work with SCAG to update the RTP/SCS to be consistent with the Civic Center Specific Plan. The Specific Plan includes strategies for mixed-use development, which allows multiple land uses to work together, to reduce vehicle trip lengths. The California Air Resources Board's (CARB) 2016 Mobile Source Strategy recognizes that coordinated regional planning can improve California's land use patterns and transportation policy in a way that reduces transportation related emissions by reducing growth in VMT.

In addition, the Specific Plan project's planned transportation networks provide consistency related to the General Plan Circulation Element (which includes street classifications, proposed bike facilities, and transit routes. As such, the Civic Center Specific Plan is consistent with programs, plans, ordinances and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, making the impact **less-than-significant** and no further mitigation would be required.

T-2 Impact Evaluation

Threshold: *Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Under criteria T-2, the proposed Specific Plan's effects on Vehicle Miles Traveled (VMT) are evaluated, as described in the following sub-sections. As mentioned, two scenarios are evaluated:

- Preferred Plan scenario
- Alternative Plan scenario, which includes an entertainment/retail complex in place of the hotel use

VMT Impact Analysis

The City currently evaluates VMT impacts of land use plans using the following thresholds of significance:

- A project will be considered to result in a significant impact if the VMT rate for the plan would exceed 15 percent below the applicable baseline VMT rate (defined as the City of Carson per applicable service population).

This threshold was applied to evaluate the potential transportation impacts of the Specific Plan. As mentioned, since the project includes residential and non-residential land use, VMT per service population (i.e., residents plus jobs) was used as the analysis metric.

Using the SCAG model, citywide VMT outputs were prepared for existing and future year 2050 scenarios, without and with the project (preferred and alternative plan scenarios). In addition, the project includes multiple strategies to reduce vehicle trips and VMT, which consist of the following:

- Transportation Demand Management (TDM) strategies
- Increased transit ridership and frequency via a new bus depot on the site
- Increased land use density
- Reduced residential parking requirements
- Pedestrian network improvements
- Integrating affordable housing
- Bicycle Parking

To account for these project features in the "plus project" scenario, off-model adjustments were prepared using guidance from the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions Assessing Climate Vulnerabilities, and Advancing Health and Equity: Designed for Local Governments, Communities, and Project Developers*.

Table 1 summarizes the daily citywide VMT per service population for all scenarios evaluated. Detailed VMT calculations are provided in **Appendix A**.

Table 1: Specific Plan VMT Summary

Scenario (Area)	Total Home-based Daily VMT	Total Work-based Daily VMT	Total Daily VMT	Service Population*	VMT / Service Population
Existing (City of Carson)	1,543,781	947,055	2,490,836	160,708	15.50[1]
Existing Plus Project (City of Carson) – Preferred Scenario	1,532,293	936,792	2,469,084	162,037	15.24
Existing Plus Project (City of Carson) - Alternative Scenario	1,535,625	937,170	2,472,796	162,223	15.24
Future 2050 Without Project (City of Carson)	1,403,904	736,700	2,140,604	168,996	12.67[2]
Future 2050 With Project (City of Carson) – Preferred Scenario	1,400,594	745,455	2,146,049	170,325	12.60
Future 2050 With Project (City of Carson) - Alternative Scenario	1,403,640	745,756	2,149,396	170,511	12.61

* Service Population equals the total of residents and employees

[1] Significant impact threshold is 15% below Existing, which is equal to **13.17**

2 Significant impact threshold is 15% below Future Year 2050 Without Project, which is equal to **10.77**

As shown in **Table 1**, existing citywide VMT per service population is currently 15.50, which results in a significant impact threshold of 13.17 (i.e., 15% below 15.50) per the City's guidelines. The existing plus project VMT per service population including the preferred Specific Plan land uses, as described earlier, is forecast to be 15.24. Thus, while the "plus Specific Plan project" scenario VMT per service population is forecast to improve compared to the existing citywide VMT per service population, it is still forecast to exceed the City's CEQA threshold.

Similarly, the future year 2050 VMT per service population is forecast to be 12.67, which results in a significant impact threshold of 10.77. The future year 2050 with project VMT per service population is forecast to be 12.60, which exceeds the City's CEQA threshold.

For the alternative scenario, the VMT per service population outputs are very similar to the preferred plan results.

Thus, this impact is considered **significant and unavoidable** in both the preferred and alternative scenarios.

T-3 Impact Evaluation

Threshold: *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

One of the objectives of the Specific Plan is to ensure future development and transportation facilities

would improve connectivity and linkages. Any proposed roadway modifications included in the Specific Plan will be designed to City and State engineering design standards to meet sight distance requirements, including visibility of pedestrians and bicyclists. The Specific Plan does not propose any incompatible uses that would increase hazards. As a result, the Specific Plan will have a beneficial impact on geometric design features and incompatible uses.

As such, the Specific Plan would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment. Thus, this impact is considered **less than significant**.

T-4 Impact Evaluation

Threshold: *Would the project result in inadequate emergency access?*

The Specific Plan does not include elements that would impede emergency vehicle access. As mentioned, public roadways within the site, such as Civic Center Drive, would be designed to conform to City and County Fire Department standards for access, as would buildings included within new developments.

Thus, this impact is considered **less than significant**.

APPENDIX A – VMT Calculations

SCAG 2024 RTP/SCS (2019 Year Model Data - Existing)

Carson		
ID	**Purpose**	**VMT**
Home-based		1,543,781
	Home-Based Work	11,668
	Home-Based Other & Other(External)	925,644
	Home-Based Work(External)	606,469
Work-based		958,723
	Home-Based Work	11,668
	Work-Based Other & Other(External)	172,734
	Home(External)-Based Work	774,321
Other-Based		1,571,876
	Other-Based Other	559,933
	Home(External)-Based Other	878,961
	Work(External)-Based Other	132,982
	Total VMT (No Other-Based)	3,502,779
	Total Home-based VMT	1,543,781
	Total Work-based VMT	947,055
	Total Households	27,069
	Total Population	96,232
	Household Size	3.56
	Total Employees	64,476
	Total Home-based VMT/Capita	**16.04**
	Total Work-based VMT/Employee	**14.69**
	Total VMT/Service Population	**21.80**
	Total VMT (Home & Work-Based only)	2,490,836
	Citywide VMT/Service Population	**15.50**

Carson Civic Center Project TAZ (Existing With Project - Preferred Plan)			Existing/2019 scenario
Model Input	Total Population	2,050	
	Total Employees	3,713	
	Service Population	5,763	
Raw Model Output	Home-based VMT	44,530	
	Work-based VMT	73,904	
	Total VMT (without other)	118,434	

Application of VMT Reduction Measures

Category	Project VMT Reduction Measures	Reduction	Affected Population	Reduced VMT		Notes
				Residential	Work	
TDM	Carpool/Vanpool - 100+ employees	4.0%	Employees	0	2,956	
	Trip Reduction Information	2.0%	Employees (after previous reductions)	0	1,419	% applied to total minus previous reduction
Transit	Provide a bus depot on site to increase frequency/ridership	5.7%	Emp & Residents (after previous reductions)	2,516	3,928	
Land Use	Increase in Residential Density	9.4%	Residents	3,961	0	Assume current 35 du/ac vs new 45 du/ac
Parking	Reduce Residential Parking Requirements	10.3%	Residents (after previous reductions)	3,907	0	% applied to total minus previous reduction
Pedestrian	Pedestrian Improvements (on-site)	2.5%	Emp & Residents (after previous reductions)	854	1,640	% applied to total minus previous reduction
Affordable Housing	Affordable Housing	0.40%	Residents	251	0	16.25% of new units would be affordable
Bike Parking	Provide bicycle parking	0.50%	Employees	0	320	% applied to total minus previous reduction
			Total Reductions	**-11,489**	**-10,263**	
			Home-based VMT after measures	33,041	-	
			Home-based VMT/capita after measures	**16.12**	-	
			Work-based VMT after measures	-	63,641	
			Work-based VMT/employee after measures	-	**17.14**	

VMT/Service Population (after measures)	**16.78**	<--VMT of Project TAZ
Existing Citywide VMT/Service Population	15.50	
Threshold (15% below Ex Citywide)	13.17	
Raw With Project Citywide VMT/Service Pop	15.37	<--VMT/Service Pop without off-model reduction measures
With Project Home-based VMT	**1,532,293**	
With Project Work-based VMT	**936,792**	<--VMT including project reduction measures
With Project Total VMT	**2,469,084**	
Citywide Service Population	**162,037**	
With Project Citywide VMT/Service Pop	**15.24**	<--VMT/Service Pop including reduction measures

Carson Civic Center Project TAZ (Existing With Project - Alternative Scenario)		
Model Input	Total Population	2,050
	Total Employees	3,899
	Service Population	5,949
Raw Model Output	Home-based VMT	31,314
	Work-based VMT	71,177
	Total VMT (without other)	102,491

Existing/2019 scenario

Application of VMT Reduction Measures

Category	Project VMT Reduction Measures	Reduction	Affected Population	Reduced VMT		Notes
				Residential	Work	
TDM	Carpool/Vanpool - 100+ employees	4.0%	Employees	0	2,847	
	Trip Reduction Information	2.0%	Employees (after previous reductions)	0	1,367	% applied to total minus previous reduction
Transit	Provide a bus depot on site to increase frequency/ridership	5.7%	Emp & Residents (after previous reductions)	1,769	3,783	
Land Use	Increase in Residential Density	9.4%	Residents	2,786	0	Assume current 35 du/ac vs new 45 du/ac
Parking	Reduce Residential Parking Requirements	10.3%	Residents (after previous reductions)	2,748	0	% applied to total minus previous reduction
Pedestrian	Pedestrian Improvements (on-site)	2.5%	Emp & Residents (after previous reductions)	600	1,579	% applied to total minus previous reduction
Affordable Housing	Affordable Housing	0.40%	Residents	253	0	16.25% of new units would be affordable
Bike Parking	Provide bicycle parking	0.50%	Employees	0	308	% applied to total minus previous reduction
			Total Reductions	**-8,156**	**-9,885**	
			Home-based VMT after measures	23,158	-	
			Home-based VMT/capita after measures	**11.30**	-	
			Work-based VMT after measures	-	61,292	
			Work-based VMT/employee after measures	-	**15.72**	

VMT/Service Population (after measures)	**14.20**	<--VMT of Project TAZ
Existing Citywide VMT/Service Population	15.50	
Threshold (15% below Ex Citywide)	13.17	
Raw With Project Citywide VMT/Service Pop	15.37	<--VMT/Service Pop without off-model reduction measures
With Project Home-based VMT	**1,535,625**	
With Project Work-based VMT	**937,170**	<--VMT including project reduction measures
With Project Total VMT	**2,472,796**	
Citywide Service Population	**162,223**	
With Project Citywide VMT/Service Pop	**15.24**	<--VMT/Service Pop including reduction measures

SCAG 2024 RTP/SCS (2050 Year Model Data - No Project)

Carson		
ID	**Purpose**	**VMT**
Home-based		1,403,904
	Home-Based Work	9,073
	Home-Based Other & Other(External)	866,934
	Home-Based Work(External)	527,897
Work-based		745,773
	Home-Based Work	9,073
	Work-Based Other & Other(External)	118,587
	Home(External)-Based Work	618,113
Other-Based		1,385,609
	Other-Based Other	487,457
	Home(External)-Based Other	809,410
	Work(External)-Based Other	88,742
	Total VMT (No Other-Based)	3,038,756
	Total Home-based VMT	1,403,904
	Total Work-based VMT	736,700
	Total Households	31,647
	Total Population	100,460
	Household Size	3.17
	Total Employees	68,536
	Total Home-based VMT/Capita	**13.97**
	Total Work-based VMT/Employee	**10.75**
	VMT/Service Population	**17.98**
	Total VMT (Home & Work-Based only)	2,140,604
	Citywide VMT/Service Population	**12.67**

Carson Civic Center Project TAZ (Future With Project - Preferred Plan)			2050 scenario
Model Input	Total Population	2,067	
	Total Employees	4,094	
	Service Population	6,161	
Raw Model Output	Home-based VMT	28,435	
	Work-based VMT	54,453	
	Total VMT (without other)	82,888	

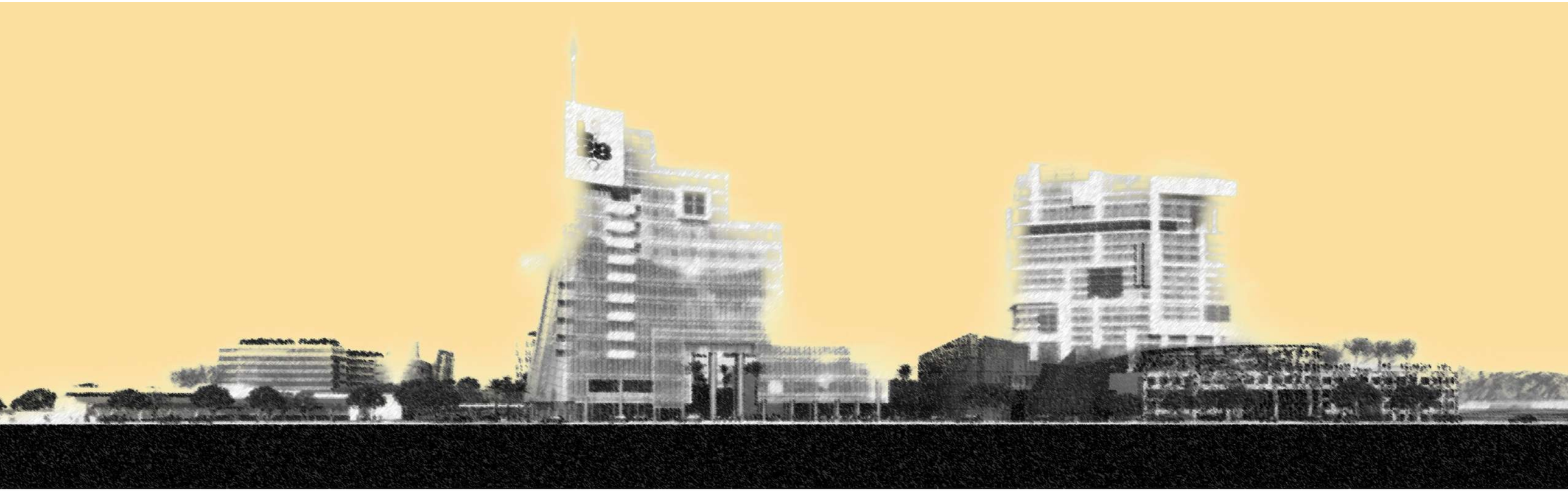
Application of VMT Reduction Measures

Category	Project VMT Reduction Measures	Reduction	Affected Population	Reduced VMT		Notes
				Residential	Work	
TDM	Carpool/Vanpool - 100+ employees	4.0%	Employees	0	2,178	
	Trip Reduction Information	2.0%	Employees (after previous reductions)	0	1,046	% applied to total minus previous reduction
Transit	Provide a bus depot on site to increase frequency/ridership	5.7%	Emp & Residents (after previous reductions)	1,607	2,894	
Land Use	Increase in Residential Density	9.4%	Residents	2,529	0	Assume current 35 du/ac vs new 45 du/ac
Parking	Reduce Residential Parking Requirements	10.3%	Residents (after previous reductions)	2,495	0	% applied to total minus previous reduction
Pedestrian	Pedestrian Improvements (on-site)	2.5%	Emp & Residents (after previous reductions)	545	1,208	% applied to total minus previous reduction
Affordable Housing	Affordable Housing	0.40%	Residents	189	0	16.25% of new units would be affordable
Bike Parking	Provide bicycle parking	0.50%	Employees	0	236	% applied to total minus previous reduction
			Total Reductions	**-7,365**	**-7,562**	
			Home-based VMT after measures	21,069	-	
			Home-based VMT/capita after measures	**10.19**	-	
			Work-based VMT after measures	-	46,891	
			Work-based VMT/employee after measures	-	**11.45**	

VMT/Service Population (after measures)	**11.03**	<--VMT of Project TAZ
Existing Citywide VMT/Service Population	15.50	
Threshold (15% below Ex Citywide)	13.17	
Raw With Project Citywide VMT/Service Pop	15.37	<--VMT/Service Pop without off-model reduction measures
With Project Home-based VMT	**1,400,594**	
With Project Work-based VMT	**745,455**	<--VMT including project reduction measures
With Project Total VMT	**2,146,049**	
Citywide Service Population	**170,325**	
With Project Citywide VMT/Service Pop	**12.60**	<--VMT/Service Pop including reduction measures

CITY OF CARSON
CIVIC CENTER SPECIFIC PLAN

FINAL - JANUARY 16, 2026



CITY OF CARSON
The Jewel of the South Bay

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1: INTRODUCTION

This Carson Civic Center Specific Plan ("CCC Specific Plan") for the City of Carson Civic Center seeks to explore the utilization of the 20 acres of Carson Civic Center to better serve current and future community needs and expectations.

The Civic Center currently consists of:

- Carson City Hall
- Carson Community/Event Center
- Surface Parking Lots
- Open Space Areas

This CCC Specific Plan provides a strategic vision that can lead to a new Civic Center Master Plan, and a clear action plan including a financial strategy for the development of a master plan for the Civic Center through 2030 and beyond.

The CCC Specific Plan was developed in collaboration with the City of Carson staff. The Project Team identified several goals and objectives for the CCC Specific Plan. Major factors determining the ultimate uses in creating a local, regional, and international-serving destination include a theme based multi-story luxury resort hotel, a potential interactive museum, vibrant mixed-use development, a new performing art center, a modern community/event center, an abundance of indoor and outdoor gathering spaces, convention halls, outdoor theater and shopping and dining facilities.

1 INTRODUCTION

1.1. HISTORY

Incorporated in 1968, the City of Carson is located in the South Bay section of Los Angeles County. It has grown from a population of 61,000 in 1968 to 96,710 in 2022. Over the years, three annexations have increased the city's size to 19.2 square miles. Steady and continued growth has enabled Carson to become a city of regional significance.

Carson was part of a Spanish Land Grant known as Rancho San Pedro deeded to Juan Jose Dominguez over 200 years ago. During the incorporation process, the community was named after George Henry Carson, a member of the Dominguez family. "Dominguez" was a close second to "Carson" as the name for the newly incorporated city. Incorporated as a general law city on February 20, 1968, the city adopted the motto of "Future Unlimited." Its strategic location and vacant land were part of the reason for that statement of unbridled optimism. The city became a charter city by voter approval on November 6, 2018, retaining a Council-Manager form of government.

While Carson is well known as an industrial center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community that is an attractive place to live and work. The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs. The city's educational needs are served by Los Angeles Unified School District, and the community has access to 47 church organizations.

1.2. PURPOSE OF THE SPECIFIC PLAN

The City of Carson Civic Center Specific Plan (CCC Specific Plan) is a regulatory document that builds on the aspirations of the City of Carson's General Plan to establish a clear and specific vision for the creation of a new civic heart for the city.

The goal of the CCC Specific Plan for the Civic Center is to explore potential new and exciting public and private opportunities while maintaining current civic and public uses. After review of existing facilities and input from the City staff, the Project Team developed three conceptual site plans that explore how the Civic Center could be revitalized to better meet current and future community needs and experiences. The key goals of the vision are:

- Enhance the Civic Center as the "heart" of Carson by celebrating its rich history through urban design and programming.
- Foster a vibrant downtown atmosphere that encourages daytime and nighttime usage.
- Build upon the rich and diverse collection of contributing assets and balance the needs of pedestrians, cyclists, and vehicles, including integrating adequate parking for all facilities.
- Reaffirm downtown as an attractive hub for large public events, regional arts and recreation complementary.

Carson City Hall entry plaza at the Carson Street and Avalon Boulevard junction

The Event Center in the 1970s

Entry lobby to City Hall in the 1970s

Historic aerial of Carson Street and Main Street junction

1.3. SITE LOCATION

Carson City Hall, located in Carson, California, serves as the central administrative hub for the City's municipal government. The City itself, officially known as the City of Carson, is situated in Los Angeles County as shown in **Figure 1-1**, within the South Bay region of the Greater Los Angeles area

The City of Carson is located in Southern California, about 16 miles south of downtown Los Angeles. Carson is bordered by the city of Long Beach on the east, and the city of Torrance on the west. The Los Angeles harbor is a few miles to the south of Carson; California's famous coastline and beaches are about 6 miles to the west of Carson.

Carson is served by three different freeways:

- The Harbor (110) Freeway, which runs north/south between the Los Angeles Harbor and downtown Los Angeles.
- The San Diego (405) Freeway, which runs north/south from Orange County through San Fernando Valley.
- The Artesia (91) Freeway, which runs east/west from Redondo Beach to Riverside County.

Our Team performed site visits, met with City staff, researched the history of the Carson Civic Center, and documented its contextual components as shown in **Figure 1-2**. The existing facilities are described below and followed by a site map (Numbered 1-9).

Figure 1-1 CCC Specific Plan - Location within LA County

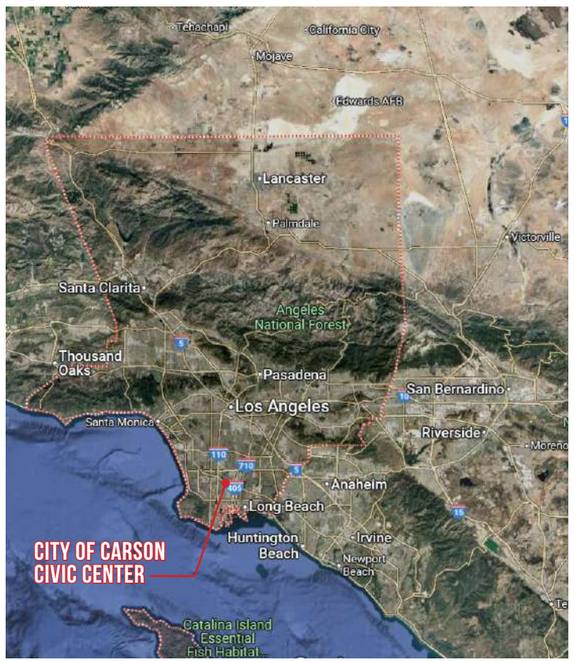
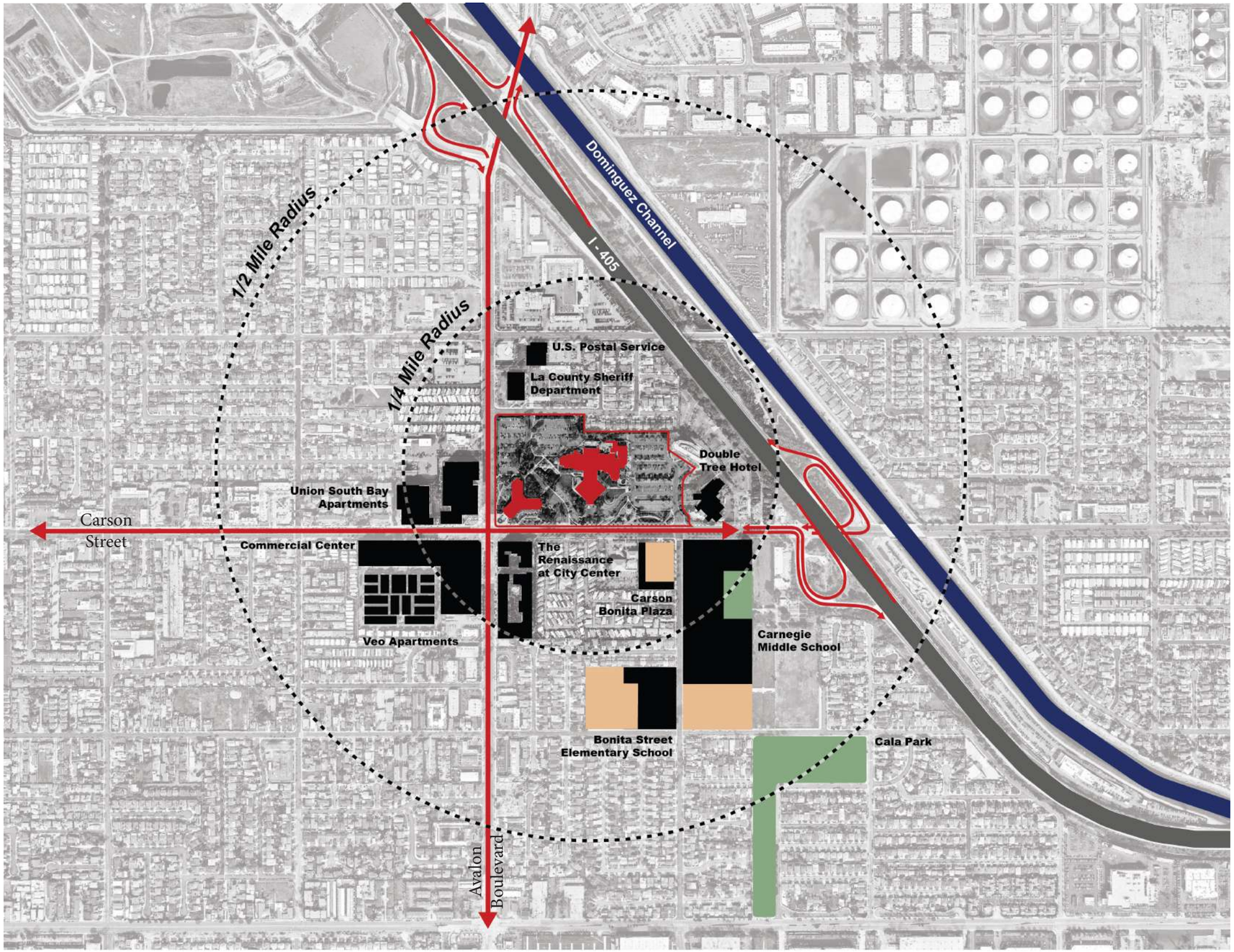


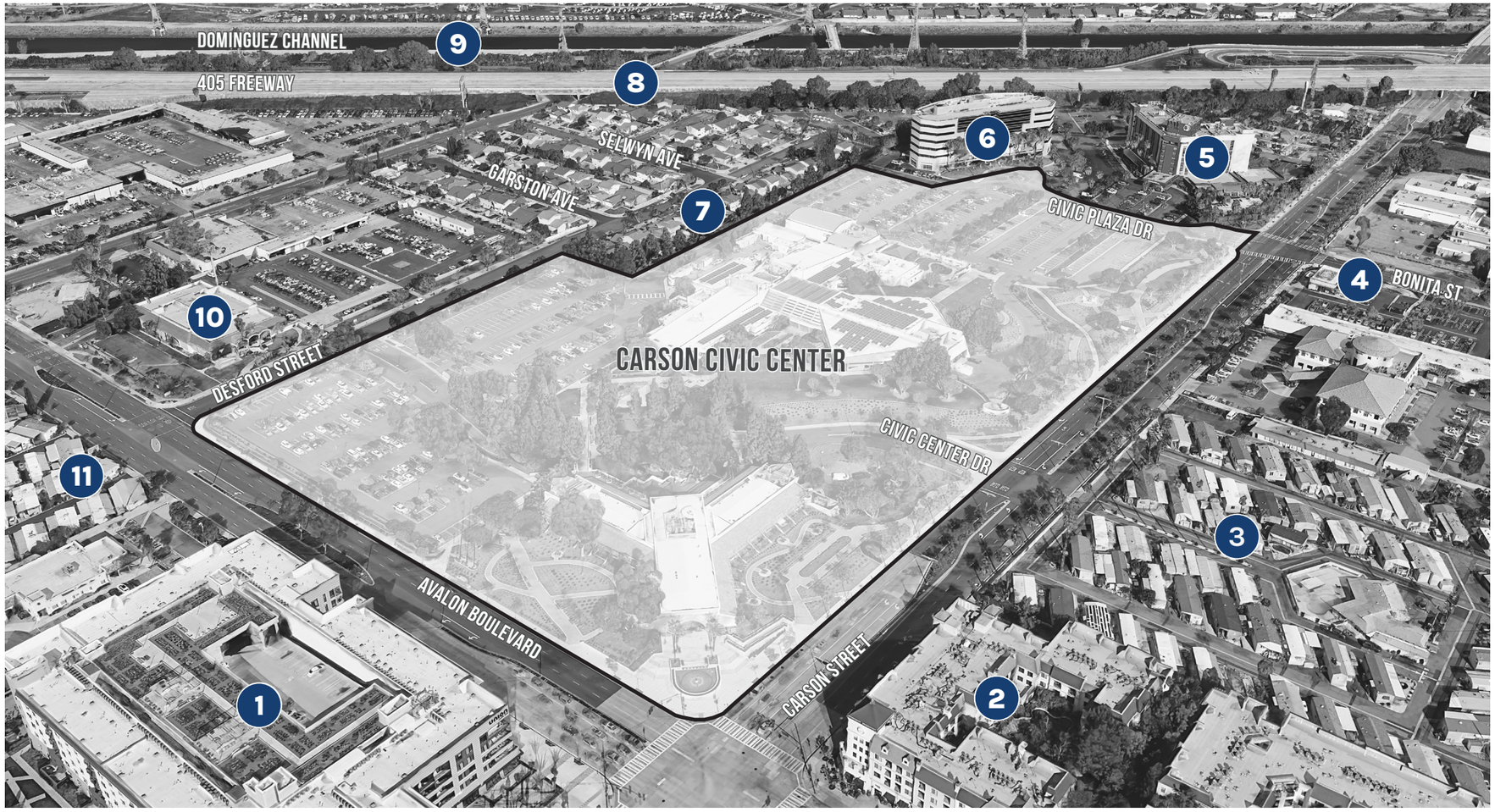
Figure 1-2 CCC Specific Plan Area Location

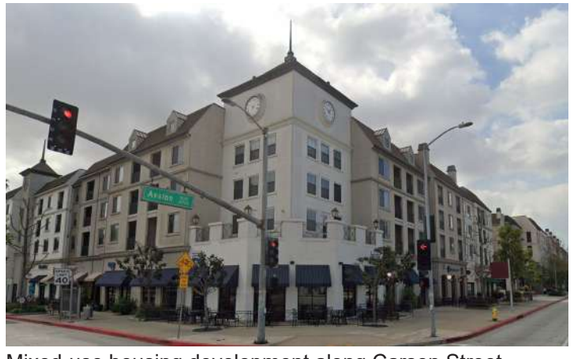


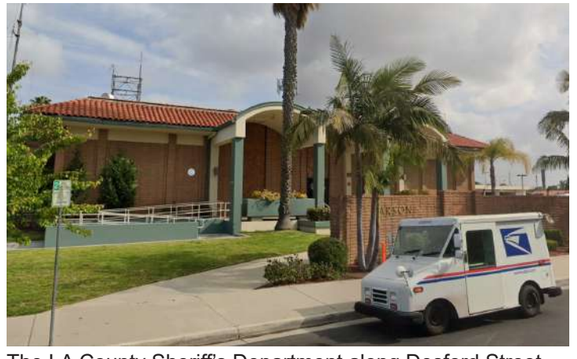
1.4. THE SPECIFIC PLAN CONTEXT TODAY (see **Figure 1-3**)

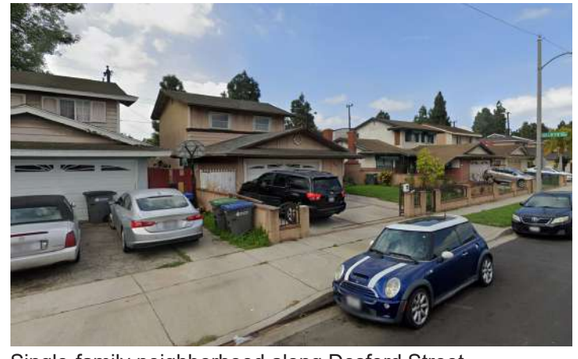
1. **Mixed-Use Housing Development:** This mixed-use development is located west of the Civic Center, across from Avalon Boulevard. It rises five stories with ground floor retail/ restaurants and housing above. The parking is in an above-grade wrapped structure.
2. **Mixed-Use Housing Development:** This mixed-use development is located south of the Civic Center, across from Carson Street. It rises four stories with ground floor retail/ restaurants, publicly accessible courtyards, and housing above. The parking is in an above-grade podium structure wrapped with retail at the ground level.
3. **Mobile Home Community:** Located south of the Civic Center, across Carson Street, this mobile home community is comprised of single story, detached homes, with a 5-foot masonry wall marking the property along Carson Street.
4. **Middle School:** Carnegie Middle School is located southeast of the Civic Center, across Carson Street. The middle school playgrounds face Carson Street with a low masonry wall and chain-link fence lining its property along Carson Street.
5. **Doubletree by Hilton Hotel Carson**: This 225-room hotel sits between the Carson Civic Center site and the 405 freeway. The hotel amenities include fitness and recreation, dining, business and work centers, and pools.
6. **Office Building**: Located to the east of the site, this office building shares parking lots with the site.
7. **Single Family Neighborhood:** Located north of the Civic Center, along both sides of Desford Street, this neighborhood is comprised of single story, detached homes, with street-facing driveways and garages.
8. **405 Freeway:** The 405 Freeway runs north-south within a quarter-mile of the civic center site. It connects to major destinations in Los Angeles County and beyond, such as Long Beach and San Diego to the south and LAX and Los Angeles to the north.
9. **Dominguez Channel:** The Channel is a 15.7-mile-long stream in southern Los Angeles County, California, in the center of the Dominguez Watershed of 133 square miles. It runs parallel to the 405 Freeway and east of the civic center site within a quarter-mile.
10. **LA County Sheriff's Department:** Serving the areas of: Carson, Unincorporated Rancho Dominguez, Unincorporated Torrance, Unincorporated Harbor City, the Sheriff Station is located north of the civic center, across from Desford Street.
11. **Mobile Home Community:** Bel-Aire Park, located northwest of the Civic Center, across Avalon Boulevard, is comprised of single story, detached homes, with a 6-7-foot masonry wall marking the property along Avalon Boulevard.

Figure 1-3 CCC Specific Plan Area in Context




Mixed-use housing development along Carson Street


The LA County Sheriff's Department along Desford Street


Single-family neighborhood along Desford Street

1.4. THE SPECIFIC PLAN SITE TODAY (see **Figure 1-4**)

1. **Carson City Hall**: Carson City Hall was opened in 1976 and provided a centralized location for city government operations, serving the needs of residents, businesses, and visitors alike. Carson City Hall represented the culmination of a broader plan to establish Carson as a community-oriented city, and it symbolized its forward-thinking optimism and desire for a more equitable future. The building, designed by a diverse team led by African American architect Robert A. Kennard, reflects Carson's multicultural identity and its transition from industrial sprawl to a planned urban center. City Hall's primary frontage faces the intersection of Carson Street and Avalon Boulevard, and is surrounded by open space, surface parking lots, and shares the civic center with the Community/Event Center.
2. **Surface Parking Lot (Northwest)**: The surface parking lot north of City Hall has approximately 1.5 acres of parking and landscaping. This lot is not accessible by Avalon Boulevard or E Desford Street. It is only accessible through Civic Center Drive.
3. **Surface Parking Lot (North)**: The surface parking lot northeast of City Hall has approximately 1.7 acres of parking and landscaping. This parking lot is accessible by Civic Center Drive and a road off E Desford Street.
4. **Carson Community/Event Center**: The Carson Community Center consists of the Community Hall, with 11,950 square feet of space and a capacity of 1,200 as well as a 30-foot high ceiling and a 1,500-square-foot lobby; an 8,170-square-foot atrium; 27,446 square feet of meeting rooms (16 in all); five patios totaling 8,201 square feet; another lobby, measuring 1,100 square feet; and two lounges totaling 2,524 square feet. The Carson Event Center offers 40,000 square feet of versatile meeting and event space and audio visual services which are booked 6+ months in advance. There are additional entities that wish to use the space, but it is not big enough and does not have the necessary amenities. The Community Center also include the Dominguez Room to the northeast of the building which holds events such as senior programs and other gatherings.
5. **West Surface Parking Lot**: The surface parking lot northeast of City Hall has approximately 4.2 acres of parking and landscaping. This parking lot is accessible by Civic Plaza Drive and a road off E Desford Street. To the north of the parking lot, the City installed 20 Tesla V3 Charging Stations.
6. **Civic Center Drive**: This roadway runs north-south next to City Hall, and parking lots. There are drainage/flood issues at the dip under the bridge. The Sheriff uses the street to pass through and the employees and visitors of the site use this street to access the parking lots.
7. **Civic Plaza Drive**: Civic Plaza Drive runs north-south next to the east parking lot, an office building, and the DoubleTree Hotel.

Figure 1-4 CCC Specific Plan Area Site

City Hall walking paths along Avalon Boulevard

City Hall entry along Civic Center Drive

The Event Center banquet hall

1.6. RELATIONSHIP TO OTHER PLANS

The 2040 General Plan (2023) builds upon the community's shared vision for the future:

"Carson in 2040 is a vibrant, diverse, and energetic place that embraces technology, creativity, and innovation. Residents have access to quality jobs, housing, education, services and a fiscally-sound government. Businesses have access to infrastructure, investment, workforce training, and a collaborative environment. The community is filled with thriving neighborhoods and strategically located new development with inviting spaces for working, living, learning, dining, gathering, and recreation."

Guiding Principles include:

- Promoting vibrant, safe, and walkable mixed-use districts and neighborhoods, and revitalized corridors.
- Provide a diverse array of housing types to meet the needs of all segments of the community.
- Encourage development of regional-scale destinations, as well as neighborhood-serving retail and amenities.
- Promote development of a cohesive open space system.
- Enhance the public realm and promote quality design.
- Emphasize a diversity of transportation modes and choices.

The **Carson Municipal Code and Zoning Ordinance** is an important tool for implementing the General Plan proposals on privately-owned sites and should be updated to be consistent with the General Plan once the plan is adopted by the City. The Zoning Ordinance, adopted in 2024, provides permitted land uses and development standards for each category of land use. In addition to zoning designations, specific plan and overlay areas are governed by unique detailed land use regulations. As with the General Plan, zoning designations do not always coincide with existing land uses and development intensities as built. Carson's Zoning Ordinance only applies within City Limits. A Phase II Zoning Code Update is expected to be adopted in September 2026.

The **2006 Carson Street Mixed-Use District Master Plan** is intended to achieve the vision of "the creation of a distinct district along the Carson Street corridor with a 'main street' character, featuring a unique pedestrian-friendly mixed-use environment." The plan contains a series of recommendations, design guidelines, and implementation strategies intended to encourage economically feasible development along Carson Street. The plan focuses on a nearly two-mile section of Carson Street between I-405 and I-110. Since the plan was adopted, the City has implemented or is in the progress of implementing several of the plan's recommendations, including bicycle lanes, signage, gateways, and mixed-use development.

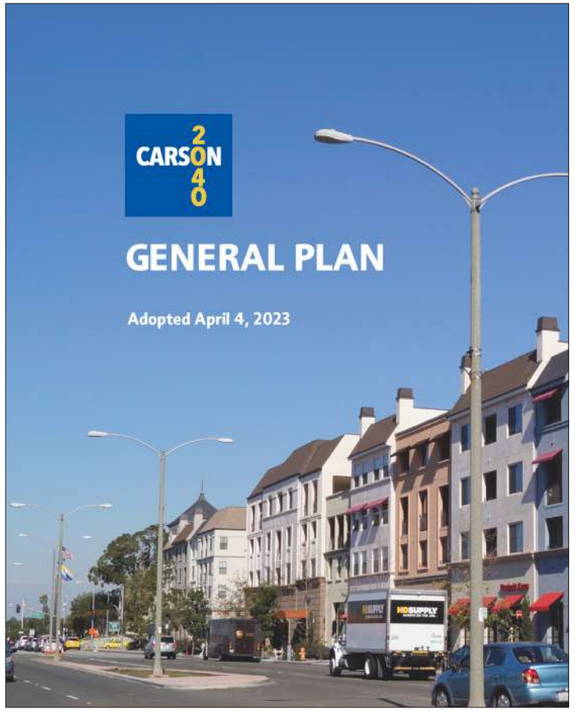
The **2013 Carson Bike Master Plan** is intended to achieve the vision of "the creation of a distinct district along the Carson Street corridor with a 'main street' character, featuring a unique pedestrian-friendly mixed-use environment." The plan contains a series of recommendations, design guidelines, and implementation strategies intended to encourage economically feasible development along Carson Street. The plan focuses on a nearly two-mile section of Carson Street between I-405 and I-110. Since the plan was adopted, the City has implemented or is in the progress of implementing several of the plan's recommendations, including bicycle lanes, signage, gateways, and mixed-use development.

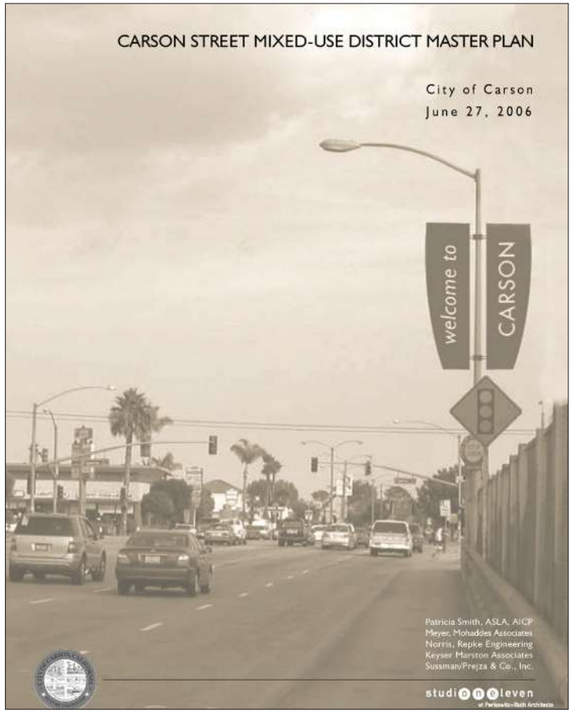
The **City Hall Historic Structure Report** was prepared as an educational tool to inform the public about the background, design, and development of Carson City Hall and its importance to the history of Carson. The historic structure report (HSR) documents the building's history, significance, and existing conditions. The project was made possible through funding provided by the National Trust for Historic Preservation's Conserving Black Modernism Grant program, available through the African American Cultural Heritage Action Fund. The Story Map provides an overview of the history of Carson and how the construction of Carson City Hall reflects the development of the community after incorporation.

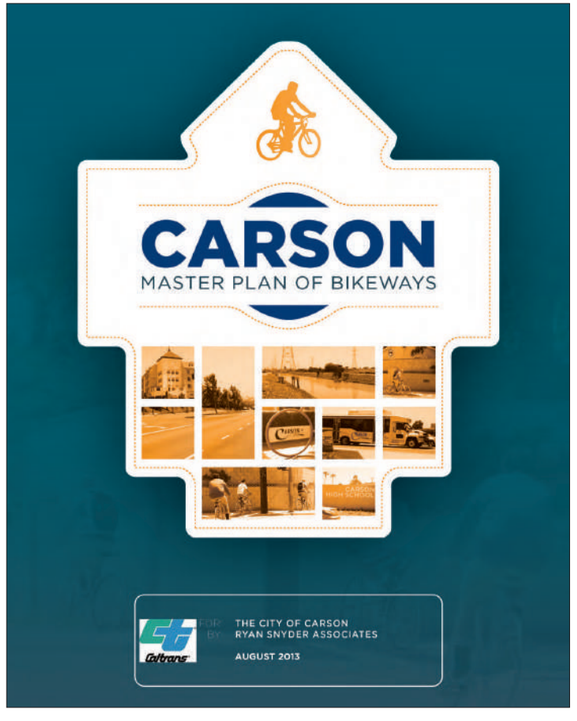
The **2017 City of Carson Climate Action Plan (CAP)** serves as a guide for action by setting Greenhouse Gas (GHG) emission reduction goals and establishing strategies and policy to achieve desired outcomes over the next 20 years. The CAP summarizes existing sustainability efforts and sets reduction measures across five broad categories—land use and transportation, energy efficiency, energy generation and storage, solid waste, and urban greening.

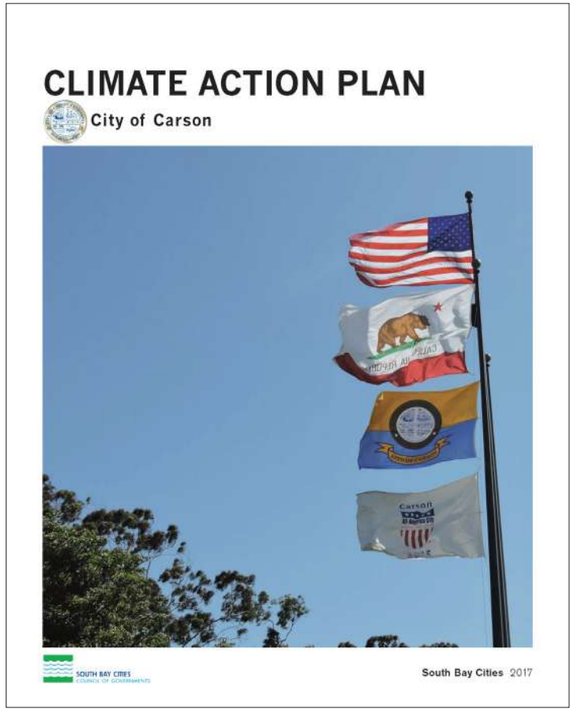
Other **City of Carson Specific Plans** include the following Specific Plans adopted in the last 5 years, within the immediate vicinity of the Carson Civic Center:

- The Avalon Specific Plan (2015)
- District at South Bay Specific Plan (2022)
- Imperial Avalon Specific Plan (2022)









1.7. PLAN AUTHORITY

The Carson Civic Center Specific Plan (CCC Specific Plan) is a regulatory plan that implements the goals and objectives of the City's General Plan. It establishes a clear and specific vision for the future of the study area to enable the City to reshape the public and private realms according to that vision. The California Government Code authorizes cities to adopt Specific Plans under Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Specific Plans may be adopted by resolution, becoming policy, or by ordinance, becoming regulation. Public hearings before the Planning Commission and City Council are required before adoption.

This CCC Specific Plan constitutes the guiding document for all development standards and zoning for all properties within the study area. The Development Standards (see Chapter 3) replaces the current zoning designations and standards for the study area with customized standards designed to deliver development consistent with the City's and community's integrated vision. Development plans or agreements, tract or parcel maps, or any development of land use approval requiring ministerial or discretionary actions must be consistent with the CCC Specific Plan which itself is consistent with the General Plan.

1.8. GENERAL ADMINISTRATION AND INTERPRETATION

The design review process implemented through the Planning Department is supported by the City's Planning Commission.

Two basic procedures are specified for the review of projects:

1) Planning Commission approval; 2) Parcel Map or Tract Map approval by the Planning Commission and City Council for any project requiring the creation of lots.

Planning Commission approval shall be obtained in accordance with the provisions of the Carson Municipal Code. The Board may approve, modify, conditionally approve, or deny said application.

The Planning Commission may require additional studies or development provisions at the time of site plan review for individual projects. Recommendations may include detailed noise, vibration and/or odor studies and incorporation of specific design features to ensure compatibility between different land use types.

Prior to the creation of any lots, a tentative parcel or tract map shall be processed in accordance with the provisions of the Carson Municipal Code. The Planning Commission may approve, modify, conditionally approve, or deny said application.

1.9. AMENDING THE PLAN

The CCC Specific Plan may be amended at any time in the same manner and process by which the CCC Specific Plan was originally adopted. An amendment or amendments should not require a concurrent General Plan amendment unless by determination of the Planning Director, or if the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

The addition of new information to the CCC Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Planning Director, subject to appeal to the Planning Commission.

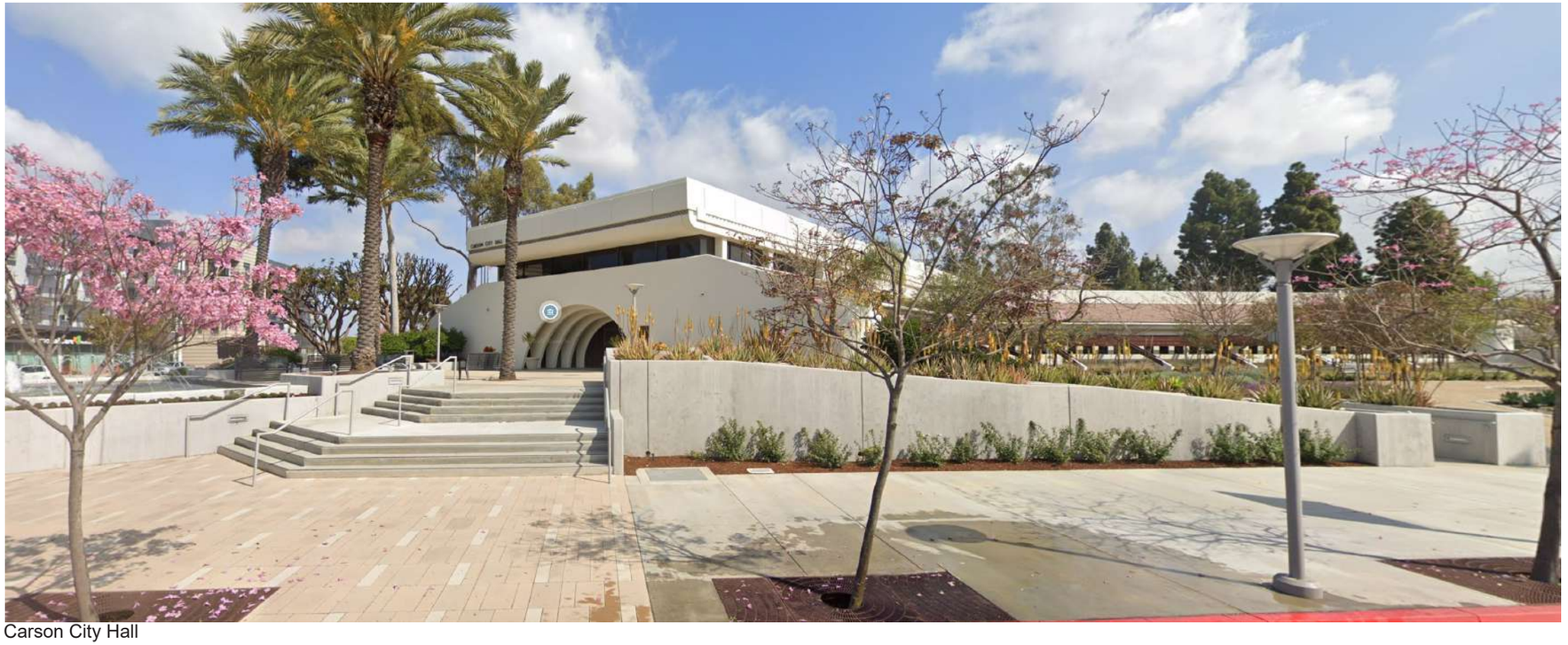
1.10. UNSPECIFIED STANDARDS

For any other issue, development standards, design guideline, and/or regulation not addressed or otherwise specified in this Specific Plan, the provisions of the Subdivision Regulations and Zoning Regulations shall apply. In cases of uncertainty, the Zoning Administrator shall be authorized to determine if a development standard or other regulation not specified in this Plan shall apply. The applicant/project proponent may appeal the Zoning Administrator's interpretation to the Planning Commission for review.

1.11. ENVIRONMENTAL REVIEW AND CEQA

The Environmental document for this document will be an Addendum to the Environmental Impact Report (EIR) prepared for the City of Carson's 2040 General Plan Update.

The Environmental document will also evaluate a 300,000-square-foot entertainment/retail center alternative at the hotel site within the CCC Specific Plan area.



