

APPENDICES

Appendix 5.1: Noise Assessment

Noise Standards

Residential Exterior and Interior Noise Standards: The City of Carson Noise Element specifies that exterior CNEL should not exceed 65 dB for residential locations. In addition, interior CNEL should not exceed 45 dB. These standards are to be applied to transportation noise sources such as roadway traffic, railroad movements and aircraft noise.

Exterior Intrusive Noise Standards: The City's adopted Noise Ordinance (Ord. No. 95-1068) standard for a residential zoned property located adjacent to an industrial zoned property are as follows:

- I. Exterior noise level that may not be exceeded for a cumulative period of more than 30 minutes in any hour, L50, is 50 dBA;
- II. Exterior noise level that may not be exceeded for a cumulative period of more than 15 minutes in any hour, L25, is 55 dBA
- III. Exterior noise level that may not be exceeded for a cumulative period of more than 5 minutes in any hour, L8, is 60 dBA
- IV. Exterior noise level that may not be exceeded for a cumulative period of more than one minute in any hour, L2, is 65 dBA
- V. The exterior noise level that may not be exceeded for any period, Lmax, is 70 dBA.

Noise Measurements

Background noise measurements were obtained on October 28, 1996 at the project site. An equivalent sound level (Leq) of 67.6 dBA was measured near the eastern property line. This was generated by traffic on Main Street. Traffic noise measurements represent typical midmorning noise levels. The traffic noise analysis provides the existing and future 24-hour CNEL (Community Noise Equivalent Level) which the City of Carson has adopted as the acceptable criteria. The noise measurements along the site's eastern property line are also representative of midmorning ambient noise levels. These levels are representative of an average hour of activity between 7 a.m. and 7 p.m.

Noise Sources

The predominant sources of noise associated with the project are generated by traffic on Main Street. Traffic on Main Street currently generates a CNEL as high as 72 dBA along the site's eastern property line bordering the arterial. Future traffic will also generate a CNEL of 72 dBA at the same location. The traffic noise currently exceeds the exterior CNEL standard of 65 dBA, and will continue to exceed the standard in the future. The project would generate approximately 166 vehicle movements during the peak traffic hour. The additional vehicles would not generate an increase in the exterior CNEL along the eastern property line bordering Main Street.

Mitigation Measures

In summary, the potential noise impacts on the project site from adjacent land uses related to vehicular sources. The following mitigation measures are recommended for compliance with the noise standards:

1. A continuous block wall with a minimum height of 6 feet is required along the future eastern residential boundary bordering Main Street. The boundary would be located 5 feet from the Main Street right-of-way, and adjacent to the proposed landscaped buffer. This wall should extend perpendicular to the property line at the entrance to the project, and along the east and west property line to prevent traffic noise from flanking around the ends of the wall.
2. Residences located adjacent to Main Street would require sound rated windows and doors to meet the interior noise standard.

The actual wall heights, wall location, and sound ratings for windows and doors should be determined as part of the final engineering design of the project. With the incorporation of the mitigation measures listed above, noise levels generated by surrounding land uses will be reduced to levels below the City of Carson Noise Element standards.

Appendix 5.2: Fiscal Impact Analysis

The intent of the following analysis of The Cambria Pines Specific Plan is to provide a generalized analysis of the potential municipal costs and revenues associated with the development of the proposed project as prescribed in the Specific Plan. The fiscal impact analysis is provided for information purposes only and is not meant to imply that the projected public costs and revenues will actually occur. The projections are based on certain assumptions, as described in the following, that may change over time. However, in general, if factors change the potential municipal costs associated with the project, more often than not the municipal revenues will change correspondingly.

Project Associated Costs

The proposed development of single-family homes will require the delivery of a variety of public services. The City of Carson provides most of the public services to the site; however, the Los Angeles Unified School District (LAUSD) provides K-12 educational service, the Los Angeles Community College District provides educational programs to the City; and various services (i.e., sheriff, fire, library) are provided by the County of Los Angeles under contract to the City. The Cambria Pines Specific Plan will generate to the LAUSD approximately **\$510,000 in school fees (based on \$1.84/sq. ft. of residential use)**. The school impact fees to the LAUSD will off-set impacts due to project-related student enrollment.

Table 1 provides a summary of the City's expenditures for each major budget category for the since the 1990-91 fiscal year. In general, the City's total expenditures have remained relatively constant although there have been fluctuations in spending between the various categories. In addition, the City's population has remained relatively constant, with only a slight growth since 1990. Table 2 provides a summary of the City's budget on a per-capita basis. Although many of the City provided services are not directly affected by changes in population, a per-capita assessment of expenditures provides a general view of the City's budget patterns and is often used in fiscal analysis in communities with a relatively stable population. As indicated in Table 2, the City of Carson expends approximately \$327 per resident, a slight decrease in spending per-capita since the 1990-91 fiscal year.

The proposed Cambria Pines Specific Plan will increase the City's costs by approximately \$161,000 per year based on the City's per-capita expenditures in 1995-96 (see Table 3).