Carson City Hall

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2: THE PLAN

Prior to the development of the CCC Specific Plan, the Project Team developed a vision for the Civic Center through three design alternatives to explore potential solutions to constraints and opportunities described in this chapter. Two initial design alternatives were developed and reviewed by the City. Each of the design alternatives contained similar components of roughly equal size/square footage; for instance, each alternative included an improved (new or remodeled) City Hall and Civic Center; mixed-use developments; additional housing; and landscape and streetscape improvements. The alternatives also explored different layouts with key facilities relocated near one another, connected by open space and pedestrian paths.

A final design alternative was created by combining the most attractive options in the two initial alternatives. The preferred design alternative is described in detail in this chapter.

2.1. GOALS & OBJECTIVES

The CCC Specific Plan's goals for the Civic Center included potential new public and private opportunities while maintaining civic and public resources. The preferred concept plan explored a revitalized Civic Center to with the following preliminary objectives:

- Be a beacon of the future for the City of Carson.
- Enhance the Civic Center's sense of place as the "heart" of Carson.
- Foster a vibrant downtown atmosphere.
- Build upon the Civic Center's rich and diverse collection of contributing assets.
- Balance the needs of pedestrians, cyclists, and vehicles, including integrating adequate parking for all facilities.
- Reaffirm downtown as an attractive hub for large public events.
- Establish a regional arts and recreation magnet.
- Build a high-rise theme resort hotel at the 4.3-acre site that will serve the main destination.
- Construct a multi-story mixed use residential facility, performing arts center, and interactive museum.
- Preserve the existing City Hall as a potential museum to honor its historic contribution to the Carson community.
- Provide a new City Hall with a multi-story mixed use building.
- Revitalize the Carson Community/Event Center, including the addition of a new amphitheater.

The following goals spell out the key refined CCC Specific Plan aspirations behind the vision for this project. Taken together, they reveal a series of ideas that seek to make the future of the Carson Civic Center as a vibrant daytime and nighttime destination. They pursue progressive ideas such as mixing uses and encouraging multi-modality to ensure that the debacles of single-use urban sprawl planning are not repeated. They also aspire to ensure that this CCC Specific Plan guides an incrementally implementable vision that can be developed over time and that can adapt to shifting market or programmatic demands.

1 - AN ICONIC CIVIC CENTER

An Iconic Civic Center – The vision and design of the new Civic Center will impart a new regional identity to the City. Through its bold urbanism, open space design and architecture, it will create a place that is distinct in its character and style from any other within the city.

2 - A VIBRANT PUBLIC REALM

A Vibrant Public Realm – The Civic Center will be organized around a carefully designed continuous network of plazas, greens, streets and walkways. Through their design and landscape details, each of these spaces will become enduring places for communal activity together making a verdant and vibrant public realm.

3 - A MULTIMODAL PLACE

A Multimodal Place – The Civic Center will allow for the seamless coexistence of multiple modes of mobility and transportation – from pedestrians and bicycles to transit, cars and emergency vehicles. The design of the civic center will prioritize walkability for users and visitors.

4 - A MIX OF USES

A Mix of Uses – The Civic Center will not be a single-use destination. It will bring in a mix of uses that supplement civic uses with residential, retail and hospitality uses thereby activating the place as a 24/7 destination for a variety of users.

5 - RESPECT FOR HISTORY

Respect for History – The design of the Civic Center will pay homage to the existing City Hall building. It will be preserved and reused as a new public building and will continue to enjoy prominent visual location at the intersection of Carson Street and Avalon Boulevard. The existing Event Center will also be retained and improved.

6 - SUBSERVIENCE OF PARKING

Subservience of Parking – Parking within the new Civic Center will be designed to be invisible or visually subservient from the public realm. Using a variety of design strategies – from subterranean garages to lined podiums – all parking will be accommodated in a way that does not disrupt the functional or visual appeal of the public realm network.

7 - IMPLEMENTATION OVER TIME

Implementation Over Time – The CCC Specific Plan will be designed to be implemented over time. By creating individual parcels around an interconnected public realm network, a phased parcel-by-parcel development approach will be allowed to occur over time as required or as possible.

8 - CONTEXTUAL RESPONSIVENESS

Contextual Responsiveness – The Civic Center will respect its immediate context. In its massing and form, it will be compatible to sensitive adjacencies such as the single-family houses to the north. The tallest massing will be towards Carson Street creating an important visual statement as the City's new civic heart.

9 - ENVIRONMENTAL RESPONSIBILITY

This CCC Specific Plan aspires to several goals of Sustainable Design in both the design of its buildings and open spaces. The details of these ideas are elaborated in the pages that follow.

2.2. OPPORTUNITIES & CONSTRAINTS

To understand how the CCC Specific Plan's preferred concept plan was chosen, there needs to be an understanding of opportunities and constraints. **Figure 2-1** illustrates the concept analysis for the civic center's design criteria listed below, which is a result of the three alternatives studied (**Figures 2-2** through **2-4**).

1. **Existing City Hall and Community Event Center:** These two critical assets are important to the community and are to be retained and renovated. The existing City Hall is significant for its historical value and design, and both buildings offer the opportunity to continue delivering civic resources to the community.
2. **City Hall Open Space:** In order to enhance the existing City Hall, there is an opportunity to create both softscape and hardscape surrounding its grounds. Open Space allows for the community to gather, hold events, or simply to sit and rest.
3. **Visual Connectivity:** The intersection of two major roadways, Carson Street and Avalon Boulevard, provides a clear opportunity for a visual connection to the civic center from the intersection. This will support the civic center as a point of arrival and gateway to a major destination.
4. **Vehicular Connectivity**: A vehicular pattern of movement currently exists whereby Civic Center Drive and Civic Plaza Drive are utilized by the local residents and the Sheriff Department for access to Carson Street. This must be maintained but in balance with the proposed uses of the redeveloped civic center.
5. **Pedestrian Connectivity**: Currently, surface parking lots comprise the majority of the civic center site. What is envisioned for a new civic center is a "campus-like" structure that will thrive on a mix of civic, commercial and housing daytime and nighttime uses. These uses will be integrated and connected for pedestrians to easily maneuver throughout the civic center to their desired destination.

Figure 2-1 Opportunities and Constraints

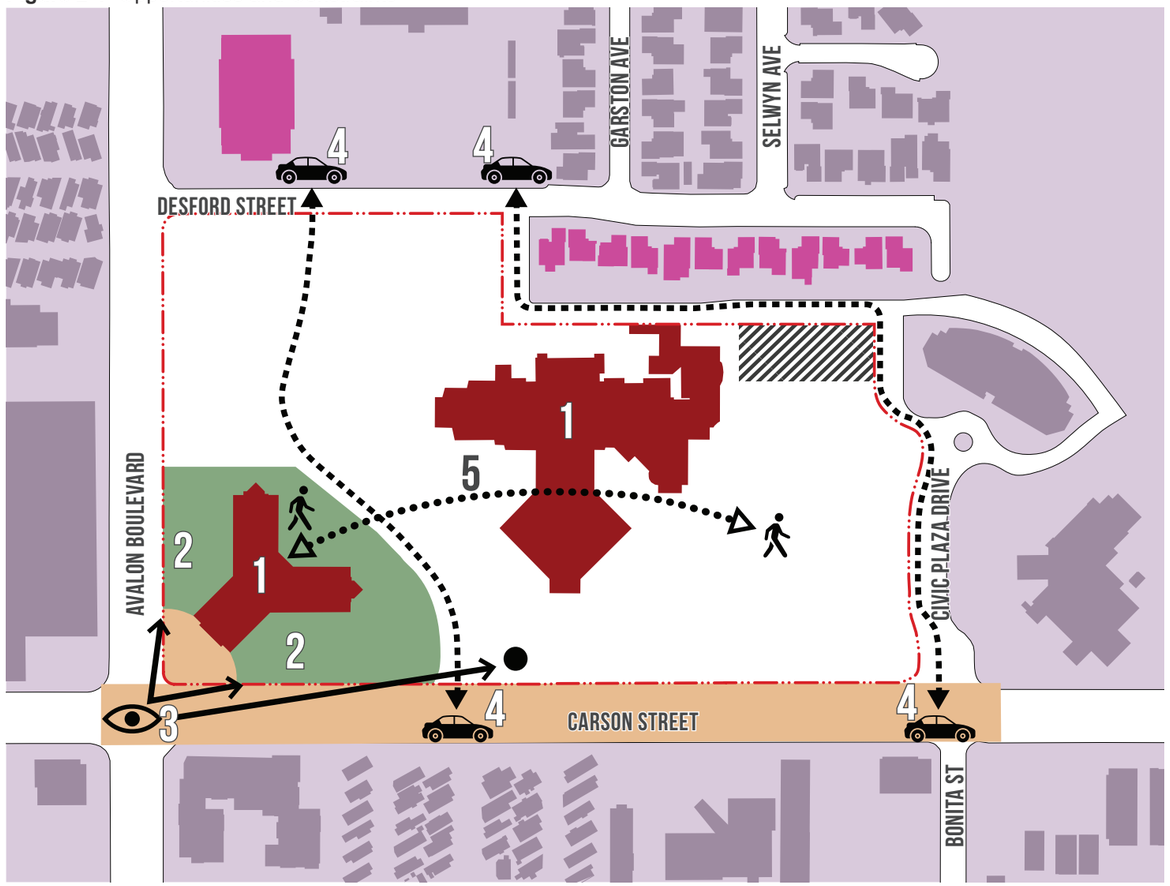


Figure 2-2 Alternative 1

Figure 2-3 Alternative 2

Figure 2-4 Alternative 3 - Preferred Plan

2.3. CIVIC CENTER ALTERNATIVES

An initial site visit was performed to review the uses of the facilities and determine developable areas, parking needs, and potential new buildings. The following features were incorporated in the design alternatives (**Figures 2-2** through **2-4**):

Resort Hotel. The plan is to provide a unique, themed destination hotel to include amenities as pool decks, social gathering areas, conference rooms, landscaping, restaurants, and parking.

New City Hall. Early alternatives explored renovating the existing City Hall. The preferred plan resulted in a new modern mixed-use City Hall to better serve Carson's current and future needs. The new City Hall will be constructed at a prominent location along Carson Street, positioned strategically near the freeway to serve as a visible gateway to the Civic Center. Key features may include:

- A public lobby and "one-stop shop" permit service center;
- Sustainable design elements, such as natural daylighting, low-energy systems, and green materials;
- Flexible office space to accommodate evolving department needs and growth over time;
- Integration with pedestrian walkways, open space, and Jewel Plaza to encourage walkability and civic engagement.

Preservation and Repurposing of Existing City Hall. The existing Carson City Hall will be preserved and reimagined as a valuable civic asset that continues to serve the public, potentially accommodating:

- A civic museum or historical archive center, showcasing Carson's municipal history and community development;
- A community services or cultural resource center, offering flexible public meeting spaces and administrative support services;
- A teen center or innovation center, providing amenities like a makerspace and study labs for the community;
- A satellite office hub, maintaining a limited number of departments or functions to preserve geographic access.

Community/Events Center. The community center should be remodeled and enhanced to better serve current community needs. The Community Center will have improved amenities for events, additional class/program spaces, and an Innovation Center for teens.

Housing. Additional mixed-use housing units can complement existing developments and are proposed to the north of the site.

Entertainment. A performing art center and interactive museum is proposed to enhance cultural experience and bring people from all parts of California, and beyond, to the Civic Plaza.

Parking & Roads. Ample parking is needed for the various proposed uses and for proper circulation. Parking may have mixed use built over it to better utilize the available space. Civic Center Drive could be realigned, and the bridge removed or reconstructed.

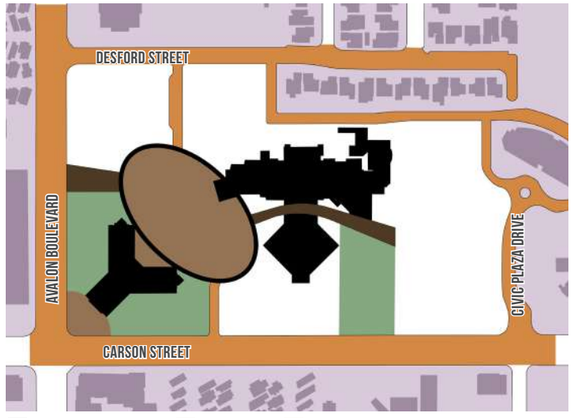
Open Space/Walking Paths. Ample Open Space and walking paths connecting the spaces can incorporate a jewel design to incorporate the "Jewel of the South Bay" designation of the City.

2.4. KEY CONCEPTS OF THE PLAN

The adjoining diagrams summarize the key concepts of the CCC Specific Plan. They each show the basic strategies and logics that guide the organization and components of the CCC Specific Plan. The pages that follow elaborate on these concepts in greater detail and explain their specific design elements and ideas.

PUBLIC OPEN SPACE

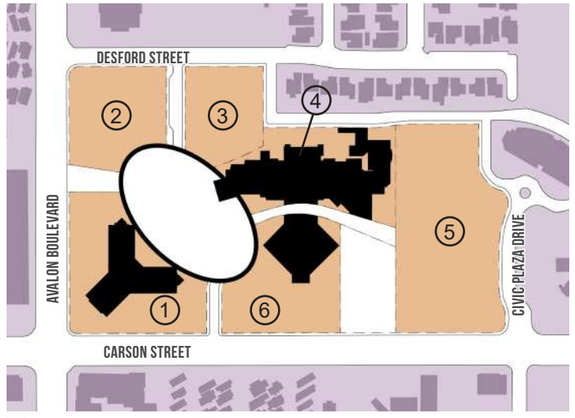
The public space network of the Civic Center is centered on the elliptical "Jewel Plaza" which will become the iconic new civic plaza of the city. Two streets to its north and south connect the Plaza to adjacent streets. Two pedestrian walks connect the Plaza due west to Avalon Boulevard and due west to a public green between the new City Hall and new hotel. The space around the existing City Hall is enhanced as a new public green.



Existing Buildings Plazas Streets
Paths Landscape

DEVELOPMENT PARCELS

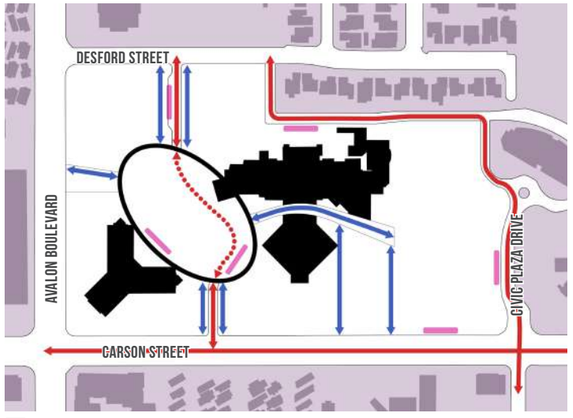
The diagram shows the organization of the six development parcels within the Civic Center: 1) Existing City Hall Parcel; 2) Performing Arts Center Parcel; 3) Housing Parcel; 4) Existing Event Center; 5) Hotel; 6) New City Hall and existing Event Center.



Existing Buildings Development Parcels

PEDESTRIAN & VEHICULAR CIRCULATION

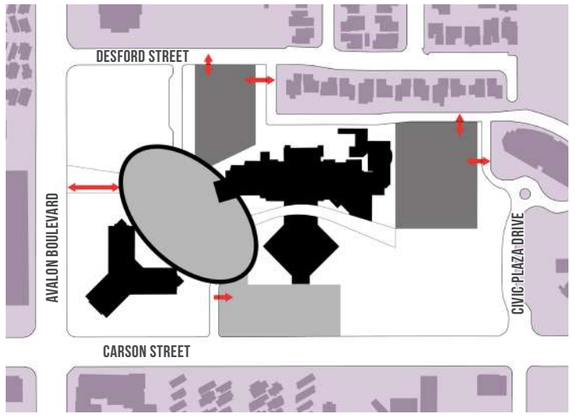
Primary vehicular circulation, including emergency vehicles will occur from the two north south streets and through the elliptical plaza. The existing road to the east and north will be retained for vehicular circulation around the civic center. Pedestrian paths as shown will connect various edges of the site.



Existing Buildings Drop-Off Area
Vehicle Circulation Pedestrian Circulation

PARKING

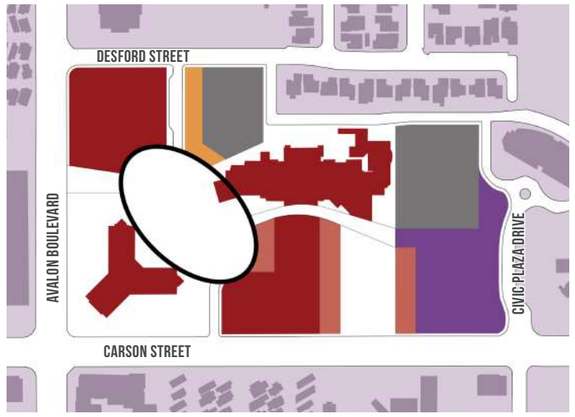
Parking for public uses will be located in a subterranean garage beneath the elliptical plaza and the new civic center parcel, and also under the residential parcel. Above grade parking in the form of a single or multi-storied parking podium will be located in the residential parcel and in the rear half of the hotel parcel.



Existing Buildings Above Grade/Subterranean Parking
Subterranean Parking Parking Entry/Exit

GROUND FLOOR USES

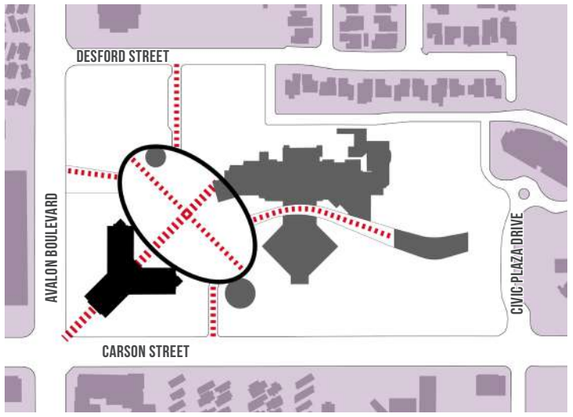
As seen in the above diagram, the central elliptical plaza will be lined will multiple ground floor uses from retail to civic programs. The eastern green will be lined on both sides by retail uses to help activate the space.



Plazas Streets Hospitality
Residential Retail

GEOMETRY & PLAN STRUCTURE

The diagram below shows the geometry logic of the design which is informed by the historic City Hall. The symmetry axis of the existing City Hall building forms the short axis of the elliptical Jewel Plaza. The long axis of the Jewel Plaza terminates into the new City Hall to the southeast and the Performing Arts Center to the northwest. The streets and pathways form a radial pattern around the central plaza.



Main Structure Structures Axes

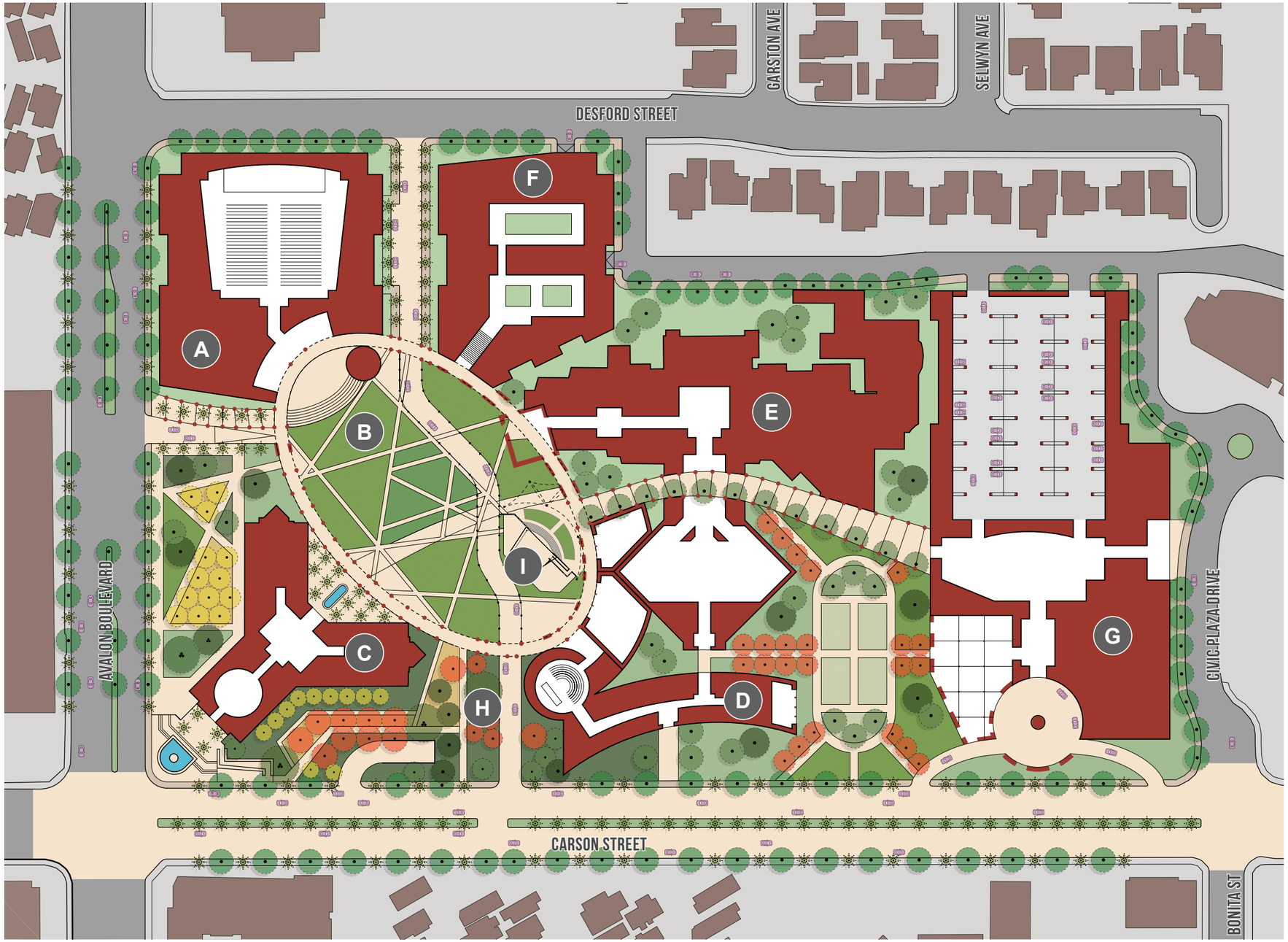
2.5. THE PLAN

Figures 2-5 through **2-7** show the CCC Specific Plan for the Civic Center. They depict a hypothetical rendition of what the full and eventual build-out of the site would be. They show the disposition of the public realm network with all its components and the development of the parcels into buildings. While the specifics of this Vision Plan may change as the project is implemented, the key moves of this vision, as outlined in this drawing and the Development Code, shown later in this document, will guide the project.

The open space in this drawing is shown with overall details such as basic pathways, and hardscape versus softscape areas. These are Vision only and may change as the landscape for this project is detailed. The intent here is to show where and to what degree open space within the site needs to be detailed.

The Plan shown in **Figure 2-5** purposefully shows a hypothetical ground floor version of the build out. In each building, the publicly accessible portions of the building are shown as hallowed out white color-coded spaces, and the private internal portions of the building in dark red. Frontage and transitional elements such as colonnades, arcades and porticoes are also depicted to help one understand where such elements may be considered.

Figure 2-5 The Plan



A - New Performing Arts Theater
B - New Jewel Plaza
C - Existing City Hall
D - New City Hall
E - Existing Event Center
F - New Mixed-Use Housing
G - New Hotel
H - Civil Rights Garden
I - Existing Amphitheater

1”=150’
0’ 150’
N

Figure 2-6 Preferred Plan - View Looking Northeast

Figure 2-7 Preferred Plan - View Looking Northwest

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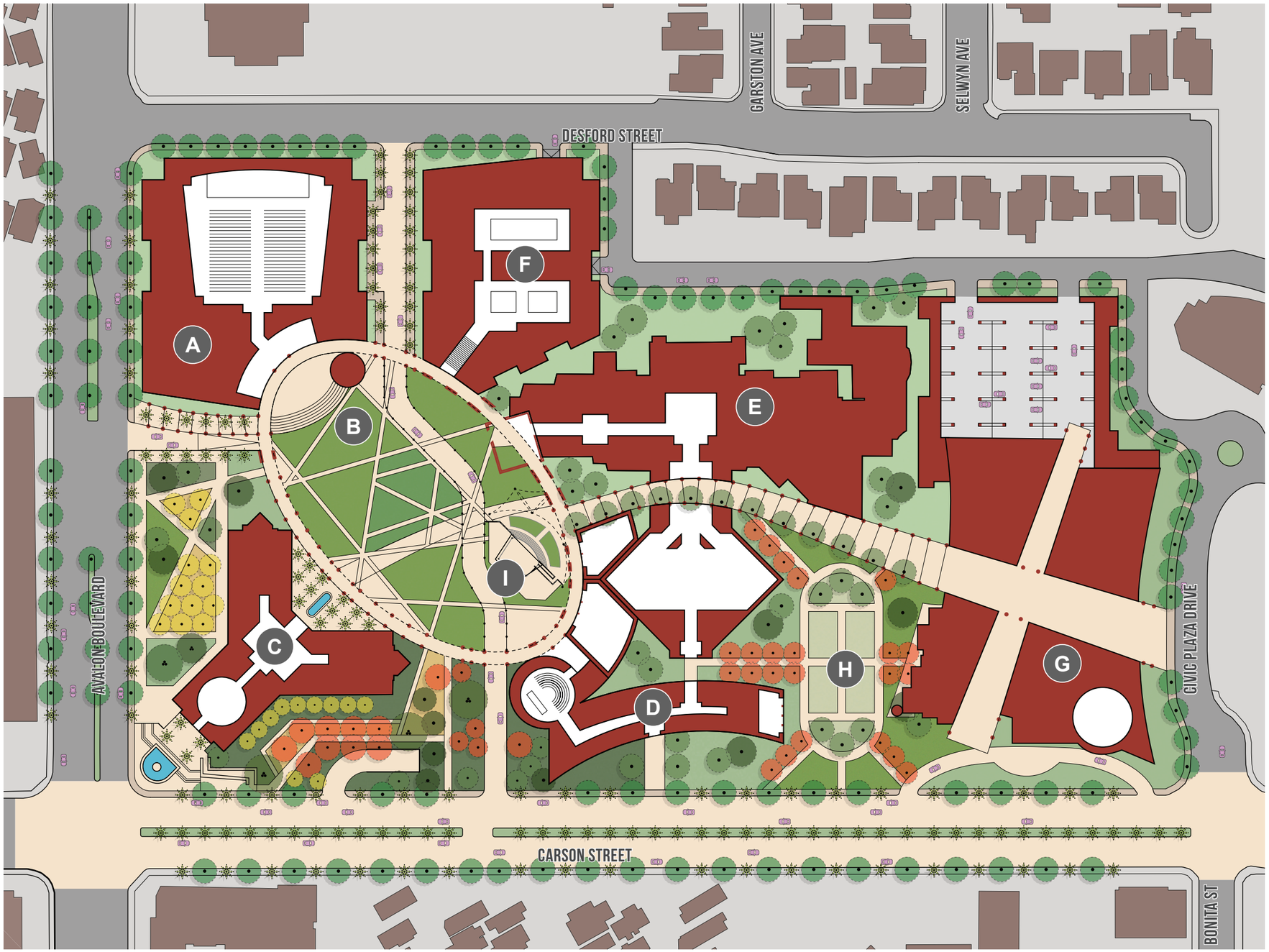
2.5. THE PLAN ALTERNATIVE

The adjoining drawing shows an alternative hypothetical rendition of what the eventual buildout of the site will be. The difference between this version and the previous one lies in the redesign of the hotel parcel to the east of the site. This parcel is shown here as an entertainment/retail complex with access from a dropoff area along Carson Street, as well as a secondary access from Civic Plaza Drive.

Figure 2-X The Plan



A - New Performing Arts Theater
B - New Jewel Plaza
C - Existing City Hall
D - New City Hall
E - Existing Event Center
F - New Mixed-Use Housing
G - New Entertainment/Retail Complex
H - Civil Rights Garden (Alternative Location)
I - Existing Amphitheater

Figure 2-6 Alternative Plan with Entertainment/Retail Complex - View Looking Northeast

Figure 2-7 Alternative Plan with Entertainment/Retail Complex - View Looking Northwest

2.6. COMPONENTS OF THE VISION PLAN

The following two pages break down the Vision Plan into its major individual Components to offer greater clarity on their intentions and key characteristics. Each of these Components represents a site-specific project with a building-open space interface.

The key Components of the Plan are described to the right.

.

THE JEWEL PLAZA COLONNADE

In keeping with Carson being known as “Jewel of the South Bay”, the central loop in this alternative will prominently displays a Jewel shape outlined by walkways and landscaping, creating an elliptical “Tiara”. Part of whole of this parcel will have one or multiple levels of subterranean parking.

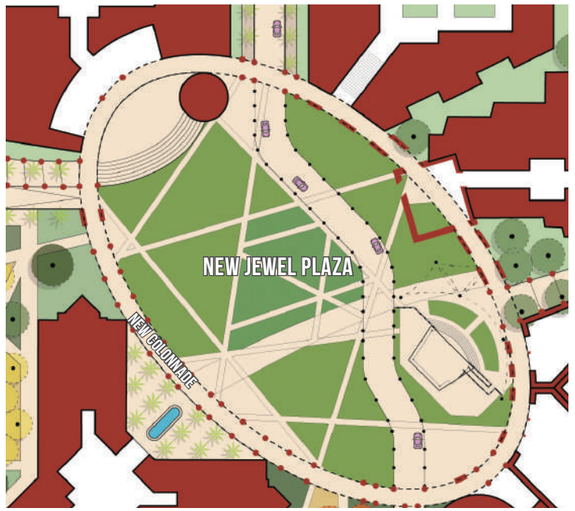
This iconic elliptical plaza is defined by a colonnade that is 15-20 feet in width and at least 15 feet tall to the underside of its roof. The roof will be flat and programmed to be a running track or area where from to look down into the plaza. The location of the roof access elevator and stairs can be designed within any of the adjoining buildings so long as it does not disrupt the integrity of the elliptical form as shown.

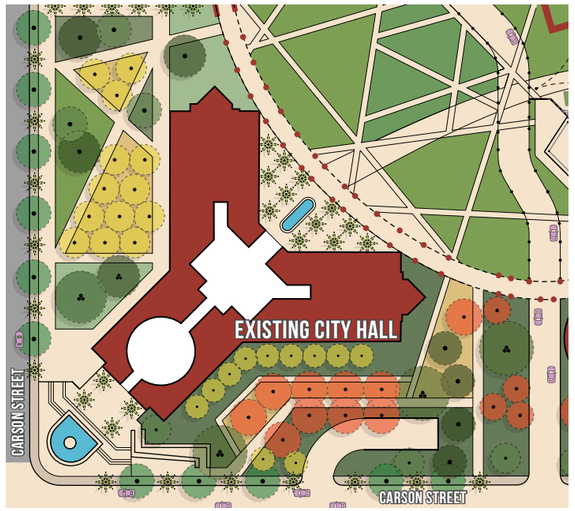
EXISTING CITY HALL RESTORATION & REUSE

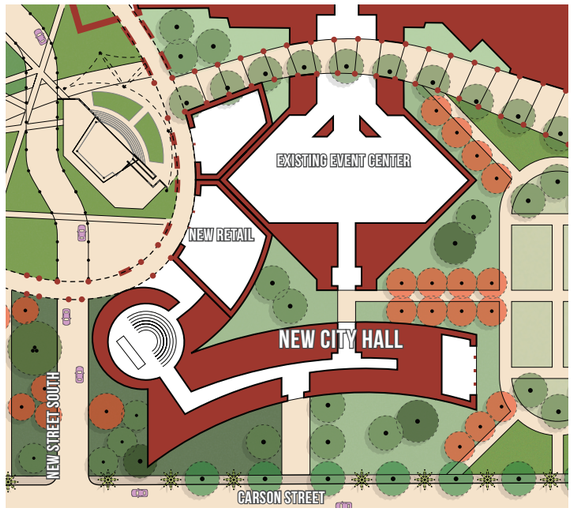
The existing City Hall building is intended to be protected, restored and reused for a new civic purpose. As the drawing shows, the open space around this building will be upgraded with new landscape ensuring that the visual prominence of this building from the street intersection is not compromised. The primary entrance of this new facility will be from the Plaza, with a secondary entry towards the street intersection if required or desired.

NEW CITY HALL

This will be one of the tallest buildings on the site announcing a dominant civic presence from Carson Avenue. The most dramatic feature of this building will be a conical Council Chamber located towards the elliptical plaza. The rest of the facility will be in the form of a curved vertical slab building with its tallest massing towards west, stepping down towards the eastern green. The primary entrance of this building will be from Carson Avenue, with a drop off area along the elliptical colonnade of the Jewel Plaza. As seen in the drawing, the arm of this building lining the Plaza will have ground floor retail, as will the edge facing the eastern green. Part of whole of this parcel will have one or multiple levels of subterranean parking.







PERFORMING ARTS CENTER

The Performing Arts Center, located to the northwest of the central elliptical plaza will include up to 2000 seats. The back of stage will face Desford Street with support uses facing east and west. The primary entrance of this building will be along the terminus of the long axis of the Jewel Plaza, with a drop-off for visitors along the north-south street to the east of this parcel.

EXISTING EVENT CENTER

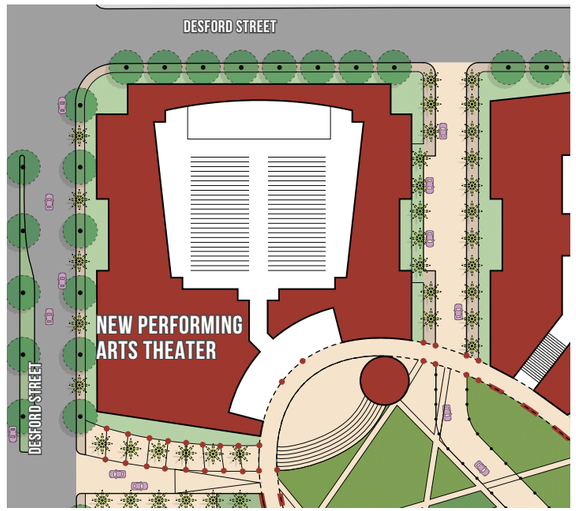
This existing building will be remodeled to better utilize the spaces. This building has two basic parts – a linear fragment consisting of art and crafts spaces and offices, and a diamond-shaped fragment with a community hall and theater spaces. The space between these two will be transformed into an open-to-sky or semi-covered walking path. The diamond-shaped assembly space will be amalgamated with the new City Hall facility. Primary access to this building will be from a new tower element punctuating the Jewel Plaza. Secondary access is from the road to the north of the building.

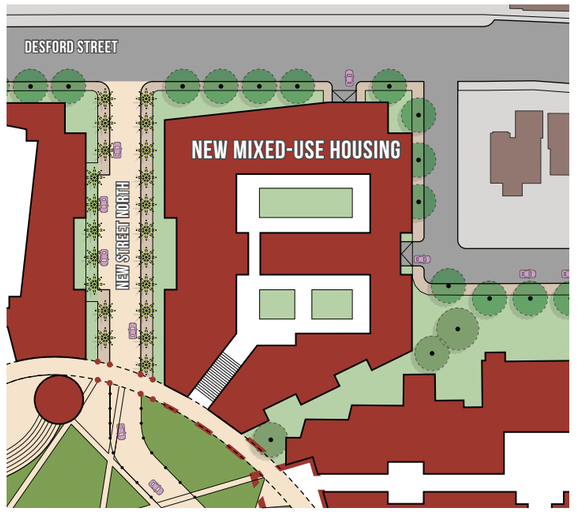
NEW HOUSING

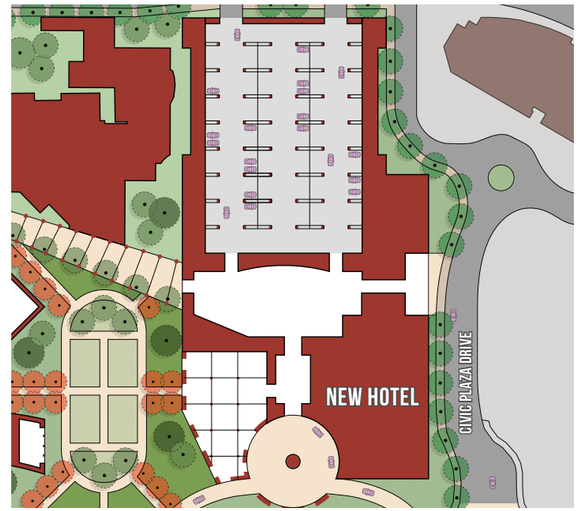
The parcel due north of the Jewel Plaza will be devoted to residential uses. The proposed residential project will consists of four (4) floors for up to 140 residential units on top of a proposed four (4) level parking garage able to accommodate up to 600 cars, including active ground floor uses and amenities along the new street and facing the Jewel Plaza. The residential center is proposed west of existing single-family homes along E Desford Avenue. The residential tower is proposed to step down adjacent to the existing homes to lower the impact of the proposed building. The residential building will be organized around one or two courtyards. All units will face either a public street, public space or interior courtyard.

NEW HOTEL

The eastern parcel on the site will be developed into a hotel. It will have up to 20 stories with 400 rooms, conference rooms, and other amenities. The slender design for this hotel provides excellent visibility to the I-405 Freeway. The primary entrance of the hotel may be from Carson Avenue or the eastern street as desired. As shown in the Development Code later in this document, there will be building height maximums towards the rear to ensure that the scale of the neighboring houses is not compromised. While the details of the hotel design will are left open ended in this plan, the following aspects are key to fulfilling the Plan's intentions: a) The tallest mass of the hotel building will be designed to visually terminate the curved east west pathway from Jewel Plaza; b) There will be retail uses facing the green to the west of the hotel; c) The rear half of the parcel will have a parking structure with an Amenity Deck above. The Amenity Deck will include recreational opportunities, restaurants, and shopping.







2.7. PLAN COMPONENTS - ALTERNATIVES

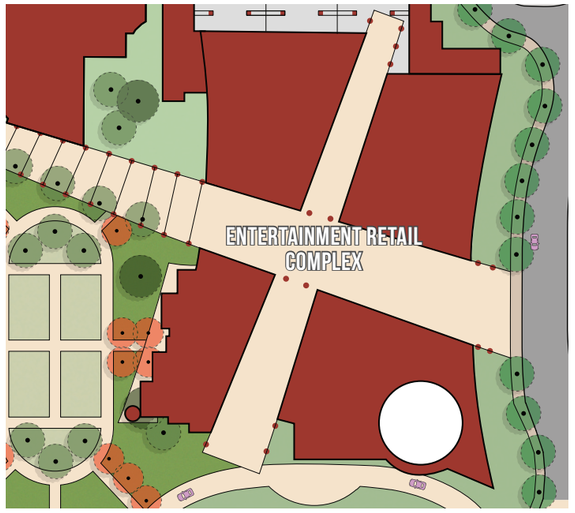
To accord additional programmatic and planning flexibility, the Plan proposes two alternatives that are summarized in the adjoining drawings. The intention of these drawings is to allow specific tenants and uses to further enhance the site through design and layout changes beyond the outlined Plan basics..

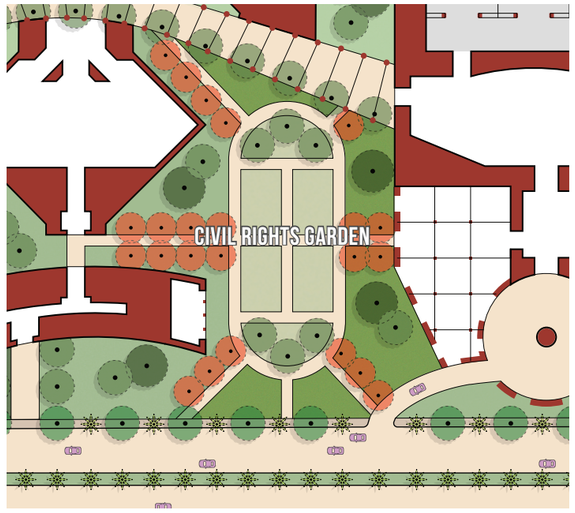
ENTERTAINMENT RETAIL COMPLEX

The drawing below shows an alternative for the eastern parcel of the site (Parcel 5). It shows a concept for a new entertainment/retail complex. The complex has access from the dropoff area off of Carson Street and another means of access from Civic Plaza Drive. It will be prominently visible from Carson Street and provide a draw into the area. An interactive museum can be incorporated into this complex as well.

CIVIL RIGHTS GARDEN

The drawing below shows an alternative location for the Civil Rights Garden. The green between the new City Hall and Parcel 5 (hotel or entertainment/retail complex) can be accented with sculptures, statues, and/or art pieces commemorating the Civil Rights Movement and its key figures.





3: DEVELOPMENT STANDARDS

This chapter is structured to provide objective development standards applicable to the mixed-use civic parcels within the specific plan study area. The standards are intended to ensure that development for the Civic Center occurs according to the City's and community's vision of a pedestrian-oriented environment reflecting Carson's history and culture. This chapter regulates how private developments affect the public realm with regard to topics such as building placement, height, and access. These standards provide a framework for the plan area components such as:

- Attractive tree-lined streets with active frontages along major streets accessible by multiple modes of transportation;
- New and/or renovated civic buildings integrated with a pedestrian-oriented fabric of open space, public streets, and the built environment

3.1. OPEN SPACE STANDARDS

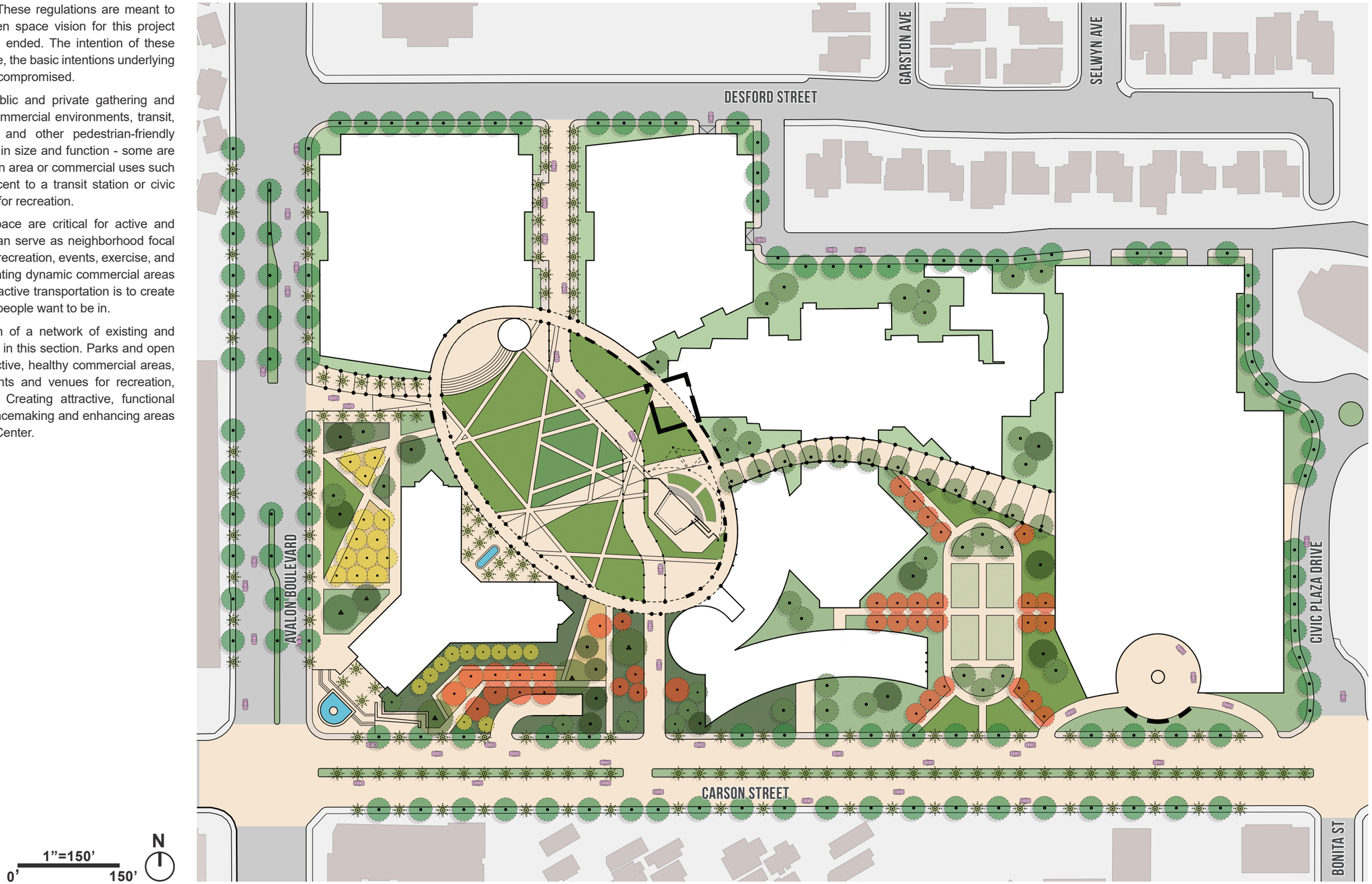
The following pages contain the regulations that will guide the design of the public realm of this project. These regulations are meant to guide the basic aspects of the open space vision for this project leaving several design details open ended. The intention of these regulations is to ensure that over time, the basic intentions underlying the design of the public realm is not compromised.

Placemaking includes providing public and private gathering and open spaces which are linked to commercial environments, transit, housing, educational, institutional, and other pedestrian-friendly and active uses. Open spaces vary in size and function - some are programmed for events to activate an area or commercial uses such as restaurants, some may be adjacent to a transit station or civic building, and others may be entirely for recreation.

Parks and other forms of open space are critical for active and healthy Commercial areas. Parks can serve as neighborhood focal points, and provide opportunities for recreation, events, exercise, and more. Another key ingredient in creating dynamic commercial areas which are connected by transit and active transportation is to create attractive and functional places that people want to be in.

Figure 3-1 presents the integration of a network of existing and potential open spaces, as described in this section. Parks and open spaces are essential for fostering active, healthy commercial areas, serving as neighborhood focal points and venues for recreation, events, and community gathering. Creating attractive, functional private open spaces is crucial for placemaking and enhancing areas throughout the City of Carson Civic Center.

Figure 3-1 Open Space Plan

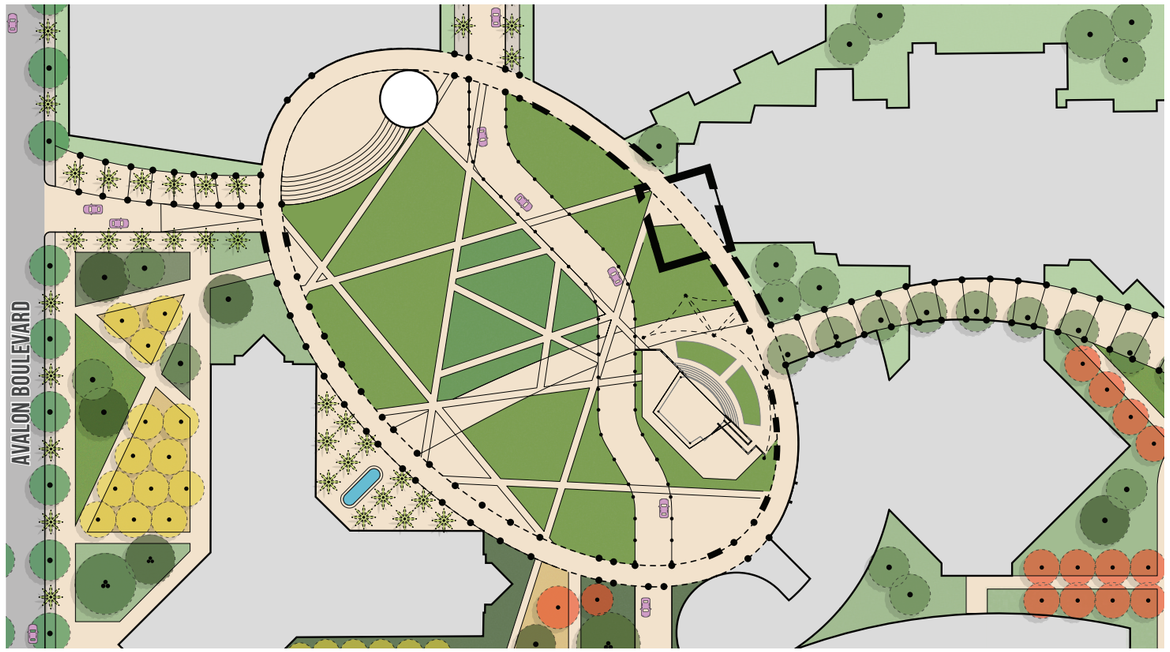


THE JEWEL PLAZA

The following pages contain the regulations that will guide the design of Jewel Plaza as shown on **Figure 3-2**. This is the most iconic and significant public space of this project. The adjoining diagrams and notes spell out the key dimensional, figural and geometrical characteristics envisioned for this space. They offer guidance on the edges of the space and the intentions for designing the transitional structure that will define the space and create its physical boundary.

This iconic elliptical plaza is the most conspicuous and most important structuring Component of the Plan. Envisioned uses within the Jewel Plaza include community events, concerts, recreation, fairs, and farmer's markets. In its form, it is aligned on its short axis with the diagonal of the existing City Hall. Its size along its long axis taken from its outer edge is approximately 460 feet, and along its shorter axis taken from its outer edge is approximately 280 feet.

Figure 3-2 The Jewel Plaza



Grant Park in Chicago, IL

Piazza in Italy

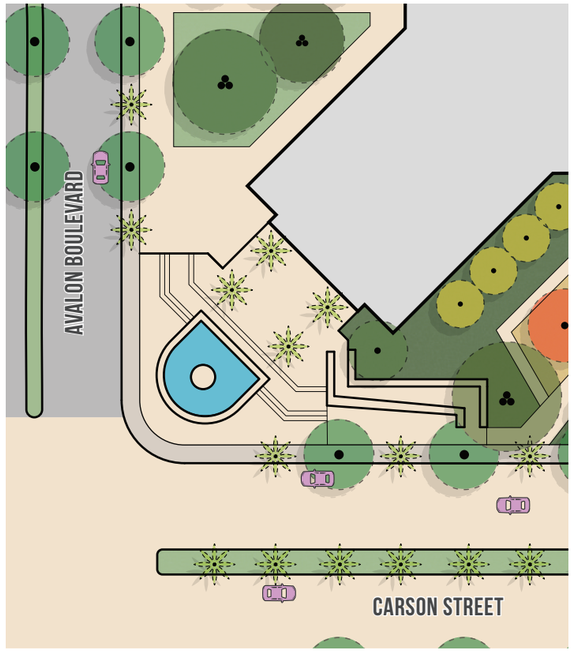
The Highline in New York, NY

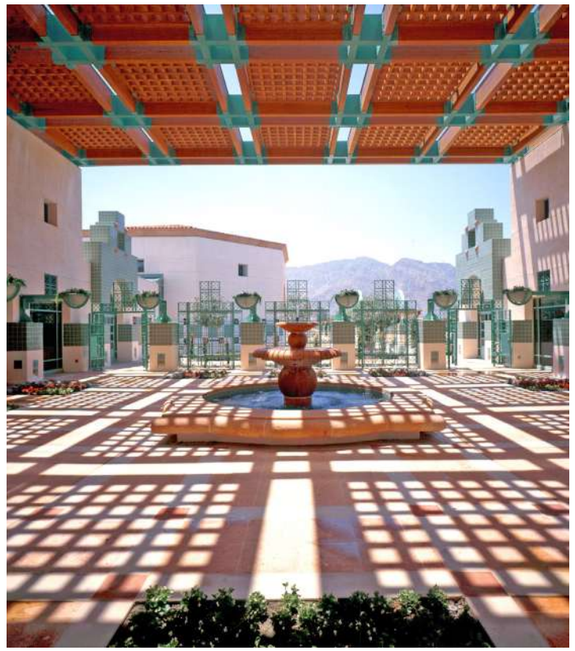
EXISTING CITY HALL OPEN SPACES

The existing City Hall building is intended to be protected, restored and reused for a new civic purpose. As the drawing shows, the open space around this building will be upgraded with new landscape ensuring that the visual prominence of this building from the street intersection is not compromised. The primary entrance of this new facility will be from the Plaza as shown in **Figure 3-3**, with a secondary entry towards the street intersection if required or desired.

The open space around the existing City Hall, as shown in **Figure 3-4,** building will form part of its reuse into a new civic building. The envisioned function within the existing City Hall open spaces is primarily to mark an arrival to a major destination - the Carson Civic Center and historic existing City Hall. The provision of pedestrian amenities for leisure, gathering and sitting will be paramount to being complementary to the new civic building's function. This space represents an important available open space resource and amenity for this project that is different in size, scale and location from other open spaces within the Civic Center. The following diagrams and notes offer regulation towards designing this open space.

Figure 3-3 Open Space Plan - Existing City Hall Plaza





Civic plaza and fountain at La Quinta, CA

Civic fountain at the San Diego Civic Center

Figure 3-4 Open Space Plan - Existing City Hall Greens

Plaza and green at Santana Row in San Jose, CA

Activities, such as chess tables, provided at a plaza

CITY HALL GREEN

This open space, as shown in **Figure 3-5**, is located between the City Hall and the Hotel, and forms an important gathering space for events that are less public than the ones within the larger Jewel Plaza. The envisioned function of the City Hall Green is to provide outdoor use for the new City Hall, the Event Center, and the Hotel such as outdoor dining, small private and/or public events, photography for special occasions, and leisure. The following diagrams and notes offer regulation towards designing this open space.

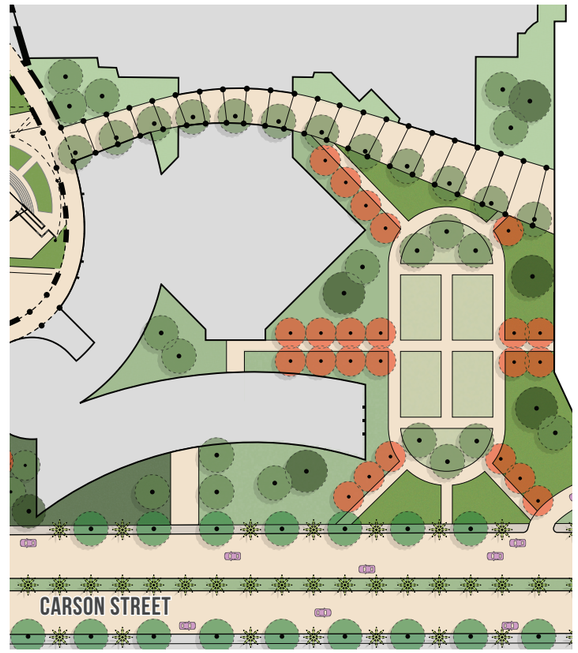
As an alternative, this green can be accented with sculptures, statues, and/or art pieces commemorating the Civil Rights Movement and its key figures.

Figure 3-5 Open Space Plan - New City Hall Green

PEDESTRIAN WALKWAY

The Walkway, as shown in **Figure 3-6**, is an important east-west linkage in this project. It connects the Jewel Plaza to the City Hall green and also becomes an important transitional space between the existing Event Center and its Community Hall. The envisioned function of the Walkway is to provide connectivity across the Civic Center while establishing an experiential space to occupy for various activities such as sitting, reading, eating, and gathering. The curved form of this walkway coupled with its landscape and paving will make this a dramatic pedestrian space within the Civic Center. The following outlines the key regulations for this space.

Figure 3-6 Open Space Plan - Pedestrian Walkway



Kelly Ingram Park, Birmingham, AL

Pedestrian walkway at the Fontana, CA Civic Center

CARSON STREET

The adjoining diagrams, **Figures 3-7** through **3-10**, illustrate the intended changes for Carson Street. While the travel lanes and current vehicular circulation of the arterial remains unchanged, the section of Carson Street facing the Civic Center site will be enhanced through new paving to announce the importance of this destination. New landscape will enhance Carson as visually striking and shaded corridor through the city and as the foreground to the Civic Center.

The existing Carson Street contains palm trees along its narrow 8-foot sidewalks and shade trees in the medians(see Figure 3.9). The proposed changes to Carson Street include larger sidewalks of 12 feet along the Civic Center site, along with large shade trees to alternate between the palms, to be replicated on the south side of Carson Street.

Carson Street, within the length of the Civic Center's southern boundary between Avalon Boulevard and Civic Plaza Drive, will also be covered in special paving and/or art (depicted in **Figure 3.8**), to promote safe pedestrian paths and provide flexibility to host special civic center events by street closure between Avalon Boulevard and Civic Plaza Drive. The median/turn lane will also include a pedestrian refuge at the mid-block crossing, near the front entry of the new City Hall, for pedestrian safety and mobility.

Figure 3-7 Existing Streetscape - Carson Street

Figure 3-8 Proposed Streetscape - Carson Street

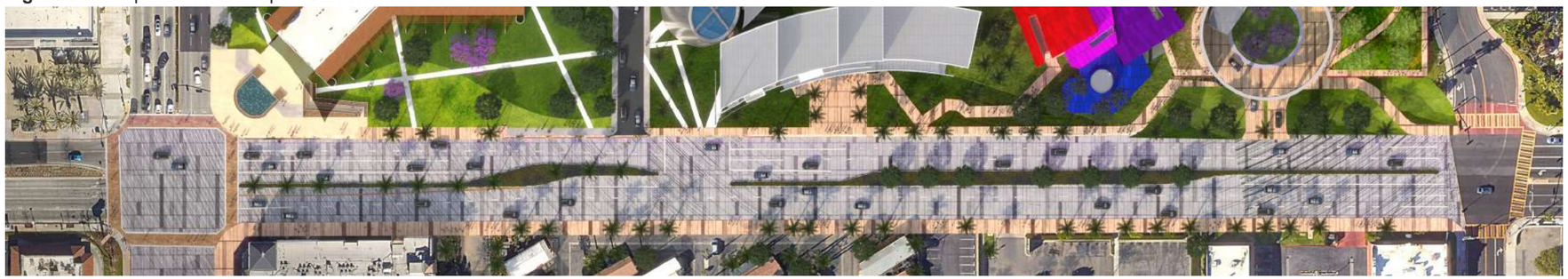


Figure 3-9 Carson Street Cross-Section Looking East

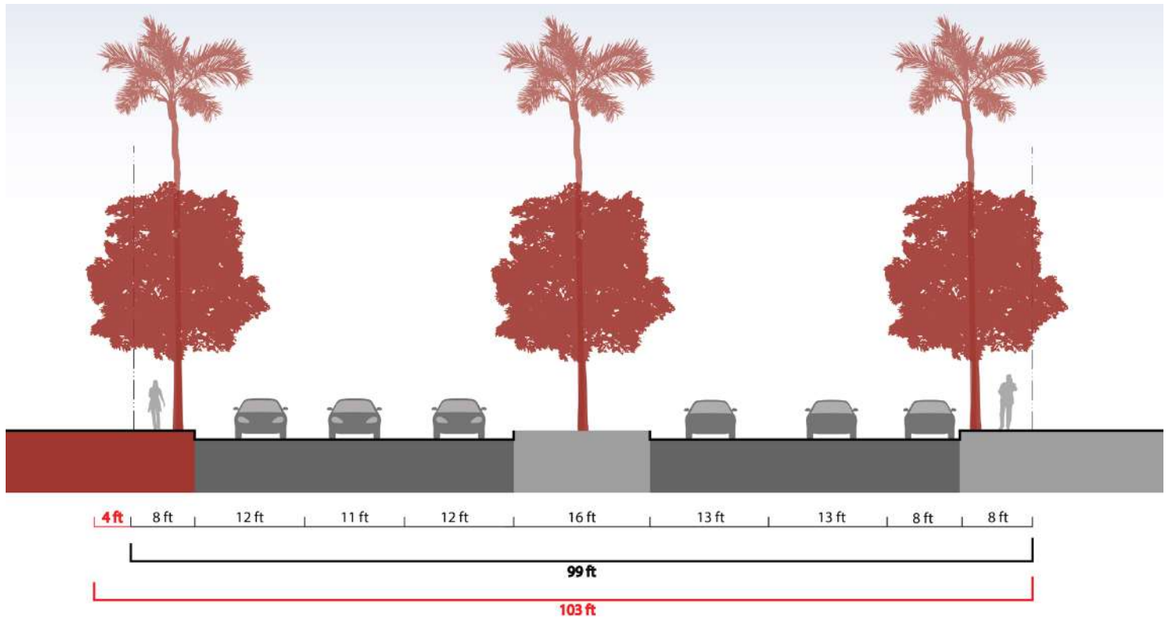
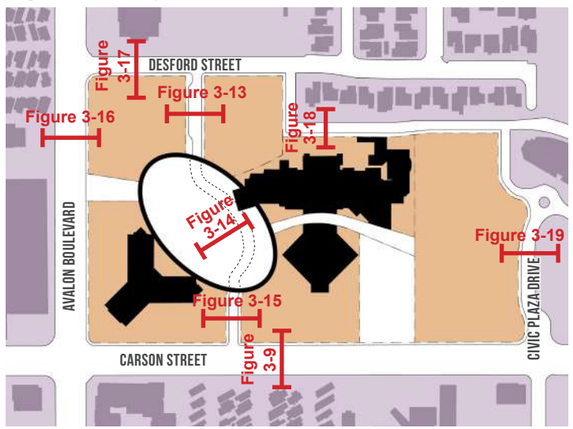


Figure 3-10 3D Rendering of Envisioned Carson Street

STREETS

Streets are not just conduits for cars, but key public open spaces for all. The careful design of their form and landscape can transform them into places where vehicles and pedestrians can seamlessly coexist. The following **Figures 3-11** through **3-19** show our assessment of the streets that impact this project – both those around the site and those within. Each street section shows the existing, new, and existing to change conditions of the streets to ensure that walkability is not compromised while fulfilling the vehicular level of service required.

Figure 3-11 Key Plan - Cross-Sections



EXISTING TO BE REMOVED

Figure 3-12 Civic Center Drive

NEW STREETS

Figure 3-13 New Street North with Parking Bay

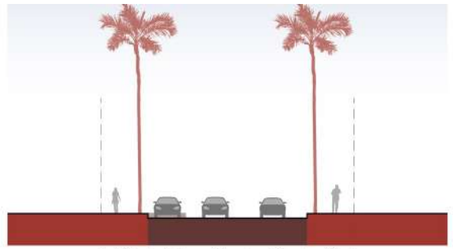


Figure 3-14 New Street Jewel Plaza

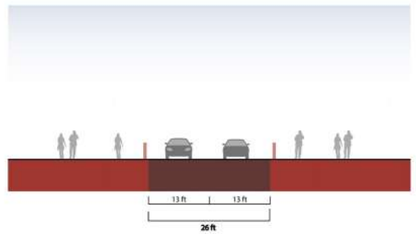
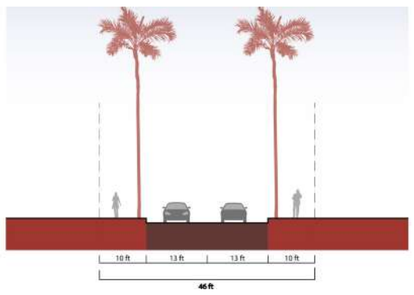


Figure 3-15 New Street South



EXISTING TO CHANGE

Figure 3-16 Avalon Boulevard

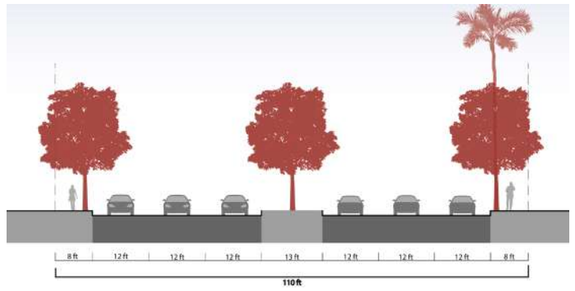


Figure 3-17 Desford Street

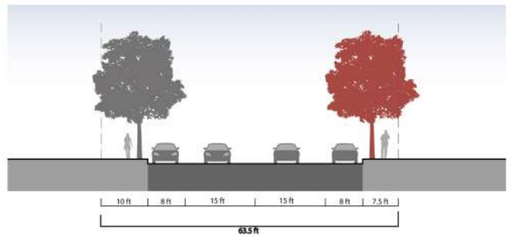


Figure 3-18 Private Roadway

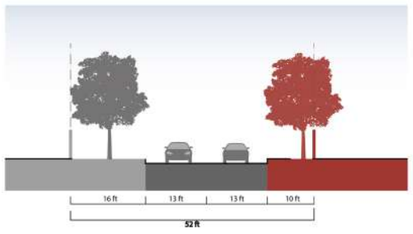
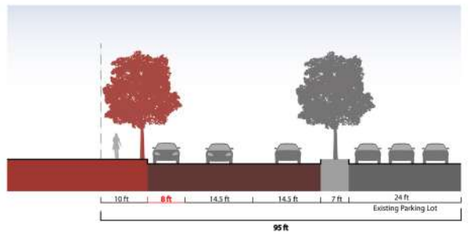


Figure 3-19 Civic Plaza Drive



Two-lane street in a mixed-use environment

Special paving and bollards with vehicular access for events

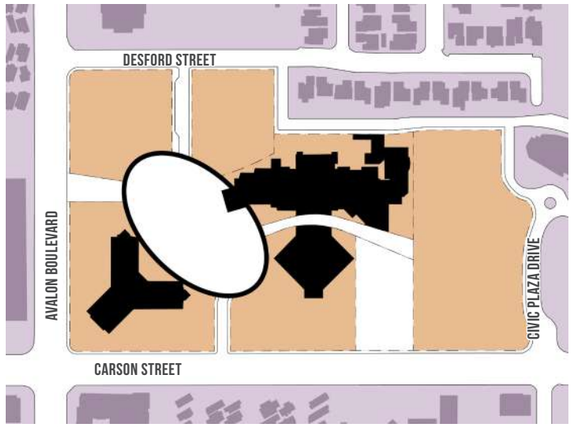
Landscaping, paving and pedestrian amenities in a median

Landscape median with mature trees

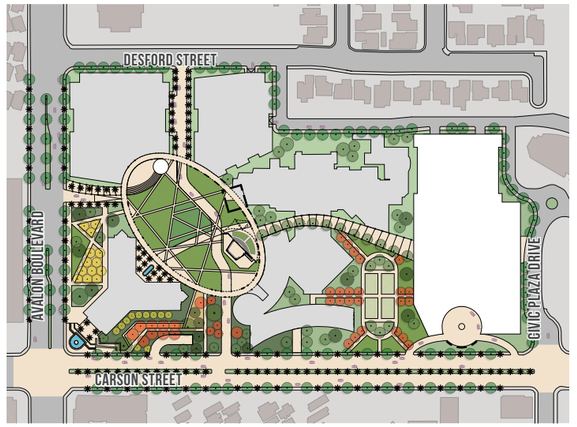
3.2. BUILDING STANDARDS

Building design plays a key role in the formal and spatial quality as well as the activity and safety of the area, as shown in the diagrams to the right, including **Figure 3-20** which is a critical organizing plan component showing the unifying oval gathering space framed by a pedestrian-activated colonnade and shared underground parking for the resources on the mixed-use Civic Center site. The following Building Design Standards will guide future development to respond to changing demands, allowing flexibility, while retaining the key aspects of the Plan.

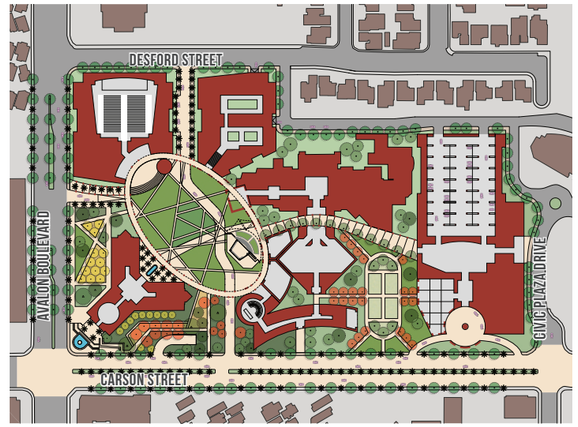
Since this project has a limited number of development parcels, each with its unique programmatic and formal specifics, the Building Design Standards are organized per individual parcel. Each of the 7 pages that follow elaborate on various aspects of the specific parcel – from its required setback, uses, and special features required as part the development.



Developable Parcels

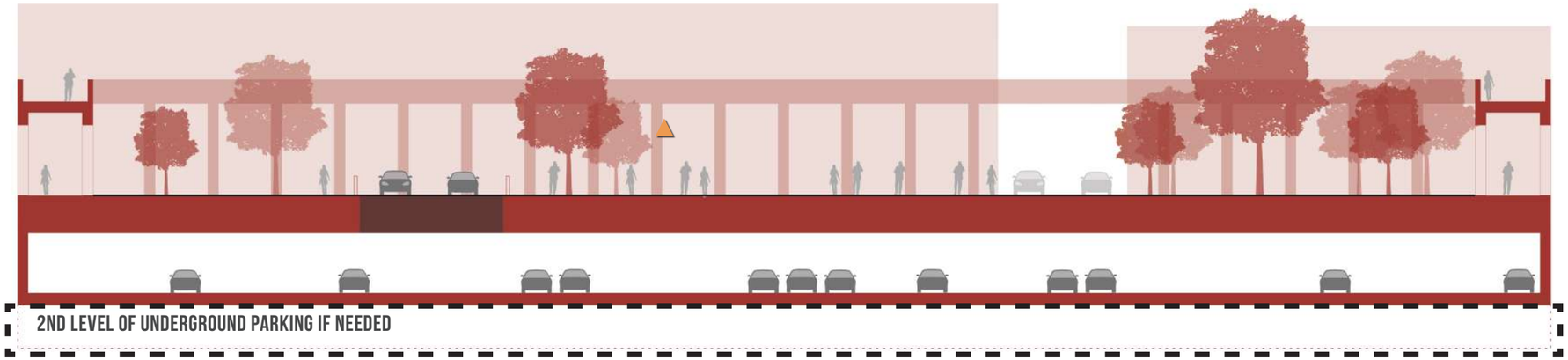


Open Space



Proposed Buildings

Figure 3-20 Jewel Plaza Cross-Section



Transparent ground-floor treatment to active spaces

High-density housing at a neighborhood scale and style

Open space supportive of a mixed-use civic environment

3.3. PARCEL 1 - NEW CITY HALL

The following development standards apply to **Parcel 1** which is envisioned to be the **New City Hall,** as depicted and described in **Figures 3-21** through **3-24.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-21 Envisioned Site Plan and 3D Rendering

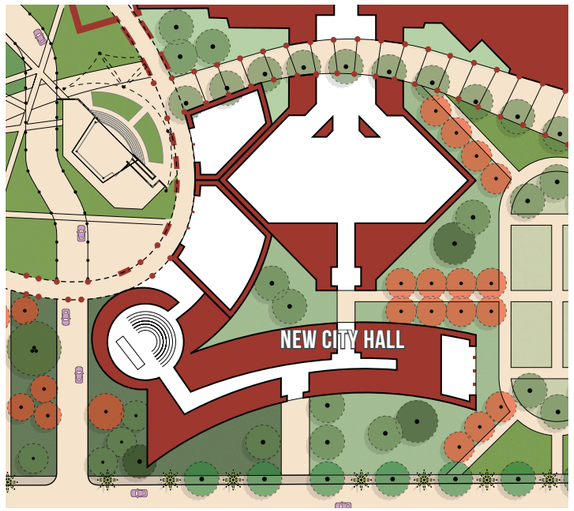
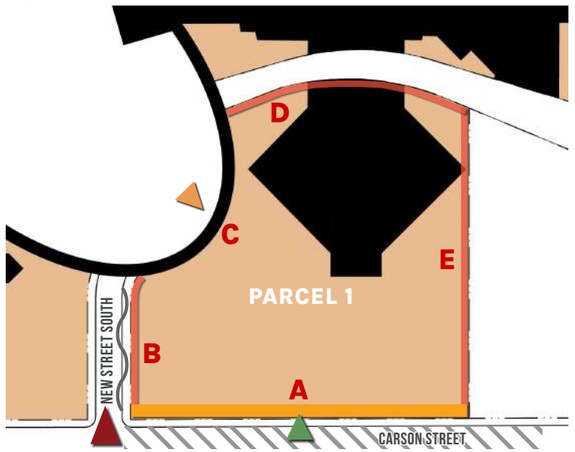


Figure 3-22 Setbacks, Access, and Open Space



A. SETBACKS (Setbacks - 10' 5')

1. Parcel Line **A**: Minimum Setback - 10'; Maximum Setback - NA
2. Parcel Line **B**: Minimum Setback - 5'; Maximum Setback - NA
3. Parcel Line **C**: Minimum Setback - NA; Maximum Setback - 0'
4. Parcel Line **D**: Minimum Setback - NA; Maximum Setback - 5'
5. Parcel Line **E**: Minimum Setback - 5'; Maximum Setback - NA

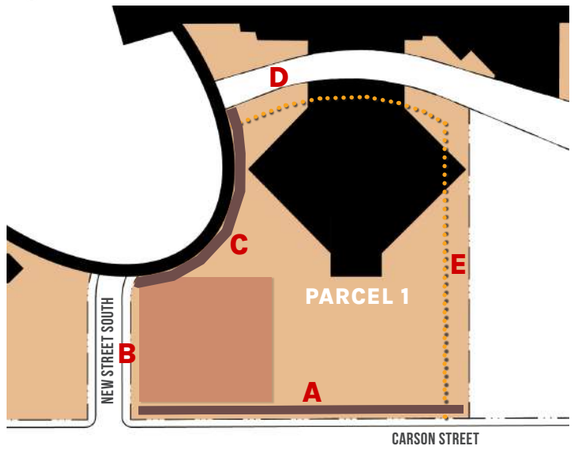
B. ACCESS

1. Primary Access
   a. Pedestrian - Along front face of the building off of Carson Street.
   b. Vehicular - Along Carson Street
2. Secondary Access
   a. Pedestrian - From the Jewel Plaza, along parcel line **C**.
   b. Vehicular - NA
3. Loading
   a. Passenger - From Carson Street along parcel line **A**
   b. Service - Along parcel line B

C. OPEN SPACE

1. There shall be a minimum of one (1) publicly accessible open space along Carson Street to mark the entry into the new City Hall.
2. Minimum dimensions for a publicly accessible open space along Carson Street shall be 25'x50' or equal area.
3. Allowed publicly accessible open space types include plazas and courtyards (see section 3.1 for open space types).

Figure 3-23 Building Height, Profile, and Frontage



D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA.
   b. Maximum - up to 200' or 15 stories
2. Maximum height shall be concentrated near the intersection of **A** and **B**.

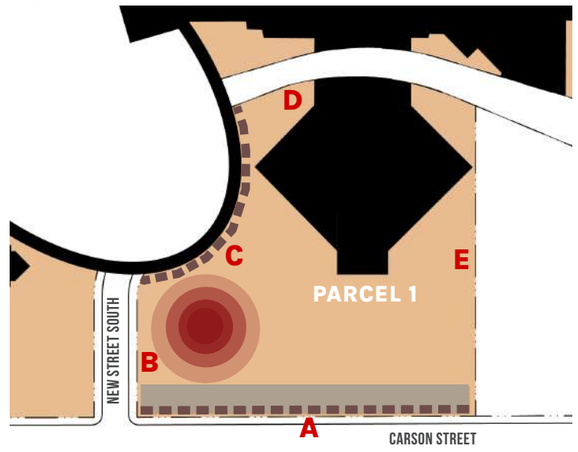
B. BUILDING PROFILE

1. Primary Step-back
   a. Minimum 20' from parcel line **E**
   b. Maximum 6 stories at step-back
2. Secondary Step-back
   a. Minimum 20' from parcel line **D**
   b. Maximum 4 stories at step-back

C. FRONTAGE

1. Parcel Line **A**: Shopfronts and arcades allowed
2. Parcel Line **B**: NA
3. Parcel Line **C**: Shopfronts and arcades allowed
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

Figure 3-24 Uses, Parking and Special Conditions



F. USES

1. Civic
2. Retail/Restaurant
3. Office
4. Amenities to support active ground floor uses shall include at least two of the following: seating, art, vendors, activities (e.g. chess tables), and kiosks

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped & Seniors
2. Podium Parking - Not Allowed
3. Underground Parking - Allowed
4. Parking, in any condition, is not allowed to be a front face along Carson Street within 20' of parcel line **A**.

I. SPECIAL CONDITIONS

1. Design of an Iconic Civic Tower and Council Chambers
2. Frontage along The Jewel Plaza
3. Frontage along Carson Street

3.4. PARCEL 2 - PERFORMING ARTS CENTER

The following development standards apply to **Parcel 2** which is envisioned to be the **New Performing Arts Center, ,** as depicted and described in **Figures 3-25** through **3-28.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-25 Envisioned Site Plan and 3D Rendering

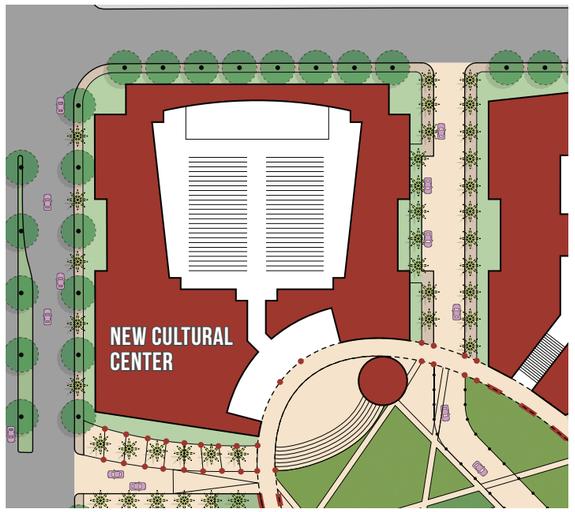


Figure 3-26 Setbacks, Access, and Open Space

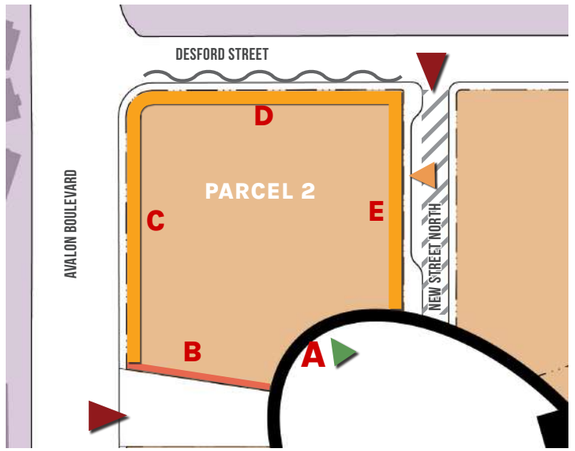


Figure 3-27 Building Height, Profile, and Frontage

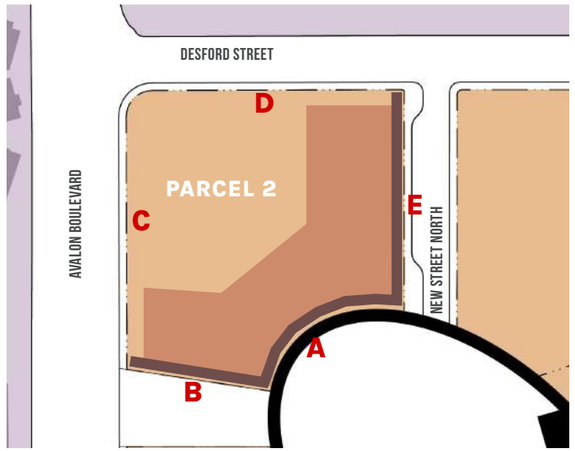
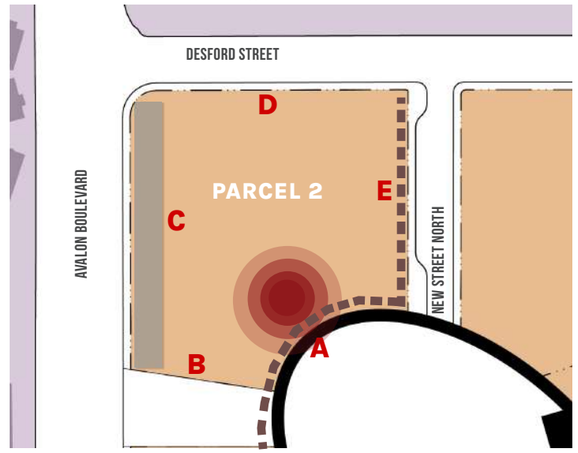


Figure 3-28 Uses, Parking and Special Conditions



A. SETBACKS (Setbacks - 10' 5')

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - 0'
2. Parcel Line **B**: Minimum Setback - NA; Maximum Setback - 5'
3. Parcel Line **C**: Minimum Setback - 5'; Maximum Setback - 10'
4. Parcel Line **D**: Minimum Setback - 5'; Maximum Setback - 10'
5. Parcel Line **E**: Minimum Setback - 5'; Maximum Setback - 10'

B. ACCESS

1. Primary Access
   a. Pedestrian - Along front face of the building of **A**
   b. Vehicular - Along Avalon Boulevard
2. Secondary Access
   a. Pedestrian - From New Street along parcel line **E**
   b. Vehicular - From New Street along parcel line **E**
3. Loading
   a. Passenger - From New Street along parcel line **E**
   b. Service - Along parcel line **D**

C. OPEN SPACE

1. Publicly accessible open space - NA
2. Minimum dimensions for a publicly accessible open space - NA
3. Allowed open space types include plazas, courtyards, greens, and roofdeck gardens (see section XX for open space types).

D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA
   b. Maximum - up to 120' or 10 stories
2. Maximum height shall be concentrated along A, B, and E. The exception will be the location of a fly tower which is flexible to be placed along any side for maximum height.

E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum - NA
   b. Maximum - NA
2. Secondary Step-back
   a. Minimum - NA
   b. Maximum - NA

F. FRONTAGE

1. Parcel Line **A**: Shopfronts and arcades allowed
2. Parcel Line **B**: Shopfronts and arcades allowed
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: Entry Lobby

G. USES

1. Civic
2. Retail/Restaurant
3. Assembly

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped & Seniors
2. Podium Parking - Not Allowed
3. Underground Parking - Allowed
4. Parking, in any condition, is not allowed to be a front face along Avalon Boulevard within 20' of parcel line **C**.

I. SPECIAL CONDITIONS

1. Frontage along The Jewel Plaza
2. Frontage along New Street North
3. Entry Lobby from the Jewel Plaza and along the new North Street

3.5. PARCEL 3 - NEW MIXED-USE HOUSING

The following development standards apply to **Parcel 3** which is envisioned to be the **New Mixed-Use Housing, ,** as depicted and described in **Figures 3-29** through **3-32.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-29 Envisioned Site Plan and 3D Rendering

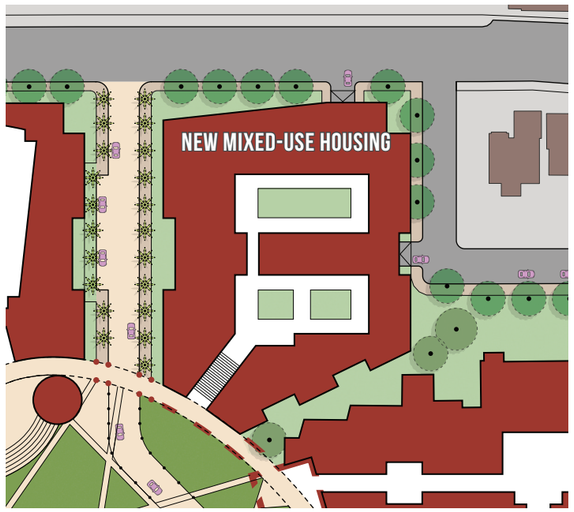


Figure 3-30 Setbacks, Access, and Open Space

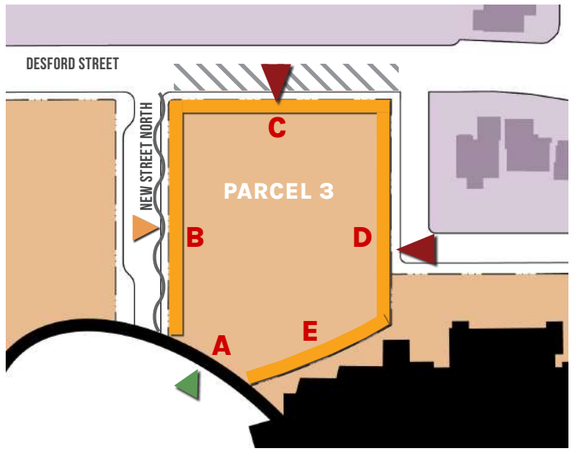


Figure 3-31 Building Height, Profile, and Frontage

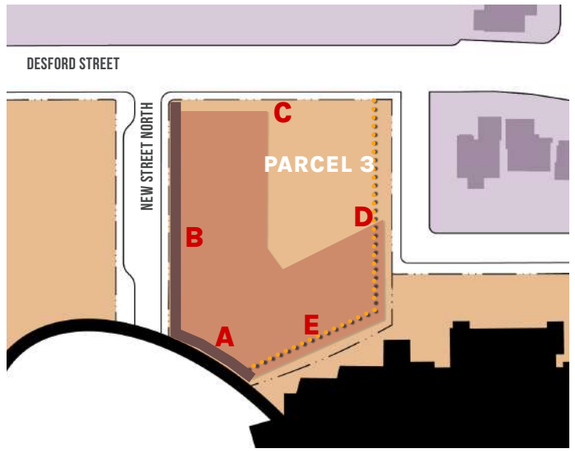
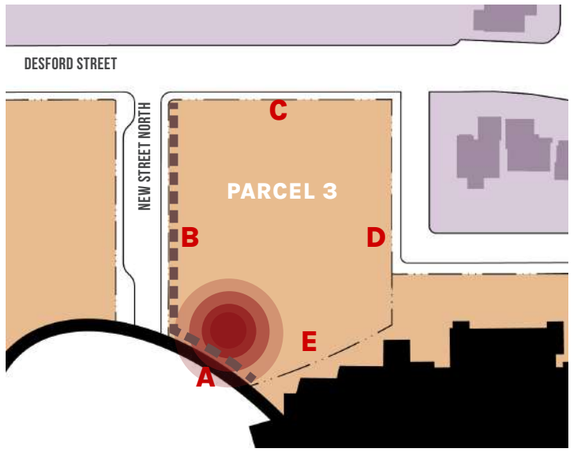


Figure 3-32 Uses, Parking and Special Conditions



A. SETBACKS (Setbacks - 10' 5')

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - 0'
2. Parcel Line **B**: Minimum Setback - 5'; Maximum Setback - 10'
3. Parcel Line **C**: Minimum Setback - 5'; Maximum Setback - 10'
4. Parcel Line **D**: Minimum Setback - 10'; Maximum Setback - 10'
5. Parcel Line **E**: Minimum Setback - 5'; Maximum Setback - 10'

B. ACCESS

1. Primary Access
   a. Pedestrian - Along front face of the building off of parcel line A & B
   b. Vehicular - Along Desford Street
2. Secondary Access
   a. Pedestrian - From New Street along **B**
   b. Vehicular - From existing driveway along **D**
3. Loading
   a. Passenger - From New Street along parcel line **B**
   b. Service - From Desford Street along parcel line **C**

C. OPEN SPACE

1. Publicly accessible open space - NA
2. Minimum dimensions for a publicly accessible open space - NA
3. Allowed open space types include plazas, courtyards, greens, and roofdeck gardens (see section XX for open space types).

D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA
   b. Maximum - up to 85' or 8 stories; 4 stories along parcel lines C and D
2. Maximum height shall be concentrated along A, B, and E.

E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum 20' from parcel line **E** above 4 stories
   b. Max Stories at Step-back: NA
2. Secondary Step-back
   a. Minimum 20' from parcel line **D** above 4 stories
   b. Max Stories at Step-back: NA

F. FRONTAGE

1. Parcel Line **A**: Shopfronts and arcades allowed
2. Parcel Line **B**: Shopfronts and arcades allowed
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

G. USES

1. Residential
2. Retail/Restaurant
3. Active Ground Floor Uses and Amenities
4. Parking

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped & Seniors
2. Podium Parking - Allowed
3. Underground Parking - Allowed

I. SPECIAL CONDITIONS

1. Frontage along The Jewel Plaza
2. Retail Frontage along New Street North
3. Entry Lobby from the Jewel Plaza

3.6. PARCEL 4 - NEW HOTEL

The following development standards apply to **Parcel 4** which is envisioned to be the **New Hotel, ,** as depicted and described in **Figures 3-33** through **3-36.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-33 Envisioned Site Plan and 3D Rendering

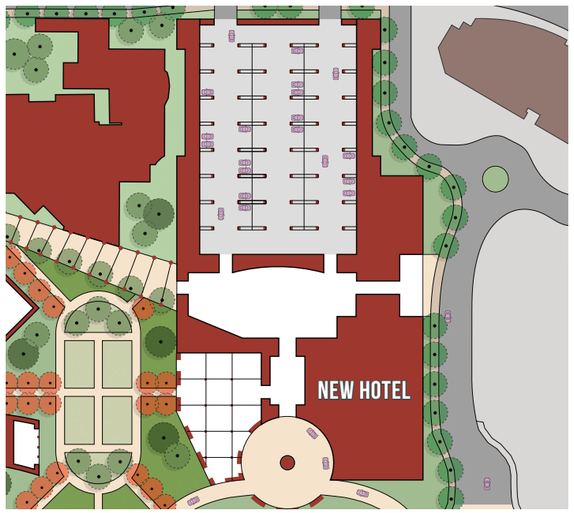
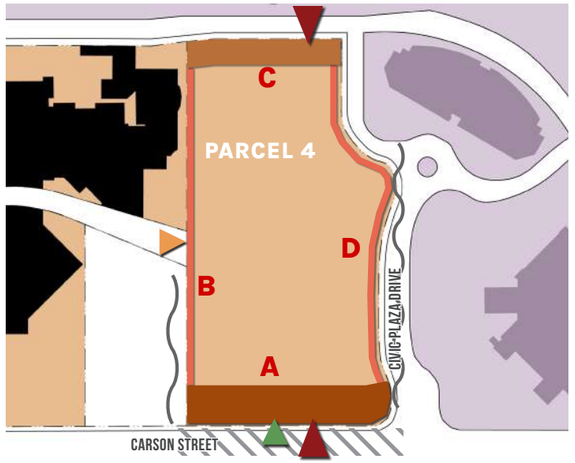


Figure 3-34 Setbacks, Access, and Open Space



A. SETBACKS (Setbacks - 30' 20' 5')

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - 30'
2. Parcel Line **B**: Minimum Setback - NA; Maximum Setback - NA
3. Parcel Line **C**: Minimum Setback - 20'; Maximum Setback - NA
4. Parcel Line **D**: Minimum Setback - 5'; Maximum Setback - NA

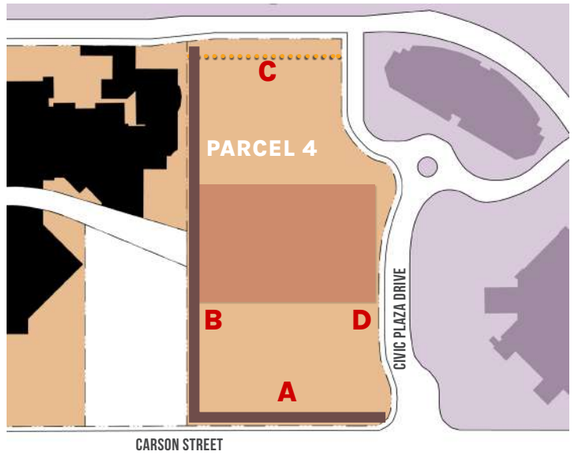
B. ACCESS

1. Primary Access
   a. Pedestrian - Along front face of the building off of Carson Street.
   b. Vehicular - Along Carson Street
2. Secondary Access
   a. Pedestrian - From the Pedestrian Walkway along parcel line **B**
   b. Vehicular - Along parcel line **C**
3. Loading
   a. Passenger - From Carson Street along parcel line **A**
   b. Service - From Carson Street along parcel line **D**

C. OPEN SPACE

1. Publicly accessible open space - NA
2. Minimum dimensions for a publicly accessible open space - NA
3. Allowed open space types include plazas, courtyards, greens, and roofdeck gardens (see section XX for open space types).

Figure 3-35 Building Height, Profile, and Frontage



D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA
   b. Maximum - up to 240' or 22 stories; 4 stories for 100' from parcel line C
2. Maximum height shall be concentrated adjacent to the Pedestrian Walkway oriented in the east-west direction, within a zone that is the middle third between **A** and **C**..

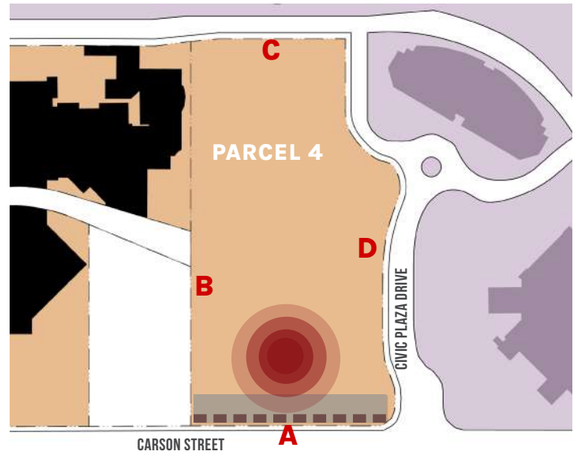
E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum 20' from parcel line **C** above 4 stories
   b. Maximum - NA
2. Secondary Step-back
   a. Minimum - NA
   b. Maximum - NA

F. FRONTAGE

1. Parcel Line **A**: Shopfronts and arcades allowed
2. Parcel Line **B**: Shopfronts and arcades allowed
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

Figure 3-36 Uses, Parking and Special Conditions



G. USES

1. Retail/Restaurant
2. Hospitality
3. Entertainment

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped, Seniors, and Pick-up/Drop-off
2. Podium Parking - Allowed
3. Underground Parking - Allowed
4. Parking, in any condition, is not allowed to be a front face along Carson Street within 20' of parcel line **A**

I. SPECIAL CONDITIONS

1. Frontage along Carson Street
2. Entry Lobby and Drop-off along Carson Street

3.7. PARCEL 5 - EXISTING EVENT CENTER RENOVATION

The following development standards apply to **Parcel 5** which is envisioned to be the **Renovated Existing Event Center,** as depicted and described in **Figures 3-37** through **3-40.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-37 Envisioned Site Plan and 3D Rendering

Figure 3-38 Setbacks, Access, and Open Space

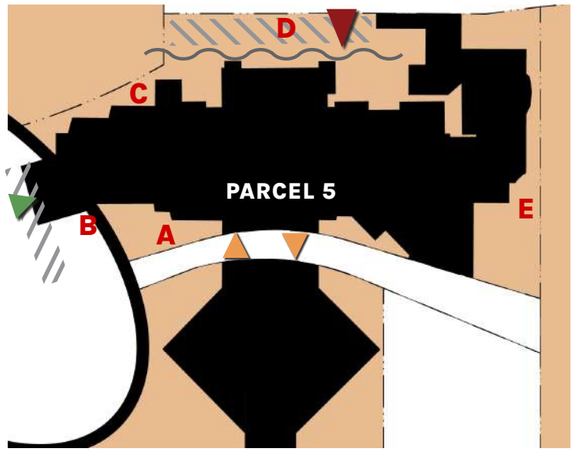


Figure 3-39 Building Height, Profile, and Frontage

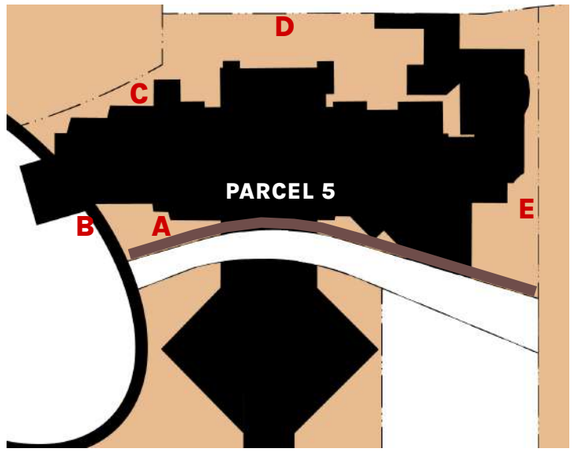
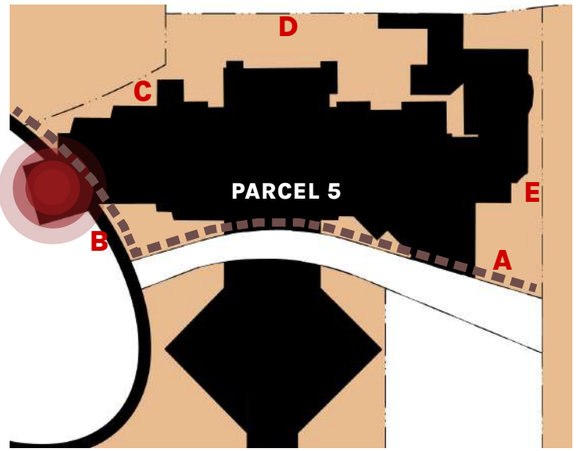


Figure 3-40 Uses, Parking and Special Conditions



A. SETBACKS

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - NA
2. Parcel Line **B**: Minimum Setback - NA; Maximum Setback - NA
3. Parcel Line **C**: Minimum Setback - NA; Maximum Setback - NA
4. Parcel Line **D**: Minimum Setback - NA; Maximum Setback - NA
5. Parcel Line **E**: Minimum Setback - NA; Maximum Setback - NA

B. ACCESS

1. Primary Access
   a. Pedestrian - From Jewel Plaza, along parcel line B
   b. Vehicular - Per existing driveway along parcel line D
2. Secondary Access
   a. Pedestrian - From the pedestrian Walkway, along parcel line A
   b. Vehicular - NA
3. Loading
   a. Passenger - Along parcel line **B & D**
   b. Service - Along parcel line **D**

C. OPEN SPACE

1. Minimum number of Open Spaces - NA
2. Minimum dimensions - NA
3. Allowed publicly accessible open space types - NA

D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA
   b. Maximum - NA

E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum - NA
   b. Maximum - NA
2. Secondary Step-back
   a. Minimum - NA
   b. Maximum - NA

F. FRONTAGE

1. Parcel Line **A**: Arcades
2. Parcel Line **B**: NA
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

G. USES

1. Civic
2. Retail/Restaurant
3. Office
4. Assembly
5. Education

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped & Seniors
2. Podium Parking - Not Allowed
3. Underground Parking - Allowed

I. SPECIAL CONDITIONS

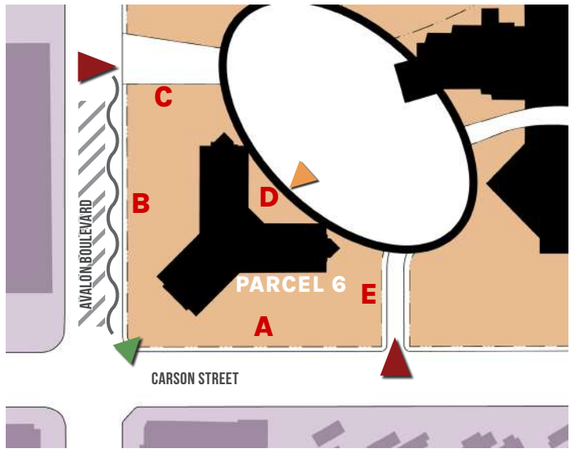
1. Frontage along The Jewel Plaza
2. Frontage along Pedestrian Walkway
3. Entry Lobby from the Jewel Plaza

3.8. PARCEL 6 - EXISTING CITY HALL RENOVATION

The following development standards apply to **Parcel 6** which is envisioned to be the **Renovated Existing City Hall, ,** as depicted and described in **Figures 3-41** through **3-44.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-41 Envisioned Site Plan and 3D Rendering

Figure 3-42 Setbacks, Access, and Open Space



A. SETBACKS

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - NA
2. Parcel Line **B**: Minimum Setback - NA; Maximum Setback - NA
3. Parcel Line **C**: Minimum Setback - NA; Maximum Setback - NA
4. Parcel Line **D**: Minimum Setback - NA; Maximum Setback - NA
5. Parcel Line **E**: Minimum Setback - NA; Maximum Setback - NA

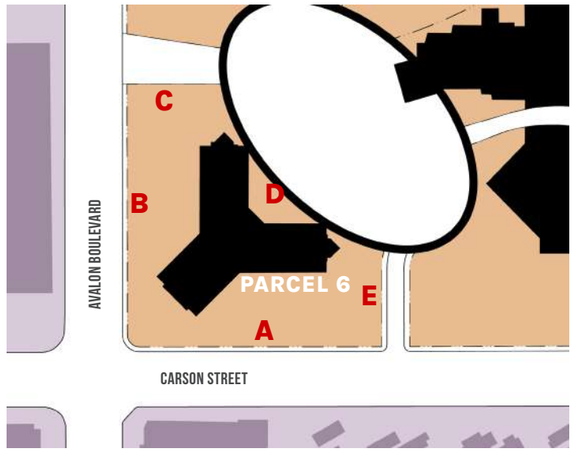
B. ACCESS

1. Primary Access
   a. Pedestrian - Per existing (facing intersection of Carson Street/Avalon Boulevard and from the Jewel Plaza)
   b. Vehicular - From Carson Street (New Street along E) and from Avalon Boulevard (parking ramp along C)
2. Secondary Access
   a. Pedestrian - Per existing, from the Jewel Plaza
   b. Vehicular - NA
3. Loading
   a. Passenger - From Avalon Boulevard along parcel line **B**
   b. Service - From Avalon Boulevard along parcel line **B**

C. OPEN SPACE

1. There shall be a minimum of one (1) publicly accessible open space along Carson Street and one (1) along Avalon Boulevard
2. Minimum dimensions for a publicly accessible open space along Carson Street shall be 30'x30'
3. Allowed publicly accessible open space types include plazas, courtyards, and greens/pocket parks (see section XX for open space types).