Project Associated Revenue

The Cambria Pines Specific Plan will produce revenue to the City of Carson in the form of sales tax (due to increased spending by additional residents in the City), and other taxes and fees. Table 4 provides a summary of the City's revenue from various sources over the past several fiscal years; again, the revenue to the City has remained relatively constant.

On a per capita basis, the City receives approximately \$342 per resident (see Table 5). Therefore, based on the City's past budgets, the proposed project will generate approximately \$168,300 per year in municipal revenue (see Table 6).

Cost/Revenue Analysis and Conclusion

Based on the projection of costs to the City of Carson and revenue from various direct and indirect sources, the proposed development of single-family homes will not result in a fiscal impact to the City of Carson (see Table 7).

Appendix 5.3: School Enrollment Projection

	232th St. Elementary School	White Intermediate School	Carson High School
Current Enrolment	459	1748	2993
Current Capacity	481	1862	2920
(Over)/Under Capacity	22	114	(73)
Cambria Pines Specific Plan Impacts (162 single family detached homes)	81 students	40 students	40 students
Future Enrollment (existing plus Cambria Pines projected enrollment)	(59)	74	(113)

Table 1: Summary of Annual Municipal Budgets

Annual Budget Category	Actual 1990-91	Actual 1991-92	Actual 1992-93	Actual 1993-94	Actual 1994-95	Actual 1995-96	Budget 1996-97
City Administration	\$6,450,538	\$5,882,566	\$4,335,890	\$5,436,159	\$3,505,961	\$2,521,253	\$2,420,531
Community Development	\$1,836,745	\$1,666,538	\$1,864,258	\$1,948,282	\$1,762,819	\$2,121,196	\$2,131,921
Recreation/Community Services	\$6,901,060	\$5,995,680	\$4,166,295	\$4,166,295	\$3,873,730	\$4,231,998	\$4,223,799
Facilities and Maintenance	\$3,166,442	\$3,266,167	\$6,733,398	\$7,501,397	\$6,523,084	\$7,865,035	\$7,802,998
Public Safety	\$8,129,461	\$8,191,878	\$8,741,723	\$9,146,762	\$9,246,812	\$9,372,854	\$9,895,637
Personnel	\$363,320	\$319,068	\$0	\$0	\$0	\$0	\$0
Eng'g. Services	\$0	\$0	\$939,025	\$840,846	\$775,736	\$802,368	\$859,124
Non-departmental	\$2,669,044	\$2,514,460	\$2,235,078	\$2,178,015	\$1,461,736	\$525,000	\$656,350
Special Projects	\$4,240	\$125,128	\$110,126	\$100,000	\$0	\$0	\$0
Capital Improvement Projects	\$325,452	\$77,172	\$256,377	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$29,846,302	\$28,038,657	\$29,382,170	\$31,317,756	\$30,334,949	\$32,012,549	\$32,367,634

Table 2: Summary of Costs/Capita							
City of Carson Population	83995	83589	84362	85005	85200	85500	85700
Per Capita Expenditures	Actual 1990-91	Actual 1991-92	Actual 1992-93	Actual 1993-94	Actual 1994-95	Actual 1995-96	Budget 1996-97
City Administration	\$77	\$70	\$51	\$64	\$41	\$29	\$28
Community Development	\$22	\$20	\$22	\$23	\$21	\$25	\$25
Recreation/Community Services	\$82	\$72	\$49	\$49	\$45	\$49	\$49
Facilities and Maintenance	\$38	\$39	\$80	\$88	\$77	\$92	\$91
Public Safety	\$97	\$98	\$104	\$108	\$109	\$110	\$115
Personnel	\$4	\$4	\$0	\$0	\$0	\$0	\$0
Eng'g. Services	\$0	\$0	\$11	\$10	\$9	\$9	\$10
Non-departmental	\$32	\$30	\$26	\$26	\$17	\$6	\$8
Special Projects	\$0	\$1	\$1	\$1	\$0	\$0	\$0
Capital Improvement Projects	\$4	\$1	\$3	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$355	\$335	\$348	\$368	\$319	\$321	\$327

Table 3: Projected Municipal Costs							
Project-Related Expenditures	Proposed Project						
City Administration	\$13,953						
Community Development	\$12,289						
Recreation/Community Services	\$24,347						
Facilities and Maintenance	\$44,979						
Public Safety	\$57,041						
Personnel	\$0						
Eng'g. Services	\$4,952						
Non-departmental	\$3,783						
Special Projects	\$0						
Capital Improvement Projects	\$0						
TOTAL EXPENDITURES	\$161,345						