Figure 3-43 Building Height, Profile, and Frontage



D. BUILDING HEIGHT

1. Heights
   a. Minimum - NA
   b. Maximum - NA

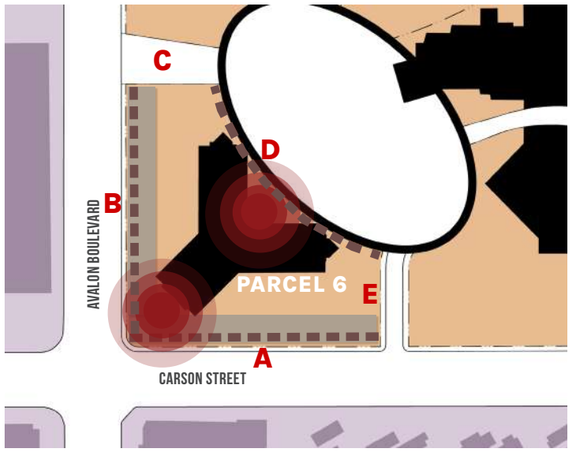
E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum - NA
   b. Maximum - NA
2. Secondary Step-back
   a. Minimum - NA
   b. Maximum - NA

F. FRONTAGE

1. Parcel Line **A**: NA
2. Parcel Line **B**: NA
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

Figure 3-44 Uses, Parking and Special Conditions



G. USES

1. Civic
2. Retail/Restaurant
3. Office
4. Amenities to support active ground floor uses shall include at least two of the following: seating, art, vendors, activities (e.g. chess tables), and kiosks

H. PARKING

1. Surface Parking - Limited/Allowed for Handicapped & Seniors
2. Podium Parking - Not Allowed
3. Underground Parking - Allowed
4. Parking, in any condition, is not allowed to be a front face along Carson Street and Avalon Boulevard within 20' of parcel lines **A** and **B**

I. SPECIAL CONDITIONS

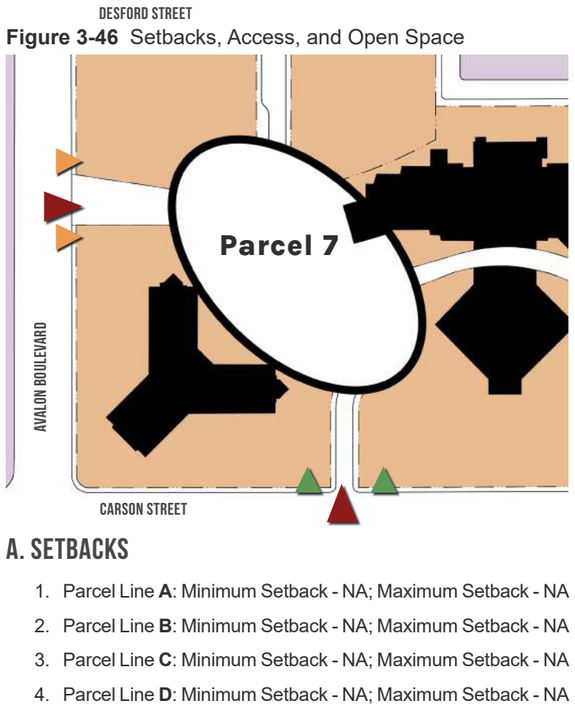
1. Entry Plaza at Carson Street and Avalon Boulevard Junction
2. Frontage along the Jewel Plaza
3. Entry Lobby along the Jewel Plaza
4. Frontage along Carson Street and Avalon Boulevard

3.9. PARCEL 7 - JEWEL PLAZA COLONNADE

The following development standards apply to **Parcel 7** which is envisioned to be the **New Jewel Plaza Colonnade, ,** as depicted and described in **Figures 3-45** through **3-48.** Each diagram to the right corresponds to development standards directly below them. Additional Design Standards for the Civic Center site can be found in the next chapter.

Figure 3-45 Envisioned Site Plan and 3D Rendering

Figure 3-46 Setbacks, Access, and Open Space



A. SETBACKS

1. Parcel Line **A**: Minimum Setback - NA; Maximum Setback - NA
2. Parcel Line **B**: Minimum Setback - NA; Maximum Setback - NA
3. Parcel Line **C**: Minimum Setback - NA; Maximum Setback - NA
4. Parcel Line **D**: Minimum Setback - NA; Maximum Setback - NA
5. Parcel Line **E**: Minimum Setback - NA; Maximum Setback - NA

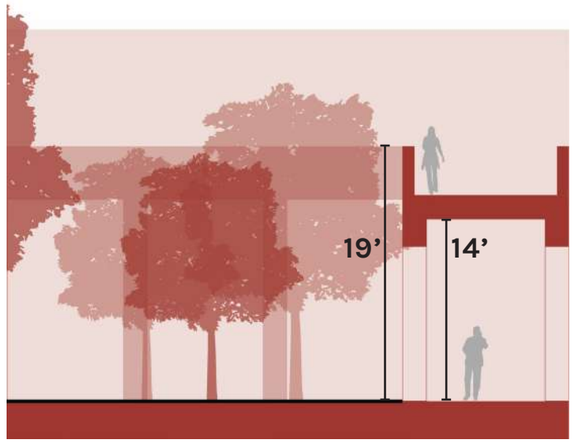
B. ACCESS

1. Primary Access
   a. Pedestrian - From Carson Street
   b. Vehicular - From Carson Street
2. Secondary Access
   a. Pedestrian - From Avalon Boulevard
   b. Vehicular - From Avalon Boulevard
3. Loading
   a. Passenger - NA
   b. Service - NA

C. OPEN SPACE

1. There roof level of the colonnade shall be publicly accessible open space
2. Minimum dimensions for a publicly accessible open space shall be 15’ in width.
3. Allowed publicly accessible open space types: NA

Figure 3-47 Building Height, Profile, and Frontage



D. BUILDING HEIGHT AND COLUMN SPACING

1. Heights
   a. Minimum - 14’ floor to ceiling; 19’ to top of parapet
   b. Maximum - NA
2. Column Spacing
   a. Minimum - 25’ center line to center line spacing. Exceptions include locations for marking entry points to buildings, open spaces, or at other critical geometric points such as vertices and co-vertices of the oval (Jewel Plaza).
   b. Maximum - NA

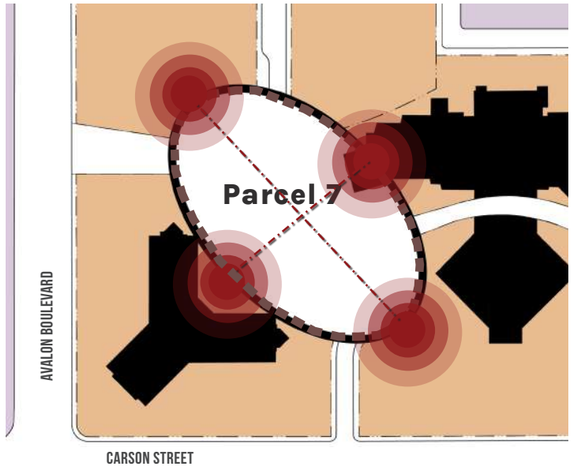
E. BUILDING PROFILE

1. Primary Step-back
   a. Minimum - NA
   b. Maximum - NA
2. Secondary Step-back
   a. Minimum - NA
   b. Maximum - NA

F. FRONTAGE

1. Parcel Line **A**: NA
2. Parcel Line **B**: NA
3. Parcel Line **C**: NA
4. Parcel Line **D**: NA
5. Parcel Line **E**: NA

Figure 3-48 Uses, Parking and Special Conditions



G. USES

1. Civic
2. Open Space
3. Amenities to support active ground floor and rooftop uses shall include at least two of the following: seating, art, activities (e.g. chess tables), and kiosks

H. PARKING

1. Surface Parking - NA
2. Podium Parking - NA
3. Underground Parking - NA

I. SPECIAL CONDITIONS

1. Entry points/gateways to the colonnade at the vertices of the major geometric axis
2. Entry points/gateways to the colonnade at the co-vertices of the minor geometric axis
3. Frontage along the Jewel Plaza

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4: DESIGN STANDARDS

The City's General Plan provides policy guidance for the entire City's development, and the built environment is directly guided by the zoning code and other municipal standards. The Design Standards become a critical tool to address the unique needs and conditions of the Civic Center.

The Design Standards should be used by designers as a framework for decisions made during the design process. Reviewers (i.e., city staff) will use the design principles to provide consistent and fair review of proposed projects. The City recognizes that each project must be considered individually and is committed to a collaborative review process that has the shared objective of ensuring an enduring and sustainable Civic Center and promoting quality design. Flexibility in considering alternative approaches to good design allows the City to encourage design creativity, and avoid possible undue hardships.

4.1. LANDSCAPE PLAN

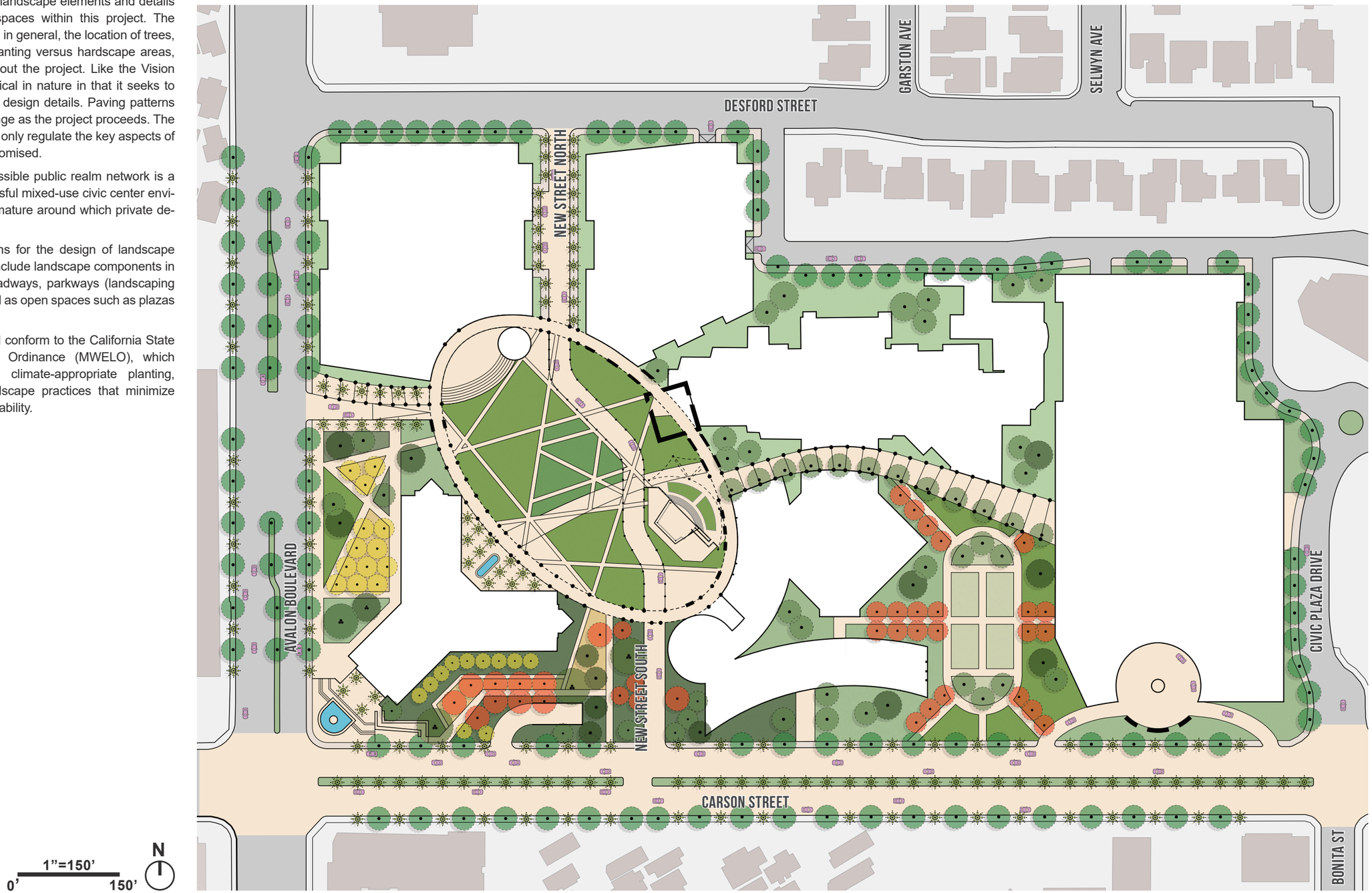
The adjoining pages outline the key landscape elements and details that will occupy the public open spaces within this project. The Landscape Plan (**Figure 4-1**) shows, in general, the location of trees, the diversity of tree species, key planting versus hardscape areas, and the form of the paving throughout the project. Like the Vision Plan, this drawings is also hypothetical in nature in that it seeks to convey intentions and not the exact design details. Paving patterns and planting configurations can change as the project proceeds. The information on these pages seeks to only regulate the key aspects of this project that should not be compromised.

Providing a safe, reliable, and accessible public realm network is a fundamental component of a successful mixed-use civic center environment. The public realm is the armature around which private development will occur over time.

This section provides the regulations for the design of landscape elements in the public realm. They include landscape components in the public right-of-way, including roadways, parkways (landscaping strips), street trees, sidewalks as well as open spaces such as plazas and greens.

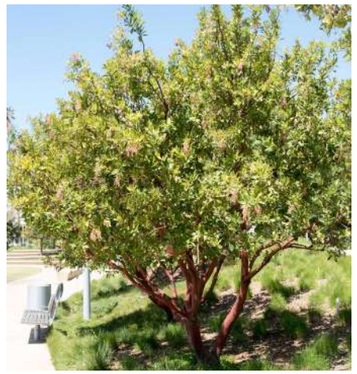
Our landscape design standards will conform to the California State Model Water Efficient Landscape Ordinance (MWELO), which promotes water-efficient irrigation, climate-appropriate planting, proper soil management, and landscape practices that minimize waste and support long-term sustainability.

Figure 4-1 Landscape Plan



4.2. PLANTING MATRIX
TREES

Botanical Name	Common Name	Water Use	CA Native	Size (HT)	Designation	Imperial Avalon Specific Plan	Carson Street Master Plan
Arbutus unedo 'Marina'	Strawberry Tree	Low		40'-50'	Campus	YES	YES
Calocedrus decurrens	Incense Cedar	Moderate	X	12'-200'	Campus		
Cercis canadensis	Eastern Redbud	Moderate		15'-30'	Sidewalk / Campus	YES	
Cercis occidentalis	Western Redbud	Low	X	10'-20'	Sidewalk / Campus	YES	
Chilopsis linearis	Desert Willow	Very Low	X	15'-40'	Campus		
Geijera parviflora	Australian Willow	Low		20'-30'	Sidewalk / Campus	YES	
Ginkgo biloba	Maidenhair Tree, Ginkgo	Moderate		50'-80'	Campus		
Heteromeles arbutifolia	Toyon	Low	X	6'-10'	Campus		
Koelreuteria bipinnata	Chinese Flame Tree	Moderate		25'-50'	Sidewalk / Campus		YES
Koelreuteria paniculata	Golden Rain Tree	Low		20'-40'	Sidewalk / Campus		YES
Lagerstroemia indica 'Natchez'	Crape Myrtle Natchez	Moderate		20'-25'	Sidewalk	YES	
Lophostemon confertus (Tristania conferta)	Brisbane Box	Moderate		40'-60'	Sidewalk / Campus	YES	YES
Lyonothamnus floribundus	Santa Cruz Island Ironwood	Low	X	20'-30'	Sidewalk / Campus		
Melaleuca quinquenervia	Broad-Leafed Paperbark	Low		25'-40'	Campus		
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Low		20'-30'	Campus	YES	
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	Very Low	X	25'	Campus		YES
Phoenix dactylifera 'Medjool'	Date Palm	Low		50'-100'	Median / Campus	YES	YES
Pinus canariensis	Canary Island Pine	Low		80'-90'	Campus		YES
Pistacia chinensis	Chinese Pistache	Low		30'-35'	Campus		
Platanus racemosa	California Sycamore	Moderate	X	20'-115'	Campus	YES	
Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	Moderate		40'-80'	Sidewalk / Median		YES
Quercus agrifolia	Coast Live Oak	Very Low	X	25'-82'	Campus	YES	
Quercus polymorpha	Mexican White Oak	Moderate		40'-60'	Campus		
Quercus tomentella	Island Oak	Low	X	33'-66'	Sidewalk / Campus		
Quercus virginiana	Live Oak	Low		40'-70'	Campus		
Searsia lancea	African Sumac	Low		20'-30'	Campus		
Tabebuia impetiginosa	Pink Trumpet Tree	Moderate		20'-30'	Sidewalk / Campus	YES	YES
Tipuana tipu	Tipu Tree	Moderate		20'-30'	Sidewalk / Campus		
Ulmus parvifolia 'Drake'	Chinese Elm	Moderate		30'-50'	Campus	YES	
Umbellularia californica	California Laurel, Bay Laurel	Low	X	6'-80'	Campus		
Washingtonia robusta	Mexican Fan Palm	Low		40'-100'	Sidewalk / Median		YES
x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	Low		25'	Sidewalk		YES



Arbutus ‘Marina’
Marina Strawberry

Washingtonia robusta
Mexican Fan Palm

Heteromeles arbutifolia
Toyon

Koelreuteria bipinnata
Chinese Flame Tree

Parkinsonia x ‘Desert Museum’
Desert Museum Palo Verde

Platanus racemosa
California Sycamore

Quercus polymorpha
Mexican White Oak

Searsia lancea
African Sumac

Tipuana tipu
Tipu Tree

SHRUBS

Botanical Name	Common Name	Water Use	CA Native	Size (HT)	Imperial Avalon Specific Plan	Carson Street Master Plan
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	Moderate		24"-36"		
Acacia cultiformis	Knife Leaf Acacio	Moderate		24"-36"		YES
Adenanthos 'Silver Haze'	Silver Haze Woollybush	Low		4'-6'	YES	
Aeonium spp.	Aeonium	Low				
Asarum canadense	Wild Ginger	Moderate		1'	YES	
Carissa macrophylla 'Green Carpet'	Green Carpet Carissa	Low		12"-24"		YES
Ceanothus species & cultivars	Wild Lilac	Low	X	var.		
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	Low	X	15'-30'		YES
Ceanothus x 'Concha'	Concha Ceanothus	Low	X	3'-6'		
Chondropetalum tectorum	Small Cape Rush	Low		24"-36"	YES	
Daisylirion wheeleri	Spoon Yucca	Low		4'-6'		
Eucalyptus 'Moon Lagoon'	Fine Leafed Mallee	Low		4'-8'	YES	
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	Moderate		1'-2'		YES
Euphorbia characias subsp. Wulfenii	Mediterranean Spurge	Low		3'-4'	YES	
Euphorbia myrsinites	Myrtle Spurge	Low		4"-6"	YES	
Gardenia jaminoides 'Aimee'	First Love Gardenia	Low		5'-6'	YES	
Grevillea species & cultivars	Grevillea	Low		var.		
Grevillea 'Bonfire'	Bonfire Grevillea	Low		8'-12'		
Grevillea lanigera 'Coastal Gem'	Coastal Gem Woolly Grevillea	Low		12"		YES
Hypocalaymma robustum	Swan River Myrtle	Moderate		1'-2'	YES	
Liriope 'Giantea'	Giant Lily Turf	Moderate		2'-3'	YES	
Lavandula dentata	French Lavender	Low		2'-3'	YES	
Lantana camara & cultivars	Lantana	Low		var.		
Lantana 'Lemon Swirl'	Lemon Swirl Bush Lantana	Low		4'-6'		YES
Lantana Montevidensis 'White Lantana'	White Lightinin' Trailing Lantana	Low		8'-10'		YES
Lantana 'New Gold'	New Gold Lantana	Low		12"-18"		YES
Lantana 'Spreading Yellow'	Spreading Yellow Lantana	Moderate		6'-8'		YES
Myrtus communis 'Compacta'	Dwarf Myrtle	Low		24"-36"		
Myrtus communis	Common Myrtle	Low		8'-12'	YES	
Olea 'Little Ollie'	Little Ollie Fruitless Dwarf Olive	Low		6'	YES	
Philodendron xanadu	Philodendron xanadu	Moderate		3'-5'	YES	
Portulacaria afra 'Prostrate Form'	Dwarf Elehpant Food	Low		Prostrate	YES	
Salvia apiana	White Sage	Low		3'-5'	YES	
Salvia clevelandii	Cleavland Sage	Low	X	5'-8'	YES	
Sansevieria species & cultivars	Sansevieria	Low		var.		
Santolina chamaecyparissus	Gray Lavender Cotton	Low		1'-2'	YES	
Teucrium fruticans	Tree Germander	Low		4'-8'	YES	
Westringia 'Aussie Box'	Westringia Aussie Box	Low		36"		YES
Westringia fruticosa	Coast Rosemary	Low		4'-6'		
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	Low		3'-4'		
Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	Low		12"-24"	YES	YES
Yucca species & cultivars	Yucca	Low		var.	YES	

Acacia cognata 'Cousin Itt'
Cousin Itt Acacia

Chondropetalum tectorum
Small Cape Rush

Grevillea 'Bonfire'
Bonfire Grevillea

Lantana montevidensis 'White Lantana'
White Lightnin' Trailing Lantana

Lavandula dentata
French Lavender

Myrtus communis
Common Myrtle

Olea 'Little Ollie'
Little Ollie Fruitless Dwarf Olive

Salvia apiana
White Sage

Teucrium fruticans
Tree Germander

PERENNIALS, SUCCULENTS, AND GRASSES

Botanical Name	Common Name	Water Use	CA Native	Size (HT)	Imperial Avalon Specific Plan	Carson Street Master Plan
Achillea 'Moonshine'	Fern Leaf Yarrow	Low		1'-2'		
Adiantum jordanii	California Maiden Hair Ferd	Moderate		1'-2'	YES	
Aeonium canariense	Canary Island Aeonium	Low		2'-3'	YES	
Agave species & cultivars	Agave	Low		var.		
Agave attenuata	Fox Tail Agave	Low		4'-5'		YES
Agave attenuata 'Boutin Blue'	Blue Fox Tail Agave	Low		3'-4'	YES	
Agave attenuata 'Kara's Stripes'	Variegated Fox Tail Agave	Low		2'-4'		YES
Agave desmettiana	Smooth Agave	Very Low		24"-36"		YES
Agave x 'Blue Flame'	Blue Flame Agave	Low		24"-36"		YES
Agave 'Blue Glow'	Blue Glow Agave	Low		1'-2'	YES	
Aloe vera	Medicinal Aloe	Low		12"-24"	YES	YES
Aloe x spinosissima	Spider Aloe	Low		24"-36"		YES
Aristida purpurea 'Chino Hills'	Purple Three Awn	Low		2'-3'		
Asclepias fascicularis	Narrow-leaved Milkweed	Low		2'-3'		
Bouteloua gracilis 'Blonde Ambition'	Blue Grama	Low	X	6"-24"		
Beschoneria yuccoides 'Flamingo Glow'	Variegated Amole	Low		4'-6'		YES
Carex divulsa	Foothill Sedge	Low		12"-24"		
Carex praegracilis	Clustered Field Sedge, California Field Sedge	Moderate	X	4"-12"	YES	
Cotyledon species & cultivars	Cotyledon	Low		<36"		
Crassula arborescens ssp. Undulatifolia	Ripple Jade	Low		3'-4'		
Crassula 'Blue Bird'	Crassula Blue Bird	Low		2'-3'		
Crassula multicava	Fairy Crassula	Low		<12"		YES
Crassula multicava 'Cape Province'	Cape Province Pygmyweed	Low		<12"		
Dianella species & cultivars	Flax Lily	Low		var.		
Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily	Moderate		12"-24"		
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low		24"-36"	YES	YES
Dianella tasmanica 'Tasred'	Tasred Flax Lily	Moderate		18"-24"		YES
Dudleya species & cultivars	Dudleya	Very Low	X	var.		
Dudleya lanceolata	Lanceleaf Liveforever	Very Low	X	3"-4"		
Dudleya pulverulenta	Chalk Dudleya	Very Low	X	4"-12"		
Elymus glaucus	Blue Wild Rye Grass	Low	X	1'-5'		
Eriogonum fasciculatum	California Buckwheat	Very Low	X	1'-7'		
Festuca californica	California Fescue	Very Low	X	12"-36"		
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	Low		8"-1'	YES	
Festuca mairei	Atlas Fescue	Low		24"-36"		
Furcraea macdougallii	MacDougall's Centry Plant	Low		6'-8'		YES
Hemerocallis hybrida	Daylily	Moderate		24"-36"		
Hemerocallis HYB 'Bitsy'	Bitsy Yellow Daylily	Moderate		1'		YES
Hesperaloe parviflora	Red Yucca	Very Low		36"		YES
Iris douglasiana	Coastal Iris, Douglas Iris	Low	X	7"-31"		
Juncus effusus	Common Rush	Moderate		3'-4'	YES	
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	Low	X	24"-36"	YES	
Leymus triticoides	Creeping Wild Rye	Low	X	2'-4'		
Lomandra species & cultivars	Mat Rush	Low		var.		
Lomandra Longifolia	Spiny-Headed Mat Rush	Moderate		4'-5'	YES	
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low		24"-36"		YES
Polystichum munitum	Western Sword Fern	Moderate		4'-5'	YES	
Phormium species & cultivars	phr	Moderate				
Phormium 'Duet'	Dwarf Variegated Flax	Moderate		1'-2'		YES
Phormium 'Firebird'	Firebird New Zealand Flax	Moderate		3'-4'		YES
Phormium tenax 'Jack Spratt'	New Zealand Flax	Low		18"		
Phormium 'Sunset'	Sunset New Zealand Flax	Moderate		4'-5'		YES
Phormium 'Yellow Wave'	Yellow Wave Flax	Moderate		3'-4'		YES
Phormium 'Sea Jade'	Sea Jade Flax	Moderate		4'-6'	YES	
Senecio cylindricus	Narrow-Leaf Chalksticks	Low		12"-24"		
Senecio mandraliscae	Kleinia Chalksticks	Low		12"-36"		
Senecio serpens	Blue Chalksticks	Low		<12"	YES	YES
Sisyrinchium bellum	Blue-Eyed Grass	Low	X	12"-24"		
Zoysia tenuifolia	Korean Grass	Moderate		1"-1.5"		
Portulacaria afra & cultivars	Elephant's Food	Very Low		var.		
Portulacaria afra 'Prostrate Form'	Dwarf Elehpant Food	Low		Prostrate	YES	

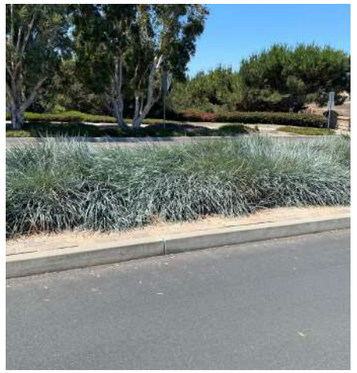
Agave attenuata
Fox Tail Agave

Agave 'Blue Glow'
Blue Glow Agave

Aristida purpurea 'Chino Hills'
Purple Three Awn

Bouteloua gracilis 'Blonde Ambition'
Blue Grama

Crassula 'Blue Bird'
Crassula Blue Bird



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye

Phormium 'Firebird'
Firebird New Zealand Flax

Phormium 'Yellow Wave'
Yellow Wave Flax

Senecio mandraliscae
Blue Chalksticks

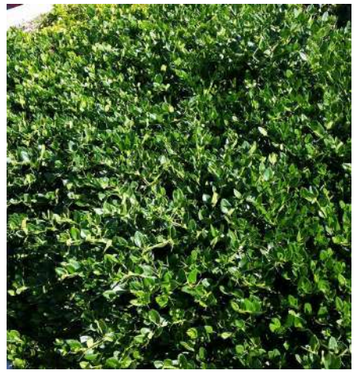
GROUND COVERS

Botanical Name	Common Name	Water Use	CA Native	Size (HT)	Imperial Avalon Specific Plan	Carson Street Master Plan
Acacia redolens 'Low Boy'	Prostrate Acacia	Very Low		12"-24"		YES
Achillea millefolium	Common Yarrow	Low	X	12"-36"		
Achillea 'Moonshine'	Moonshine Yarrow	Moderate		12"-24"		
Arctostaphylos (Prostrate Varieties)	Manzanita	Low	X	<36"		
Arcostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Low	X	12"-24"		
Baccharis pilularis ssp. pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	Low	X	12"-24"		
Baccharis pilularis 'Twin Peaks No. 2'	Dwarf Coyote Brush	Low	X	12"-18"		
Bougainvillea 'La Jolla'	La Jolla Bougainvillea	Low		4'-5'		YES
Bougainvillea 'Oo-la-la'	Oo-La-La Bougainvillea	Low		24"		YES
Bougainvillea 'Rosenka'	Rosenka Bougainvillea	Low		24"-48"		
Carissa macrocarpa 'Green Carpet'	Green Carpet	Low		12"-24"		YES
Chondropetalum tectorum	Small Cape Rush	Low		24"-36"		
Dymondia margaretae	Silver Carpet	Low		<12"		
Eriogonum fasciculatum 'Warriner Lytle'	California Buckwheat	Very Low	X	24"-36"		
Festuca cinerea/Festuca ovina glauca	Blue Fescue	Low		8"-12"		
Festuca rubra	Red Fescue	High	X	12"-36"		
Lantana montevidensis & cultivars	Trailing Lantana	Low		12"-24"		YES
Lantana Montevidensis 'White Lantana'	White Lightinin' Trailing Lantana	Low		8'-10'		YES
Myoporum 'Pacificum' & 'Putah Creek'	Pacific Myoporum	Low		24"		YES
Philodendron 'Xanadu'	Xanadu Philodendron	Moderate		36"	YES	
Rosa White Meidlland	Groundcover Rose	Moderate		12"-24"		
Rosa x 'NOA97400A'	Flower Carpet Amber Rose	Moderate		3'-4'		YES
Salvia leucophylla	Purple Sage	Very Low	X	2'-5'		
Salvia leucophylla 'Point Sal Spreader'	Point Sal Spreader Purple Sage	Very Low	X	2'-3'		
Salvia rosmarinus (*Rosmarinus officinalus;* Prostrate varieties)	Prostrate Rosemary, Trailing Rosemary	Low		Spreading	YES	
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	Low	X	24"		
Trachelospermum jasminoides	Star Jasmine	Moderate		Spreading	YES	

Achillea ‘Moonshine’
Moonshine Yarrow

Arctostaphylos ‘Pacific Mist’
Pacific Mist Manzanita

Baccharis pilularis ‘Twin Peaks No. 2’
Dwarf Coyote Brush



Carissa macrocarpa ‘Green Carpet’
Green Carpet Natal Plum

Dymondia margaretae
Silver Carpet

Festuca ovina glauca
Blue Fescue

Lomandra longifolia ‘Breeze’
Dwarf Mat Rush

Myoporum ‘Pacificum’ & ‘Putah Creek’
Creeping Myoporum

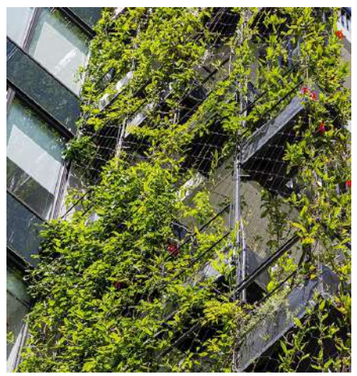
Salvia leucophylla
Purple Sage

VINES

Botanical Name	Common Name	Water Use	CA Native	Size (Spreading)	Designation	Functional Value	Imperial Avalon Specific Plan	Carson Street
Bougainvillea species & cultivars	Bougainvillea	Low		5'-30'	Private	Accent; Flowering		
Bougainvillea 'La Jolla'	La Jolla Bougainvillea	Low		4'-5'	Private	Accent; Flowering		
Cestrum nocturnum	Night Blooming Jasmine	Moderate		8'-10'	Private		YES	
Ficus pumila	Creeping Fig	Low		20'	Private		YES	YES
Grewia occidentalis	Lavender Starflower	Moderate		12'	Private	Accent; Flowering	YES	
Macfadyena unguis-cati	Cat's-Claw Creeper	Low		25'-40'	Private	Flowering		
Petrea volubilis	Queen's Wreath	Moderate		Spreading	Private		YES	
Pandorea jasminoides 'Rosa'	Pink Bower Vine	Moderate		20-30'	Private	Flowering		
Parthenocissus tricuspidata	Boston Ivy	Moderate		30'-60'	Private	Accent		YES
Parthenocissus quinquefolia	Virginia Creeper	Moderate		8'-10'			YES	
Trachelospermum jasminoides	Star Jasmine	Moderate		18-20'	Private	Flowering; Screening	YES	
Vitis californica 'Roger's Red'	Roger's Red California Grape	Low	X	20-40'	Private	Accent; Pollinator Habitat	YES	
Wisteria floribunda	Japanese Wisteria	Moderate		10'-20'		Accent	YES	
Rosa 'Climbing Ibeburg'	Climbing Iceburg Rose	Moderate		18-20'	Private	Flowering; Screening	YES	YES

VERTICAL GREEN WALL SYSTEMS

Beyond the planting palette shown on these pages, the CCC Specific Plan also envisions vertical green walls in various places. Vertical green wall systems insulate buildings, reduce noise, and are an attractive option for privacy screening.



Climbing vines supported by wire cables or trellis structure

Modular soil cells attached to wall

Bougainvillea ssp.

Dolichandra unguis-cati
Cat's Claw Creeper

Parthenocissus tricuspidata
Boston Ivy

Petrea volubilis
Queen's Wreath

Trachelospermum jasminoides
Star Jasmine

Vitis californica 'Roger's Red'
Roger's Red California Grape

Wisteria floribunda
Japanese Wisteria

Pandorea jasminoides 'Rosea'
Pink Bower Vine

Parthenocissus quinquefolia
Virginia Creeper

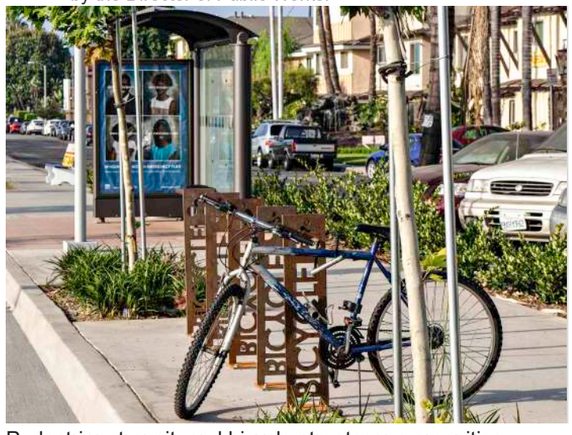
4.3. LANDSCAPE STANDARDS

This Chapter provides guidance to both City staff and private developers for the design of streetscape elements in the public realm; these include physical components in the public right-of-way, including roadways, parkways (landscaping strips), street trees, sidewalks, and open space. These public realm guidelines also apply to areas in private setbacks that are publicly accessible, such as plazas, seating areas, and extended sidewalks.

Providing safe, reliable, and accessible public realm networks to and from destinations, including transit, is a fundamental component of a successful civic and commercial environment. As development opportunities are introduced, certain amenities should be added to ensure pedestrians, cyclists, visitors, and commuters are able to safely and comfortably move around the city.

STREET AMENITIES

1. **General**. Street furniture such as benches, trash receptacles, kiosks, bicycle racks, and transit shelters shall be consistent throughout the Specific Plan area with product and design standards developed by the Director of Community Development. Multifunctional elements (e.g., seating integrated with planters) located in common open space or along shared pedestrian pathways shall be included where feasible.
2. **Required Seating**
   a) Seating to accommodate 2 persons for every 250 square feet of common open space.
   b) At least 50% of the seating areas shaded by a permanent shade structure or tree.
3. **Walking Zones**. Street furniture shall be placed outside of the walking zone to avoid creating a hazard for pedestrians. In constrained sidewalk conditions, where the sidewalk is less than 10 feet from curb to property line, street furniture shall be placed on curb extensions or integrated into private development within a required area dedicated to the public realm. Except at bus shelters and when space allows, benches shall face or be perpendicular to the sidewalk creating a seating area.
4. **Waste Receptacles**. Waste receptacles shall be placed near nodes of activity. Providing waste receptacles for recycling shall be considered.
5. **Bicycle Parking**. Secure short-term and long-term bicycle parking shall be located near transit stops, major destinations and bike paths.
   a) All bicycle parking shall follow Association of Pedestrian and Bicycle Professionals (APBP) guidance and include multiple points of contact for each bicycle. Wave racks that lock to a bicycle's front or rear tire and other styles that do not have a point of contact for the frame are prohibited.
   b) All bicycle parking shall comply with the standards established by the Director of Public Works.



Pedestrian, transit, and bicycle streetscape amenities

LIGHTING

1. **General**. All site lighting shall be consistent with Illuminating Engineering Society (IES) standards to prevent over-lighting of structures and spaces, uplighting and light trespass.
2. **Street Lighting**. Street lighting shall be placed to accent facades at night, and provide security and wayfinding for building access, and public and private open spaces. Lighting that interferes with residential uses shall be avoided.
3. **Pedestrian-scale Lighting**. Pedestrian-scale lighting shall be provided at building entryways, vehicle and bicycle parking areas, seating areas, and common open space areas. All private pedestrian paths must be lit with pedestrian lights of 14 feet or less in height or bollards on at least one side of the path.
4. **Fixtures**. Low-contrast lighting and energy-efficient bulbs, such as compact fluorescent and light emitting diode (LED) bulbs shall be used for outdoor lighting.
5. **Light Intensity**. On-site pedestrian circulation areas shall be lighted to a minimum level of 0.5 foot-candles, a 1.5 foot-candle average, and a maximum to minimum ratio of seven-to-one.
6. **Screening**. All lighting tubes, bulbs, elements, wiring, conduits, etc. shall be shielded from direct visual view. Special decorative fixtures may be exempt subject to City review and approval.
7. **Exterior Lighting**. Exterior building lighting provides for safety of occupants and users. "Overflow" interior lighting can light portions of walkways etc. thereby reducing the number of fixtures.
8. **Materials and Colors**. Lighting fixture materials and colors shall be consistent throughout building and parking areas.
9. **Illumination**. Commercial lighting, including outdoor dining and along extended sidewalks, must be shielded and directed to avoid light intrusion into the residential units within the building or adjoining the buildings. Light illumination must be provided 3,500-4,000 Kelvin.

Commercial grade string lights illuminating public spaces

SIGNAGE

1. **General**. Wayfinding signage shall be placed in the street furniture zone to help visitors navigate to major destinations, public facilities, and transit connections. Pedestrian wayfinding signage shall be vertical signage or paved markings. Wayfinding signage shall be of three types: 1) Identification signs that mark key destinations and activity centers, 2) Informational signage that provide contextual information on a point of interest, and 3) Directional signage that show the optimal route between key destinations. A successful major destination such as the Carson Civic Center will make use of all three types of signage with an emphasis on directional signage points of interest, such as a shopping district, and informational signage.
2. **Directional and Informative Signage**. A consistent color palette, fonts, materials and graphics shall be used and scaled for its purpose.
3. **Civic Buildings**. Signage on civic buildings shall be located to be visible and readable from a distance.
4. **Letter Signage**. Letter signage on buildings and walls shall be pin-mounted letters.
5. **Key Intersections**. Key intersections such as the Carson Street and Avalon Boulevard junction and gateways such as the approach from the 405 Freeway and Civic Plaza Drive junction require greater attention to detail due to their prominent locations and sensitive relationship to the public realm. The treatment of buildings and the public realm at key locations creates a landmark and establishes a unique sense of identity.
6. **Public Open Space**. There shall be a clear signed point/route of entry, with signage at the public right-of-way clearly stating that the open space is for public use and indicating hours of operation for public use.

Creative wayfinding signage as art

PAVING

1. **Hardscape**. Paving, seating, and retaining walls shall accentuate building features such as a curved building facade by repeating forms and highlighting these forms with specimen trees or accent plant materials.
2. **Asphalt**. Asphalt shall not be used. Integrally colored concrete or acid-based stains are permitted. Water-based stains, which require more-frequent maintenance in exterior settings, shall not be used. Integrally colored precast concrete pavers, and saw-cut joint lines shall be allowed. The maximum spacing shall be 4'.
3. **Creative Treatment**. Creative and permeable paving paving treatments shall be used at unique conditions such as open spaces (e.g. plazas and courtyards), including at civic center pathways, driveways, arcades, etc. Walking surfaces shall remain smooth.
4. **High-Visibility Crossings**. Maintaining high-visibility crossings creates an intuitive and safe environment for all users. Existing crossings shall be upgraded to include continental crosswalks. At any given intersection, all crosswalks shall be of a consistent material and color.
5. **Slght Distance**. Visibility also applies to sight distance. Pedestrians should be clearly visible by motorists up to 250 feet away, which is enhanced by curb extensions.
6. **Pavers**. Pavers may be used within the right-of-way if they are earth-toned and have only subtle variations in color. Pavers shall be square or rectangular and a minimum size of 12 inches by 12 inches. Use of pavers may be subject to an IMA with the City's Public Works Department.
7. **Accents**. Paving accents, such as banding along the curb or perpendicular to the sidewalk, may be used if consistent with the established style for the district as approved by the Public Works Department.

SPECIAL FEATURES

1. **General**. To encourage social interaction, public spaces shall be activated and given a unique identity for an area. Special features such as public art and water elements shall be encouraged. Water elements when used, shall introduce a sense of relaxation and mask traffic noise.
2. **Planning Process**. Project planning shall include public amenities wherever possible – open courtyards seating areas, water features, etc. shall be incorporated to provide congregating areas for local residents or users.
3. **Local Artists**. Local artists shall be commissioned when possible to decorate infrastructure such as utility boxes, blank walls adjacent to or visible from major arterials, and on pavement as part of temporary installations.
4. **Local Culture**. Existing cultural institutions, events, public art, and urban design features shall be preserved wherever possible. Examples of cultural events include farmers markets, art walks, festivals, block parties, holiday parties, etc.

PARKING AREAS

1. **Surface Parking**. Surface parking is not permitted between the building and the primary frontage. Surface parking shall be located behind the building, internal to the block, or wrapped with active uses along the public frontages.
2. **Access**. Access to parking garages, parking lots, and parking structures shall be primarily from side (non-Primary) streets or alleys where available. If access from a side streets street or alley is not possible due to lot location and/or lot/roadway configuration, vehicular entrance/exit shall have an apron configuration to maintain a level sidewalk.
3. **Ground Floor Treatment.** Parking on the ground floor of a building shall be designed as a building facade with openings. The openings shall occupy at least 50% of the facade on all sides, and they shall have a minimum width of 5 feet and a minimum height of 6 feet. The openings shall have screens, metal grills or glass. The walls of the garage shall be finished with the same material as the building above or articulated as a distinct base.
4. **Screening**. Planting shall be used to screen parking areas - such as storage areas, trash enclosures and utility equipment - from public view.
5. **Utility Boxes**. Utility boxes shall be visually hidden in below grade vaults along the primary entry faces of all buildings and on all faces that front a public space.

SERVICE AREAS

1. **Loading and Service Areas**. Loading and service areas shall not face the primary street frontage. Loading and service areas shall not be located adjacent to common open space areas or ground-level residential units.
2. **Screening**. Planting shall be used to screen service areas - such as storage areas, trash enclosures and utility equipment - from public view. A buffer hedge planted in a line, closely enough to form a uniform texture can be an effective screening device. Hedges shall be shockproof, tough and evergreen. Fast-growing species shall be used to adequately screen elements by 50% within the second year of plant establishment.
   a) Mechanical equipment at all levels of the development including rooftop equipment, shall be screened from view (including ground-mounted, wall-mounted, and roof-mounted air conditioning, duct work, utility meters, back-flow preventers, transformers, etc.). Screening strategies for ground-level equipment and service areas shall include walls, landscaping or combinations of materials. Low walls which extend from the building shall screen mechanical equipment or service areas so long as they are on the sides or rear of the buildings and not facing a public street, plaza or green. Chain link fences shall be prohibited.
   b) Waste receptacles and dumpsters shall be screened by an enclosure in compliance with the Carson Municipal Code. Landscaping shall be utilized to screen the trash enclosure on all sides visible from a public right of way or parking lot. The landscaping shall consist of hedges or of trees with a minimum 36" container size to be maintained between four and five feet in height. Trash enclosures and waste receptacles on rooftop open spaces shall be covered and concealed from view.

Special paving for open spaces and pedestrian pathways

Special features as opportunities for unique experiences

Landscaping as surface parking enhancements

Screening of service areas as art

4.4. BUILDING STANDARDS

The design of buildings plays a key role in the attractiveness, activity, and safety of the area. Creating building design that enhances sense of place for the City of Carson Civic Center needs to allow for potential future development that respond to future demand, flexibility, and unique features such as destinations and mixed-use civic activity centers, city landmarks, open space, and other private and public realm components. Thoughtful building design is essential for creating attractive, active, and safe environments for civic resources and activity.

STYLE

All buildings shall be designed in contemporary architectural styles. Traditional or historic styles shall not be allowed. While the building styles depicted in the renderings are not meant to mandate any stylistic direction, they are intended to convey the vision of creating a Civic Center that is not historicist or classical in its aesthetic.

1. **Horizontal Wall Plane Variation**. To break up massing along the building's horizontal axis, facades visible from a public right-of-way and over 50 feet in length shall have a minimum of one (1) horizontal wall plane offset. One (1) additional offset in the wall plane shall be provided for each additional 50 feet.
   a) Each offset shall have a depth of at least three (3) feet from the adjacent wall plane and a minimum horizontal length of ten (10) feet.
   b) Each offset shall span, at a minimum, at least 80% of the floors overall up to, and including, the 5th floor.

Flexibility of style expresses a contemporary iconic aesthetic

FACADE ARTICULATION

The following standards apply to all projects in the Specific Plan area.

1. **Blank Walls**. The maximum width of a bay of blank wall (defined as a wall area without a feature in relief or protrusion of at least 6 inches) shall be limited according to the standards below. The standards apply to all stories on all facades that are visible from a street, sidewalk, or other public right-of-way.
   a) For building frontages of 100 feet or more, the maximum width of a bay of blank wall shall not exceed 25 feet, measured horizontally.
   b) For building frontages of less than 100 feet, the maximum width of a bay of blank wall shall not exceed 25% of the overall façade width, measured horizontally.

ALL-SIDED ARCHITECTURE

Buildings shall be designed with common treatments on all sides visible from a public right-of-way, including architectural themes, detailing and articulation, massing, and materials.

Articulation can vary in form, massing, and material

GROUND FLOOR TREATMENT

1. **Commercial Storefronts**. The primary entrance to each commercial space on the ground floor shall be located on the front facade and be larger in size than the secondary entrance.. Each ground-floor commercial tenant space adjacent to the sidewalk shall locate the primary entrance on the front facade, with direct at-grade access from the sidewalk.
2. **Shopfront frontages**. Clear, nonreflective glass shall comprise at least 60 percent of the ground-floor street facade.
3. **Ground Floor Height**. Ground-floor height (floor-to-ceiling) for non-residential principal floor area shall be a minimum of twelve feet (12'). Ground-floor height for residential shall be a minimum ten feet (10').
4. **Entries, Doors and Windows**. All ground-floor windows shall have an external reflectance of less than 15%, and a transparency higher than 80%.
   a) Entries, doors and windows can be highlighted with awnings, bright colors, special paving, or coordinated graphics to clearly indicate building access and provide relief from flat, blank continuous facades.

Engaging the ground floor through variation

DESIGN STANDARDS FOR ACTIVE GROUND-FLOOR USES

Active, building frontages in these locations shall incorporate design standards, presented in this Section, that can accommodate active and pedestrian-oriented ground floor uses.

1. **Commercial Storefronts**. The primary entrance to each commercial space on the ground floor shall be located on the front façade and open onto the pedestrian-oriented frontage. Each ground-floor commercial tenant space adjacent to the sidewalk shall locate the primary entrance on the front façade, with direct at-grade access from the sidewalk.
2. **Ground Floor Height**. Ground-floor height (floor-to-ceiling) for non-residential principal floor area shall be a minimum of twelve feet (12'). Ground-floor height for residential principal GFA shall be minimum ten feet (10'). Accessory GFA shall be exempt from the ground-floor height requirement.
3. **First-Floor Elevation.**
   a) The first level of buildings that require active, pedestrian-oriented uses shall have a floor elevation that is level with the elevation of the adjacent sidewalk at entries.
   b) Residential uses may have a ground floor level above the adjacent sidewalk grade, only when creating a stoop or porch frontage directly accessible from the sidewalk.
4. **Transparency**.
   a) For areas with active, pedestrian-oriented uses, nonreflective glass shall comprise at least 60 percent of the ground-floor street facade. Interior blinds, drapes, posters, signage, and interior shelving for product displays visible for the public right-of-way shall obscure no more than 20 percent of the transparent areas of each respective storefront.
   b) To satisfy the above requirements, glass shall have an exterior daylight reflectance of no more than 8%.

FENESTRATION

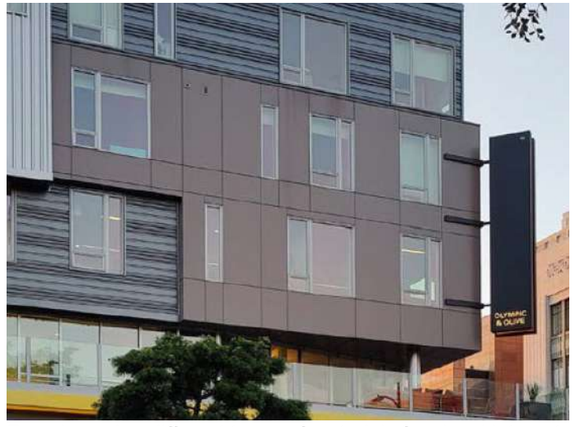
1. **General**. Buildings shall minimize wall expanses without glazed openings, by complying with one of the following standards:
   a) For building facades 100 feet or more in length, the maximum horizontal width of wall without a glazed opening shall not exceed 25 feet, applicable to all floors.
   b) For building facades less than 100 feet long, the maximum horizontal width of wall without a glazed opening shall not exceed 25% of the overall facade.
2. **Security Doors/Grilles**. Metal security doors and exterior security grilles are prohibited.
3. **Display Windows**. The height of the bottom sill of required windows shall not exceed 30 inches above the adjacent sidewalk or walkway. The minimum head height for storefronts and windows at the ground floor shall be a minimum of 96 inches above the adjacent sidewalk or walkway.
4. **Tinted Glass**. Clear or tinted glass in metal frames are permitted. Bronze or black-tinted glass is not permitted.
5. **Reflectivity**. Non highly reflective glass (30% maximum reflectivity).
6. **Ground Floor Glazing**. Ground Floors, along pedestrian routes, are to be a minimum of 60% glazed with clear glass.

MATERIALS

1. **Material and Color Variation**. Each building elevation shall contain a combination of at least two (2) – but no more than four (4) – different colors and/or materials (including wall planes and trim).
   a) Trim color/material may be used to satisfy up to two (2) of the individual color/material elements.
   b) Glass used in windows and doors is excluded from satisfying this requirement, except glass used as part of a curtain wall facade area may qualify as a material variation.
   c) Each color or material (excluding trim) shall cover at least ten (10) percent of the facade area.
   d) Changes in material shall not occur at the outside corners of intersecting walls.
2. **Materials/Finishes Allowed**. Precast concrete, GFRC, Cast in place architecturally exposed concrete, Metal cladding, Stone cladding, Glass curtain wall, high-quality fiber cement, and terracotta.
3. **Accent Materials/Finishes Allowed.** GFRC Trims, Finished Metal.
4. **Accessory Structures**. On-site accessory structures, such as bus shelters, kiosks, gazebos, etc., shall incorporate two colors and materials from the palette used for the principal structure.
5. **Stucco – Residential Buildings**. Stucco is not permitted at the ground level but can be integrated into upper floors. Smooth, fine-textured finishes including Sand Float 30/30, smooth finish steel trowel are permitted on upper floors. Not permitted are irregular, medium, or coarse-textured finishes like heavy lace, Sand Float 16/20 or 20/30, machine dash, or light lace.
6. **Stucco – Non-Residential and Mixed-Use Buildings**. Stucco is not permitted.
7. **Wood siding**. Horizontal wood siding and wood trim are prohibited except for residential-only structures four stories or less, and window and door frames (typically found in the older residential neighborhoods of Downtown).
8. **Architectural Foam**. The use of architectural foam shall be limited to exterior trim and moldings. Architectural foam density shall have a minimum density of 1.5 pounds per cubic feet (PCF).
9. **CMU - Residential Buildings**. Concrete Masonry Units (CMUs) shall be finished with a smooth or textured treatment (e.g., glazed, burnished, polished, raked, or light sandblast) at the ground floor.
10. **CMU - Non-Residential and Mixed-Use Buildings**. Concrete masonry units shall have a ground face and be burnished and honed.
11. **Graffiti Resistance**. Materials at the pedestrian level shall use materials that are graffiti resistant or easily repainted.