Table 4: Summary of Annual Municipal Revenue							
Revenue Sources/City Budget	Actual 1990-91	Actual 1991-92	Actual 1992-93	Actual 1993-94	Actual 1994-95	Actual 1995-96	Budget 1996-97
Sales & Use Tax	\$14,271,466	\$13,309,698	\$12,869,541	\$13,842,325	\$14,233,308	\$13,450,000	\$14,000,000
Franchise Tax	\$2,157,287	\$2,518,569	\$2,297,552	\$2,538,562	\$2,669,569	\$2,750,000	\$2,219,700
Transient Occupancy Tax	\$400,160	\$391,781	\$337,292	451900	\$417,323	\$450,000	\$470,000
Cigarette Tax	\$201,602	\$95,766	\$14,680	\$0	\$0	\$0	\$0
Real Property Transfer Tax	\$130,963	\$235,317	\$102,657	\$121,500	\$92,567	\$98,000	\$100,000
State Allocation/No-low Prop. Tax	\$425,128	\$1,693,657	\$1,888,923	\$2,647,088	\$3,213,899	\$3,917,000	\$3,850,000
Admission Fee	\$2,100	\$1,016	\$0	\$0	\$0	\$0	\$0
Other Misc. Taxes	\$0	\$3,591	\$0	\$0	\$0	\$0	\$0
Business Licenses	\$114,583	\$1,337,887	\$1,386,113	\$1,391,402	\$0	\$0	\$0
Building Permits	\$1,676,753	\$1,528,824	\$1,358,745	\$1,650,000	\$3,124,744	\$3,094,000	\$2,971,800
Other Misc. Lic. and Permits	\$237,930	\$177,125	\$247,027	\$287,895	\$0	\$0	\$0
Fines & Forfeitures	\$559,997	\$644,280	\$670,241	\$640,000	\$910,959	\$858,600	\$807,400
Use of Money & Property	\$1,392,713	\$1,383,124	\$1,175,557	\$1,431,000	\$1,459,394	\$1,409,000	\$1,374,600
Motor Vehicle In-Lieu	\$3,152,659	\$2,949,814	\$3,089,740	\$2,994,061	\$3,145,335	\$3,050,000	\$3,000,000
Trailer Coach License	\$70,107	\$43,252	\$39,173	\$78,300	\$681,082	\$120,000	\$75,000
Other Intergovernmental Fees	\$51,246	\$104,538	\$118,087	\$76,500	\$0	\$0	\$0
Charges for Services	\$398,756	\$518,561	\$222,341	\$423,230	\$575,405	\$295,400	\$271,900
Misc. other revenue	\$344,374	\$335,319	\$211,264	\$345,000	\$149,497	\$262,000	\$184,200
TOTAL REVENUE	\$25,587,824	\$27,272,119	\$26,028,933	\$28,918,763	\$30,673,082	\$29,754,000	\$29,324,600

Table 5: Summary of Revenue/Capita							
City of Carson Population	83995	83589	84362	85005	85200	85500	85700
Revenue Sources/City Budget	Actual 1990-91	Actual 1991-92	Actual 1992-93	Actual 1993-94	Actual 1994-95	Actual 1995-96	Budget 1996-97
Sales & Use Tax	\$170	\$159	\$153	\$163	\$167	\$157	\$163
Franchise Tax	\$26	\$30	\$27	\$30	\$31	\$32	\$26
Transient Occupancy Tax	\$5	\$5	\$4	\$5	\$5	\$5	\$5
Cigarette Tax	\$2	\$1	\$0	\$0	\$0	\$0	\$0
Real Property Transfer Tax	\$2	\$3	\$1	\$1	\$1	\$1	\$1
State Allocation/No-low Prop. Tax	\$5	\$20	\$22	\$31	\$38	\$46	\$45
Admission Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc. Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Licenses	\$1	\$16	\$16	\$16	\$0	\$0	\$0
Building Permits	\$20	\$18	\$16	\$19	\$37	\$36	\$35
Other Misc. Lic. and Permits	\$3	\$2	\$3	\$3	\$0	\$0	\$0
Fines & Forfeitures	\$7	\$8	\$8	\$8	\$11	\$10	\$9
Use of Money & Property	\$17	\$17	\$14	\$17	\$17	\$16	\$16
Motor Vehicle In-Lieu	\$38	\$35	\$37	\$35	\$37	\$36	\$35
Trailer Coach License	\$1	\$1	\$0	\$1	\$8	\$1	\$1
Other Intergovernmental Fees	\$1	\$1	\$1	\$1	\$0	\$0	\$0
Charges for Services	\$5	\$6	\$3	\$5	\$7	\$3	\$3
Misc. other revenue	\$4	\$4	\$3	\$4	\$2	\$3	\$2
TOTAL REVENUE	\$305	\$326	\$309	\$340	\$360	\$348	\$342

Table 6: Municipal Project-Related Revenue							
Revenue Sources/City Budget	Proposed Project						
Sales & Use Tax	\$80,373						
Franchise Tax	\$12,743						
Transient Occupancy Tax	\$2,698						
Cigarette Tax	\$0						
Real Property Transfer Tax	\$574						
State Allocation/No-low Prop. Tax	\$22,103						
Admission Fee	\$0						
Other Misc. Taxes	\$0						
Business Licenses	\$0						
Building Permits	\$17,061						
Other Misc. Lic. and Permits	\$0						
Fines & Forfeitures	\$4,635						
Use of Money & Property	\$7,892						
Motor Vehicle In-Lieu	\$17,223						
Trailer Coach License	\$431						
Other Intergovernmental Fees	\$0						
Charges for Services	\$1,561						
Misc. other revenue	\$1,057						
TOTAL REVENUE	\$168,351						