Bridging ground floor activity with upper floor treatment

Fenestration along pedestrian routes to provide transparency


Facades using different types of materials for visual interest

Stucco should have a smooth, not coarse, texture.

ARCHITECTURAL LIGHTING

A. BUILDING LIGHTING

Buildings shall be designed to use minimal external lighting (limited to pedestrian safety needs) and to minimize direct upward light, spill light, glare, and artificial night sky glow. Buildings shall also be designed to minimize light pollution from interior lighting to the maximum feasible extent. Lighting Design shall comply with the following standards:

1. **Light Trespass.**
    a. Building lighting shall be shielded and directed downward. Up-lighting is prohibited.
    b. Exterior lighting shall be designed and located to not project off-site or onto adjacent uses.
    c. Red and blue lights shall be limited to only those necessary for security and safety warning purposes, warm-white lights or filtered LEDs designed to minimize blue emissions shall be used.

SIGNAGE

Signage for the Civic buildings such as the new City Hall and the Performance Arts Center, signage for Retail uses, and signage for residential buildings shall be individually mounted letters.

AWNINGS, CANOPIES, AND MARQUEES

1. **Minimum Vertical Clearance**. The minimum vertical clearance between the ground or street level and any projecting awning or canopy shall be eight (8) feet.
2. **Zero Build-to Line**. In areas of zero-foot build-to lines, awnings, canopies, and marquees shall not project more than 4 feet into public right-of-way. Encroachments that are designed to require ground support are prohibited. In areas where setbacks are required, awnings, canopies, and marquees shall not project past the setback line.

PARKING STRUCTURE DESIGN

These standards apply to 1) parking structures integrated with the main building (e.g., "parking podiums"), 2) parking structures attached to a main building (including "wrapped" parking structures), and 3) freestanding parking structures. Parking structures shall comply with applicable sections of the Zoning Regulations, in addition to the standards below.

A. ACTIVE GROUND-FLOOR USES

On building street frontages, at least 50 percent of the overall linear frontage shall incorporate ground-floor uses.

B. ACCESS AND CIRCULATION

1. **Access**. Access to parking structures/levels, including underground parking, shall be from side streets, driveways, or alleys to the degree possible. Garage entrances shall not exceed 25 feet in width.
2. **Parking Gates**. All parking gates located on frontages facing a public right-of-way shall have a minimum operating speed of 32 inches per second (opening) and 24 inches per second (closing), applicable for gates that open vertically or horizontally.
3. **Pedestrian Circulation**. Vertical circulation (elevator and stairs) shall be located along the primary pedestrian frontage(s) and be highlighted architecturally so visitors can easily find and access these entry points.
4. **Pedestrian Entries**. Pedestrian entries along street, alley, or paseo frontages, or facing a common or publicly accessible open space.
5. **Signage**. Signage and wayfinding shall be integrated with the architecture of the parking structure.
6. **Interior Lighting**. Lighting fixtures in parking areas, ingress/egress areas, and all internal circulation areas shall be directed and shielded appropriately to not illuminate surrounding properties, while promoting visibility for users.

C. ARCHITECTURAL TREATMENT AND SUSTAINABILITY

Whether public or private, freestanding parking structures and integrated parking podiums will be treated as buildings and shall comply with the following standards:

1. **Building Design Standards**. Parking structures shall comply with all other applicable Building Design Standards in this Section and in applicable sections of the Zoning Regulations.
2. **External Treatment**. Parking structures shall have an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls, and columns. This can include heavy-gauge metal screens, precast concrete panels, laminated glass, photovoltaic (solar) panels, landscape features, architecturally articulated walls, murals, or a combination of these features.
3. **Compatibility with Associated Buildings**.
    a. Parking structure facades integrated with – or attached/adjacent to – a primary building visible from a public right-of-way shall employ materials, colors, textures, and façade treatments that are consistent with the primary building.
    b. Parking structure levels integrated into the lower levels of mid-rise buildings or towers shall be designed with consistent main treatments, materials, and textures as the other building facades.

Signage integrated into the design of buildings

Examples of parking structure and podium articulation and screening

4.5. ENVIRONMENTAL DESIGN

SITE AND BUILDING DESIGN

1. **Energy-Efficient Designs**. Passive solar and ventilation techniques, as well as specification of "green" materials shall be incorporated in building design and site planning.
2. **Topography-Appropriate Design**. The site and buildings shall be designed to capitalize on unique topographic features, where applicable, such as terracing when there are shifts in ground slope.
3. **Building Orientation for Solar Efficiency**. Buildings shall orient most windows in the north-south direction which is ideal for solar orientation. New and substantially renovated developments shall orient not less than 65% of windows and glazing in the north-south direction.
4. **Solar Panels**. The use of solar panels for the generation of electricity and water heating is encouraged.
5. **Lighting**.

    c) **Dark Sky Standards**. To minimize light pollution, reduce glare and light trespass, conserve energy, and protect human health, light shall only be applied where needed, limit light at night, use warm-colored light (3,500 to 4,000K) where possible, and lighting fixtures shall be shielded to prevent light from escaping upwards and sideways.

    d) **Lighting Fixtures**. New and substantially renovated development shall use high energy efficiency exterior lighting fixtures. Solar powered exterior lighting fixtures are encouraged.

SMART INFRASTRUCTURE

1. **Emerging Technologies**. There are many emerging technologies that could be implemented in a way to help improve the pedestrian environment and livability of places. These technologies may include:

    a) Smart lighting for public safety within the Civic Center.

    b) Parking occupancy information to assist Civic Center visitors in efficiently and safely locate available parking stalls.

    c) Multi-modal data collection to better assist the City of Carson in prioritizing a balanced approach for providing Civic Center access to all modes of transportation.

    d) WiFi access points.

    These technologies can enable the City to make proactive decisions on corrective measures. As technology continues to evolve, the addition of Smart City Infrastructure shall be evaluated at the time a detailed streetscape designs and engineering are prepared.

STORMWATER MANAGEMENT

1. **Sustainable Stormwater Treatment.** Site and buildings shall be designed to capitalize, where feasible, on low impact sustainable infiltration techniques and mitigation measures for sustainable stormwater facilities, as described below. Low impact sustainable design mimics the natural hydrologic process by controlling stormwater at the source and allowing it to slowly infiltrate and filter through plants and soils.

    a) **Swales**. Swales are long, narrow landscaped depressions that are gently sloped along their length. They are primarily used to collect and convey stormwater while slowing down and filtering runoff. Swales are ideal for long, uninterrupted linear spaces, such as along streets, in parking lots, between buildings, in parkways, and in medians.

    b) **Infiltration Trenches**. Infiltration trenches are subsurface facilities designed to provide onsite stormwater retention in areas of good infiltration by collecting and recharging stormwater runoff into the ground. Infiltration trenches are relatively low maintenance and can be easily retrofitted into existing sidewalk areas and medians.

    c) **Rain Gardens**. Rain gardens are landscaped detention or bio-retention facilities designed to slow down and treat stormwater. Rain gardens are often found in the public realm located within curb extensions, medians, and parking lane planters. Rain gardens can also be used in front of homes or buildings to capture rooftop runoff from disconnected downspouts.

    d) **Permeable Paving**. Permeable paving systems can provide the structural integrity necessary for cars, trucks, and pedestrian areas while reducing direct runoff by absorbing rainfall and providing temporary storage. Pervious paving is best suited for parking lots and parking lanes, low-traffic and low-speed streets, alleys, patios, driveways and emergency access roadways.

    e) **Runnels**. Runnels are concrete or stone lined rainwater conveyance systems, and reduce the need for buried drain pipe by conveying surface water to other stormwater facilities. Runnels are appropriate for most street and open space types.

    f) **Flow-Through Planters**. Flow-through planters only absorb as much water as soil and plants in the planter can accommodate. Infiltration planters are used to collect, filter, and infiltrate runoff from roofs, streets, sidewalks, driveways and patios.

    g) **Curb Extensions**. Curb extensions are an extension of the street edge into the street. They are often used to promote traffic calming but can provide stormwater benefits as well. Stormwater flowing along the street is slowed, filtered, and allowed to infiltrate before reaching storm drain networks. Curb extensions can take on the characteristics of bio-retention areas, swales, or planters.

Energy efficient design through materials and orientation

Smart infrastructure efficiently lights wayfinding signage

Sustainable stormwater collection beautifies and enhances streetscapes and open spaces in the public and private realms

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5: MOBILITY PLAN

The Carson Civic Center area is a central hub of activity in the City of Carson – business, tourism, housing, and civic resources all coexist within and adjacent to the CCC Specific Plan area. The diversity of land uses and transportation options help make the Civic Center a desirable destination that strives to be accessible to all. The Civic Center area has seen an increase in residential density and mixed-uses in recent years, and the mobility and streetscape plan will continue to emphasize the compact footprint and interconnectivity between social, civic, economic, and local attractions that make the Civic Center unique. The strategies outlined in this chapter provide guidance and a framework for the specific regulations set forth in Chapters 3 and 4 for Development and Design Standards. Overall, the mobility and streetscape plan will be in service of achieving the mobility, land use, and sustainability goals as outlined in the General Plan.

This chapter describes the Mobility Plan for the Civic Center Specific Plan Area, which includes recommendations for improving pedestrian, bicycle, transit, and vehicular circulation as well as parking management. The plan focuses on opportunities to enhance connectivity, including safe, efficient, and accessible solutions within and outside the Specific Plan area.

This Chapter supports providing multimodal improvement and connectivity considerations within both Specific Plan area, as well as supporting the appropriate Goals and Objectives of the Plan.

A planning context review of other planning efforts undertaken by the City or County are included in the introduction chapter. From these documents, the applicable strategies and/or policies that relate to the Carson Civic Center Specific Plan area were prioritized for the development of the Mobility Plan.

5.1. MOBILITY STRATEGY

The mobility plan puts connectivity and parking considerations at the center of the analysis recognizing their importance for meeting land use, economic development, and quality of life goals. The plan underlined in this chapter presents strategies that support reductions in vehicle miles traveled (VMT) by:

A. Creating a quality walking experience through improving pedestrian connectivity to support new development

B. Encouraging the use of active transportation and public transit

C. Establishing an effective parking management plan

The following summarizes the multi-modal components under the mobility strategy as described in this section.

1. **Streets:** This section describes the proposed configurations of the roadways in the Specific Plan Area. They include proposed streetscape and complete streets (i.e., bicycle, pedestrian, and transit) designs, and are mapped in the diagrams on the adjoining page.

2. **Pedestrian Circulation:** This section presents the project's influence on the pedestrian realm including recommendations for improving circulation and safety. These measures are focused around providing a "complete streets" approach, and includes enhanced pedestrian infrastructure along Carson Street and Avalon Boulevard. Figures in the following pages show proposed locations of the pedestrian enhancements in the Specific Plan Area, reflecting the final streetscape components.

3. **Access to Transit:** This section provides an assessment of how the land use will influence access to transit, particularly the transit hubs along Avalon Boulevard and the new Civic Center Drive. This section shows the proximity of transit lines and stations to proposed development.

4. **Vehicular Mobility**: This section describes considerations related to vehicular mobility, based on the proposed land Use and circulation network modifications. The vehicular mobility considerations are developed in support of the Specific Plan's vision and goals.

5. **Parking**: This section focuses on strategies and policies related to required parking for land uses included within the Plan. A summary of any potential impacts to on-street and off-street parking, as a result of both circulation network and land use changes, is outlined in this section. See Chapters 3 and 4 Development and Design Standards for parking requirements.

5.2. EXISTING STREETS

The general characteristics of the existing roadways within the study area, including number of lanes, roadway classification, posted speed limit, and orientation, are described in this section:

Avalon Boulevard, oriented in a north-south direction, is designated as a Major Highway. The roadway consists of three lanes in each direction north of Carson Street and two lanes in each direction south of Carson Street. The roadway has a posted speed limit of 35 mph, with on-street parking permitted south of Carson Street and prohibited north of Carson Street. Direct access to I-405 is provided along Avalon Boulevard via northbound and southbound off/on-ramp intersections.

Carson Street, oriented in an east-west direction, is designated as a Major Highway. The roadway generally consists of two lanes in each direction in the study area, with the exception of a short segment between Bonita Street and the I-405 Southbound Ramps where three lanes in each direction are provided. The roadway has a posted speed limit of 40 mph. The roadway is a Class III bike route (i.e., with sharrows) in the study area. On-Street parking is generally prohibited in the immediate study area, though is permitted west of Via Verde. Direct access to I-405 is provided along Carson Street via northbound and southbound off/on-ramp intersections.

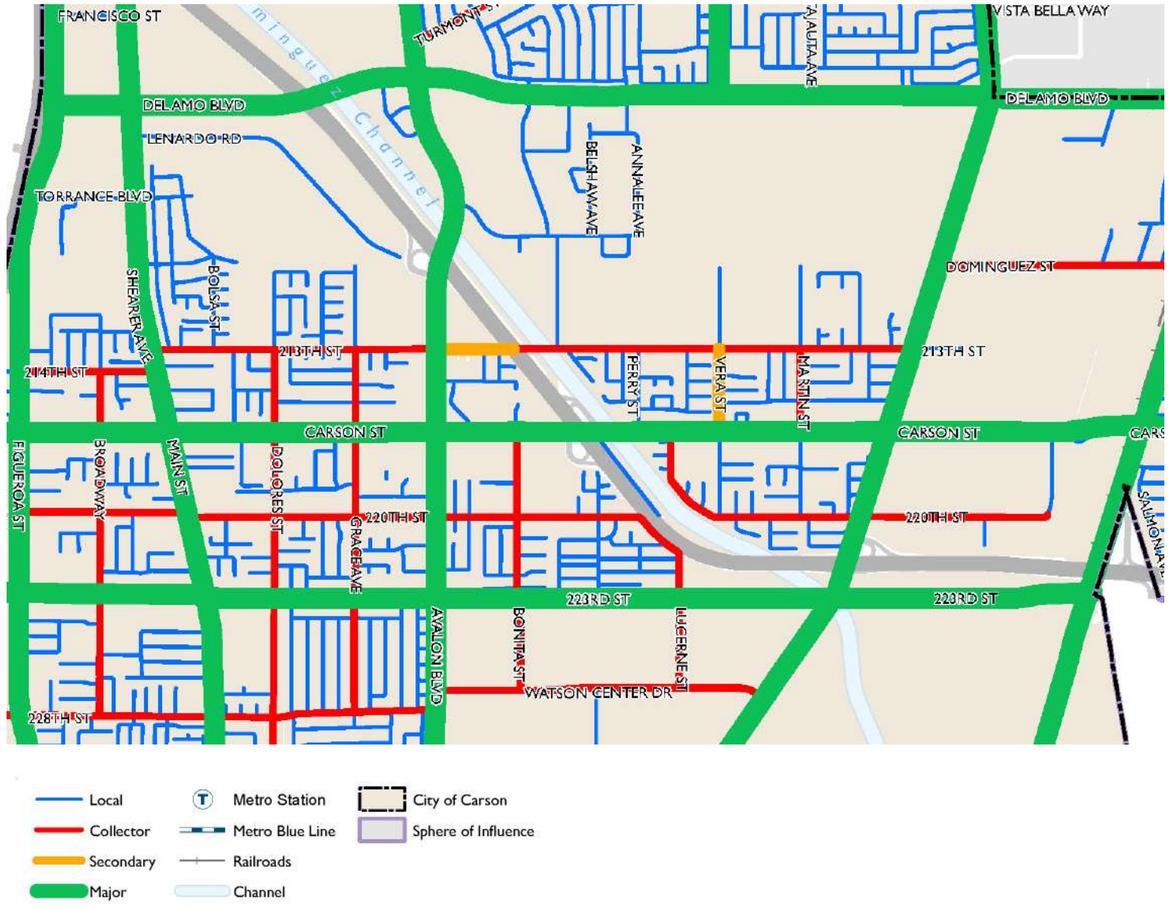
213th Street, oriented in an east-west direction, is designated as a Collector west of Avalon Boulevard and as a Secondary street east of Avalon Boulevard (to the I-405 freeway). The roadway consists of two lanes in each direction in the near vicinity of the Avalon Boulevard intersection and transitions to one lane in each direction further away on each side. The roadway has a posted speed limit of 30 mph and on-street parking is generally permitted, with the exception of the south side of the street east of Avalon Boulevard.

Civic Center Drive, oriented in a north-south direction, is designated as a Local Street. The roadway consists of one lane in each direction and runs between Desford Street and Carson Street. The roadway has a posted speed limit of 40 mph. Civic Center Drive provides direct access to City Hall.

Desford Street, oriented in an east-west direction, is designated as a Local Street with direct residential frontage. The roadway consists of one lane in each direction with on-street parking permitted on both sides. Within the study area, Desford Street is discontinuous on the west at Avalon Boulevard and on the east at Bonita Street.

Carson Street, Avalon Boulevard, Desford Street, Civic Center Drive and Civic Plaza Drive are roadways that are adjacent to the project site. Carson Street and Avalon Boulevard both provide approximately 6 to 10-foot wide sidewalks with or without landscaping on both sides of the roadways. Civic Plaza Drive also provides a short segment of 6-foot wide sidewalks on both sides of the roadways into the existing sidewalks built internally within the site to connect to the existing buildings. In contrast, Civic Center Drive consists of a sidewalk only on the east side of the roadway, while the west side lacks pedestrian infrastructure, resulting in a gap that may affect pedestrian safety.

Figure 5-1 Carson General Plan Street Classification



Avalon Boulevard

Carson Street

5.3. PROPOSED STREET CONFIGURATIONS

Figure 5-2 Carson Street

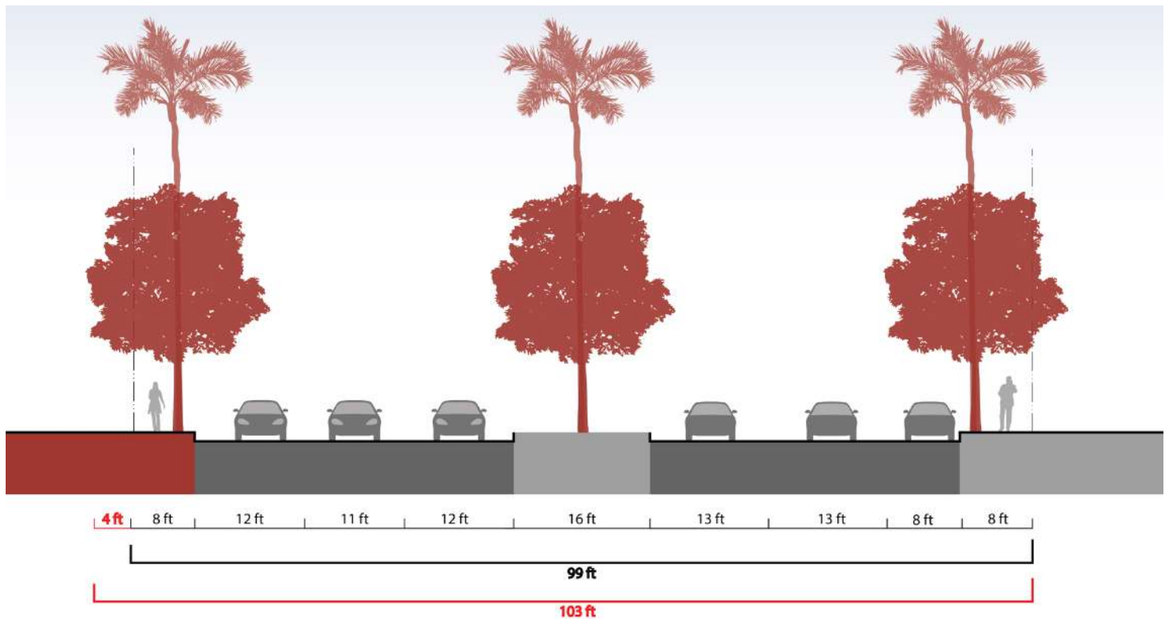


Figure 5-3 Avalon Boulevard

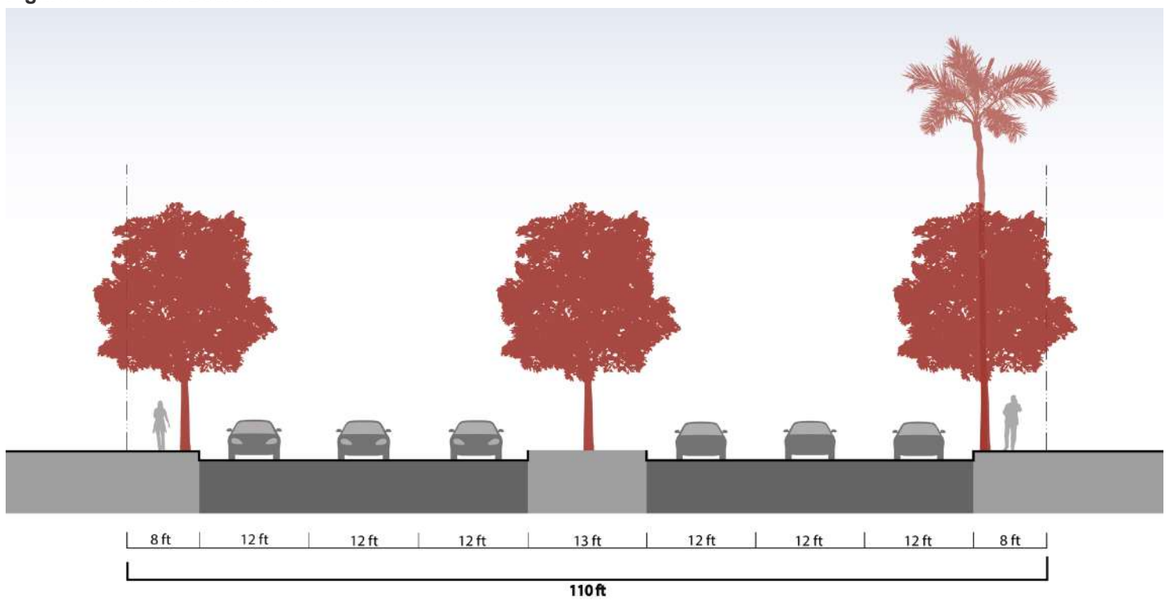


Figure 5-4 New Street North

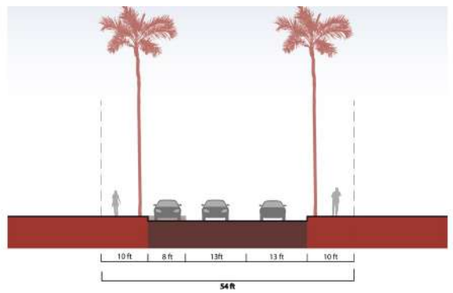


Figure 5-5 New Street Jewel Plaza

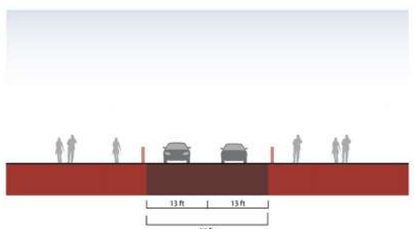


Figure 5-6 New Street South

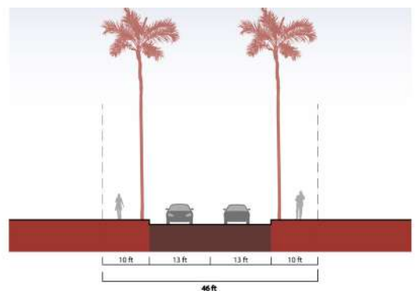


Figure 5-10 Key Plan - Cross-Sections

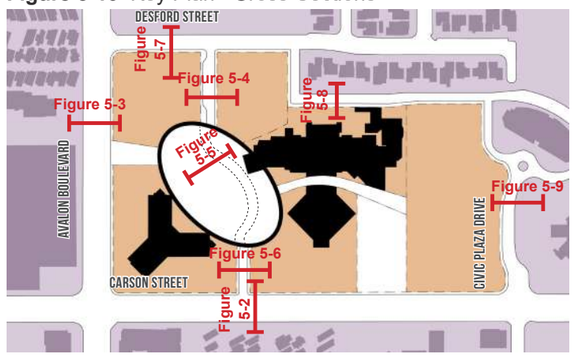


Figure 5-7 Desford Street

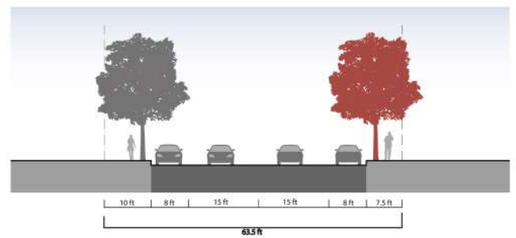


Figure 5-8 Private Roadway

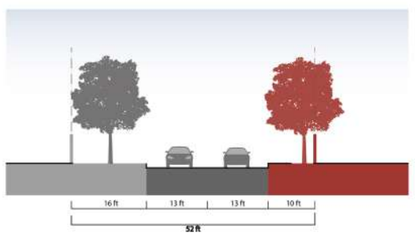
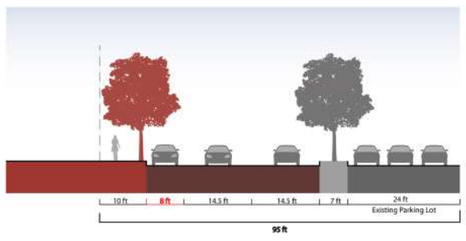


Figure 5-9 Civic Plaza Drive



Proposed

Existing

5.4. PEDESTRIAN CIRCULATION & IMPROVEMENTS

The strategies in this section are developed in support of the project's Goals and Objectives to improve connectivity to key destinations, and to enhance the public realm and streetscapes.

Sidewalk/Parkway Widths

The Carson streetscape is equipped with approximately eight-foot-wide sidewalks in both eastbound and westbound directions. There are no parkways and few shade trees that separate the sidewalks from the roadways. Sidewalks are generally in good condition, but due to the narrow width, there are few streetscape amenities.

The Avalon Boulevard streetscape has sidewalks in both northbound and southbound directions, also with approximately eight-foot-wide sidewalks. The sidewalks are generally in good condition which also includes trees in tree wells, utility poles, and signage. Raised planted medians are installed along Avalon Boulevard from 223rd Street north to the South Bay Pavillion Mall past the 405 Freeway. Overall, Avalon Boulevard is walkable, but lacking a pedestrian-friendly environment.

All sidewalks are observed to be in good condition, but parkways are only installed along Desford Street. Sidewalks need to provide at least four feet of clear space to allow pedestrians and those in wheelchairs to pass. However, this is the absolute minimum specification, and most corridors would benefit from at least five to ten feet of clear space, plus additional space for street trees, street lighting, signage, bus stops, and utility poles as necessary.

For highly trafficked areas, such as Carson Street and Avalon Boulevard, a minimum of 8 feet of sidewalk shall be provided in order to support increasing pedestrian volumes in the proposed mixed-use area and to also be able to accommodate the street trees, benches, outdoor seating, and other amenities in support of storefront frontage within commercial or mixed-use designated zones.

For other streets within the Specific Plan Area, sidewalks can be a minimum width of ten feet to accommodate moderate levels of pedestrian activity and some pedestrian amenities.

Curb Ramps

While most intersections already include curb ramps, curb ramps shall be updated to include tactile warning strips and be oriented to align with the pedestrian travel path that is perpendicular to crossing streets, which in many instances leads to dual curb ramps at each corner. This is preferable to the existing condition of a single curb ramp at the corner of an intersection that opens to the diagonally opposite corner.

Pedestrian Visibility

Maintaining high-visibility crossings creates an intuitive and safe environment for all users. Existing crossings shall be upgraded to include continental crosswalks. Continental crosswalks use striped bands to mark the crossing area in order to provide the highest visibility for both pedestrians and motorists. They indicate where pedestrians shall cross streets and indicate to motorists where pedestrians have the right-of-way. This is especially true for those junctions along Carson Street and Avalon Boulevard. Visibility also applies to sight distance. Pedestrians should be clearly visible by motorists up to 250 feet away, which is enhanced by curb extensions as noted below.

Curb Extensions (Bulb-outs)

A curb extension is a portion of the sidewalk that is extended into the on-street parking lane, typically at intersections. Where there is on-street parking approaching an intersection along Carson Street or Avalon Boulevard, a curb extension should be considered. Curb extensions reduce the distance that pedestrians need to walk to cross the street, make pedestrians more visible to motor vehicles, cause drivers to reduce speed by narrowing the roadway, and provide space for pedestrian amenities (e.g., street furniture, bike racks, etc.) and environmental elements (e.g., bioswales).

Curb extensions are optimal at intersections where right-turning volumes are limited, as the design precludes the ability to provide a dedicated right-turn lane.

Pedestrian Scale Lighting

A dark, unlit sidewalk is a deterrent to many when considering a short walk to or from a mixed-use environment including recreational open space. Pedestrian scale lighting can create a more aesthetically pleasing and comfortable environment to walk in. Street lighting improves streetscapes by improving security and visibility for pedestrians and rolling modes. As the Specific Plan Area is developed and redeveloped and streetscape design and engineering drawings are proposed for the conceptual improvements shown in this Plan, pedestrian scale lighting should be evaluated to ensure lighting uniformity within the Carson Civic Center Specific Plan Area. Multi-use paths can also benefit from pedestrian-scale lighting. Intersections often require additional lighting to allow motorists to see pedestrians crossing. Future lighting should also be integrated with potential smart city infrastructure.

Street Amenities

Street furniture should be utilized to promote walkable and active corridors, and enhance a sense of place. Benches, water fountains, trash receptacles, and bicycle parking racks are recommended types of street furniture because they address needs that a pedestrian may have, such as a place to rest. Street furniture should be placed outside of the walking zone as to not create a hazard to pedestrians. In constrained sidewalk conditions, street furniture should be placed on curb extensions or integrated into private development within a required area dedicated to the public realm.

In addition, transit stop amenities such as shelters with overhead protection, seating, and lighting are important amenities for encouraging people to make use of public transit.

Street Trees

The City of Carson was recognized as a 2021 Tree City USA by the Arbor Day Foundation for its commitment to urban forestry and tree management. Street trees serve a variety of urban design functions such as acting as a pedestrian buffer from vehicular traffic, accentuating spaces, creating a sense of enclosure, improving air quality, reducing of heat island effect by providing shade and filtered light, and improving visual aesthetics along corridors. Street trees shall be incorporated whenever possible in accordance with the landscape standards. The preservation of mature, healthy trees is a goal for the Specific Plan Area. It is recommended that in cases where streetscape improvements require relocation of mature trees, they be moved to curb extensions where conditions permit, and/or within the width of the dedicated portion of sidewalk in the adjacent private property setbacks.

Pedestrian Signals

Pedestrian push buttons, countdown signals, and signal timing modifications provide additional control and information for pedestrian crossing decisions. Pedestrian push buttons shall be in compliance with the Accessible Pedestrian Signals (APS). APS shall include countdown timing functionality in order to improve pedestrian safety by displaying the amount of time available to finish crossing before the end of the signal phase, as well as audible walk indications and beaconing.

Wayfinding

Key intersections and gateways such as the Carson Street and Avalon Boulevard junction require greater attention to detail due to their prominent locations and sensitive relationship to the public realm. Wayfinding improvements can help visitors navigate to major destinations and transit connections. Special wayfinding signage can mark the entrance or direction to a particular destination. Wayfinding signage can be divided into three categories. Identification signage marks important destinations, while informational signage provides more background information on a point of interest. Directional signage shows the optimal route between key destinations. A successful strategy will incorporate all three types.

In addition, the treatment of buildings and the public realm at key locations creates a landmark and establishes a unique sense of identity.

Smart City Infrastructure

There are many emerging technologies that could be implemented in a way to help improve the pedestrian environment and livability of places. These range from smart lighting to parking occupancy information, multi-modal data collection, WiFi access points, and traffic safety monitoring solutions. These technologies can enable the City to make proactive decisions on corrective measures. As technology continues to evolve, the addition of Smart City Infrastructure shall be evaluated at the time a detailed streetscape design and engineering are prepared.

Connectivity Enhancements

For the proposed transit hub at the Civic Center, first/last mile connections from the station will enhance transit ridership and providing alternatives to vehicular modes.

The City of Carson should be proactively involved in seeking partnerships and funding opportunities to help fund the anticipated public realm and infrastructure improvements. Adjustments may need to be made to accommodate the improvements identified in first/last mile plans produced by the transit agencies serving the Specific Plan Area.

5.5. ACCESS TO TRANSIT

EXISTING TRANSIT INFRASTRUCTURE

The roadways in the Civic Center study area are served by the following transit providers:

- **Los Angeles Metro** - Route 246 providing weekday and weekend service
- **Long Beach Transit** – Routes 2 and 4, providing weekday and Saturday service
- **Torrance Transit** – Route 3 providing weekday and weekend service, Route R3 providing weekday service only

The locations of the bus stops for each provider, per intersection in the vicinity of the Civic Center, are summarized in Table 4 and shown on Figure 4.

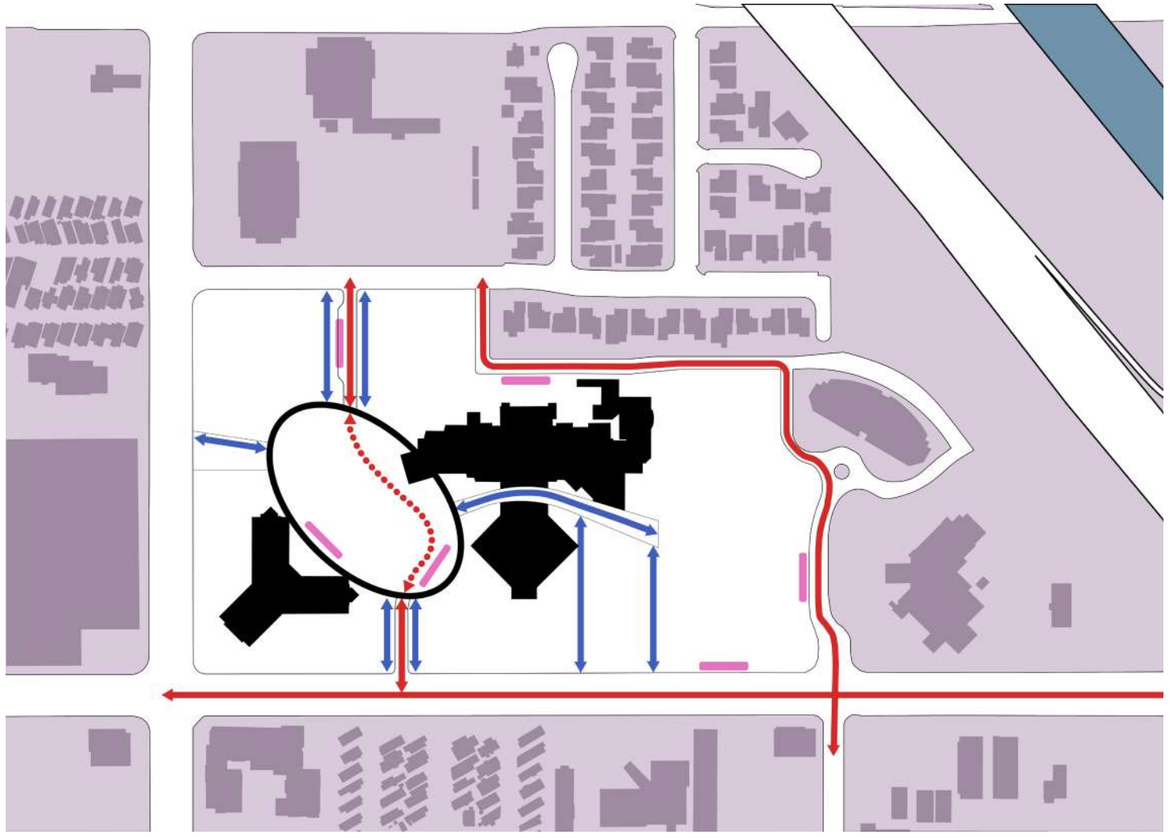
TRANSIT ACCESS IMPROVEMENTS

The strategies for improved access to transit and increased transit usage will be developed in support of the project's goal to foster transit use and its associated objectives which include establishing Carson Street and Avalon Boulevard as transit priority corridors and inclusion of new bus shelters and seating at bus stops. Where feasible, the Plan recommends adding bus shelters at all bus stop locations within the area. This will depend on the balance between available right-of-way and sidewalk widths at each individual location.

Consideration of first/last mile connectivity will be important. The planned pedestrian crossings will be located near current transit stops to facilitate easier access. For example, new pedestrian crossings are proposed at the Carson Street/Avalon Boulevard intersection with a stop in both directions.

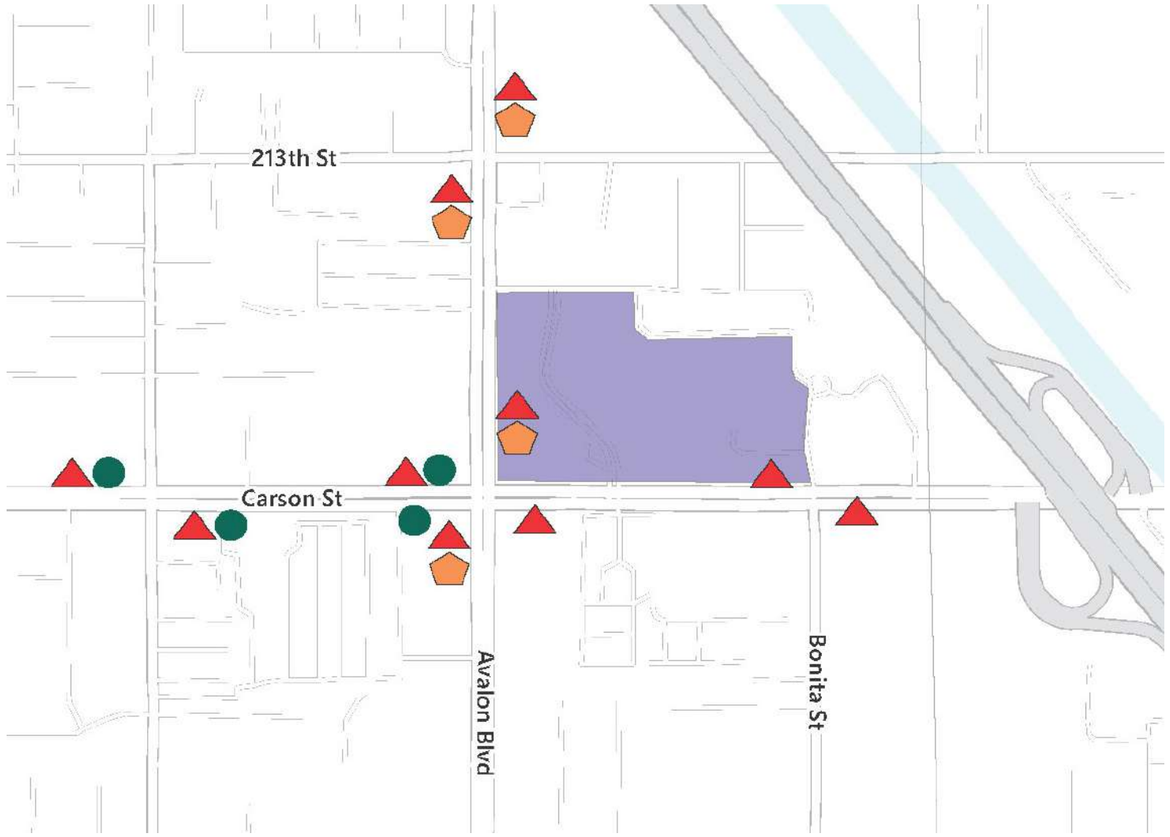
There is a desire for improved transit service and reliability, which could ultimately lead to increased usage. As the land use plan builds out, the City, with the transit agencies, could continue to study transit demand and patterns.

Figure 5-11 Pedestrian and Vehicular Circulation



Existing Buildings
Drop-Off Area
Vehicle Circulation
Pedestrian Circulation

Figure 5-12 Transit Access



Legend

- Project Site
- LA Metro Bus Stop
- Long Beach Transit Bus Stop
- Torrance Transit Bus Stop

5.6. VEHICULAR MOBILITY

5.6.1 EXISTING TRAFFIC CONDITIONS

This section presents the existing traffic volumes and operations at key intersections in the vicinity of the Civic Center Specific Plan area. The Civic Center Specific Plan was evaluated to determine the project's effects on local transportation. Existing traffic counts were collected in May 2025 (during a typical weekday), forecasted future intersection traffic volumes were developed based on the existing counts, and local intersection operations were evaluated. Traffic operations are characterized using the concept of level of service (LOS). Level of service is defined by a range of grades from A (best) to F (worst). Traffic analysis was performed at seven (7) key intersections in the vicinity of the SP, including I-405 freeway interchange intersections along Avalon Boulevard and Carson Street. Based on consultation with the City of Carson, the following seven (7) intersections were selected for operations analysis:

1. Avalon Boulevard/I-405 Northbound Ramps;
2. Avalon Boulevard/I-405 Southbound Ramps;
3. Avalon Boulevard/213th Street;
4. Avalon Boulevard/Carson Street;
5. Bonita Street/Carson Street;
6. I-405 Southbound Ramps/Carson Street; and
7. I-405 Northbound Ramps/Carson Street.

Figure 1 shows the study intersection locations in relation to the Civic Center Specific Plan area.

5.6.2 EXISITNG TRAFFIC VOLUMES

Existing traffic counts were collected in May 2025, during a typical weekday with local schools in session. All counts were conducted during the morning peak period (7:00 – 9:00 a.m.) and evening peak period (4:00 – 6:00 p.m.). The existing conditions LOS analysis is based on the highest single hour of traffic during each time period at each location. Figure 2 shows the existing peak hour traffic volumes at the intersections. In addition, Iteris obtained 24-hour roadway segment volumes from the City of Carson. The following summarizes key takeaways from the collection of vehicle volumes:

- Traffic volumes along Avalon Boulevard in the study area were consistent across both north and south of Del Amo Boulevard with more than 25,000 daily trips.
  - Avalon Boulevard between 223rd Street and Del Amo Boulevard – 25,180 ADT
  - Avalon Boulevard between Del Amo Boulevard and Victoria Street – 27,820 ADT
- Daily traffic volumes along Carson Street were higher by approximately 8,000 daily trips west of Avalon Boulevard than east Avalon Boulevard in the study area (23,600 ADT west of Avalon Boulevard and 16,900 east of Avalon Boulevard).

5.6.3 TRAFFIC ANALYSIS METHODOLOGY

The quality of traffic operations is characterized using the concept of level of service (LOS). Level of service is defined by a range of grades from A (best) to F (worst). At intersections, LOS "A" represents relatively free flow operating conditions with little or no delay. LOS "F" is characterized by extremely unstable flow conditions, severe congestion and delays with traffic volumes at or near the intersection's design capacity. This typically results in long vehicular queues extending from all approaches of an intersection.

Per the City's guidelines, LOS analysis is performed using the Highway Capacity Manual (HCM) methodology, which uses vehicular delay criteria to determine LOS. The City aims to achieve LOS D or better as the minimum operating thresholds for intersections, with exceptions of the following:

- Transit Priority Areas
- High quality transit corridors
- Central/neighborhood business districts with multimodal access critical to local travel
- Locations currently operating at LOS E/F without projects

Table 2 presents a brief description of each LOS letter grade.

In order to estimate the number of new trips expected to be generated by the SP, the net trip generation for the proposed project was calculated based on trip rates published in Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. Given the mixed-use nature of the development consisting of diverse types of facilities, trips are expected to be made internally from one facility to another. For example, it is likely that a hotel visitor may use the fine-dining restaurant or one of the retail stores within the development. Internal trip capture rates from ITE Trip Generation Handbook, 3rd Edition were used to develop the internal trip capture numbers. These internal trips were then used to reduce both the a.m. and p.m. peak hour trip generation. The proposed SP is forecast to generate approximately 507 net a.m. peak hour trips and 496 net p.m. peak hour trips.

5.6.4 INTERSECTION LOS ANALYSIS

Based on the traffic counts and methodology as described, the existing levels of service at the study intersections were evaluated. In addition, Iteris acquired the most recent traffic signal timing information, from the City of Carson and Caltrans, to utilize in the analysis. The existing intersection levels of service are summarized in Table 3. Figure 3 shows the intersection lane configurations. Level of service calculation worksheets are included in Appendix B.

As shown in Table 3, all study intersections currently operate at LOS C or better during both the a.m. and p.m. peak hours, with the exception of the Avalon Boulevard/Carson Street intersection. The Avalon Boulevard/Carson Street intersection is the only intersection that operates at LOS D, with an average intersection delay of 45.1 seconds during the a.m. peak hour and 49.4 seconds during the p.m. peak hour. This is a key intersection in the City where two major roadways intersect, adjacent to the project site. Carson Street also provides a direct access to the freeway; thus, northbound right-turning movement and westbound left-turning movement are both heavily utilized during both a.m. and p.m. peak hours. All study intersections operate at LOS D or better under the existing conditions during both a.m. and p.m. peak hours, and are considered acceptable.

5.6.5 CONCLUSION

The purpose of the LOS analysis is to identify locations where additional traffic volumes could potentially result in deficient operations. The proposed Specific Plan is forecast to generate approximately 507 net a.m. peak hour trips and 496 net p.m. peak hour trips. The study intersections in the vicinity of the SP are forecast to generally experience slight increases in average vehicle delays and LOS with the proposed project. However, all study intersections are anticipated to continue to operate at acceptable levels of service during both the a.m. and p.m. peak hours. Among the intersections analyzed, the Avalon Boulevard/Carson Street intersection is forecast to operate at LOS D while the other intersections are forecast to operate at LOS C or better. An intersection operating at LOS D is considered an acceptable condition.

5.6.6 REGIONAL MOBILITY

The Civic Center SP was evaluated to determine the project's effects on regional mobility, consistent with California Environmental Quality Act (CEQA) guidelines. Under current CEQA guidelines, projects are generally measured against four criteria (T-1 through T-4, per Appendix G Environmental Checklist), which utilize a combination of qualitative and quantitative analyses. Three of the four criteria (T-1, T-3, T-4) involve qualitative analyses, which evaluate whether the project would be inconsistent with other transportation plans, whether the project would result in hazards due to geometric design, and whether the project would result in inadequate emergency access. The SP is forecast to result in less than significant CEQA impacts under these three criteria.

For impact criteria T-2, the SP project's effects on Vehicle Miles Traveled (VMT) was quantitatively evaluated in conjunction with the City's thresholds of significance. The technical analysis was performed using the Southern California Association of Governments (SCAG) model, a computerized travel demand model. Iteris utilized the latest version of the SCAG Activity-Based Model (ABM) to generate the VMT statistics, consistent with previous CEQA analyses performed within the City of Carson.

Using the SCAG model, citywide VMT outputs were prepared for an existing scenario and an existing plus project scenario (which included the land use projections for the project). In addition, the project includes multiple strategies to reduce vehicle trips and VMT, such as, but not limited to, transportation demand management (TDM), increased land use densities, reduced residential parking requirements, and pedestrian network improvements. To account for these project features in the "plus project" scenario, off-model adjustments were prepared using guidance from the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions Assessing Climate Vulnerabilities, and Advancing Health and Equity: Designed for Local Governments, Communities, and Project Developers.

Based on the traffic modeling, the existing citywide VMT per service population is currently 15.50, which results in a significant impact threshold of 13.17 (i.e., 15% below 15.50) per the City's guidelines. The existing plus project VMT per service population including the Specific Plan land uses, is forecast to be 15.24. Thus, while the "plus Specific Plan project" scenario VMT per service population is forecast to improve compared to the existing citywide VMT per service population, the project is still forecast to exceed the City's CEQA threshold. Thus, this impact is considered significant and unavoidable. This finding is consistent with previous CEQA-level analyses in Carson, including the City's General Plan Update Environmental Impact Report (EIR).

Figure 5-13 Study Location and Project Intersections

Figure 5-14 Existing Intersection Configurations

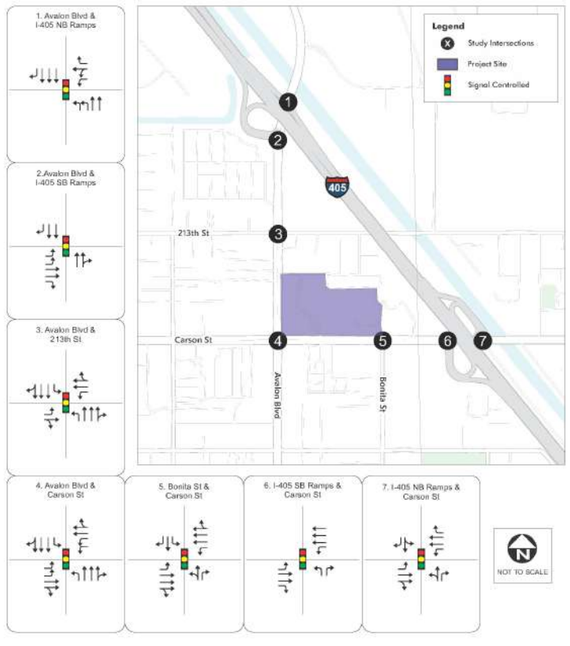


Figure 5-15 Existing Peak Hour Intersection Volumes

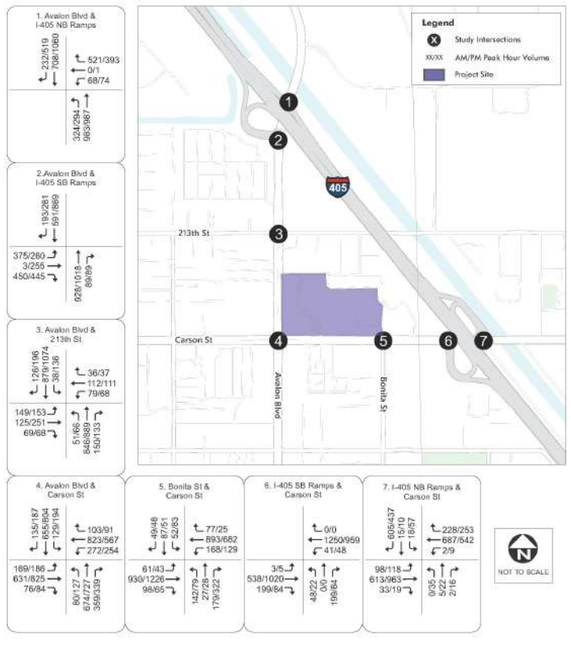


Table 5-1 Intersection Level of Service Definitions - HCM Methodology

Level Of Service	Description	HCM Average Delay (sec) - Signalized Intersections	HCM Average Delay (sec) - Unsignalized Intersections
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	≤ 10	≤ 10
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	>10-20	>10-15
C	Good operation. Occasionally drivers may have to wait more than 60 seconds, and back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.	>20-35	>15-25
D	Fair operation. Cars are sometimes required to wait more than 60 seconds during short peaks. There are no long-standing traffic queues.	>35-55	>25-35
E	Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	>55-80	>35-50
F	Forced flow. Represents jammed conditions. Backups form locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	>80	>50

Table 5-2 Existing Intersection Peak Hour Levels of Service

	Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
1	Avalon Boulevard/I-405 Northbound Ramps	Signalized	27.8	C	18.6	B
2	Avalon Boulevard/I-405 Southbound Ramps	Signalized	17.9	B	18.1	B
3	Avalon Boulevard/213th Street	Signalized	21.2	C	25.3	C
4	Avalon Boulevard/Carson Street	Signalized	45.1	D	49.4	D
5	Bonita Street/Carson Street	Signalized	26.3	C	20.2	C
6	I-405 Southbound Ramps/Carson Street	Signalized	6.4	A	7.2	A
7	I-405 Northbound Ramps/Carson Street	Signalized	17.8	B	11.6	B

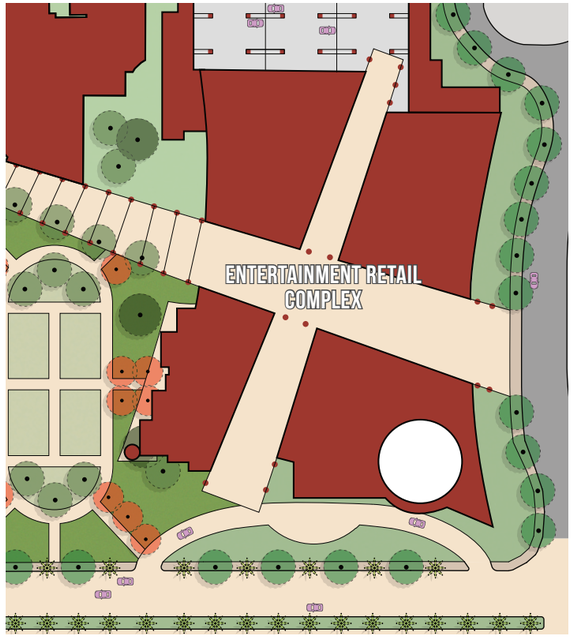
Notes:
s = seconds, LOS = Level of Service.

5.7 PROJECT ALTERNATIVE

The project alternative, consisting of an entertainment/retail complex in place of the hotel, was qualitatively assessed based on its potential vehicle trip characteristics in comparison to the preferred alternative. An entertainment complex with retail, restaurant, and sports bar uses will consist of a larger amount of employees than a hotel site, resulting in a larger daily trip generation. The sports bar use has the potential to be regional draw, resulting in longer trip distances. Thus, the overall VMT generated by the project alternative would be higher, therefore the project alternative is anticipated to result in a similar significant and unavoidable CEQA transportation impact.

In terms of peak hour trip generation affecting local mobility (intersections, roadways, freeways), the entertainment complex alternative would only generate minimal a.m. peak hour trips as compared to the preferred alternative with the hotel. Retail, restaurants, and sports bars typically do not operate in the morning hours. However, trip generation in the p.m. peak hour is anticipated to be larger than that of the preferred alternative, potentially resulting in worsened intersection operations (LOS and queue). The Avalon Boulevard/Carson Street intersection would likely be most affected by the traffic generated by the project alternative during the evening peak hour. During busiest times, such as major events drawing large crowds at the sports bars, the intersection could potentially degrade operations to LOS E (compared to LOS D with the preferred alternative).

Figure 5-16 Entertainment/Retail Complex Alternative



5.8 PARKING

EXISTING PARKING INFRASTRUCTURE

Several of the large surface parking lots within the Civic Center which abut the major corridors are underutilized throughout the weekday, and City staff indicated that these parking lots are underutilized year-round. Parking availability in and near the study area was also a major concern, such as community residents parking at the Civic Center to pick up their children from the local school across Carson Street. Support for more business-friendly parking requirements are desired.

PARKING IMPROVEMENTS

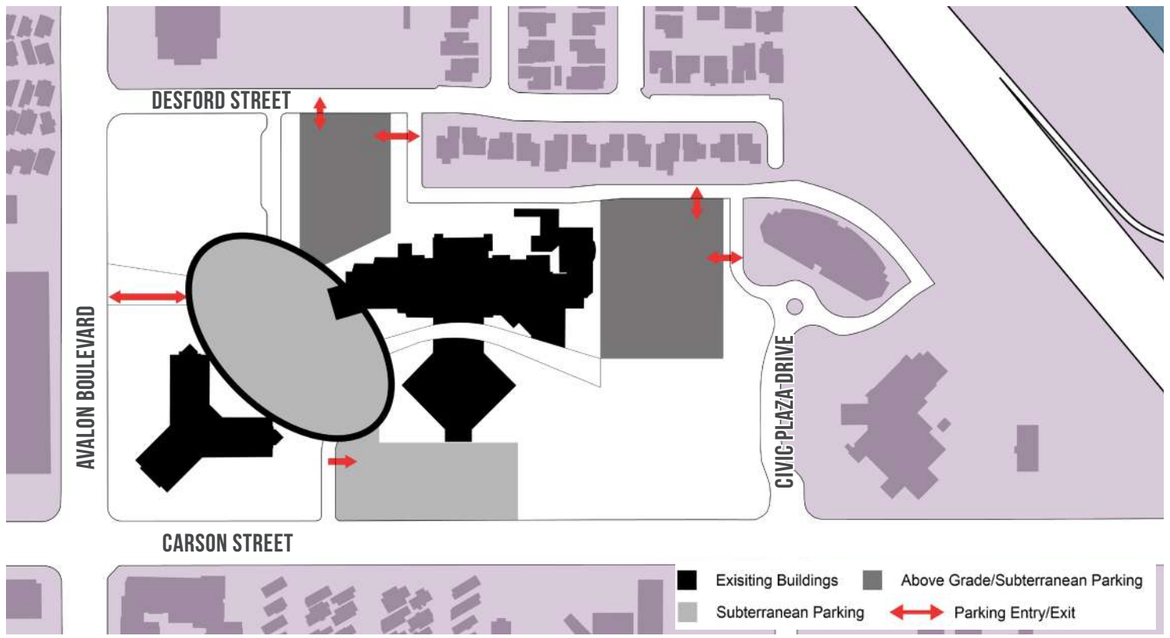
On-street parking capacity may be reduced with roadway reconfiguration that prioritizes other modes of transportation, while off-street parking capacity may be reduced with new development. Thus, this section discusses the potential for shared parking, as well as either reduced or no parking minimums in the vicinity of a major transit stop (consistent with AB 2097).

The parking strategies are developed in support of the project's goal to adopt innovative parking strategies and its associated objectives which include establishing a shared parking structure, among other potential measures.

Parking management strategies include the following:

- **Parking Demand Tools**: address the demand for parking and include elements such as travel demand management interventions, promoting alternative modes, establishing intervention thresholds based on parking occupancy, parking compliance, and parking ratios among several other considerations that impact the demand for parking.
- **Location Tools/Considerations**: address who parks where with the premise of spreading the demand over a larger area such as utilizing remote parking facilities, signage strategies, etc.
- **Time Considerations**: that use parking frequency, turnover, and time stays as part of a parking management toolbox.
- **Pricing Tools**: those that consider paid parking programs and demand-based pricing.
- **Supply Considerations**: include maximizing the number of available parking spaces typically by the provision of new parking spaces off-street.
- **Shared Parking Lots**: incentivize development by lowering the cost of providing shared parking structures or lots by identifying and developing a strategy for City acquisition of ideal sites to help align parking supply and transition to more transit-oriented and pedestrian friendly uses.
- **Parking-in-lieu fees**: collect fees as an alternative to the developer/property owner building the parking on site; the fees fund additional public parking to satisfy parking demand and enhance the vitality of businesses.

Figure 5-17 Parking Strategy



6: INFRASTRUCTURE

The City of Carson is exploring the utilization of the 20 acres of Carson Civic Center site to better serve current and future community needs and expectations through a new Vision Plan.

At the time of this report, the Civic Center site consists of Carson City Hall, Carson Community and Event Center, surface parking lots, and open space areas. The project consists of the development of a new Civic Center Master Plan and a clear action plan through 2030 and beyond. The proposed development programming includes a theme based multi-story luxury resort hotel, an experiential interactive museum, a vibrant mixed-use development, a new performing art center, a modern community/event center, a variety of indoor and outdoor gathering spaces, convention halls, an outdoor theater, and shopping and dining facilities.

This technical report provides a high-level analysis of the broad effects of the Vision Plan on sewer, storm drain, and water infrastructure. The recommendations in this report are based on the estimated capacities of existing facilities and projected infrastructure needs based on the review of available record drawings, service maps, public master plan documents, and a high-level study of the increased demands limited to the study areas.

6 INFRASTRUCTURE

6.1. SEWER INFRASTRUCTURE

EXISTING SEWER INFRASTRUCTURE

The ownership of the sewer infrastructure in Carson is split between the Los Angeles County Sanitation Districts (LACSD) who maintains the trunk lines, and the Los Angeles County Department of Public Works (LADPW) Consolidated Sewer Maintenance District who owns the rest of the public mains.

The site is adjacent to three sewer pipes, which have been labeled as follows for the purpose of this report. Refer to Attachment A1 for a map of the existing sewer lines serving the site.

- **SS1**: 15-inch LACSD vitrified clay pipe (VCP) trunk line along Avalon Blvd. flowing north and turning west on East 213th St.
- **SS2**: 12-inch LACSD VCP trunk line flowing west along Carson St. and tying into the 15" trunk line mentioned above at the intersection of Carson St. and Avalon Blvd.
- **SS3**: 8-inch LADPW VCP main running along Desford St. to the north, flowing west towards Avalon Blvd, where it joins into the 15" VCP mentioned above.

Both SS2 and SS3 are tributary to SS1. Therefore, any new development tying into SS2 and SS3 will also impact SS1.

Flow monitoring data could not be obtained from LADPW for SS3. LACSD loading factors were used to estimate the proposed flows in SS1 and SS2; thus, LACSD loading factors were also used to estimate the current and proposed sewage flow in SS3 for consistency. Refer to Table 1 for the breakdown of sewer flows assumed to be tributary to SS3.

Per the LA County Land Development Division Sewer Capacity Memo, pipes smaller than 15-inch diameter are considered to be at maximum capacity when they are 50% full.

the review of available record drawings, service maps, public master plan documents, and a high-level study of the increased demands limited to the study areas.

Table 1. Estimated Existing Sewer Flow in SS3

Existing Building	LADPW land use	Sewage generation factor	Quantity	Average Daily Sewer Flow (GPD)
Double Tree Hilton Hotel	Hotel	125 GPD/room	225 rooms	28,125
Community & Event Center	Convention Center	10 GPD/average daily attendance	2,100 people	21,000
Panda Logistics	Office Building	200 GPD/1,000 SF	155,800	31,160
Single Family Homes	Single Family Homes	260 GPD/house	54 houses	14,040
Jack in the Box	Restaurant	1 GPD/SF	3,665 SF	3,665
			TOTAL	97,990 GPD

LACSD provided flow monitoring data for this report for SS1 and SS2. Refer to Table 2 for the maximum capacity and current flow data that were last recorded on September 14, 2015.

Table 2. Existing Sewer Pipes Capacities

Pipe ID	Ownership	Diameter (in)	Material	Slope (%)	Max capacity (CFS)	Last Measured/Estimated Flow (CFS)	% full
SS1	LACSD	15	VCP	0.10	2.2	0.92	47.0
SS2	LACSD	12	VCP	0.10	1.1	0.70	57.1
SS3	LADPW	8	VCP	0.32	0.34	0.15*	31.9

* As estimated in Table 1 above.

The existing sewer flows for the Carson City Hall and the Community and Event Center were estimated by using the LACSD loading factors and are detailed in Table 3. Refer to Attachment A3 for the LACSD loading factors.

Table 3. Estimated Existing Sewer Flows from the Project Site

Existing Building	LADPW land use	Sewage generation factor	Quantity	Average Daily Sewer Flow (GPD)	Sewer main
Carson City Hall	Office Building	200 GPD/1,000 SF	64,000 SF	12,800	SS1
Community & Event Center	Convention Center	10 GPD/average daily attendance	2,100 people	21,000	SS3

VISION PLAN IMPACTS

The LACSD sewage loading factors were used to estimate the sewer flow that would result from the proposed development. The sewer flows from the existing City Hall and Community Center are assumed to remain the same. Because the renovation of these facilities is not expected to cause an increase in sewer flows, they have been excluded from the analysis below.

Based on the proposed site layout provided by Gruen Associates on June 24, 2025, the new development is assumed to be connected to the existing sewer mains as shown in Table 4. Refer to Attachment A2 for an exhibit showing the proposed sewer connections.

Table 4. Estimated Proposed Sewer Flows

Proposed Building	LADPW land use	Sewage generation factor	Quantity	Sewer Flow (GPD)	Sewer Main
New City Hall + retail/restaurant	Office Building Shopping Center	200 GPD/1,000 SF 350 GPD/1,000 SF	187,000 SF 10,000 SF	37,400 3,500	SS2
Performing Arts Center	Indoor Theatre	125 GPD/1,000 SF	124,000	15,500	SS1
Resort Hotel + retail/restaurant	Hotel Shopping Center	125 GPD/room 350 GPD/1,000 SF	400 rooms 20,000 SF	50,000 7,000	SS2
Hotel Amenity Deck	Shopping Center	350 GPD/1,000 SF	120,000 SF	42,000	SS2
Interactive Museum	Shopping Center	350 GDP/1,000 SF	25,000 SF	8,750	SS2
Mixed-Use Housing	Residential – 5+ units Shopping Center	156 GPD/unit 350 GPD/1,000 SF	140 units 10,000 SF	3,500 21,840	SS3

Based on this analysis, the sewer generation of the site would increase by 189,490 GPD. Refer to Table 5 for the increase of flow in each existing sewer pipe. The percentage full was calculated by using Manning's formula and a roughness coefficient of 0.013 for vitrified clay pipe. The total proposed flow was calculated by adding the estimated flow increase to the existing sewer flows.

Table 5. Estimated Increased Flows in Surrounding Sewer Mains

Pipe ID	Increased flow (CFS)	Total Proposed Flow (CFS)	Proposed % full
SS1	0.29	1.21	55.4
SS2	0.23	0.93	69.2
SS3	0.04	0.19	36.1

SUMMARY AND SUGGESTED IMPROVEMENTS

Based on the analysis described above, the existing sewer system has enough capacity to support the proposed development. Additional gauging data is recommended to confirm the actual capacity of SS3.

Future proposed developments will be reviewed and evaluated by LACSD through the Will Serve Program at the time of plan check.

6.2. STORM DRAIN INFRASTRUCTURE

EXISTING WATERSHED SETTING AND DRAINAGE FACILITIES

The project site lies within the Dominguez Channel Watershed, which is part of the South Santa Monica Bay Watershed in Los Angeles County. The broader watershed drains into the Pacific Ocean and is subject to regional water quality regulations.

Stormwater within the City of Carson is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board. The City operates under a Municipal Separate Storm Sewer System (MS4) permit as a medium-sized municipality, which mandates implementation of best management practices (BMPs) to reduce pollutants in stormwater discharges.

The study area includes two significant existing drainage facilities that are both owned and maintained by the Los Angeles County Flood Control District (LACFCD). These facilities represent components of local and regional stormwater conveyance infrastructure, serving to collect and transport stormwater runoff generated within the watershed. Refer to Attachment B3 for a map of the existing storm drain facilities detailed below.

The BI 0540 – U2 Line – South Torrance is a large rectangular reinforced concrete box (RCB) culvert with interior dimensions of 8 feet 10 inches wide by 10 feet 5 inches tall. The large size of this culvert indicates its importance as the major regional storm drain to the Dominguez Channel. Despite the shallow slope of 0.10%, the large cross-sectional area allows the facility to convey an estimated full-flow capacity of approximately 594.5 CFS. This large rectangular reinforced concrete box plays a critical role in reducing flood risk, particularly during large storm events.

The 213th Street Drain is a smaller facility comprised of a 24-inch diameter Reinforced Concrete Pipe (RCP), indicating that it serves more localized drainage needs. With a slope of 0.11%, this pipe can convey an estimated maximum of 7.50 CFS under full-flow conditions. A facility of this size is typically designed to handle a portion of the northwestern runoff.

Refer to Table 6 for a summary of the existing storm drain flows. Manning's equation was used to estimate the full flow capacity.

Table 6. Existing Storm Drain Flows

Pipe ID	Ownership	Dimensions	Material	Slope (%)	Full Flow Capacity (cfs)
BI 0540 – U2 LINE B – SOUTH TORRANCE	LACFCD	106" X 125"	RCB	0.10	594.5
213TH STREET DRAIN	LACFCD	24" DIA	RCP	0.11	7.5

EXISTING FLOODPLAIN MAPPING

Floodplain delineation is managed by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program. FEMA creates Flood Insurance Rate Maps (FIRMs) to determine the location and extent of Special Flood Hazard Areas which designate areas with special flood, mudflow or flood-related erosion hazards.

According to the FIRM in Attachment B4, the Carson Civic Center site lies within Zone X, which designates areas outside of the 500-year floodplain and/or areas protected from the 100-year flood by certified levees, such as the Dominguez Channel levee system. As such, the project site is at minimal risk of flooding.

HYDROLOGY

The hydrologic effects of the Vision Plan were evaluated by comparing the existing and proposed land cover conditions at the project site. The analysis was conducted using the rational method.

The following methodology and assumptions were used in developing the hydrology analysis:

I. The impervious percentage for both existing and proposed conditions were determined by delineating land cover using Google Maps aerial imagery and the site plan provided for the Revised Vision Plan Alternative (refer to Attachments B1 and B2). The change in the impervious percentage is assessed for the project site only.

II. Areas designated as green roofs in the proposed site plan were categorized as pervious due to their ability to slow down runoff.

III. Runoff coefficients used in the rational method were sourced from the State Water Resources Control Board's Runoff Coefficient Fact Sheet:

a) Impervious areas: C = 0.9

b) Pervious areas: C = 0.1

The Vision Plan will result in moderate changes to the site's impervious and pervious surfaces. A comparison between existing and proposed land use is summarized in Table 7.

Table 7. Land Cover of Existing and Proposed Site

Land cover	Existing Conditions	Proposed Conditions
Roofs/Balcony (AC)	*3.0*	*7.0*
Concrete Pavement (AC)	*4.1*	*4.7*
Asphalt/Misc. (AC)	*7.2*	*1.1*
Landscape/Trees/Grass (AC)	*5.7*	*7.1*
Percent Impervious (%)	***71.5***	***64.4***
Percent Pervious (%)	***28.5***	***35.6***

Although the footprint of impervious surfaces is being redistributed with increased rooftop coverage and reduced asphalt, the overall impervious area will decrease, which positively influences runoff rate and water quality. The estimated pervious cover in the existing and proposed conditions is shown in Attachments B1 and B2, respectively.

The estimated runoff generated from the project was calculated using the rational method. The precipitation intensity of 0.247 inches per hour was gathered from the National Weather Service (refer to Attachment B6). As shown in Table 8, the calculated runoff from a 50-year, 24-hour storm is expected to decrease with the implementation of the Vision Plan. The proposed increase in pervious cover would lower the runoff coefficient, resulting in a decreased runoff compared to existing conditions.

WATER QUALITY

The City of Carson regulates stormwater discharge through the National Pollutant Discharge Elimination System (NPDES) permit program, which is authorized by the federal Clean Water Act. The Vision plan project will be required to comply with NPDES requirements during both the construction and post-construction phases. Compliance is achieved through coverage under the Construction General Permit (CGP) and the Municipal Separate Storm Sewer System (MS4) Permit, respectively.

Prior to the commencement of any construction activities, projects that will disturb one acre or more of land are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the CGP. The SWPPP outlines the use of construction Best Management Practices (BMPs) that are designated to minimize the discharge of pollutants from the site.

Construction activities such as clearing, excavation, grading, and construction have the potential to impact hydrology and water quality.

$$Q = CiA$$

Table 8. Rational Method for Calculating Runoff

	Existing	Proposed
Σ C (UNITLESS)	0.67	0.61
i (IN/HR)	0.247	0.247
A (AC)	20	20
Q (50-YEAR, 24-HR) (CFS)	**3.32**	**3.03**

These impacts include:

- Erosion of exposed soils or disturbed soils
- Sediment deposits entering nearby storm drains or water bodies
- Increased pollutant loading from construction equipment and materials

While natural erosion occurs from rainfall and wind, disturbed soils during construction are more vulnerable to accelerated erosion rates, potentially resulting in downstream sedimentation and water quality degradation. To mitigate these effects, construction-phase BMPs, such as silt fences, stabilized entrances, and sediment traps, should be implemented. Post-construction BMPs should also be incorporated to manage long-term site runoff and improve water quality. The selection and implementation of BMPs should be consistent with the California Stormwater Quality Association (CASQA) BMP Handbook and the City of Carson's stormwater requirements.

Post-construction stormwater quality is addressed through the implementation of Low Impact Development (LID) standards. LID strategies are recommended to improve water quality and drainage to meet storm water quality standards from the City of Carson NPDES MS4 permit. LID strategies are designed to mimic natural hydrologic conditions by capturing, infiltrating, and/or treating stormwater runoff onsite to reduce pollutant loads and runoff volume. Complying with LID standards for stormwater quality is required for developments and redevelopments over a certain threshold as defined by the 2013 Los Angeles County LID Ordinance2, which improvements under the Vision Plan are expected to exceed. LID strategies for the Vision Plan will be evaluated by the local entities through the plan check process.

SUMMARY AND SUGGESTED IMPROVEMENTS

Based on the analysis above, the proposed increase in pervious cover under the Vision Plan is expected to cause a decrease in stormwater runoff. Therefore, downstream adverse impacts at each storm drain lines are not anticipated.

6.3. WATER INFRASTRUCTURE

WATER SUPPLY

The Project lies within the California Water Service (Cal Water) Dominguez District service area. According to the 2020 Urban Water Management Plan for the Dominguez District (the "UWMP"), the water supply originates from a combination of the following sources:

- Groundwater pumped from the West Coast Subbasin and the Central Subbasin
- Imported water purchased from Metropolitan Water District of Southern California (MWD), sourced from the Colorado River and the State Water Project in northern California
- Treated desalted water produced in the C. Marvin Brewer Desalter
- Recycled wastewater produced by the West Basin MWD

Table 9 shows the water supply sources and volumes for the year 2020 and projected volumes anticipated for the year 2045, as published in the UWMP. Volume is expressed in Acre-Feet (AF). Despite an anticipated 7.7% increase in population, the water demand is expected to decrease. This reduction in water demand is mostly due to the implementation of water use reduction programs and the rise of water-efficient plumbing fixtures.

Table 9. 2020 Water Supply

Water Supply Source	2020 Volume (AF)	2045 Volume (AF)
Purchased/Imported	23,673	22,140
Groundwater	4,271	5,622
Desalinated water	438	438
Recycled water	4,587	4,737
Total:	32,968	32,937

Based on this analysis, the Domiguez district's water supplies are sufficient to support the proposed development of Carson City Hall.

EXISTING WATER DISTRIBUTION AND SIZING CRITERIA

Under the existing conditions, the site is served by a variety of water lines ranging from 6 inches to 10 inches in diameter. The pipes serving the site have been labeled W1 through W7 as shown in Attachment C1.

While the capacity of water distribution pipes depends on the available pressure in the system, the minimum size of the pipes was estimated using the Los Angeles Department of Water and Power (LADWP) sizing criteria shown in Table 10, for both domestic water (DW) and fire water (FW) pipes.

Table 10. Sizing Criteria for Water Pipes

Pipe size	DW max. flow (GPM)	FW max. flow (GPM)
4"	400	600
6"	700	1,400
8"	1,500	2,500
10"	2,500	5,000

DOMESTIC WATER

The future water demand was estimated by using the projected sewer generation with a 1:1 conversion factor. Refer to Table 4 for how the estimated flows were calculated.

Similarly to the sewer capacity analysis, the renovation of the existing City Hall and Community Center is not expected to cause a change in water demand and was excluded from the analysis below. Based on the land uses proposed in the Vision Plan, the future water demand is estimated to increase by 189,190 GPD. Table 11 shows where the increase is expected to occur. Flows were converted to gallons per minute (GPM) to compare with the sizing criteria described in the section above.

Table 11. Estimated Increase in Water Demand in Each Pipe

Proposed Land Use	Estimated Water Demand (GPD)	Estimated Water Demand (GPM)	Nearest Ex. Distribution Main	Anticipated Max. DW Flow* (GPM)
New City Hall + retail/restaurant	40,900	28.4	W6 (8")	1,500
Performing Arts Center	15,500	10.8	W2 (8")	1,500
Resort Hotel + retail/restaurant	57,000	39.6	W4 (10")	2,500
Hotel Amenity Deck	42,000	29.2	W4 (10")	2,500
Interactive Museum	8,750	6.1	W5 (6")	700
Mixed-Use Housing	25,340	17.6	W1 (6")	700

** Based on Table 10 above.*

Based on Table 11, all surrounding water distribution mains are anticipated to have the capacity to accommodate the increased domestic water demand.

FIRE WATER

In accordance with the Section B105 of Appendix B of the California Fire Code, the fire flow requirements for the proposed development are shown in Table 12. Construction type IIIA was assumed in order to provide a conservative analysis. Existing buildings that are proposed to remain were assumed to have appropriate fire water protection and were excluded from this analysis.

SUMMARY AND SUGGESTED IMPROVEMENTS

Based on the analysis above, a portion of the distribution main W1 may require an upsize from a 6-inch to an 8-inch minimum to support the increased fire flow requirement generated by the mixed-use housing development. Refer to Attachment C2 for a map of the proposed water connections and suggested improvements. Fire flow requirements may be reduced if the actual construction type is classified as type IA or IB.

The analysis is dependent on the current water pressure in the existing water distribution system and is expected to be verified during the design process of the proposed improvements.

As discussed in section 4.1, the water supply is expected to be sufficient to support the future development and growth of the Dominguez district.

Table 12. Estimated Fire Flow Requirements and Proposed Main Connections

Proposed New Development	Square footage	Min. Fire Flow (GPM)	Nearest Existing Distribution Main	Anticipated Max. FW Flow** (GPM)
New City Hall	197,000	1,500	W6 (8")	2,500
Performing Arts Center	124,000	1,250	W2 (8")	2,500
Resort Hotel*	380,000	1,500	W4 (10")	5,000
Hotel Amenity Deck	120,000	1,250	W4 (10")	5,000
Interactive Museum	25,000	1,000	W5 (6")	1,400
Mixed-Use Housing*	440,000	1,500	W1 (6")	1,400
Subterranean Parking	251,000	1,500	W3 (12")	>5,000

* Type R occupancy.
** Based on Table 10.

REFERENCES

California Water Service, 2020 Urban Water Management Plan – Dominguez District, June 2021.

LADWP, "Application for Water Pressure – Flow Report", July 2023. www.ladwp.com/sites/default/files/2023-09/SAR%20Application%20Form%20%2007-01-2023%20v1_0.pdf.

6.4. PROJECT ALTERNATIVE - SEWER INFRASTRUCTURE

Based on the proposed site layout provided by Gruen Associates on June 24, 2025, the new development is assumed to be connected to the existing sewer mains as shown in Table 4. Refer to Attachment A2 for an exhibit showing the proposed sewer connections.

Table 6. Estimated Proposed Sewer Flows – Alternate Programming

Proposed Building	LADPW land use	Sewage generation factor	Quantity	Sewer Flow (GPD)	Sewer Main
New City Hall + retail/restaurant	Office Building Shopping Center	200 GPD/1,000 SF 350 GPD/1,000 SF	187,000 SF 10,000 SF	37,400 3,500	SS2
Performing Arts Center	Indoor Theatre	125 GPD/1,000 SF	124,000	15,500	SS1
Resort Hotel + retail/restaurant	Hotel Shopping Center	125 GPD/room 350 GPD/1,000 SF	400 rooms 20,000 SF	50,000 7,000	SS2
Entertainment/Retail Complex	Shopping Center Restaurant	350 GPD/1,000 SF 1 GPD/SF	130,000 SF 80,000 SF	45,500 80,000	SS2
Interactive Museum	Shopping Center	350 GDP/1,000 SF	30,000 SF	10,500	SS2
Mixed-Use Housing	Residential – 5+ units Shopping Center	156 GPD/unit 350 GPD/1,000 SF	140 units 10,000 SF	3,500 21,840	SS3

Based on this analysis, the sewer generation of the site would increase by 217,740 GPD under the alternate plan. Refer to Table for the increase of flow in each existing sewer pipe. The percentage full was calculated by using Manning's formula and a roughness coefficient of 0.013 for vitrified clay pipe. The total proposed flow was calculated by adding the estimated flow increase to the existing sewer flows.

Table 7. Estimated Increased Flows in Surrounding Sewer Mains – Alternate Programming

Pipe ID	Increased flow (CFS)	Total Proposed Flow (CFS)	Proposed % full
SS1	0.34	1.26	56.8
SS2	0.27	0.97	71.5
SS3	0.04	0.19	36.1

6.5. PROJECT ALTERNATIVE - WATER INFRASTRUCTURE

4.2.2.2.1 Domestic Water

The future water demand was estimated by using the projected sewer generation with a 1:1 conversion factor. Refer to Table 4 for how the estimated flows were calculated.

Similarly to the sewer capacity analysis, the renovation of the existing City Hall and Community Center is not expected to cause a change in water demand and was excluded from the analysis below. Based on the land uses proposed in the Vision Plan, the future water demand is estimated to increase by 217,740 GPD. Table shows where the increase is expected to occur. Flows were converted to gallons per minute (GPM) to compare with the sizing criteria described in the section above.

Table 85. Estimated Increase in Water Demand in Each Pipe – Alternate Programming

Proposed Land Use	Estimated Water Demand (GPD)	Estimated Water Demand (GPM)	Nearest Ex. Distribution Main	Anticipated Max. DW Flow* (GPM)
New City Hall + retail/restaurant	40,900	28.4	W6 (8”)	1,500
Performing Arts Center	15,500	10.8	W2 (8”)	1,500
Entertainment/Retail Complex	125,500	87.2	W4 (10”)	2,500
Interactive Museum	10,500	7.3	W5 (6”)	700
Mixed-Use Housing	25,340	17.6	W1 (6”)	700

** Based on Table 12.*

Based on Table , all surrounding water distribution mains are anticipated to have the capacity to accommodate the increased domestic water demand.

4.2.2.2.2 Fire Water

In accordance with the Section B105 of Appendix B of the California Fire Code, the fire flow requirements for the proposed development are shown in Table 14. Construction type IIIA was assumed in order to provide a conservative analysis. Existing buildings that are proposed to remain were assumed to have appropriate fire water protection and were excluded from this analysis.

Table 96. Estimated Fire Flow Requirements and Proposed Main Connections – Alternate Programming

Proposed New Development	Square footage	Min. Fire Flow (GPM)	Nearest Existing Distribution Main	Anticipated Max. FW Flow** (GPM)
New City Hall	197,000	1,500	W6 (8”)	2,500
Performing Arts Center	124,000	1,250	W2 (8”)	2,500
Resort Hotel*	380,000	1,500	W4 (10”)	5,000
Entertainment/Retail Complex	210,000	1,500	W4 (10”)	5,000
Interactive Museum	30,000	1,000	W5 (6”)	1,400
Mixed-Use Housing*	440,000	1,500	W1 (6”)	1,400
Subterranean Parking	251,000	1,500	W3 (12”)	>5,000

* Type R occupancy.
** Based on Table 12.

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7: ECONOMICS

Prior to this Carson Civic Center Specific Plan effort, Gruen Associates prepared a Vision Plan for the Carson Civic Center that explored the future utilization of 20 acres of the Civic Center to not only better serve the needs of the community but also to be a source of inspiration and pride for local residents. This Carson Civic Center Specific Plan translates the inspirations articulated in the Vision Plan into policy guidelines to be implemented over the next decade or two.

Land Econ Group (LEG), the real estate economist on the Z&K and Gruen team, was tasked to examine the market feasibility of the high-rise hotel and multi-family residential components suggested in the Vision Plan. Our research, analysis and conclusions are summarized in this section.

7 ECONOMICS

7.1. EXECUTIVE SUMMARY

HOTEL MARKET CONCLUSIONS

Given the current supply and demand outlook and a review of comparable hotels, our recommendation for hotel development on the Civic Center campus is for a three-to-four star property in the 240 to 300 room range, or slightly larger than the Double Tree, with 8,000 to 10,000 square feet of conference and/or event space. This recommendation is predicated on the Specific Plan's ability to create a destination for this civic center location. Visibility from Carson Street and the I-405 will be important. The target market segment is expected to be business people visiting employment centers in the South Bay, including the Ports of Los Angeles and Long Beach, fans attending games at SoFi Stadium in Inglewood, competitors and sports teams and their entourage visiting Dignity Health Sports Park and out of town visitors to the revamped Carson Event Center and to CSU Dominguez Hills.

MULTI-FAMILY MARKET CONCLUSIONS

Land Econ's multi-family market forecast is that the City of Carson will absorb between 1,400 and 2,100 multi-family units over the next two decades, although approximately 1,600 new units have been approved. Assuming that the renovated Civic Center campus will provide attractive amenities for residential development, the approximately 140 units suggested in the Vision Plan should be pursued. Assuming excellence in the design and construction of this campus, a condominium project is likely marketable at this location either as urban townhomes or as stacked flats over the parking structure. However, a condominium development will require fee simple land disposition to the developer and subsequently to the homeowners. Condominium development on leased City property is not recommended as the units would not be salable. If the Civic Center Property is available to developers only on a lease basis, then the market potential is for rental apartments.

HOTEL IMPLEMENTATION AND FINANCIAL IMPACT

The financial feasibility of the high-rise hotel was tested on a preliminary basis without the benefits of architectural design or cost consultant support. The conclusions from the feasibility testing are that private development of such a hotel will require financial support from the City of Carson, and that support can come in several forms:

- A favorable land lease to the hotel developer. The current land value for the Civic Center site with Carson Street frontage is in the vicinity of $100 per square foot, and a favorable land lease could be an annual payment of five percent of appraised land value with CPI adjustments every five years.
- Our pro forma also suggest this hotel is not able to support the construction of its own parking structure. We suggest a publicly funded parking structure that allows the hotel to reserve a number of spaces for its guests. The City and hotel could share the parking revenue on an equitable basis.
- If the conference or event space can be designed as a separate portion of the hotel, the use of public financing may also be a strategy although the savings to the hotel developer may not be major.

While some City incentives are likely required for this hotel to materialize in the near term, this hotel provides a number of important economic development benefits to Carson:

- Once this hotel reaches stabilized operation, it is expected to generate $1.5 million or more per year in transient occupancy tax revenue and an additional half million in land lease revenue for a total of approximately $2.0 million annually. This number will increase over time with inflation. As a point of comparison, the City's total transient occupancy tax receipts for fiscal year 2023/24 was only $2.4 million.
- Using a five percent bond rate, this $2.4 million per year will support approximately $48 million in new Civic Plaza and public parking garage construction.
- The two hotels combined, the DoubleTree and this new hotel, will make Carson Civic Center a significantly stronger hotel destination in the South Bay market.
- The hotel guests from these two properties will increase the demand for restaurants, bars and coffee shops locally which will contribute to satisfying the City's objective of creating a new pedestrian oriented Civic Center campus and downtown district.

7.2. DEMOGRAPHICS AND ECONOMICS

OVERVIEW

Located in the South Bay portion of Los Angeles County, Carson was largely rural until the conclusion of World War II. The post-war economic boom in Los Angeles, fueled by the aerospace industry and ocean-going commerce at the Ports of Los Angeles and Long Beach, drove residential development in Carson. Freeway construction linking Carson not only to the ports but also to Downtown Los Angeles, Los Angeles International Airport and Long Beach Airport, accelerated not only residential but also commercial and industrial development during the 1970s and 1980s. Today the Carson economy is highly diversified and the largest employers include California State University Dominguez Hills (CSUDH), Carson Health Center, Watson Land Company, Toyota Motor Sales USA and Dignity Health Sports park.

When compared to its neighboring cities, such as Gardena, Compton, Torrance and Long Beach, Carson's demographics stands out in several ways (Table 1). According to mid 2023 Census Bureau estimates, Carson had by a large margin the highest owner-occupied housing percentage of the five cities at 74 percent. Its median household income at $107,400 was second only to Torrance at $113,100. It had the second lowest median home value but the second highest median rent, suggesting a need for more rental housing; and many units have been completed in recent years. Carson also had the second highest retail sales per capita at $30,847 trailing only Torrance's $41,383 which contains the large Del Amo Mall and numerous high-end automobile dealerships.

Table 1: Comparison of Demographic Characteristics of Carson and Neighboring Cities

	Carson	Gardena	Comption	Torrance	Long Beach
Population Estimate 7.1.2023	91,139	58,377	90,986	139,224	449,468
Percentage Hispanic	38.9%	43.9%	71.2%	19.3%	43.4%
Percent Asian	26.9%	24.9%	1.2%	38.7%	12.8%
Percent Black	22.5%	18.9%	25.3%	3.5%	11.9%
Households	26,406	20,893	24,227	55,317	171,309
Persons per Household	3.48	2.82	3.84	2.56	2.61
Owner Occupied Rate	74.0%	48.9%	57.4%	54.6%	40.9%
Median Household Income	$107,391	$79,291	$74,270	$113,105	$83,969
Median Home Value 2018-2022	$645,600	$667,600	$546,700	$1,036,600	$762,200
Median Rent	$1,914	$1,761	$1,601	$2,214	$1,803
Retail Sales per Capita in 2017	$30,847	$20,453	$11,031	$41,383	$10,749

Source: US Census Bureau, American Community Survey and California State Department of Finance

7.3. THE HOTEL MARKET

From a global perspective, some hotel executives, like Marriott International President and CEO Tony Capuano, were bullish on the market going forward. "Pre-pandemic, you saw a younger demographic really start to shift their spending away from hard goods toward travel and experiences," he said. "Now when we look at the data, it is clear that the pandemic acted as an accelerant to that trend across demographics." Some thought the revenge travel phenomenon would be short lived, but it's still going, he said. There seems to have been a fundamental psychographic change that should support the hotel industry for decades to come.1 That perspective was conveyed prior to the recent economic uncertainty created by the fluctuating Federal policy on trade and tariffs. Should the US tariff policies eventually settle to approximately the levels before the recent disruptions, as some economists expect, long term travel and hotel demand remains positive.

While the longer-term global trend may be favorable for travel and hotel demand, hotel development in Carson must compete in the South Bay subregion of Los Angeles County. Carson is bisected by I-405 and framed by I-110 on the west, I-710 on the east, SR 91 on the north and SR 1 (Pacific Coast Highway) on the south. This highway network makes Carson a convenient location for regional access to many major employment centers and transportation hubs include the Port of Los Angeles, Port of Long Beach, Long Beach Airport and Los Angeles International Airport. In addition to outstanding regional access, Carson has some local visitor activity generators:

- California State University Dominguez Hills (CSUDH) – A Cal State campus with approximately 18,000 students will generate hotel demand from family and friends visiting students, visiting sports team and faculty visiting for academic purposes.
- Dignity Health Sports Park (DHSP) – This sports park includes a soccer stadium, a track and field facility, a tennis complex and a velodrome. This major regional sports facility will generate visitation from competitors and their entourage, opposing team visiting for games or meets and fans traveling some distance to attend events.
- Carson Event Center – Owned by the City, this center has mostly hosted events for the local community. However, with renovation, rebranding and a change in mission, it will host more events that attract from a wider geography resulting in some hotel room-night generation.
- Porsche Experience – This facilitate is owned by Porsche of North America and is designed to enhance brand loyalty. It includes a road course, an off-road course, some skid pads and a speedway plus some food and beverage venues and a gift shop. While it does not generate a large number of visitors, many come from long distance and will need hotel accommodations.
- Long Beach Airport (LGB) – Located only 20 minutes and eight miles from the Carson Civic Center, the Long Beach Airport is a potential room-night generator for the Civic Center hotels. In March of 2024 this airport registered 182,400 passenger departure which was an all-time record.

HOTEL INVENTORY AND LACK OF NEW COMPETITION

A major new upscale hotel located at the Carson Civic Center would not only compete with other hotels in Carson but also with upscale hotels in nearby cities. Within a three-mile radius of Carson Civic Plaza, there are 15 hotels with a total room count of 1,697 rooms[2]. One-third of these rooms are in economy properties (Table 2 see next page). Of these 15 properties, only one was built after 2000, and it is the Miyako Hybrid Hotel built in 2009 which caters to an Asian clientele and is in the market area because of the major Toyota facility in Carson and a Honda facility in Torrance. Its restaurants only serve Japanese food, and its television programs target guests from Asia. While a number of the economy properties have been renovated within the past five years, there has not been a new upscale hotel built in this market since the Miyako. In addition to the Miyako, there is only the Double Tree by Hilton located at Two Civic Plaza that is rated as an upscale hotel[3].

A review of the longer-term performance of hotels in this market indicate that the pandemic of 2020 and 2021 had an adverse impact on the less than competitive smaller and older inventory. Since January of 2019, the number of hotel properties has dropped from 19 to 16 and the number of rooms has declined from nearly 1,897 to 1,559. The revenue for this group of hotels has yet to fully recover from the pandemic and the average occupancy over the 12-month ending in January 2025 is at 65.5 percent down from a peak of 76.2 percent during the period ending in January 2017 (Table 3). In contrast to the performance of this market area that includes portions of Torrance, Gardena and Harbor City, the transient occupancy tax collected by the City of Carson for Carson hotels indicates full recovery from the high level reached before the Covid pandemic (Table 4). The tax revenue increase was 16.2 percent from FY 2022/23 to FY 2023/24. However, the recent monthly tax receipts data indicate declining room revenue, which was particularly noticeable in December of 2024 (Table 5 see next page).

Even though the climate in Southern California is mild year-round, there is seasonality to seasonality to hotel demand in Carson (Figure 1 see next page). During the past 12 months, the highest occupancy was achieved from July through September in 2024. For nine out of the past twelve months, the occupancy rate has been over 70 percent and for six out of those months the occupancy rate has been over 75 percent.

The examination of the local hotel inventory and the limited recent revenue growth indicate a mismatch between supply and demand. In the recent pandemic recovery years, South Bay hotel demand appears to be much stronger for the newer and higher quality properties. By expanding the areas of analysis to a five-mile radius from Carson Civic Plaza and only considering properties of at least 25 rooms, we were able to detect a strong market preference for higher quality properties. As shown, over the past two years the upper and upper midscale hotels enjoyed an occupancy rate that hovered around 80 percent while the midscale and economy hotels were only able to achieve occupancy rates of 65 to 67 percent (Figure 2 see next page). This data strongly suggests that the opportunity for new hotel development at Carson Civic Center is for a higher quality hotel rather than a standard select service hotel.

After two years of strong market recovery from the pandemic, the South Bay hotel market growth appears to have paused, possibly due to the uncertainties created by the recent volatile Federal government policies. However, in the near- and medium-term future, several local events and policy changes will drive Carson's hotel demand forward:

- In 2026 the Soccer World Cup will play a number games in the Los Angeles basin with SoFi Stadium in Inglewood being a key venue. These games will bring thousands of international visitors into Southern California to spend millions of dollars in local hotels and restaurants.
- In 2027 the National Football League championship Super Bowl game will also be played in SoFi Stadium in Inglewood. This event typically brings many millions of dollars of visitor spending into the local economy.
- In 2028 Los Angeles will host the Summer Olympic Games, and this two plus week event will have a greater impact than either the World Cup or the Super Bowl due to the variety of events, length of the games and its international appeal.
- The Carson Event Center, owned by the City, has to date primarily hosted local community events. Recent policy changes will lead to the renovation and rebranding of the facility to target more business and institutional events that will draw from a larger geography. When complemented by meeting space in both the Double Tree and this new high-rise hotel, the Civic Center complex will become a stronger destination for conference attendees and hotel guests.

NEW HOTEL DEVELOPMENT IN CARSON

According to information provided by the City, there is only one new hotel in the development pipeline. A 111-room hotel has been approved for 888 E. Dominguez Street resulting from a lot split on the parcel of the current Motel 6. Given its location, if built this hotel would likely be another economy grade property and not a direct competitor to the high-rise hotel envisioned in the Vision Plan.

PROGRAM RECOMMENDATIONS AND FEASIBILITY TESTING

Considering the scarcity of appropriate comparison hotel in the local market, we expanded the research to a radius of 5.5 miles and identified six hotel that are comparables to the potential subject hotel in the Civic Center (Table 6). In addition to the DoubleTree, the other five were all in the city of Torrance. On average each of these six hotels occupied 3.8 acres of land, had 230 rooms, contained 6,300 square feet of meeting space and had 196 parking stalls for a ratio of 0.85 stall per guest room.

Table 2: Current Inventory of Hotels within Three Miles of Carson Civic Plaza

Count	Name	Address	City	CoStar Class	Year Opened Renovated	Rooms	Meeting Space in SF	Parking Stalls	Parking Ratio
1	Hampton by Hilton Inn	767 E Albertson St	Carson	Upper Midscal	1989	136	-	NA	
2	Motel 6 Gardena	111 W Albertson St	Gardena	Economy	1987/2017	60	-	54	0.90
3	Plaza Hotel Torrance	1720 Cabrillo Ave	Torrance	Economy	1923/2001	36	-	13	0.36
4	Rodeway Inn	1325 Carson St	Carson	Economy	1984	31	-	23	0.74
5	Cali Inn	415 W Carson St	Carson	Midscale	1991	35	-	NA	
6	**DoubleTree by Hilton**	**2 Civic Plaza**	**Carson**	**Upscale**	**1988**	**225**	**8,750**	**212**	0.94
7	Motel 6 Carson	888 E Dominguez St	Carson	Economy	1974/2023	95	500	61	0.64
8	Extended Stay America	Harborgate Way	Torrance	Midscale	1999	122	-	165	1.35
9	Travelodge Inn & Suites	18606 S Normandie A	Gardena	Economy	1989	40	-	40	1.00
10	Motel 6 Harbor City	820 Sepulveda Blvd	Harbor City	Economy	1978/2022	57	-	57	1.00
11	Extended Stay America LA Sou	18602 S Vermont Ave	Gardena	Economy	1998/2022	136	-	125	0.92
12	Holiday Inn Torrance	19800 S Vermont Ave	Torrance	Upper Midscal	1986	339	6,423	397	1.17
13	Redac Gateway Hotel	20801 S Western Ave	Torrance	Economy	1985	102	500	116	1.14
14	**Miyako Hybrid Hotel**	**21381 S Western Ave**	**Torrance**	**Upscale**	**2009**	**208**	**2,410**	**280**	1.35
15	Motel 6 Carson	888 E Dominguez St	Carson	Economy	1974/2023	75	-	203	2.71
	Total Existing					**1,697**		**1,746**	**1.09**
	Total Economy					**557**			

Source: CoStar

Table 3: Long Term Hotel Market Data within Three Miles of Civic Plaza

Period	Inventory Rooms	Existing Buildings	Per Building	12 Mo Revenue	12 Mo ADR	12 Mo RevPAR	Occupancy	Market Sale Price/Room	Market Cap Rate
Jan 2025	1,559	16	97	$61,148,357	$142.14	$103.92	65.5%	$177,777.00	8.2%
Jan 2024	1,666	17	98	$64,086,003	$141.77	$105.06	65.8%	$154,597.00	8.2%
Jan 2023	1,740	17	102	$64,167,636	$135.27	$99.44	66.3%	$141,081.00	7.9%
Jan 2022	1,801	17	106	$54,351,411	$117.93	$82.69	62.8%	$138,381.00	7.6%
Jan 2021	1,800	17	106	$39,651,448	$100.45	$57.80	55.0%	$147,950.00	7.8%
Jan 2020	1,896	19	100	$66,245,492	$120.17	$95.72	73.7%	$163,567.00	7.9%
Jan 2019	1,897	19	100	$65,657,737	$119.71	$94.84	72.5%	$167,083.00	7.6%
Jan 2018	1,893	19	100	$66,900,312	$119.39	$96.80	73.8%	$156,419.00	7.7%
Jan 2017	1,893	19	100	$66,417,279	$117.20	$96.10	76.2%	$137,771.00	8.0%
Jan 2016	1,894	19	100	$61,204,940	$108.94	$88.85	73.5%	$121,047.00	8.2%
Jan 2015	1,883	19	99	$53,817,297	$99.73	$78.30	70.9%	$107,387.00	8.3%
Jan 2014	1,877	19	99	$48,998,804	$94.30	$71.53	70.2%	$101,867.00	8.4%
Jan 2013	1,876	19	99	$45,165,565	$90.17	$65.99	70.0%	$90,747.00	8.5%
Jan 2012	1,874	19	99	$41,270,362	$85.33	$60.37	65.0%	$82,600.00	8.6%
Jan 2011	1,872	19	99	$36,958,855	$81.39	$54.09	63.6%	$77,350.00	8.8%
Jan 2010	1,872	19	99	$30,362,660	$81.25	$48.95	56.9%	$66,204.00	9.3%

Source: Co

Table 4: Transient Occupancy Tax and Room Revenue within Carson (Thousands of Dollars)

Year	Tax Collection TOT Rate = 9%	Room Revenue	Annual Percentage Change
FY 2023/24	$2,413	$26,810	16.2%
FY 2022/23	$2,077	$23,079	2.5%
FY 2021/22	$2,026	$22,515	23.0%
FY 2020/21	$1,647	$18,301	-7.8%
FY 2019/20	$1,787	$19,850	-20.4%
FY 2018/19	$2,246	$24,951	0.2%
FY 2017/18	$2,242	$24,913	0.8%
FY 2016/17	$2,225	$24,727	4.1%
FY 2015/16	$2,138	$23,760	15.6%
FY 2014/15	$1,850	$20,560	NA

Source: City of Carson - 9% TOT Rate

Table 5: Recent Monthly Transient Occupancy Trend (Dollars in Thousands)

	FY 2022-23	FY 2023-24	Change	FY 2024-25	Change
July	$172.4	$218.1	26.5%	$218.6	0.2%
August	$165.2	$217.4	31.6%	$205.2	-5.6%
September	$153.0	$199.7	30.5%	$179.3	-10.2%
October	$182.0	$217.6	19.6%	$196.0	-9.9%
November	$157.1	$183.2	16.6%	$167.1	-8.8%
December	$151.2	$175.4	16.0%	$132.9	-24.2%
January	$166.4	$192.1	15.4%		
February	$184.3	$192.1	4.2%		
March	$197.4	$221.1	12.0%		
April	$174.2	$187.9	7.9%		
May	$166.0	$203.4	22.5%		
June	$173.0	$204.1	18.0%		

Source: City of Carson - 9% TOT Rate

Table 6: Six Comparables for the Target Hotel in Carson Civic Center

Count	Name	Address	City	Year Opened Renovated	Land Area	Rooms	Meeting Space in SF	Parking Stalls	Parking Ratio
1	DoubleTree by Hilton	2 Civic Plaza	Carson	1988	1.44	225	8,750	212	0.94
2	Sonesta Select	1925 W 190th St	Torrance	1990/2011	2.91	151	1,526	143	0.95
3	Marriott Torrance	3635 Fashion Way	Torrance	1985/2020	8.47	491	23,418	216	0.44
4	Ascend Collection Bluesten	2448 Sepulveda Blvd	Torrance	1984	0.82	58	798	53	0.91
5	Residence Inn Torrance	3701 Torrance Blvd	Torrance	1984/2010	6.26	248	816	272	1.10
6	Miyako Hybrid Hotel	21381 S Western Avi	Torrance	2009	2.73	208	2,410	280	1.35
	Average				3.77	230	6,286	196	0.85

Source: CoStar

Figure 1: Hotel Occupancy Rates for the Past 12 Month – Hotels within Three Miles of Civic Plaza

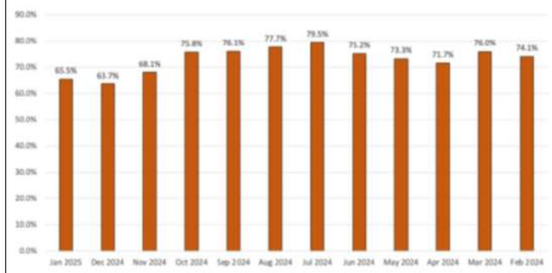
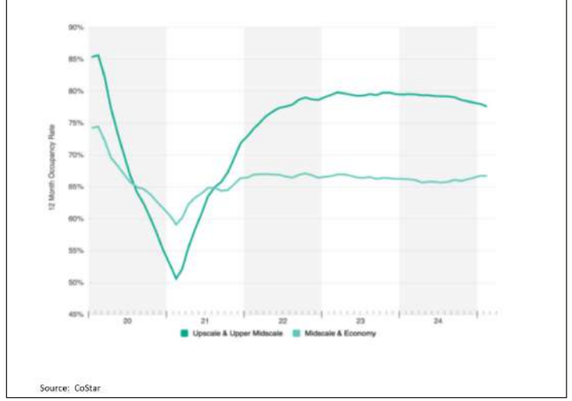


Figure 2: South Bay Hotel Occupancy by Class – 61 Hotels within Five Miles of Civic Plaza



Source: CoStar

7.4. MULTI-FAMILY HOUSING MARKET

Given the current supply and demand outlook and a review of comparable hotels, our recommendation for hotel development on the Civic Center campus is for a three-to-four star property in the 240 to 300 room range, or slightly larger than the Double Tree, with 8,000 to 10,000 square feet of conference and/or event space. The market potential for the hotel is enhanced by the creation of a destination via the Specific Plan. Visibility from Carson Street and the I-405 will be important. The target market segment is expected to be business people visiting employment centers in the South Bay, including the Ports of Los Angeles and Long Beach, fans attending games at SoFi Stadium in Inglewood, competitors and sports teams and their entourage visiting Dignity Health Sports Park and out of town visitors to the revamped Carson Event Center and to CSU Dominguez Hills.

AN IMPORTANT ECONOMIC DEVELOPMENT STRATEGY

While some City incentives are likely required for this hotel to materialize in the near term, this hotel provides a number of important economic development benefits to Carson:

- Once this hotel reaches stabilized operation, it is expected to generate $1.5 million a year in transient occupancy tax revenue and an additional half million in land lease revenue for a total of approximately $2.0 million annually. This number will increase over time with inflation. As a point of comparison, the City's total transient occupancy tax receipts for fiscal year 2023/24 was only $2.4 million.
- Using a five percent bond rate, this $2.4 million per year will support approximately $48 million in new Civic Plaza and public parking garage construction.
- The two hotels combined, the DoubleTree and this new hotel, will make Carson Civic Center a significantly stronger hotel destination in the South Bay market.
- The hotel guests from these two properties will increase the demand for restaurants, bars and coffee shops locally which will contribute to the City's objective of creating a new pedestrian oriented Civic Center campus and downtown district.

Carson historically has had relatively few multi-family units; however, that has changed during the past few years. From 2018 to 2020, Carson added over 800 multi-family units4 (Table 6). Even with this level of recent construction, rents have continued to increase and the vacancy rate has remined low. From 2020 to 2025, the average per square foot rent has grown from $2.31 to $2.74; and the current vacancy rate is a low 2.7 percent suggesting continued strong demand for multi-family housing in Carson. The Carson market absorbed on average approximately 80 units per year over the past decade.

The two notable multi-family projects completed during the past five years include:

- Evolve South Bay at 285 E. Del Amo Blvd – This 300-unit apartment complex was completed in 2020, and asking rent per unit was $3,431 per month. It is built on 11.7 acres for a modest density of 26 units per acre and offers two parking spaces per unit on average.
- Union South Bay at 615 E. Carson Street – This complex contains 357 units and was also completed in 2020. It is a mixed-use project that offer commercial space as well. Built on 5.5 acres, its density is 65 units per acre. With an average asking rent of $2,773 per unit, this project enjoys a low vacancy rate of 3.8 percent.

When the area of analysis was expanded beyond the city boundaries to a three-mile radius of Carson Civic Plaza, the market conclusions do not differ significantly (Table 9). This larger market area added 1,548 units since 2018, and the overall vacancy is still a very low 3.6 percent. This expanded market area absorbed approximately 150 units per year over the last decade.

Figure 3 615 E. Carson – Union South Bay

NEW PROJECTS IN THE DEVELOPMENT PIPELINE

The multi-family development momentum appears to be continuing in Carson. According to the City, three multi-family development projects have been approved and a fourth is under review. They are as follows:

- 20207 South Avalon Boulevard – This 1,213-unit project has been approved was scheduled to start construction in March of 2025. It includes 653 units of apartments, 180 age-restricted senior independent living units and 380 townhouses.
- 21212 to 21240 S. Avalon Boulevard – Another approved project is at this location and consists of 283 townhomes and 32 very low-income affordable rental units.
- 21611 S. Perry Street – A 62-unit condominium development has been approved at this location.
- 215 W. Carson Street – A 35-unit condominium development was under review.

These four projects will add approximately 1,600 units to Carson's housing stock over the next several years. Given the large number of rental apartments built over the past five or six years, developers are shifting their interest to condominiums and townhomes.

MARKET CONCLUSIONS AND DEVELOPMENT RECOMMENDATIONS

Land Econ's forecast is that the City of Carson will absorb between 1,400 and 2,100 multi-family units over the next two decades. The four projects described above will provide a total of 1,625 units. This supply addition will cover the low demand forecast but will fall 475 units short of the high demand forecast. Considering that the renovated Civic Center campus will provide attractive amenities for residential development, the approximately 140 units suggested in the Vision Plan should be pursued. Assuming excellence in the design and construction of this campus, a condominium project is marketable at this location. However, a condominium development will require fee simple land disposition to the developer and subsequently to the homeowners. Condominium development on leased City property is not recommended as the units would not be salable. If the Civic Center development parcel is available to developers only on a land lease basis, then rental apartments would be the correct strategy.

Table 8: Carson Multi-Family Market History

Period	Inventory Bldgs	Inventory Units	Inventory Avg SF	Effective Rent Per Unit	Effective Rent Per SF	Vacant Units	Vacancy Percent	Occupied Units	Occupancy Percent	Absorption Units	Deliveries Units
2025 YTD	12	1,410	854	$2,370	$2.74	38	2.7%	1,372	97.3%	(3)	-
2024	12	1,410	854	$2,286	$2.65	35	2.5%	1,375	97.5%	13	-
2023	12	1,410	854	$2,270	$2.63	47	3.3%	1,363	96.7%	(20)	-
2022	12	1,410	854	$2,319	$2.68	28	2.0%	1,382	98.0%	59	-
2021	12	1,410	854	$2,143	$2.48	86	6.1%	1,324	93.9%	376	-
2020	12	1,410	854	$1,992	$2.31	463	32.8%	947	67.2%	272	702
2019	9	708	829	$2,102	$2.43	33	4.7%	675	95.3%	26	51
2018	8	657	828	$2,009	$2.33	8	1.2%	649	98.8%	69	65
2017	7	592	847	$1,911	$2.21	13	2.2%	579	97.9%	(2)	-
2016	7	592	847	$1,817	$2.10	10	1.7%	582	98.3%	6	-
2015	7	592	847	$1,719	$1.99	16	2.7%	576	97.2%	18	-
2014	7	592	847	$1,679	$1.94	33	5.6%	559	94.4%	112	80
2013	5	512	847	$1,648	$1.91	65	12.7%	447	87.3%	103	150
2012	4	362	816	$1,633	$1.89	18	5.0%	344	95.0%	53	65
2011	3	297	797	$1,605	$1.86	7	2.4%	290	97.8%	82	85
2010	2	212	875	$1,588	$1.84	4	1.9%	208	98.3%	-	-
2009	2	212	875	$1,587	$1.84	4	1.9%	208	97.9%	(1)	-
2008	2	212	875	$1,733	$2.01	4	1.9%	208	98.2%	(3)	-
2007	2	212	875	$1,736	$2.01	2	0.9%	210	99.1%	-	-
2006	2	212	875	$1,639	$1.90	2	0.9%	210	99.2%	-	-
2005	2	212	875	$1,565	$1.81	3	1.4%	209	98.8%	-	-

Source: CoStar 4.17.2025

Table 9: Multi-Family Market History within Three Miles of Civic Plaza

Period	Inventory Bldgs	Inventory Units	Inventory Avg SF	Effective Rent Per Unit	Effective Rent Per SF	Vacancy Units	Vacancy Percent	Occupied Units	Occupancy Percent	Absorption Units	Deliveries Units
2025 YTD	32	3,664	896	$2,320	$2.56	132	3.6%	3,532	96.4%	49	99
2024	31	3,565	892	$2,289	$2.52	81	2.3%	3,484	97.7%	160	165
2023	29	3,400	889	$2,261	$2.49	76	2.2%	3,324	97.8%	96	114
2022	27	3,286	894	$2,279	$2.52	58	1.8%	3,228	98.2%	54	-
2021	27	3,286	894	$2,116	$2.34	111	3.4%	3,175	96.6%	460	-
2020	27	3,286	894	$1,978	$2.18	569	17.3%	2,717	82.7%	244	702
2019	24	2,584	899	$2,028	$2.24	111	4.3%	2,473	95.7%	49	51
2018	23	2,533	900	$1,933	$2.13	110	4.3%	2,423	95.7%	356	417
2017	21	2,116	877	$1,889	$2.08	50	2.3%	2,066	97.7%	1	-
2016	21	2,116	877	$1,802	$1.99	50	2.4%	2,066	97.6%	(2)	-
2015	21	2,116	877	$1,715	$1.89	48	2.3%	2,068	97.7%	257	246
2014	20	1,870	878	$1,716	$1.89	60	3.2%	1,810	96.8%	117	80
2013	18	1,790	880	$1,603	$1.77	96	5.4%	1,694	94.6%	106	150
2012	17	1,640	875	$1,583	$1.75	51	3.1%	1,589	96.9%	57	65
2011	16	1,575	874	$1,554	$1.71	43	2.7%	1,532	97.3%	84	85
2010	15	1,490	894	$1,541	$1.70	42	2.8%	1,448	97.2%	5	-
2009	15	1,490	894	$1,539	$1.70	47	3.1%	1,443	96.9%	(8)	-
2008	15	1,490	894	$1,677	$1.85	39	2.6%	1,451	97.4%	(12)	-
2007	15	1,490	894	$1,680	$1.85	28	1.9%	1,462	98.1%	(3)	-
2006	15	1,490	894	$1,589	$1.75	24	1.6%	1,466	98.4%	4	-
2005	15	1,490	894	$1,515	$1.67	28	1.9%	1,462	98.1%	6	-

Source: CoStar 4.17.2025

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8: HISTORIC PRESERVATION

This section focuses on the historic preservation priorities of this Plan. In particular, it focuses on celebrating the value and identitiy of the existing City Hall as an important building within the community and the CIty.

8 HISTORIC PRESERVATION

8.1. INTRODUCTION & STRATEGY

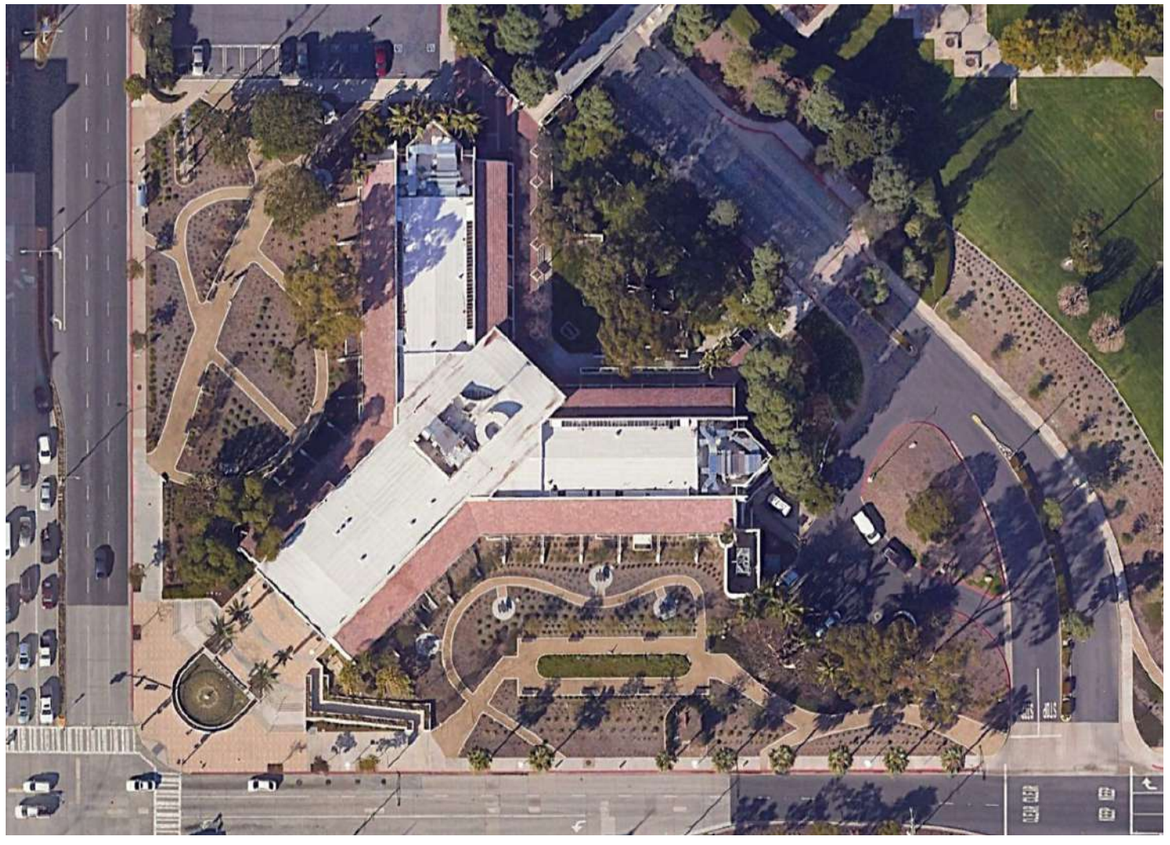
The CCC Specific Plan acknowledges the heritage value of the Carson City Hall. The Carson City Hall embodies a unique Late Modern design aesthetic with Spanish Colonial Revival influences. Completed in 1976, the building also represents Carson's first purpose-built city hall and is emblematic of the nascent city's forward-thinking optimism and strive to create a better and more equitable future for its residents This Section of the report outlines preservation-related goals to guide a community's efforts in protecting its cultural resources.

The CCC Specific Plan identifies and acknowledges the existing Carson City Hall building as one with historic and heritage value. It embodies a unique Late Modern design aesthetic with Spanish Colonial Revival influences. The California Preservation Foundation, elaborates on the "Community Importance" of the building:

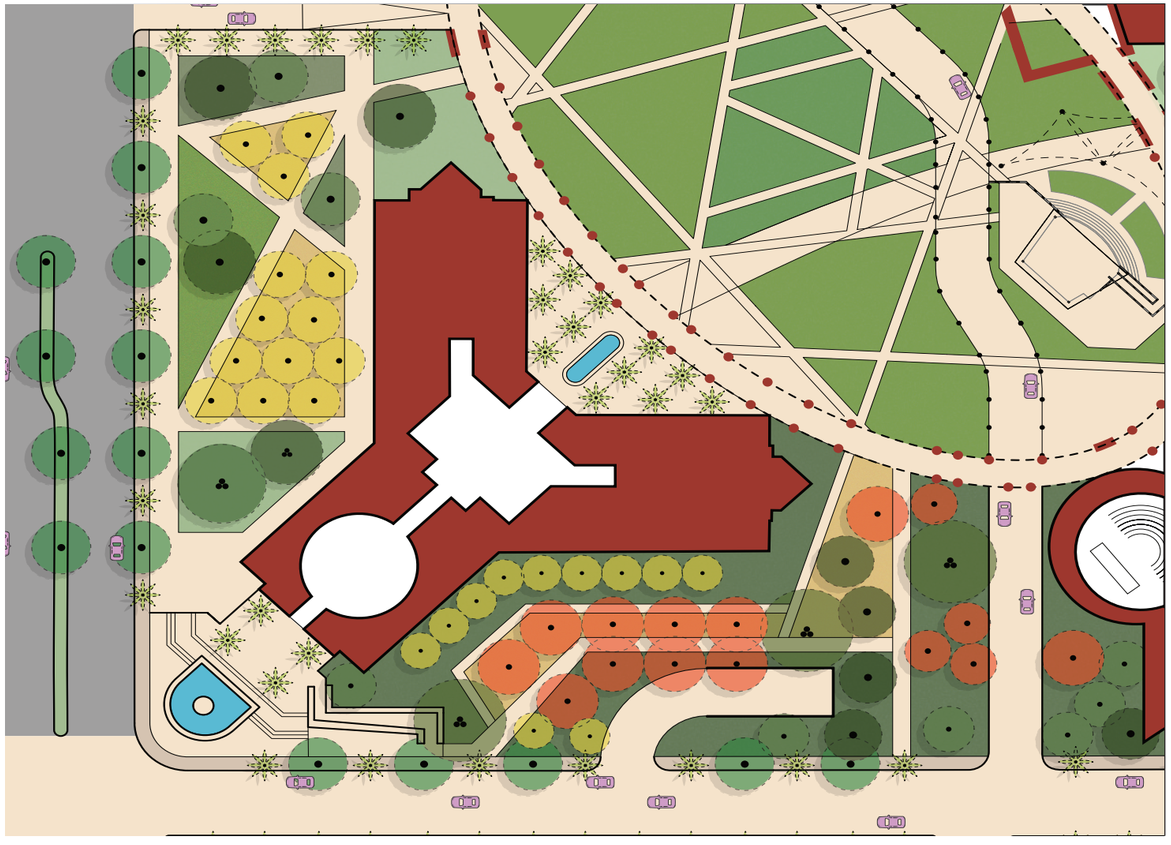
"In an effort to have City Hall's design team reflect the multi-ethnic population of Carson, the City hired a diverse joint venture group, including African American architect Robert Kennard, Japanese American architect Frank Sata, Robert E. Alexander, Japanese American landscape architect Yoshito Kuromiya, and Latino interior and graphic designer Michael Sanchez, to design the building. The City Hall design team employed the popular Late Modern style, while also aiming to reflect the Spanish heritage of the Dominguez Hills area. Completed in 1976, City Hall symbolized the transformation of Carson's existing landscape into a new vision for the future. It marked a significant shift from industrial sprawl to thoughtful urban development in the two decades following incorporation, embodying the city's motto: "Future Unlimited."

The CCC Specific Plan proposes that the building be protected, conserved and reused into a new public facility with uses that are compatible with those of the Civic Center. Following the building and shift of city staff to the new City Hall building, this historic building and its immediate grounds can be upgraded and preprogrammed. The diagrams on the adjoining page show our proposed intentions and concepts for the open spaces around the protected and reused building.

Historic photos of Carson City Hall



EXISITING CONDITION



PROPOSED CONDITION

8 HISTORIC PRESERVATION

9: IMPLEMENTATION

The following pages map out a list of short and long term strategies that will implement the CCC Specific Plan. The various projects have been categorized into 3 sections for clarity as follws:

1. Street Enhancement Projects
2. Open Space Enhancement Projects
3. Building Projects

9 IMPLEMENTATION

9.1. IMPLEMENTATION STRATEGIES

The adjoining charts provide a short description of each project and offer suggestions on their potential schedule under the following categories:

Short Term 0 - 5 years

Mid Term 5 - 10 years

Long Term 10 - 20 years

TABLE 9-1 PROJECTS

STREET ENHANCEMENT PROJECTS

	NAME	TIMEFRAME	LOCATION	DESCRIPTION
1	Carson Street	Mid Term	Between Avalon Boulevard and Civic Center Plaza	For descriptions of projects 1-9, see Chapter 3 Development Standards and Chapter 5 Mobility
2	Avalon Boulevard	Short Term	Between Carson Street and Desford Street	
3	Desford Street	Short Term	Between Avalon Boulevard and eastern boundary of the Civic Center along Desford Street	
4	Private Roadway	Short Term	Private Roadway along northeastern boundary of the Civic Center	
5	Civic Plaza Drive	Short Term	Private Roadway along eastern boundary of the Civic Center between Carson Street and the Private Roadway	
6	Civic Center Drive	Mid to Long Term	Between Carson Street and Desford Street	
7	New Street North	Mid to Long Term	Between Desford Street and the Jewel Plaza	
8	New Street Jewel Plaza	Mid to Long Term	Within the Jewel Plaza	
9	New Street South	Mid to Long Term	Between Carson Street and the Jewel Plaza	

OPEN SPACE PROJECTS

	NAME	TIMEFRAME	LOCATION	DESCRIPTION
1	The Jewel Plaza	Short to Long Term	Civic Center	For descriptions of projects 1-5, see Chapter 3 Development Standards
2	Existing City Hall Open Spaces	Short Term	Civic Center	
3	New City Hall Green	Mid to Long Term	Civic Center	
4	New Pedestrian Walkway	Mid to Long Term	Civic Center	
5	New Civil Rights Garden	Mid to Long Term	Civic Center	

TABLE 9-1 PROJECTS

BUILDING PROJECTS

	NAME	TIMEFRAME	LOCATION	DESCRIPTION
1	Existing City Hall Restoration and Reuse	Mid to Long Term	Civic Center	• 64,000 square feet • Community Services • Cultural Resources Center • Parking provided by shared subterranean parking structure
2	New City Hall	Mid to Long Term	Civic Center	• 197,000 square feet • City Hall Offices • Retail/Restaurant • Parking provided by shared subterranean parking structure (#9 below) • Lease Office Space
3	Existing Events Center Enhancement	Short Term	Civic Center	• 90,000 square feet • Community Center • Event Center • Parking provided by shared subterranean parking structure (#9 below)
4	New Performing Arts Center	Mid to Long Term	Civic Center	• 124,000 square feet • Main 2,000-seat Theater • 150-seat Black Box Theater • Parking provided by shared subterranean parking structure (#9 below)
5	New Mixed-Use Housing with Bus Depot and Above-Ground Parking Garage	Mid to Long Term	Civic Center	• Housing (140,000 square feet) • Retail/Restaurant • Bus Depot (Ground Level - 60,000 square feet) • Podium parking structure (podium above bus depot and below housing - 240,000 square feet)
6a	New Hotel and Podium Parking	Mid to Long Term	Civic Center	• 380,000 square feet (240,000 square foot hotel + 140,000 square foot podium parking structure) • 120,000 square foot amenity deck (not included within the 380,000 total building square footage) • Retail/Restaurant • Entertainment
6b	ALTERNATIVE: Entertainment Retail Pavilion Complex	Mid to Long Term	Civic Center	• 130,000 square feet of retail space • 30,000 square feet of restaurant space • 30,000 square feet of museum space (interactive museum) • 50,000 square foot “Mega Sports Bar” (similar to Cosm) • Parking in attached above-grade podium
7	New Jewel Plaza Colonnade	Mid to Long Term	Civic Center	For descriptions of project, see Chapter 3 Development Standards

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CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 26-2897

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPT THE CARSON CIVIC CENTER SPECIFIC PLAN

WHEREAS, the City of Carson has prepared the proposed Carson Civic Center Specific Plan, attached hereto as Exhibit "B" and incorporated herein by this reference (the "Specific Plan") to establish a regulatory and policy framework to guide the long-term revitalization and redevelopment of the City's Civic Center; and

WHEREAS, the Specific Plan applies to a plan area of approximately 20 acres generally located along Carson Street and Avalon Boulevard and includes City Hall, the Community Event Center, surface parking lots, associated open spaces, Civic Center Drive, and Civic Plaza Drive, all of which is currently owned by the City; and

WHEREAS, the purpose of the Specific Plan is to reinforce the Civic Center as the symbolic and functional heart of the City by promoting a vibrant, pedestrian-oriented civic environment and by integrating civic, cultural, residential, hospitality, and mixed-use development in a cohesive manner; and

WHEREAS, the Specific Plan is intended to provide customized development standards, design guidelines, and implementation strategies for the plan area that ensure high-quality urban design, multimodal circulation, and a strong public realm. The Specific Plan would be the guiding document for all development standards and zoning for all properties within the plan area. The Development Standards set forth in the Specific Plan would replace the current zoning designations and standards for the plan area with customized standards designed to deliver development consistent with the City's and community's integrated vision. Development plans or agreements, tract or parcel maps, or any development or land use approval requiring ministerial or discretionary actions must be consistent with the Specific Plan. Any situation not specifically addressed by the Specific Plan would be subject to the requirements of the Carson Municipal Code (CMC), provided that such regulations are not in conflict with the objectives of the Specific Plan; and

WHEREAS, the Specific Plan includes, among other elements, a centralized public open space network anchored by the Jewel Plaza, preservation and adaptive reuse of the existing City Hall, development of a new City Hall facility, civic and cultural facilities, mixed-use residential development, a hotel or entertainment-oriented use, enhanced circulation, structured and subterranean parking, and objective development and design standards; and

WHEREAS, the City of Carson 2040 General Plan ("General Plan") expressly identifies specific plans as implementation tools to achieve the General Plan's goals and policies; and

WHEREAS, the Planning Commission has reviewed the Specific Plan and finds that it is consistent with the goals, policies, and implementation measures of the General Plan, including those related to land use, economic vitality, placemaking, mobility, sustainability, and high-quality

urban design; and

WHEREAS, environmental review for adoption of the Specific Plan is being conducted in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15164, the City has prepared an Addendum to the Environmental Impact Report for the City of Carson 2040 General Plan Update (State Clearinghouse No. 2001091120, December 2022), which was certified by the City on April 4, 2023, pertaining to the Specific Plan; and

WHEREAS, a duly noticed public hearing on the Specific Plan was conducted by the Planning Commission at a regular meeting held on January 27, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the staff report, the Addendum, the proposed Specific Plan, public testimony, and all other information presented in the record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, DETERMINES, DECLARES, AND RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The Planning Commission finds as follows with respect to the Specific Plan:

A. The Specific Plan will contribute to the public health, safety, and general welfare or will be of benefit to the public.

B. The Specific Plan is consistent with the General Plan and the General Plan goals, and complies with applicable provisions of the Carson Municipal Code including CMC Sections 9217.1 and 94111.1-94111.4 of the Carson Zoning Code.

C. The Specific Plan complies with applicable provisions of California Government Code Sections 65450 – 65457, and includes all required contents described in Government Code Section 65451.

D. The Specific Plan retains the internal consistency of the General Plan and is consistent with other adopted plans.

E. The Specific Plan has been reviewed in compliance with CEQA and the requirements of Part 4 of the Carson Zoning Code. Based on the applicable environmental review, as detailed in the Addendum and Section 5 below, adoption of the Carson Civic Center Specific Plan would not result in substantial changes to the City's General Plan Update or to the circumstances under which the General Plan Update is being implemented due to any significant environmental impacts that were not identified in the General Plan Update Final EIR, or result in substantially more severe environmental effects.

F. All of the findings required by CMC 94111.2 can be and hereby are made with respect to recommended adoption of the Specific Plan.

SECTION 3. The Planning Commission finds as follows with respect to CEQA, based on its independent judgment after consideration of the whole of the administrative record:

In accordance with CEQA, the "Addendum to the Carson 2040 General Plan Update EIR – Civic Center Specific Plan," dated January 2026, which is attached hereto as Exhibit "A" and incorporated herein by reference ("Addendum"), analyzes the Modified Project as described in the Addendum, including the proposed Carson Civic Center Specific Plan with its entertainment retail option on a site analyzed as part of the General Plan Update (the "Modified Project"), and demonstrates that the Modified Project does not meet the standards that would require a Supplemental or Subsequent Environmental Impact Report ("EIR") pursuant to Public Resources Code ("PRC") Section 21166 or CEQA Guidelines Section 15162 and 15163.

As demonstrated by the discussion and analysis in the Addendum, the Modified Project would not result in new or increased significant impacts beyond those identified in the certified General Plan EIR, with implementation of the Mitigation Measures identified in the Addendum. Impacts associated with the Modified Project would be similar to or less than the impacts addressed in the Certified EIR, which is available at https://www.carson2040.com/. No substantial changes would occur with respect to the circumstances under which the Modified Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project, as conditioned pursuant to the conditions of approval. As all of the impacts of the Modified Project would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Modified Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, and the Addendum properly does so.

The Modified Project was assessed in the Certified EIR; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum, no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the Modified Project. Based on substantial evidence provided in the Addendum, the Planning Commission finds that some changes or additions to the Certified EIR are necessary in order to provide an environmental review of the Modified Project in accordance with the requirements of CEQA, but that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The Addendum has been prepared in compliance with all requirements of CEQA and the CEQA Guidelines.

SECTION 4. Based on the foregoing, the Planning Commission recommends that the City Council conduct a duly noticed public hearing and thereafter approve the Addendum and adopt the Carson Civic Center Specific Plan, which is attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** THIS 27TH DAY OF JANUARY 2026.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
SECRETARY

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

DISCUSSION 34.

To: Honorable Mayor and City Council

From: Sunny Soltani, City Attorney, Aleshire & Wynder, LLP PW Operations

Subject: CONSIDER APPROVING AN ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT TO TRANSFER WASTE RESOURCE TECHNOLOGIES' INTERESTS IN THE CITY'S SOLID WASTE FRANCHISE AGREEMENT TO USA WASTE (CITY COUNCIL)

I. SUMMARY

On March 15, 2018, the City entered into an Exclusive Franchise Agreement for solid waste services ("Franchise Agreement") with Waste Resource Technologies ("WRT"). WRT now seeks City Council approval to assign the agreement following its sale of operations and assets to USA Waste of California, Inc. ("USA Waste"). The City conducted a comprehensive review and determined USA Waste is qualified. As part of the proposed transition, USA Waste will provide 39 service enhancements valued at over $6 million at no additional cost to ratepayers. Approval of the Assignment, Assumption, and Consent Agreement attached as Exhibit 1 will ensure uninterrupted service and deliver significant added value to the community; staff recommends approval.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Assignment, Assumption, and Consent Agreement, thereby consenting to the transfer of WRT's interests in the City's Franchise Agreement to USA Waste; and,
2. DIRECT staff to establish an internal service fund for deposit of the settlement payment for purchases related to citywide departmental activities.

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate consistent with the requirements of law.

IV. BACKGROUND

On March 15, 2018, WRT and the City entered into the Franchise Agreement. On March 25, 2025, WRT agreed to sell its solid waste collection and dumpster rental business to USA Waste. As part of that sale, WRT seeks to assign its role as the City's solid waste franchise holder to USA Waste. The Franchise Agreement requires City Council consent to assign WRT's interests to USA Waste.

After receiving notice of the proposed transfer, the City exercised its contractual rights to evaluate USA Waste as a potential assignee by conducting audits and a compliance review. City Staff and its consultants concluded their review. As part of the transition process, USA Waste committed to providing 39 new service improvements valued at over $6,000,000 at no additional cost to ratepayers. These improvements will be incorporated into the Franchise Agreement and will enhance service quality and operational performance. Separately, the City Council approved a settlement agreement with USA Waste and WRT that includes a cash payment to the City.

City Council approval of the proposed agreement via the attached Assignment, Assumption, and Consent Agreement will allow for the orderly transfer of the Franchise Agreement, ensure continuity of services, and provide significant added value to the City without increasing costs to the public. Staff recommends approval.

V. FISCAL IMPACT

The proposed value-added service improvements provided by USA Waste will be implemented at no additional cost to ratepayers. If approved, the settlement payment will be deposited into a newly established internal service fund for purchases related to citywide departmental activities. This fund would be accessible by all departments for procurement of one-time, non-routine equipment, vehicles, and services. Upon creation, staff will deposit $7,000,000 of the settlement payment into this fund, with the remainder to be deposited into the General Fund.

VI. EXHIBITS

1. Assignment, Assumption, and Consent Agreement

Attachments

(WRT Transfer) Assignment Assumption and Consent Agreement WRT - City Council Hearing (2119913.1).pdf

ASSIGNMENT, ASSUMPTION AND CONSENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT ("**Assignment Agreement**") is entered into as of April __, 2026 ("Effective Date"), by and among the CITY OF CARSON, a municipal corporation ("**City**"), WASTE RESOURCE TECHNOLOGIES, INC., ("**Assignor**"), and USA WASTE OF CALIFORNIA, INC. ("**Assignee**").

RECITALS

WHEREAS, on March 15, 2018, City and WRT entered into that certain Exclusive Agreement Between City of Carson and Waste Resource Technologies, Inc. for Integrated Solid Waste Management Services, as amended by that certain First Amendment to Exclusive Franchise Agreement for Integrated Solid Waste Management Services, dated September 17, 2019, as further amended by that certain Second Amendment to Exclusive Franchise Agreement for Integrated Solid Waste Management Services, dated February 15, 2021 ("**Franchise Agreement**").

WHEREAS, pursuant to Section 10.3 of the Franchise Agreement, Assignor may assign the Franchisee's rights under the Franchise Agreement to a qualified company, contingent upon the City's approval.

WHEREAS, Assignor entered into that certain Plan of Reorganization and Purchase and Sale Agreement, dated March 31, 2025, as may be amended from time to time ("**Asset Purchase Agreement**"), with Waste Management WRT Holdings, LLC, a Delaware limited liability company, which contemplates the sale of the commercial, industrial and residential solid waste (including recycling material) collection and dumpster rental business of WRT and its subsidiaries ("**Transaction**"). The Transaction would include the assignment of Assignor's interests in the Franchise Agreement.

WHEREAS, the City finds that the Assignee has the necessary skills, expertise, and financial fitness to perform the Franchise Agreement according to the existing terms and conditions set forth in said Franchise Agreement, and wishes to approve said assignment.

WHEREAS, Article X of the Franchise Agreement sets forth the requirements for a valid assignment of the Franchise Agreement and the City Council finds that Assignor and Assignee have met those requirements as set forth in Section 1 of this Assignment Agreement.

WHEREAS, upon the closing of the Transaction, the Assignee wishes to assume the obligations of Assignor under the Franchise Agreement, which shall mean that the Assignee shall perform its obligations under the Franchise Agreement in favor of the City and pursuant to the terms of the Franchise Agreement.

NOW THEREFORE, in consideration of the foregoing recitals which by this reference are incorporated herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby consent to the

Assignment Agreement, subject to the following terms and conditions, all of which are hereby acknowledged and agreed to by the parties:

1. **City Approval**. The Carson City Council finds that Assignor and Assignee have met the assignment requirements of Article X of the Franchise Agreement.

2. **Assignment**. Effective upon the closing of the Transaction, Assignor hereby conveys, assigns, and transfers to Assignee all of Assignor's right, title, and interest in and to the Franchise Agreement. Assignor shall execute and deliver to Assignee such further assignments, acknowledgments, and documents as Assignee may reasonably request in order to confirm or give notice of the transfer affected by this Assignment Agreement.

3. **Acceptance and Assumption**. Effective upon the closing of the Transaction, Assignee hereby accepts the assignment of Assignor's right, title, and interest under the Franchise Agreement, and shall be bound by all of the terms of the Franchise Agreement in Assignor's place and stead. Effective upon the closing of the Transaction, pursuant to Section 10.5 of the Franchise Agreement, Assignee assumes and shall faithfully pay and perform in Assignor's stead, as and when due, any and all liabilities and obligations of Assignor under the Franchise Agreement. Assignee undertakes to perform the Franchise Agreement and to be bound by its terms in every way as if Assignee were a party to the Franchise Agreement in lieu of Assignor.

4. **Consent of the City**. Effective upon the closing of the Transaction, the City hereby agrees that all conditions and obligations required under the Agreement for this assignment have been satisfied and consents to the assignment of Assignor's right, title, and interest under the Franchise Agreement to Assignee, and the assumption by Assignee of any and all liabilities and obligations of Assignor under the Franchise Agreement. Effective upon the closing of the Transaction, the City also undertakes to perform the Franchise Agreement, and to be bound by its terms, as amended and attached as Exhibit A, in every way as if Assignee were a party to the Franchise Agreement in lieu of Assignor.

5. **Release of Assignor**. Effective upon the closing of the Transaction, the City releases and relieves Assignor of its legal duty from the assigned obligations under the Franchise Agreement. Assignee shall cooperate with the City and Assignee to assist in an orderly transition of all of its obligations and rights under the Franchise Agreement.

6. **Representations**.

6.1. **Assignor Representations**. Assignor hereby represents and warrants that Assignor: (i) has full power and authority to assign the Franchise Agreement to Assignee, (ii) has not previously transferred or conveyed its interest in the Franchise Agreement to any person or entity collaterally or otherwise, and (iii) has full power and authority to enter into the Assignment Agreement.

6.2. **Assignee Representations**. Assignee hereby represents and warrants that Assignee has full power and authority to enter into and accept the

responsibilities of the Assignment Agreement and agrees to perform all terms and conditions of the Franchise Agreement upon the closing of the Transaction.

7. **Miscellaneous Provisions**.

7.1. **Transaction**. As among the Assignor and Assignee and their respective affiliates, nothing in this Assignment Agreement shall be deemed to limit, amend, modify, or restrict any terms of the: (i) Asset Purchase Agreement, (ii) the Significant Stockholder Agreements or (iii) any other Ancillary Agreement, as each of (ii) and (iii) are defined in the Asset Purchase Agreement, including, without limitation, any indemnification or guarantee obligations (with respect to Retained Liabilities or otherwise) thereunder.

7.2. **Notices**. Any notices required to be given under this Assignment Agreement shall be in writing and may be personally delivered, sent by nationally recognized overnight courier, delivered by electronic means with proof of receipt, or sent by registered or certified mail, postage prepaid, return receipt requested and shall be effective upon receipt at the appropriate address. Any notice given to the City, Assignor or Assignee shall be sent to the respective address set forth below:

City of Carson
701 East Carson Street
Carson, CA 90745
Attn: City Manager

Waste Resource Technologies, Inc.
23 Corporate Plaza, Suite 247
Newport, CA 92660
Attn: Paul A. Wolfe

USA Waste of California, Inc.
2255 N. Ontario Street, Suite 350
Burbank, CA 91504
Attn: President – Southern California Area

7.3. **Governing Law**. This Assignment Agreement is governed by the laws of the State of California without reference to its conflicts of law principles, and proper venue shall be in the County of Los Angeles.

7.4. **Confirmation of terms of Franchise Agreement**. Except as expressed herein, all terms, conditions, responsibilities, duties, and rights set forth in the Franchise Agreement shall remain in full force and effect.

7.5. **Successors and Assigns**. This Assignment Agreement is binding on and inures to the benefit of the respective successors, assigns, and representatives of each of the parties.

7.6. **Attorneys' Fees.** In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants, conditions, agreements, or provisions on the part of the other party arising out of this Assignment, then in that event the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including reasonable attorneys' fees.

7.7. **Counterparts.** This Assignment may be executed in multiple counterparts, including facsimile or electronic mail counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first hereinabove written.

"CITY" CITY OF CARSON By: _____ Lula Davis-Holmes, Mayor Attest: _____ Khaleah K. Bradshaw, City Clerk Approved as to form: _____ Sunny Soltani, City Attorney	"ASSIGNOR" WASTE RESOURCE TECHNOLOGIES, INC. By: _____ Position: _____ By: _____ Position: _____ "ASSIGNEE" USA WASTE OF CALIFORNIA, INC. By: _____ Position: _____ By: _____ Position: _____

Exhibit A: Term Sheet

1. Customer Service and Communication

- USA Waste/WM is required to maintain robust customer service infrastructure, including a dedicated Carson location at 321 West Francisco Street, with public office hours (Monday–Friday, 9:00 a.m. to 5:00 p.m., except holidays) and a local telephone number ((310) 366-7600).
- Customer service calls will be initially handled by existing WRT representatives to ensure continuity and minimize resident confusion. The WRT team is retained during the transition, and customer-facing communication channels and personnel will remain consistent.
- All customers will be mailed a "post-me-on-the-fridge" postcard and letter approximately two months after transition, providing new Customer IDs and pertinent service details.
- Billing issues are managed solely by the franchisee; no escalation to City staff is permitted.
- Both standard and concierge-level support (including in-person and phone service) are available to seniors, with additional supplemental in-person customer support service/presence provided at the City's Public Works Corporate Yard and/or City Hall office for up to six (6) months following the date of the transition.

2. Education and Outreach Programs

- A comprehensive education and outreach plan will be implemented and approved by the City, including collaborative programs in parks, schools, and community events.
- Customer education and engagement materials will be distributed biannually to Carson City Hall and Senior Center, with special "drop-in" events, and ongoing support provided by a dedicated team.
- USA Waste will ensure that public education materials effectively reach multi-family residents, whether or not they receive a direct bill, by maintaining a dedicated Carson customer website. USA Waste will also provide on-site resources for multi-family complexes through Carson's dedicated Recycling Coach. The Recycling Coach will supply printed materials—such as flyers, posters, and container labels—or digital content to property managers for distribution to residents in the most appropriate manner. These materials will also be available to multi-family property managers on an ongoing basis upon request.

- Special emphasis is placed on outreach to multi-family and commercial customers, with both digital and non-digital materials easily available upon request.
- The City has the option to review all outreach materials at least two (2) weeks before printing deadline.

3. Language Accessibility and Non-Digital Access

- Outreach and customer service will be provided in Tagalog, Samoan, Spanish, and Korean, targeting Carson's diverse linguistic communities.
- For residents preferring non-digital communication, phone lines and printed outreach materials in the supported languages will be available within 90 days of the transition, with a written access plan subject to City review.
- Printed materials are routinely distributed for maximal accessibility, especially at public and senior-oriented locations.

4. Senior Services and Programs

- The Senior Discount program is preserved without change except by mutual agreement; categories and rates for senior accounts are documented and maintained.
- USA Waste's dedicated Carson team, including the new Recycling Coach position and new Client Support Specialist position, will prioritize senior outreach by attending community events and providing hands-on, in-person education and support including biannual information distribution at the Senior Center and City Hall, regular participation in senior events, and in-person education support by the Recycling Coach.

5. Billing, Rate Reviews, and Tax Roll Reconciliation

- Annual reconciliation of all residential parcel service records with County Tax Roll data will be due every July 1.
- Biannual billing rate reviews verify customer rates against approved schedules; detailed invoice descriptions clarify service charges and their billing source.
- No pass-through rate increases are permitted within the first three years of transition, except in extraordinary cost situations.
- Invoices for $0 customer charges must indicate that the charges are billed elsewhere. For example, "96 Gallon Cart Refuse" should be labeled as "96 Gallon Cart Refuse – Baseline County Billed" or similar language or explanation within the invoice.
- Franchisee's monthly billings to City must include the following invoice categories:
  - (1) Standard

  - (1) Senior 32
  - (1) Senior 64
  - (1) Senior 96
  - (1) Standard + (1) Senior 64
  - (1) Standard + (1) Senior 96
  - (2) Standard 96
  - (2) Standard + (1) Senior 64
  - (2) Standard + (1) Senior 96
  - (3) Standard 96
  - (3) Standard + (1) Senior 64
  - (4) Standard 96
  - (5) Standard 96
  - (6) Standard 96
  - (7) Standard 96
  - (8) Standard 96
  - (5) Standard + (1) Senior 96
- No penalties for overage or contamination to residential ratepayers without prior approval by the City.

6. Container and Collection Vehicle Requirements and Facilities

- All collection vehicles are to be dispatched from the specified Carson address and must be equipped with Onboard Computing System, DriveCam, and Smart Truck within two years.
- The vehicle inventory (Exhibit J) will be updated and may include the use of a 2018 BYD ASL for ZEV pilot requirements.
- USA Waste's hauling site from which collection vehicles will be dispatched from: 1970 E. 213th Street, Carson, CA.
- Updates to facilities are included in Exhibit E (List of Transfer and Material Recovery Facilities) and Exhibit G (List of Designated Disposal Sites).
- Collection routes servicing the City of Carson ("City") shall not cross jurisdictional boundaries except as reasonably agreed upon by the City Manager.

7. Zero-Emission Vehicle and Fleet Commitments

- USA Waste will implement a pilot program with two (2) zero-emission (ZEV) collection vehicles in Carson as soon as feasible, and no later than January 1, 2028, in accordance with Section 6.1 of the Franchise Agreement. This

commitment is contingent on the availability of adequate charging infrastructure and necessary site improvements to support ZEV operations.

- Vehicles may include new acquisitions and/or the 2018 BYD ASL.

8. Litter Container Program Expansion

- The franchisee will add up to 25 new fully automated collection city litter cans comparable to standard residential containers, supplied and serviced weekly according to mutually agreed placement and schedule.

9. SB 1383 Compliance and Reporting

- Operational responsibility for SB 1383 compliance (including hauler reporting, route reviews, contamination monitoring, compost procurement, waiver administration including evaluating waiver requests for City approval, and outreach) rests with the franchisee. The City retains overall compliance tracking and is responsible for formal reporting to state agencies.
- The franchisee will provide regular technical assistance, site visits, and generator waivers for commercial and multi-family accounts as well as assist in monitoring recovery and contamination.

10. Provision of Composting and Recycling Materials

- All residents will be provided continuous access to educational materials, composting bins (up to 250 annually), kitchen food waste pails (up to 250 annually), and annual distribution of up to ten (10) interior three-container sorting systems annually or up to seventy (70) interior three-container sorting systems over the Term of the Franchise for commercial customers.
- Community events will offer technical support, and interactive stations to promote diversion best practices.

11. Community Outreach Events

- USA Waste will participate in at least five community events, outside the twice-yearly Carson Resident Community Days and biannual Paper Shredding and E-Waste events, will be held to promote recycling, special waste drop-off (hazardous waste, e-waste, batteries, oil, etc.), and overall program awareness, with advanced promotion and signage improvements.

12. Hazardous and Special Waste Collection

- Biannual Carson Resident Community Days will provide drop-off access for household hazardous waste, e-waste, oil and oil filters, used batteries, and document shredding, supplemented by other special programs (e.g., WM's LampTracker, At Your Door Special Collection) and compost/mulch giveaways.

The event will be promoted in advance through WM's standard outreach channels in coordination with City staff. It is separate from WRT's biannual Paper Shredding and E-Waste events (established in 2016) which will continue as standalone events for Carson residential customers that may be held at an agreed upon location within the City.

- Technical and educational support for hazardous/special waste is embedded in overall outreach, coordinated through the Recycling Coach and multilingual printed/phone communications.

13. Commercial Customer Support and Services

- Commercial accounts receive targeted support: technical assistance for recycling and organics diversion, site visits, access to sorting infrastructure, and waiver eligibility managed in compliance with SB 1383.
- All outreach, support, and education are available in multiple languages and in both digital and non-digital formats, with regular updates and city review of all materials.
- The Recycling Coach and Client Support Specialist will help commercial customers meet their source separation and SB 1383 requirements through focused education, outreach, and hands-on support.

14. Liquidated Damages for Safety and Overweight Compliance

- Liquidated damages provisions apply to legal load compliance and fluid leaks, with penalties capped per incident and per year as detailed in the table below.
- Mutually agreed liquidated damages will be enforced for safety and overweight violations.

Item	Amount if Not Cured in 30 Days	If Cured in 30 Days
Collection Vehicles in excess of legal load weight	$100 per vehicle after ten (10) such instances in any given calendar quarter unless overweight by more than one (1) ton (2,000 lbs.)	
Collection Vehicles in excess of 2,000 lbs. legal load weight	$250 per overweight load	
Collection Vehicle fluid leak incidents from Contractor Collection Vehicles in excess of three (3) during a calendar year.		$500 per incident per location, not to exceed $5,000 in any Calendar Year

15. Performance Review Requirements

- A performance review will be conducted no earlier than two and no later than three years after transition, with the franchisee contributing up to $100,000 toward its cost and the process/form to be mutually agreed upon by the City and the franchisee. The third-party reviewer shall enter into a reasonable non-disclosure agreement prior to conducting its review.

16. Local Hiring

- The franchisee commits that a minimum of 20 percent of new hires serving Carson will be local residents, subject to availability of qualified applicants and consistent with collective bargaining and route bidding requirements. USA Waste employees who are City residents and service other locations will be included in this 20 percent requirement.

File #: **Version:**

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

DISCUSSION 35.

To: Honorable Mayor and City Council

From: Dr. Khaleah K. Bradshaw, City Clerk CCO Administration

Subject: CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)

I. SUMMARY

This item is on the agenda to consider only uncontested appointments of City Commission, Committee, and Board members in accordance with the City Charter, Article VI, by Mayor and City Council.

Also, consider all (contested and uncontested) appointments to all commissions and also consider appointments to City Affiliated Organizations.

Pursuant to Section 602 of the City Charter provides, in part, the mayor and each member of the city council may appoint one member to a position on each City board or City commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

II. RECOMMENDATION

TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions except Planning Commission and Environmental Commission;
3. CONSIDER and APPOINT members to City Affiliated Organizations;
4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

III. ALTERNATIVES

N/A

IV. BACKGROUND

Every two years after the municipal election, most Commission and Board appointments expire. As unscheduled vacancies occur and/or members are frequently absent, it is best practice to consider new appointments.

Invitations to submit an appointment application for all interested person(s) were posted in accordance with the Maddy Act. Applications for individuals requesting appointments were previously provided under separate cover to the Mayor and City Council.

V. FISCAL IMPACT

Funds for member stipends are already budgeted for Fiscal Year 2025-2026.

VI. EXHIBITS

1. Updated Local Appointments List for Commissions, Committees, and Boards

Attachments

Updated Local Appointments List for Commissions Committees and Boards.pdf

CITY OF CARSON

LOCAL APPOINTMENTS LIST FOR COMMISSIONS, COMMITTEES, AND BOARDS
(Pursuant to Government Code Section 54970 et seq.)

NOTICE IS HEREBY GIVEN that the current terms for the following Commissioners, Committee, and Board Members will expire as indicated for the respective bodies listed. Any interested resident of the City of Carson, California, is eligible to serve on any of the commissions, committees, or boards below, unless otherwise specified. Applications are available at the City Clerk's Office by request at (310) 952-1720.

* The following appointed positions may receive compensation
** Mayor's uncontested appointment
Vacant

I. COMMISSIONS

Article VI, §602 of the City Charter: To be qualified for appointment, the member shall be a qualified elector of the City, shall be domiciled in the City for at least sixty (60) days immediately preceding their appointment, and shall continue to reside in the City for the duration of his or her tenure, unless otherwise provided by ordinance.

The mayor and each member of the city council may appoint one member to a position on each City board, committee or commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

[1] Economic Development Commission

Established by: Ordinance No. 00-1191. §1 (CMC §27104.1); Ordinance No. 21-2108
Membership: 9 members; 3 alternates

Qualification: Shall be and remain a resident of, or have a place of employment or business in the City of Carson, and be at least 18 years of age. Shall include representatives of all major sectors of the Carson business community as determined in the sole discretion of the City Council.

Meetings: 1st Thursday, 8:00 a.m. (Executive Conference Room)
Staff Liaison: John Raymond, Asst. City Mgr x1773;
Support Staff: Sandy Solis, Division Secretary x1325

Commissioner		Appointed	Term Expir
Aldridge Jr., Ray (LDH)**		12-06-22	11-30-26
Childers, Christopher (CH)		12-06-22	11-30-26
Embry, Darren (LDH)		04-04-23	11-30-26
Kelley, Blake (LDH)		04-04-23	11-30-26
Jimenez, Trini (AR)		12-06-22	11-30-26
Luevano, Jose (JH)		06-17-25	11-30-26
Sparrow, Clyde (LDH)		04-04-23	11-30-26
Wallace, Deborah (LDH)		04-04-23	11-30-26
Baddeley, Kevin (JD)		06-17-25	11-30-26
Cordova, Ted (LDH)	Alt. 1	04-04-23	11-30-26
Ibarra, Victor (LDH)	Alt. 2	02-06-24	11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[2] Environmental Commission*

Established by: Ordinance No. 70-128; §1 (CMC §2750); Ordinance No. 21-2103

Membership: 9 members; 3 alternates

Qualification: Shall be and remain a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment

Meetings: 1st Wednesday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Reata Kulcsar, Innovation & Sustainability Officer x1312

Support Staff: Jessica Coria, Division Secretary x1823; Evelyne Carmona, Senior Administrative Analyst x1636; Kristin Smith, Council Aide x1743

Commissioner		Appointed	Term Expire
Vacant (JH)			11-30-26
Swayzer, Ezekiel (LDH)		12-03-24	11-30-26
Hopson, Lillian (LDH)**		12-03-24	11-30-26
Ford, Brittney (LDH)		05-21-25	11-30-26
Koons, William (JD)		12-03-24	11-30-26
Peralta, Maribel (AR)		01-07-25	11-30-26
Hunt, Joseph (LDH)		05-21-25	11-30-26
Taylor, Hourie (CH)		12-06-22	11-30-26
Watkins, Freeman (LDH)		12-03-24	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[3] Human Relations Commission*

Established by: Ordinance No. 74-294; Ordinance No. 87-812, §1; Ordinance No. 89-883,§1

Membership: 11 members (7 general, 2 youth, 2 w/ a focus on disability-related matters); 3 alternates

Qualification:Shall be a resident of the City of Carson. Youth members shall be 16-21 years of age, enrolled in school at time of appointment, maintain a 2.0 GPA, shall have interest in human relations.

Meetings: 3rd Wednesday, 6:30 p.m. (City Manager Conference Room)
Staff Liaison: Cac Le, Council Aide x1722
Support Staff:

Commissioner		Appointed	Term Expire
Junio, Teresita (LDH)		12-03-24	11-30-26
Calhoun, Jill (AR)		12-06-22	11-30-26
Davenport, Kimberley (JH)		04-04-23	11-30-26
Fuentes, Sonia (JD)		12-02-25	11-30-26
Ramos, Jessica (LDH)		12-03-24	11-30-26
Reed, Cassandra (CH)		12-06-22	11-30-26
Russ, Harriett (LDH)**		12-03-24	11-30-26
Ifeacho, Dr. Chinyere (LDH)	Alt. 1	12-03-24	11-30-26
Viernes, Irene (LDH)	Alt. 2	12-03-24	11-30-26
Ahaiwe-Simpson, Stacy (LDH)	Alt. 3	02-17-26	11-30-26
Thompson, Audra (LDH)	Disability Advocate	10-21-25	11-30-26
Padua, Luz (LDH)	Disability Advocate	10-21-25	11-30-26
Paxton, Cameron (LDH)	Youth	02-18-25	11-30-26
Vacant (LDH)	Youth		11-30-26

[4] Parks, Recreation, and Cultural Arts Commission*

Established by: Ordinance No. 69-65 (CMC §2735); Ordinance No. 21-2106

Membership: 9 members; 3 alternates
Qualification: Resident of City of Carson
Meetings: Last Thursday, 6:30 p.m. (Executive Conference Room)

Staff Liaison: Michael Whittiker, Jr. Director of Community Services x3571

Support Staff: Kimberyly Madrigal, Administrative Secretary x3581

Commissioner		Appointed	Term Expire
Cainglet, Jesus-Alex (CH)		12-06-22	11-30-26
Cortado, Kimberly (JH)		06-20-23	11-30-26
Dahilig Jr., Cesar (LDH)		12-03-24	11-30-26
Lawrence, Shannon (LDH)		12-03-24	11-30-26
Gonzalez, Walter (LDH)		12-03-24	11-30-26
Hilliard, Kisa (JD)		12-03-24	11-30-26
Hunter, Edwina (AR)		12-06-22	11-30-26
Langston, DeAnthony (LDH)		12-03-24	11-30-26
Johnson, Jo Jacqueline (LDH)**		04-01-25	11-30-26
Brown Sr., Kelvin (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Brillantes, Rudolfo (LDH)	Alt. 3	12-03-24	11-30-26

[5] Planning Commission*

Established by: Ordinance No. 13 (CMC §2700); § 606 of the City Charter

Membership: 9 members; 3 alternates
Qualification: Resident of City of Carson
Meetings: 2nd and 4th Tuesday, 6:30 p.m. (City Council Chambers)

Staff Liaison: Christopher Palmer, Economic Development Manager x1365

Support Staff: McKina Alexander, Planning Manager x1326; Laura Gonzalez, Planning Secretary x 1328

Commissioner		Appointed	Term Expire
Diaz, Louie (JD)		12-03-24	11-30-26
Docdocil, Frederick (LDH)**		12-03-24	11-30-26
Guerra, Carlos (LDH)		12-03-24	11-30-26
Balgimino, Jay (AR) *Pending Oath		02-03-26	11-30-26
Huff, Del (LDH)		12-03-24	11-30-26
Wilson, Leticia (LDH)		12-03-24	11-30-26
Mfume, DeQuita (LDH)		12-03-24	11-30-26
Johnson, Clarence (JH)		03-19-24	11-30-26
Thomas, Dianne (CH)		12-06-22	11-30-26
Montecarlo, Jaime (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[6] Public Relations Commission*
Established by: Ordinance No. 01-1239, §2 (CMC §27105.1)
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.
Meetings: 4th Tuesday, 12:00 p.m. (City Manager Conference Room)
Staff Liaison: Danielle Halsey, Public Information Analyst x1606
Support Staff: Christine Foisia, Senior Clerk x1740

Commissioner		Appointed	Term Expire
Eatman, Sonya (LDH)	Community Rep.	12-03-24	11-30-26
Waddis, Dorcas (LDH)*	Community Rep.	06-17-25	11-30-26
Stewart, Linda (LDH)	Community Rep.	12-03-24	11-30-26
Sandoz, Jeretta (AR)	Community Rep.	12-03-24	11-30-26
Ross, Dorothy (JD)	Public Relations Specialist	12-03-24	11-30-26
Nunley, Madalyn (LDH)	Public Relations Specialist	12-03-24	11-30-26
Pitcher, Pamela (LDH)	Public Relations Specialist	12-03-24	11-30-26
Smith, Byron (CH)	Public Relations Specialist	03-06-24	11-30-26
Price, Dr. Denice (JH)	Public Relations Specialist	04-04-23	11-30-26
Washington, Deborah (LDH)	Alt. 1	06-17-25	11-30-26
Smith, Shirley (LDH)	Alt. 2	03-03-26	11-30-26
Page, Brent (LDH)	Alt. 3	02-18-25	11-30-26

[7] Public Safety Commission*
Established by: Ordinance No. 99-1160 §1; Ordinance No. 01-1239 §1 (CMC §27103.6); Ordinance No. 21-2104
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.
Meetings: 3rd Thursday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Priscilla Palma, Division Secretary x1787
Support Staff:

Commissioner		Appointed	Term Expire
Allen, Jeffrey (LDH)		12-03-24	11-30-26
Arnold, Keith (LDH)		12-03-24	11-30-26
Flinton, Lawrence (AR)		08-06-24	11-30-26
Dacus, Samuel (LDH)		12-03-24	11-30-26
Dorsey, Donnie (CH)		12-06-22	11-30-26
Lewis, Prentiss (JH)		04-04-23	11-30-26
Rivers, Angela (LDH)		12-03-24	11-30-26
Romero, Heidi (LDH)**		12-03-24	11-30-26
Cogut, Louis (JD)		12-03-24	11-30-26
Wilson, Michael (LDH)	Alt. 1	12-03-24	11-30-26
Brown, Randy (LDH)	Alt. 2	12-03-24	11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[8] Public Works Commission*
Established by: Ordinance No. 99-1181 §2 (CMC §2798.6)
Membership: 9 members; 3 alternates

Qualification: Have interest, experience or ability in construction, transportation, traffic, or circulation areas to ensure that traffic, vehicle parking, bikeways, and transportation systems and other City facilities are regulated and constructed in a manner calculated to best provide for the safety and welfare of the public. Shall be and remain a resident of, or have a place of employment or business in, the City of Carson, and be at least eighteen (18) years of age at the time of the member's appointment.

Meetings: 2nd Monday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Gilbert Marquez, Principle City/Civil Engineer x1813
Support Staff: Taelour James, Division Secretary x1801

Commissioner		Appointed	Term Expir
Fields, Brandon (AR)		02-03-26	11-30-26
Calhoun, James (JD)		01-20-26	11-30-26
Fe'esago, Uli (LDH)		01-20-26	11-30-26
McNichols, Ryan (LDH)		12-03-24	11-30-26
Hollaway, John (LDH)		04-07-26	11-30-26
Vacant (CH)			11-30-26
Nweke, Chike (LDH)**		05-02-23	11-30-26
Martin, Jr., Marion (LDH)		12-03-24	11-30-26
Todd Griffin, Kellie (JH)		01-07-25	11-30-26
Obiora, Emmanuel (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Wilson, Daniel (LDH)	Alt. 3	01-20-26	11-30-26

[9] Senior Citizens Advisory Commission*
Established by: Ordinance No. 97-1119, §1 (CMC §2799.6)
Membership: 11 members; 3 alternates
Qualification: Resident of the City of Carson and be at least 50 years of age at the time of appointment.

Meetings: 2nd Monday, 4:00 p.m. (Community Center, Carson/Donminguez room)

Staff Liaison: Mike Whittiker, Jr., Director of Community Services x1780; Dani Cook, Human Services Supervisor x1480
Support Staff: Brenda Reed, Senior Clerk x1775

Commissioner		Appointed	Term Expir
Graves, Shirley (LDH)**		12-03-24	11-30-26
Lopez, Delia (LDH)		12-03-24	11-30-26
Leverette, Ernestine (AR)		05-06-25	11-30-26
Dunn, Linda (LDH)		12-03-24	11-30-26
Bates, Billye (LDH)		12-03-24	11-30-26
Patterson, Patricia (LDH)		12-03-24	11-30-26
Ronquillo, Myrna (JD)		12-03-24	11-30-26
Ruiz-Raber, Julie (CH)		12-06-22	11-30-26
Seymore, Dr. Vergie (JH)		04-04-23	11-30-26
Simpson-Lott, Darlene (LDH)		12-03-24	11-30-26
Walker, Itelia (LDH)		12-03-24	11-30-26
Brown, LaRhonda (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Davis, Pauline (LDH)	Alt. 3	12-03-24	11-30-26

[10] Veterans Affairs Commission*
Established by: Ordinance No. 99-1154, §1 (CMC §27102.6)
Membership: 11 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.

Meetings: 3rd Monday, 6:00 p.m. (Veterans Sports Complex - Activity Room)

Staff Liaison: Kisheen Tulloss, Council Aide x1711
Support Staff: Mikala Multiauaopele, Division Secretary x3557

Commissioner		Appointed	Term Expire
Batucal, Arthur (JH)		04-04-23	11-30-26
Boyd, Robert (JD)		12-03-24	11-30-26
Branch, Jr., Roger (LDH)		12-03-24	11-30-26
Da Silva, Manuel (LDH)		12-03-24	11-30-26
Raber, Brian (CH)		12-06-22	11-30-26
Salomon, Emmanuel (LDH)		12-03-24	11-30-26
Mosequera, Nemie P. (LDH)**		12-03-24	11-30-26
Woods, Richard (LDH)		12-03-24	11-30-26
Woods, Thomas (LDH)		12-03-24	11-30-26
Seay, Al (LDH)		12-03-24	11-30-26
Wilvert, Karl (AR)		12-06-22	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[11] Women's Issues Commission*
Established by: Ordinance No. 02-1246, §1 (CMC §27106.6)
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson or work in the City of Carson during their tenure on the Commission and shall be at least eighteen (18) years of age at the time of the member's appointment
Meetings: 4th Monday, 6:00 p.m. (City Manager Conference Room)
Staff Liaison: Keichun Graves, Council Aide x1799
Support Staff:

Commissioner		Appointed	Term Expire
De La Cruz Manio, Connie (LDH)		02-03-26	11-30-26
Fielder, Yolanda (LDH)		12-03-24	11-30-26
Fields-Robinson, Dr. Leandrea (LDH)**		12-03-24	11-30-26
Foster, Carolyn (LDH)		12-03-24	11-30-26
Finley, Stephanie (JD)		10-21-25	11-30-26
Odom Houze, Susan (JH)		04-04-23	11-30-26
Price, Dr. Greta (AR)		12-06-22	11-30-26
Williams, Maria (CH)		12-03-24	11-30-26
Tresvant, Sheila (LDH)		12-03-24	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Mackson, Monique (LDH)	Alt. 2	12-03-24	11-30-26
Gills Washington, Christina (LDH) *Pending Oath	Alt. 3	04-07-26	11-30-26

[12] Youth Commission*
Established by: Ordinance No. 98-1132, §1 (CMC §27100.6)
Membership: 11 members; 3 alternates
Qualification: Resident of the City of Carson and be at least 13, but not more than 18 years of age at the time of appointment.
Meetings: 2nd Wednesday, 7:00 p.m. (Executive Conference Room)
Staff Liaison: Brian Legaspi, Council Aide x 1721
Support Staff:

Commissioner		Appointed	Term Expir
Mitchell, Hannah (LDH)		06-06-24	11-30-26
Moore, Joshua (JH)		06-06-24	11-30-26
Redway, Khristopher (LDH)		06-06-24	11-30-26
Estrada, Juan (LDH)		06-06-24	11-30-26
Villasana, Andrea (JD)		12-03-24	11-30-26
Mitchell, Jazcidi (LDH)		12-03-24	11-30-26
Zulueta, Nathaniel (LDH)**		02-17-26	11-30-26
Smith, Zoey (CH)		06-06-24	11-30-26
Vacant (LDH)			11-30-26
Homna, Kayla (AR)		01-07-25	11-30-26
Macias, Lea (LDH)		01-07-25	11-30-26
Ortiz, Miranda (LDH)	Alt. 1	01-06-26	11-30-26
Cones-Canx, Sydney (LDH)	Alt. 2	01-06-26	11-30-26
Cruz, Jayden (LDH) *Pending Oath	Alt. 3	01-06-26	11-30-26

II. BOARDS & COMMITTEES

Article VI, §602 of the City Charter: To be qualified for appointment, the member shall be a qualified elector of the City, shall be domiciled in the City for at least sixty (60) days immediately preceding their appointment, and shall continue to reside in the City for the duration of his or her tenure, unless otherwise provided by ordinance.
The mayor and each member of the city council may appoint one member to a position on each City board, committee or commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

[13] Measure C and Measure K Budget Oversight Committee

Established by: Ordinance No. 09-1423 (CMC §61119); Amended by Resolution No. 19-027; Amended by Resolution No. 221-030
Membership: 5 members; 2 alternates
Qualification: Resident of the City of Carson
Meetings: 2nd Tuesday, 6:30 p.m. (Community Center)
Staff Liaison: William Jefferson, Director of Finance x1756
Support Staff: Vicki Hernandez, Senior Clerk x1744

		Appointed	Term Expire
Dorsey-Reeves, Vera (CH)		04-04-23	11-30-26
Cottrell-Fulbright, Lisa (AR)		05-06-25	11-30-26
Hunter, Cynthia (LDH)		04-04-23	11-30-26
Momoli, Nora (JD)		12-03-24	11-30-26
Hemphill, Dr. Afia (JH)		12-03-24	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26

[14] Mobilehome Park Rental Review Board

Established by: Ordinance No. 79-485U, §4702; §607 of the City Charter
Membership: 7 members (2 resident homeowners, 2 park owners, 3 at-large who are residents of the City and not homeowners, park owners, landlords, property managers or tenant in multifamily housing); 8 alternates (2 resident homeowners, 2 park owners, 4 at-large)
Qualification: See membership.
Meetings: 2nd and 4th Wednesday, 6:30 p.m. (City Council Chambers)
Staff Liaison: Tara Matthew, Interim Housing Program Manager x1708
Support Staff: Sandy Solis, Division Secretary x1325

		Appointed	Term Expire
Vacant (JH)	At-large		11-30-26
Valdez, Daniel (JD)	At-large	12-03-24	11-30-26
Vacant (AR)	At-large		11-30-26
Clark Harris, Dr. Alice (LDH)	At-large Alt. 1	04-04-23	11-30-26
Muhammad, Nafis (LDH)	At-large Alt. 2	04-04-23	11-30-26
Perez, Karey (LDH)	At-large Alt. 3	04-04-23	11-30-26
Hayes, Phyllis (LDH)	At-large Alt. 4	04-04-23	11-30-26
Horton, Maria (LDH)	Park Owner	12-02-25	11-30-26
Forbath, Susy (LDH)	Park Owner	04-04-23	11-30-26
Dzikowski, Barbara (LDH)	Park Owner Alt. 1	12-02-25	11-30-26
Kleege, Robert Bruce (LDH)	Park Owner Alt. 2	03-04-25	11-30-26
Richardson, Sheila (LDH)**	Resident Homeowner	01-20-26	11-30-26
King, Tom (CH)	Resident Homeowner	01-17-23	11-30-26
Davis, William (LDH)	Resident Homeowner Alt. 1	04-04-23	11-30-26
Vacant (LDH)	Resident Homeowner Alt. 2		11-30-26

[15] Relocation Appeals Board
Established by: Ordinance No. 74-313 (CMC §21004)
Membership: 9 members; 3 alternates
Qualification: Resident of the City of Carson
Meetings: Only when necessary
Staff Liaison: Sandy Solis, Economic Development Liaison x1325
Support Staff:

		Appointed	Term Expire
Batucal, Dennis (LDH)		04-04-23	11-30-26
Evans, Linda (LDH)		04-04-23	11-30-26
Tate, Dorothy (LDH)**		01-23-24	11-30-26
Guray, Jr., Tancredo "Jun" (JD)		12-03-24	11-30-26
Witherspoon, Murphy (LDH)		01-07-25	11-30-26
Anson, Jr., Oscar (LDH)		01-23-24	11-30-26
Vacant (CH)			11-30-26
Morrison, Christopher (JH)		09-16-25	11-30-26
Vacant (AR)			11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

III. SPECIAL COMMITTEE

[16] General Plan Advisory Committee
Established by: Minute Action 10-03-17; Amended by Resolution No. 19-029;
Amended by Resolution No. 21-031
Membership: 7 members; 2 alternates
Meetings: Only when necessary
Staff Liaison: McKina Alexander, Planning Manager x1326
Support Staff: Planning Technician x1327

		Appointed	Term Expire
Mayor Lula Davis-Holmes (LDH)		04-04-23	11-30-26
Councilmember Jim Dear (JD)		12-03-24	11-30-26
Brimmer, Charlotte (LDH)**		04-04-23	11-30-26
Dudley-Kimble, Monica (CH)		04-04-23	11-30-26
Gonzalez, Leonor (AR)		04-04-23	11-30-26
Hamilton, Dr. John (JH)		04-04-23	11-30-26
Sheriff Department Representative (LDH)		04-04-23	11-30-26
Cottrell-Fulbright, Lisa (LDH)	Alt. 1	04-04-23	11-30-26
Lott, Aminika (LDH)	Alt. 2	04-04-23	11-30-26

IV. SPECIAL BOARD

[17] Carson Reclamation Joint Powers Authority (CRJPA)

Established by: Resolution No. 15-01-CRJPA; Resolution No. 21-02-CRJPA

Membership: 5 members
Meetings: 1st Monday, 4:00 p.m. (Helen Kawagoe Council Chambers)
Staff Liaison: John Raymond, Executive Director x1773
Support Staff: Sylvia Rubio, Executive Assistant x1318

	Appointed	Term Expire
Authority Chair Lula Davis-Holmes	01-20-26	01-20-31
Vice Chair Cedric Hicks	01-20-26	01-20-31
Board Member Ray Aldridge, Jr.	01-20-26	01-20-31
Board Member Lillian Hopson	01-20-26	01-20-31
Board Member Dianne Thomas	01-20-26	01-20-31

V. COUNCIL SUB-COMMITTEES

[18] Bingo/Fireworks
Established by: Minute Order 04-02-19

	Appointed
Mayor Davis-Holmes	12-03-24
Councilmember Rojas	12-03-24

[19] Community Development/Housing/Logistics & Transit Standing Committee
Established by: Minute Order 04-02-19

	Appointed
Mayor Davis-Holmes	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[20] Dignity Health Sports Park/CSUDH/Community Center Standing Committee
Established by: Minute Order 04-02-19

	Appointed
Mayor Pro Tempore Hicks, Sr.	06-01-21
Councilmember Dr. Hilton	06-01-21

[21] Legislative Ad Hoc Committee
Established by: Minute Order 02-16-21

	Appointed
Mayor Pro Tempore Hicks, Sr.	12-03-24
Councilmember Dr. Hilton	12-03-24

[22] City Hall/Community Center Renovation Ad Hoc Committee
Established by: Minute Order 01-16-21

	Appointed
Mayor Davis-Holmes	01-26-21
Councilmember Dr. Hilton	01-26-21

[23] Economic Development/E-Commerce Ad-Hoc Committee
Established by: Minute Order 03-02-21

	Appointed
Mayor Davis-Holmes	03-02-21
Mayor Pro Tempore Hicks, Sr.	03-02-21

[24] Conditional Use Permit Ad Hoc Committee
Established by: Minute Order 04-05-22

	Appointed
Mayor Davis-Holmes	04-05-22
Councilmember Dr. Hilton	04-05-22

[25] Housing Ad Hoc Committee
Established by: Minute Order 03-16-21

	Appointed
Councilmember Dr. Hilton	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[26] Diversity, Equity and Inclusion Ad Hoc Committee
Established by: Minute Order 09-07-21

	Appointed
Councilmember Dr. Hilton	09-07-21
Councilmember Rojas	03-01-22

[27] Standard Management Procedures and Special Ecents Ad Hoc Committee

Established by: Minute Order 01-04-22

	Appointed
Mayor Davis-Holmes	01-04-22
Councilmember Dr. Hilton	01-04-22

[28] Cell 2 Settlement Ad Hoc Committee

Established by: Minute Order 02-07-22 (Carson Reclamation Authority)

	Appointed
Authority Chair Lula Davis-Holmes	02-07-22
Board Member Dianne Thomas	02-07-22

[29] School Safety Ad Hoc Committee

Established by: Minute Order 02-15-22

	Appointed
Councilmember Dr. Hilton	12-03-24
Councilmember Rojas	12-03-24
Captain Jones Norman	12-03-24

[30] Carson Finance and Audit Committee

Established by: Minute Order 06-20-23

	Appointed
Mayor Davis-Holmes	06-20-23
Councilmember Rojas	06-20-23
Mayor Pro Tempore Hicks, Sr.	02-18-24

[31] Short-Term Rentals Ad Hoc Committee

Established by: Minute Order 03-02-21
Established by: Minute Order 10-03-23

	Appointed
Mayor Davis-Holmes	10-03-23
Councilmember Dr. Hilton	10-03-23

[32] Special Event Ad Hoc Committee

Established by: Minute Order 06-06-24

	Appointed
Mayor Davis-Holmes	06-06-24
Councilmember Dr. Hilton	06-06-24

[33] LA '28 Olympics Ad Hoc Committee

Established by: Minute Order 07-16-24

	Appointed
Mayor Davis-Holmes	07-16-24
Councilmember Dr. Hilton	07-16-24

[34] Refinery Ad Hoc Committee

Established by: Minute Order 12-03-24

	Appointed
Mayor Davis-Holmes	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[35] Grocery Store Ad Hoc Committee

Established by: Minute Order 06-18-24

	Appointed
Councilmember Dr. Hilton	06-18-24
Mayor Pro Tempore Hicks, Sr.	06-18-24

[36] Gil Smith Mermorial Ad Hoc Committee
Established by: Minute Order 01-07-25

	Appointed
Mayor Pro Tempore Hicks, Sr.	02-03-26
Councilmember Dr. Hilton	01-07-25

[37] Energy Ad Hoc Committee
Established by: Minute Order 09-16-25

	Appointed
Mayor Pro Tempore Hicks, Sr.	09-16-25
Councilmember Dr. Hilton	09-16-25

[38] Transportation and Dial-A-Ride Services Ad Hoc Committee
Established by: Minute Order 11-05-25

	Appointed
Mayor Pro Tempore Hicks, Sr.	11-05-25
Councilmember Dr. Hilton	11-05-25

[39] Drive Construction Project Ad Hoc Committee
Established by: Minute Order 03-03-25

	Appointed
Mayor Lula Davis-Holmes	03-03-26
Board Member Dianne Thomas	03-03-26

VI. CITY AFFILIATED ORGANIZATIONS

[40] California Contract Cities Association

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	12-03-24
Mayor Davis-Holmes	Alternate	12-03-24

[41] Clean Power Alliance
Ord. No. 17-1633; LACCE Joint Powers (Authority)

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	11-15-22
Councilmember Rojas	Alt. 1	12-03-24
Staff Member Reata Kulcsar	Alt. 2	11-15-22

[42] County of Los Angeles Public Library Commission

		Appointed
Mayor Davis-Holmes	Delegate	12-03-24

[43] County SanitationDistricts of Los Angeles (Dist. No. 8)*

Automatic designation of Mayor as Delegate per Health and Safety Code Section 4730. City Council as governing body, must select an alternate to act in place of presiding officer (Mayor) in absence, inability, or refusal to act.

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Dr. Hilton	Alternate	12-03-24

[44] Greater Los Angeles County Vector Control District (Formerly SE Mosquito Abatement)*

The District's governing power is vested in its 35 members of the Board of Trustees. One trustee is appointed by each of the 34 cities and the County Board of Supervisors appoints one to represent unincorporated areas of Los Angeles County. To be appointed, the member must reside in and be a resident voter of the representative city (or county for county member) in the District. Board member duties and responsibilities include setting policy, establishing the budget, approving expenditures, and retaining legal counsel. The vector Trustee appointment and term are governed by the State Health and Safety Code and begin and end on the first Monday in January. Additionally, the State Health and Safety code does not allow for alternate members to be appointed.

		Appointed	Term Expir
Councilmember Dear	Delegate	01-26-21 (effective 01-03-22)	01-05-26

[45] L.A. County City Selection Committee

Per Government Code Section 50270, the membership of each such City Selection Committee shall consist of the Mayor of each city within the county. Members of the LA County City Selection Committee include the Mayor of each city within Los Angeles County. Each city appoints an elected official as a delegate to the City Selection Committee; it usually is the Mayor. The term of office for each Member of the LA County City Selection Committee coincides with City Mayor terms, and the Committee meets three or four times a year, at the call of the Chairman. Their duties are to appoint City representatives to such Boards, Commissions and Agencies as may be required by law, i.e., LAFCO, South Coast Air Quality Management District, Los Angeles County Metropolitan Transportation Authority, Los Angeles County Hazardous Waste Management Advisory Committee; and to nominate for appointment Members to the California Coastal Commission. Nominations for the City Selection Committee appointees to the MTA are made by the Sector Subcommittees for the Sectors whose representatives' terms are expiring. The cities assigned to one of the four regions in Los Angeles County. Nominations for the City Selection Committee appointees to the MTA are made by the Sector Subcommittees for the Sectors whose representatives' terms are expiring. The cities assigned to one of the four regions in Los Angeles County (North County/San Fernando Valley, San Gabriel Valley, Southeast Long Beach and Southwest Corridor) shall meet as a Sector Subcommittee. Each candidate with a majority weighted vote will then be nominated from that Sector for consideration for appointment to the MTA.

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Dr. Hilton	Alternate	01-23-24

[46] League of California Cities

		Appointed
Councilmember Rojas	Delegate	03-01-22
Councilmember Dr. Hilton	Alt. 1	01-26-21
Mayor Davis-Holmes	Alt. 2	12-03-24

[47] League of California Cities (Los Angeles Co. Division)

		Appointed
Councilmember Dr. Hilton	Delegate	12-03-24
Councilmember Rojas	Alt. 1	01-26-21
Mayor Davis-Holmes	Alt. 2	12-03-24

[48] National League of Cities

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	01-26-21
Councilmember Rojas	Alt. 1	12-03-24
Councilmember Dr. Hilton	Alt. 2	12-03-24

[49] South Bay Cities Council of Govts (Joint Powers Authority)

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	01-26-21
Mayor Davis-Holmes	Alternate	12-03-24

[50] South Bay Workforce Investment Board

		Appointed	Term Expir
Ted Cordova	Member	06-18-24	06-30-28
Jeffrey Jennison	Member	06-18-24	06-30-28
Janice Jimenez	Member	07-01-21	06-30-25
Tamala Lewis	Member	07-01-19	06-30-23
Tami Lorenzen-Fanselow	Member	07-01-19	06-30-23

[51] Southern California Association of Governments (SCAG)

		Appointed
Councilmember Dr. Hilton	Delegate	01-26-21
Mayor Davis-Holmes	Alt. 1	01-26-21
Councilmember Rojas	Alt. 2	12-03-24

[52] U.S. Conference of Mayors

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Rojas	Alt. 1	03-01-22
Mayor Pro Tempore Hicks, Sr.	Alt. 2	01-26-21

[53] West Basin Water Association

		Appointed
Mayor Davis-Holmes	Delegate	12-03-24
Mayor Pro Tempore Hicks, Sr.	Alternate	01-26-21

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Tuesday, April 21, 2026, 5:00 PM

ORDINANCE SECOND READING 36.

To: Honorable Mayor and City Council

From: Nora A. Garcia , Director of Public Safety & Emergency Management PS Administration

Subject: SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2605, AMENDING THE CARSON MUNICIPAL CODE RELATING TO SIDEWALK VENDING REGULATIONS, INCLUDING PROHIBITING SIDEWALK VENDING WITHIN 1,000 FEET OF A PLACE OF PUBLIC ASSEMBLAGE AROUND EVENT TIMES AND WITHIN 1,000 FEET OF A SCHOOL AROUND SCHOOL SESSION HOURS (CITY COUNCIL)

I. SUMMARY

On March 17, 2026, under Item No. 28 of Council Agenda, City Council voted 5-0 to introduce Ordinance No. 26-2605.

II. RECOMMENDATION

TAKE the following actions:

1. CONDUCT a second reading by title only and with full reading waived; and,
2. ADOPT Ordinance No. 26-2605, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING: (i) SECTION 1202 OF CHAPTER 2 (PENALTY PROVISIONS) OF ARTICLE I (GENERAL PROVISIONS), (ii) SECTIONS 31001 (DEFINITIONS) AND 31002 (SIDEWALK VENDING OPERATIONAL REQUIREMENTS) OF CHAPTER 10 (SIDEWALK VENDING) OF ARTICLE 3 (PUBLIC SAFETY); (iii) SECTIONS 4118 (STREET VENDORS NEAR SCHOOLS), 4118.1 (PEDDLING FROM VEHICLES IN PARKS), 4118.2 (SELLING ICE CREAM AND CERTAIN FOOD PRODUCTS FROM VEHICLES IN PUBLIC STREETS), AND 4118.4 (VENDING OF MERCHANDISE ON PUBLIC PROPERTY, STADIUMS, ATHLETIC FIELDS, COMMUNITY CENTERS OR ABANDONED PROPERTY – EXCLUSIONS) OF CHAPTER 1 (PROHIBITED CONDUCT – OFFENSES) OF ARTICLE IV (PUBLIC PEACE); AND (iv) SUBSECTION (E) OF SECTION 63142 (MOBILE FOOD VENDORS) OF CHAPTER 3 (BUSINESS, PROFESSIONS, AND TRADES) OF ARTICLE VI (TAXES AND LICENSES) OF THE CARSON MUNICIPAL CODE, TO PROHIBIT SIDEWALK VENDORS IN PUBLIC PLACES OF ASSEMBLAGE (AS DEFINED) DURING AND IMMEDIATELY BEFORE AND AFTER LARGE EVENTS, AND TO ELIMINATE INTERNAL INCONSISTENCY WITHIN THE CARSON MUNICIPAL CODE WITH RESPECT TO REGULATION OF SIDEWALK VENDORS."

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and that is consistent with applicable laws.

IV. BACKGROUND

On March 17, 2026, the City Council introduced Ordinance No. 26-2605 (Exhibit No. 1), which would amend the Carson Municipal Code to prohibit sidewalk vending within 1,000 feet of entrances to places of public assemblage during or within two hours before or after events, and within 1,000 feet of entrances to schools while in session or within one hour before or after the school is in session. The proposed Ordinance also clarifies definitions, removes outdated code references, eliminates internal inconsistencies, and updates administrative enforcement procedures.

V. FISCAL IMPACT

There will be no fiscal impact to the FY 25-26 Operating Budget.

VI. EXHIBITS

1. Ordinance No. 26-2605

Attachments

1. Ordinance No. 26-2605.pdf

ORDINANCE NO. 26-2605

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING: (i) SECTION 1202 OF CHAPTER 2 (PENALTY PROVISIONS) OF ARTICLE I (GENERAL PROVISIONS), (ii) SECTIONS 31001 (DEFINITIONS) AND 31002 (SIDEWALK VENDING OPERATIONAL REQUIREMENTS) OF CHAPTER 10 (SIDEWALK VENDING) OF ARTICLE 3 (PUBLIC SAFETY); (iii) SECTIONS 4118 (STREET VENDORS NEAR SCHOOLS), 4118.1 (PEDDLING FROM VEHICLES IN PARKS), 4118.2 (SELLING ICE CREAM AND CERTAIN FOOD PRODUCTS FROM VEHICLES IN PUBLIC STREETS), AND 4118.4 (VENDING OF MERCHANDISE ON PUBLIC PROPERTY, STADIUMS, ATHLETIC FIELDS, COMMUNITY CENTERS OR ABANDONED PROPERTY – EXCLUSIONS) OF CHAPTER 1 (PROHIBITED CONDUCT – OFFENSES) OF ARTICLE IV (PUBLIC PEACE); AND (iv) SUBSECTION (E) OF SECTION 63142 (MOBILE FOOD VENDORS) OF CHAPTER 3 (BUSINESS, PROFESSIONS, AND TRADES) OF ARTICLE VI (TAXES AND LICENSES) OF THE CARSON MUNICIPAL CODE, TO PROHIBIT SIDEWALK VENDORS IN PUBLIC PLACES OF ASSEMBLAGE (AS DEFINED) DURING AND IMMEDIATELY BEFORE AND AFTER LARGE EVENTS, AND TO ELIMINATE INTERNAL INCONSISTENCY WITHIN THE CARSON MUNICIPAL CODE WITH RESPECT TO REGULATION OF SIDEWALK VENDORS

WHEREAS, on January 22, 2019, the City Council adopted Ordinance No. 18-1828, which repealed and amended certain sections of the Carson Municipal Code ("CMC") in order to create a comprehensive system of City regulations regarding sidewalk vendors in compliance with then-new state law enacted effective January 1, 2019, pursuant to Senate Bill 946 and codified as Government Code Sections 51036 - 51039 ("SB 946"); and

WHEREAS, the City Council's adoption of Ordinance No. 18-1828 effected the repeal of former CMC Section 4126. However, CMC Sections 1202 and 63142, which remain in effect currently, make reference to CMC Section 4126. These references to Section 4126 were inadvertently left unaddressed by Ordinance No. 18-1828, notwithstanding that it provided for the repeal of Section 4126, and the Council now sees fit to remove them; and

WHEREAS, subject to specified exceptions, (i) CMC Section 4118 provides that street vending is generally prohibited within 1,500 feet of schools when in session, (ii) CMC Section 4118.1 provides that peddling or vending from vehicles in City parks is generally prohibited, and (iii) CMC Section 4118.2 provides that peddling or vending from vehicles of ice cream and certain other food products is generally prohibited in public streets; and

WHEREAS, CMC Section 4118.3 provides that the following activities are prohibited: (i) the vending of merchandise from a nonmotorized vehicle on public property; (ii) the display or storage of merchandise for sale on public property; and (iii) the vending of any goods for sale at any stadium, athletic field or community center, or on any property containing any vacant building, without prior approval and consent of the City's Building & Safety Division; and (iv) the vending of any goods for sale on any property containing an occupied building unless such sale is specifically permitted pursuant to the CMC; and

WHEREAS, CMC Sections 4118-4118.3 may conflict with SB 946 and Ordinance No. 18-1828 to the extent these sections apply to "sidewalk vendors," which is defined in SB 946 and Ordinance No. 18-1828 as persons who sell food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path, or other public area in the City ("Sidewalk Vendors"). These sections were inadvertently left unaddressed by Ordinance No. 18-1828, and the City Council now desires to amend these sections (or in the case of CMC Section 4118.3, to amend CMC Section 4118.4, which provides exemptions from applicability of CMC Section 4118.3) to ensure consistency and clarity of the City's regulations pertaining to "sidewalk vendors"; and

WHEREAS, certain City public rights-of-way are located next to venues where large crowds of people assemble for events, creating significant demand for limited public sidewalk and walkway space on event days, including, but not limited to, sidewalks located next to red curbs for emergency vehicles, pedestrians entering and exiting buildings or exterior facilities, bus stops, and passenger vehicles dropping off and picking up passengers. Sidewalk vending on any such public sidewalk or walkway creates public health and safety concerns by impeding ingress and egress to and from the event, obstructing use of such walkways for their intended purposes by persons with disabilities and other members of the public, whether attending the event or not, and interfering with the operations and activities of law enforcement and emergency services personnel on the walkways and in associated nearby areas, thereby posing risks to public health and safety including an increased likelihood of traffic collisions, trip and fall accidents, trampling occurrences, inability of emergency medical aid to be provided promptly to those in need, fire hazards, and other related concerns. Such venues can include City parks, as the City often hosts large events in its parks where the same concerns apply. Similar concerns also apply with respect to schools when in session, as they often involve rushes of pedestrian and vehicular traffic at pickup, drop-off and break times; and

WHEREAS, to address these public health and safety concerns, the City Council now sees fit and intends to modify the City's sidewalk vendor regulations to prohibit street vending on public sidewalks and walkways in and near the entrances and exits to and from such event venues during and immediately before and after events occurring at such venues, and at schools while in session and immediately before and after same; and

WHEREAS, the City Council finds that the requirements and restrictions of this Ordinance regulate the time, place and manner of sidewalk vending and are directly related to objective health, safety or welfare concerns, consistent with SB 946; and

WHEREAS, nothing in this ordinance or the CMC regulations regarding sidewalk vendors shall be construed to prohibit the prosecution of sidewalk vendors who fail to comply with other provisions of law not preempted by SB 946, including but not limited to trespassing, failing to pay taxes, selling counterfeit merchandise, selling food in violation of the California Health & Safety Code, and operating from a sidewalk located within 500 feet of a freeway ramp in violation of the California Vehicle Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The forgoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Section 1202 (Seizure of Personal Property Used in Certain Violation of This Code) of Chapter 2 (Penalty Provisions) of Article I (General Provisions) of the Carson Municipal Code, excluding any subsections, is hereby amended to read in its entirety as follows (deleted text shown in ~~strikethrough~~):

"**1202 Seizure of Personal Property Used in Certain Violations of This Code**

An arresting officer, in connection with making an arrest, or a City of Carson Code Enforcement Officer, in connection with issuing a citation to any person for violation of CMC 4118, 4118.1, 4118.2, 4125~~, 4126~~ or 4147, may seize and take into possession personal property not to exceed $1,000 in value in the possession or control of such person and used or involved in the commission of the violation for which the arrest is made or citation issued, if the act or conduct for which such arrest is made or citation is issued has caused, or resulted in, or is causing or resulting in, or is in the immediate proximity of any vehicular or pedestrian traffic congestion, an automobile accident or other emergency situation, a parade, demonstration, or public or other event attended by an assembly or gathering of a large number of persons, or in the event of imminent danger to the person with respect to whom the citation is issued or arrest is made.

(a) The officer or Code Enforcement Officer seizing personal property pursuant to the provisions of this Section shall issue a receipt therefor to the person from whose possession or control such property is taken and cause such property to be stored in the control of the City for safekeeping. Said receipt shall contain a notice stating in substance that the person claiming ownership of said property may file a written claim therefor with the Director of Public Safety of the City of Carson, at the City Hall within ten (10) days after date of such seizure, and that in the absence of receipt of such a claim within said time said personal property shall escheat to and become the property of the City of Carson and may be disposed of by the City without further notice. One (1) copy of said receipt and notice shall be attached to the copy of the complaint or citation filed with the court. Such claim shall set forth the name, address and fact of ownership of such property.

(b) If a written claim is filed with the Director of Public Safety in accordance with the requirements of subsection (a), a hearing shall be held by the Director of Public Safety or his designee within ten (10) days after such claim is filed. If the ownership of such property is established by credible evidence as determined by the hearing officer, the property shall be released to the owner thereof. If the hearing officer shall find that the ownership of such property has not been so established, the hearing officer shall deny the claim. The claimant may file a written appeal from such denial with the City Administrator of the City. The City Administrator or his designee shall conduct a hearing or such appeal within seven (7) days after the filing of such appeal.

(c) The City may impose a reasonable storage fee to cover the cost of storing personal property seized pursuant to this Section. The release of said property shall be conditioned upon full payment of the applicable fee.

(d) The City is not liable for the deterioration or depreciation of seized personal property while in the City's custody."

SECTION 3. Section 31001 (Definitions) of Chapter 10 (Sidewalk Vending) of Article 3 (Public Safety) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**31001 Definitions.**

As used in this Chapter:

(a) "Operate," when used in reference to a sidewalk vendor, means to vend.

(b) "Place of public assemblage" means an event venue that has a capacity to host events of eight hundred (800) or more persons, including a stadium, arena, athletic field, court, or track, park, community center, or other event venue that has such capacity, excluding any private residence. "Place of public assemblage" includes, without limitation, the stadiums that, as of the date of adoption of Ordinance No. 26-2605, are known as the Dignity Health Sports Park soccer stadium, the Dignity Health Sports Park tennis stadium, and the Dignity Health Sports Park velodrome, as well as the Carson Event Center and any City park that has a capacity to host events of eight hundred (800) or more persons as determined by the City Manager or his or her designee.

(c) ~~(b)~~ "Sidewalk vendor" means a person who vends from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person (including from a pack or basket carried by the person), upon a public sidewalk, pedestrian path or walkway, or any other public area in the City.

(d) ~~(c)~~ "Stand" means any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance used by a sidewalk vendor for purposes of vending.

(e) ~~(d)~~ "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.

(f) ~~(e)~~ "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location.

(g) ~~(f)~~ "Temporary special permit" means any permit issued by the City for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerts.

(h) ~~(g)~~ "Vend" means to sell, offer for sale, display, barter, exchange, or offer for barter or exchange food, beverages or merchandise."

SECTION 4. Section 31002 (Sidewalk Vending Operational Requirements) of Chapter 10 (Sidewalk Vending) of Article 3 (Public Safety) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**31002 Sidewalk Vending Operational Requirements.**

(a) No sidewalk vendor shall operate without first obtaining and maintaining a valid City business license and a sidewalk vendor's permit issued pursuant to Chapter 3 of Article VI. Application for the business license shall be made by submitting the information required pursuant to CMC 6336. Application for the sidewalk vendor's permit shall be made by submitting the information required pursuant to CMC 63143(b).

(b) Each sidewalk vendor shall display the required sidewalk vendor's permit in a conspicuous location on the sidewalk vendor's person or stand at all times while the sidewalk vendor is operating.

(c) Operating Restrictions. It shall be unlawful and a violation of this Chapter for any sidewalk vendor to:

(1) Operate outside the hours authorized in the required sidewalk vendor's permit, which hours shall not exceed: (a) in residential zones, 8:00 a.m. to 8:00 p.m.; and (b) in nonresidential zones, the hours established pursuant to any City-imposed operating hours limitation applicable to all other businesses or uses on the street on which the sidewalk vendor is operating;

(2) Operate as a stationary sidewalk vendor at any time in any residential zone;

(3) Leave unattended any stand at any time while operating, or store, park or leave unattended any stand at any time outside of operating hours on any public sidewalk, pedestrian walkway, or other public place;

(4) Sell food without first obtaining and thereafter maintaining the required permit issued by the Los Angeles County Department of Public Health or any other permit or license required pursuant to Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code;

(5) Sell food for immediate consumption unless there is a litter receptacle available for patrons' use;

(6) Leave any location without first disposing of all trash or refuse generated by operating in such location;

(7) Allow any items used in connection with the operation to be placed or stored anywhere other than in, on, or under the stand, or on the person of the sidewalk vendor;

(8) Operate from a stand other than the stand authorized pursuant to the sidewalk vendor's permit;

(9) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or displaying capacity of a stand without having obtained express authorization to do so pursuant to the required sidewalk vendor's permit;

(10) Solicit or conduct business with any person in a motorized vehicle;

(11) Sell anything other than the specific food, beverages or merchandise authorized to be sold as part of the operation pursuant to the required sidewalk vendor's permit;

(12) Create any unnecessary noise in violation of CMC 4101, including but not limited to CMC 4101(g), except that such conduct, when engaged in by a sidewalk vendor while operating, shall be punishable only by the administrative fines established pursuant to this chapter;

(13) Operate within: (a) fifty (50) feet of any fire hydrant; (b) twenty-five (25) feet of any transit stop; (c) twenty-five (25) feet of any building entrance; (d) fifteen (15) feet of the outer edge of any driveway or vehicular entrance to public or private property; ~~or~~ (e) within five (5) feet of any other sidewalk vendor on any public sidewalk, pedestrian path or walkway or other area intended for ingress or egress;

(14) Operate on any public sidewalk or pedestrian path or walkway in a manner that does not maintain four (4) feet in width of clear space on the sidewalk, path or walkway;

(15) Operate on a public sidewalk, pedestrian path or walkway in, or within one thousand (1,000) feet of any entrance of, a place of public assemblage during or within two hours before or after any event held at the place of public

assemblage. For purposes of this paragraph: (i) "event" excludes any private gathering that is open neither to the ticketed public nor to the public generally and that does not exceed 500 persons; and (ii) "entrance" means and includes any building entrance or exit and any entrance or exit to or from exterior premises, such as through outer fences or gates or into outer parking lots or driveways on the property or site of the place of public assemblage.

(16) Operate on a public sidewalk or pedestrian path or walkway within one thousand (1,000) feet of any entrance of a school when in session or within one hour before or after the school being in session. For purposes of this paragraph, "entrance" shall mean and include any building entrance or exit and any entrance or exit to or from exterior premises, such as through outer fences or gates or into outer parking lots or driveways on the property or site of the school.

(17) ~~(15)~~ Operate in any public street (i.e., in the street itself and not on the sidewalk), or on any median;

(18) ~~(16)~~ Operate as a stationary sidewalk vendor in any park owned or operated by the City, where the City or other park operator has an agreement in place with a concessionaire that exclusively permits the sale of food or merchandise by the concessionaire, during the hours the concessionaire is open in the park;

(19) ~~(17)~~ Operate as a stationary sidewalk vendor within any area of a City park that is within fifty (50) feet of an abutting residential dwelling;

(20) ~~(18)~~ Operate within a parking lot, except as expressly authorized pursuant to the required sidewalk vendor's permit based on a finding that such operation will not obstruct vehicular ingress, egress, or parking, or adversely affect public health or safety;

(21) ~~(19)~~ Operate within five hundred (500) feet of a certified farmers' market or a permitted swap meet during the operating hours of that certified farmers' market or swap meet;

(22) ~~(20)~~ Operate within five hundred (500) feet of an area designated for a temporary special permit issued by the City during the duration of the permit; provided, that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the temporary special permit are also provided to the sidewalk vendor, if such vendor is specifically permitted to operate in the area pursuant to a sidewalk vendor's permit;

(23) ~~(21)~~ Operate in any area or manner that would obstruct or interfere with disability access standards or accessibility to any facility or area that is provided pursuant to requirements of or in compliance with the Americans with Disabilities Act of 1990;

(24) ~~(22)~~ Operate without general liability insurance meeting the minimum policy limits and other criteria established by the City Manager or designee;

(25) ~~(23)~~ Operate in violation of any applicable law or regulation."

SECTION 5. Section 4118 (Street Vendors Near Schools) of Chapter 1 (Prohibited Conduct – Offenses) of Article IV (Public Peace) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**4118 Street Vendors Near Schools.**

No person shall sell any product other than written materials or other products protected by the First Amendment of the United States Constitution on any public street, sidewalk, parkway, way, alley, or highway within one thousand five hundred (1,500) feet of the boundaries of any public or private elementary or secondary school between the hours of 6:30 a.m. and 5:30 p.m. on any day when such school is in session. ***This Section does not apply to sidewalk vendors as defined in CMC 31001, which are subject to regulation in accordance with CMC Article III, Chapter 10.***"

SECTION 6. Section 4118.1 (Peddling from Vehicles in Parks) of Chapter 1 (Prohibited Conduct – Offenses) of Article IV (Public Peace) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**4118.1 Peddling from Vehicles in Parks.**

No person shall peddle, hawk, sell or vend any food product or service from a vehicle within any City park at any time, unless it is in conjunction with a City event or City-associated event and that person and/or business has been specifically licensed and permitted by the City to do so. ***This Section does not apply to sidewalk vendors as defined in CMC 31001, which are subject to regulation in accordance with CMC Article III, Chapter 10.***"

SECTION 7. Section 4118.2 (Selling Ice Cream and Certain Food Products from Vehicles in Public Streets) of Chapter 1 (Prohibited Conduct – Offenses) of Article IV (Public Peace) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**4118.2 Selling Ice Cream and Certain Food Products from Vehicles in Public Streets.**

No person shall peddle, hawk, sell, vend or offer for sale ice cream; ice cream bars, cones or rolls; sherbet; sherbet bars, cones or rolls; iced fruit juice (natural or artificial) bars, cones or rolls; the food product commonly known as "cotton candy" or other spun sugar type confections; candy; carbonated drinks; or other similar food substances, products or beverages packaged or otherwise prepared or designed for an individual person's consumption from a vehicle stopped or parked on any

public street, way or alley within a residential zone or a park within the City of Carson, unless it is in conjunction with a City event or City-associated event and that person and/or business has been specifically licensed and permitted by the City to do so. This Section does not prohibit street vending of other products from vehicles in residential districts. ***This Section does not apply to sidewalk vendors as defined in CMC 31001, which are subject to regulation in accordance with CMC Article III, Chapter 10.***"

SECTION 8. Section 4118.4 (Vending of Merchandise on Public Property, Stadiums, Athletic Fields, Community Centers or Abandoned Property – Exclusions) of Chapter 1 (Prohibited Conduct – Offenses) of Article IV (Public Peace) of the Carson Municipal Code is hereby amended to read in its entirety as follows (added text shown in ***bold italics***):

"**4118.4 Vending of Merchandise on Public Property, Stadiums, Athletic Fields, Community Centers or Abandoned Property – Exclusions.**

The provisions of CMC 4118.3 shall not apply to:

(1) Any person delivering any goods where such goods have been ordered in advance for such delivery from any business located at a permanent location and which goods are being delivered from such location to the customer regardless of the point of sale thereof; ~~or~~

(2) Any charitable or religious solicitation which meets all requirements of CMC 6339; or

(3) Any person selling or offering to sell any merchandise upon public property if such sale is pursuant to agreement with the City or the prior written consent of the City has otherwise first been obtained;

(4) Any person selling or offering to sell any agricultural items upon public property if such sale is within a designated Certified Farmers' Market pursuant to an agreement with the City or the prior written consent of the City has otherwise first been obtained~~.~~***; or***

(5) Sidewalk vendors as defined in CMC 31001, which are subject to regulation in accordance with CMC Article III, Chapter 10."

SECTION 9. Subdivision (E) of Section 63142 (Mobile Food Vendors) of Chapter 3 (Business, Professions, and Trades) of Article VI (Taxes and Licenses), of the Carson Municipal Code is hereby amended to read in its entirety as follows (deleted text shown in ~~strikethrough~~, added text shown in ***bold italics***):

"(E) Compliance with State and Local Laws.

1. Mobile food vendors shall comply with all applicable State and local laws.

2. This Section is not intended to ***apply to or*** be enforced against ***sidewalk vendors as defined in CMC 31001, which are subject to regulation in accordance with CMC Article III, Chapter 10*** ~~pedestrian food vendors or against food vendors who operate human-powered push carts and other self-propelled vehicles on private property~~. ~~Pursuant to CMC 4126, pedestrian food vendors or any vendors who operate human-powered push carts and other self-propelled vehicles are not allowed in or on any public street, sidewalk, or park in the City of Carson~~."

SECTION 10. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this Ordinance are declared to be severable. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 11. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 12. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and codified in the manner required by law.

[signatures on the following page]

PASSED, APPROVED and **ADOPTED** at a regular meeting of the City Council on this _____ day of _____, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney