



II. MITIGATION MONITORING AND REPORTING PROGRAM

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A. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines, which require adoption of a Mitigation Monitoring and Reporting Program for all projects for which an Environmental Impact Report or Mitigated Negative Declaration has been prepared. Specifically, Section 21081.6 of the Public Resources Code states: "...the [lead] agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment... [and that program]... shall be designed to ensure compliance during project implementation." The City of Carson Community Redevelopment Department is the Lead Agency for the proposed Project.

The MMRP describes the procedures for the implementation of all of the mitigation measures identified in the EIR for the proposed Project. It is the intent of the MMRP to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; and (5) establish administrative procedures for the clearance of mitigation measures.

The MMRP lists mitigation measures according to the same numbering system contained in the Draft EIR sections. Each mitigation measure is categorized by topic, with an accompanying discussion of the following:

- The enforcement agency (i.e., the agency with the authority to enforce the mitigation measure);
- The monitoring agency (i.e., the agency to which mitigation reports involving feasibility, compliance, implementation, and development operation are made); and
- The phase of the Project during which the mitigation measure should be monitored (i.e., prior to issuance of a building permit, construction, or occupancy).

The Applicant shall be obligated to demonstrate that compliance with the required mitigation measures has been effected. All departments listed below are within the City of

Carson unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Applicant unless otherwise noted.

B. MITIGATION MEASURES

1. Land Use

No land use mitigation measures are identified in the EIR.

2. Visual Resources

Mitigation Measure B-1: The minimum setback for hotel and theater uses along the Torrance Lateral, adjacent to residential uses, shall be 250 feet.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure B-2: The distribution, placement and orientation of signs along the I-405 Freeway shall be in substantial compliance with the signage concepts presented in the Conceptual Sign Location Plan.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure B-3: The line of sight between lighted signs on the Project site and existing residential development along the Torrance Lateral, opposite to the Project site shall be minimized.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure B-4: All Project development shall undergo site plan review by the Planning Manager to assure that the following design measures have been implemented:

- **Landscaping.** All Landscaping shall be consistent with a plant palate of native trees, shrubs and groundcovers that shall add uniformity to the Project site. Plants shall be selected to support and complement the themes of the various Project components. Specially themed landscaping treatments shall occur at key locations (e.g. freeway edge, channel slope and lifestyle and entertainment area). Of more detailed note: (1) landscaping themes on Del Amo Boulevard and Main Street shall be coordinated with the landscaping of the Carson Street Conceptual Visualization and the Home Depot Center; (2) continuous shrub and ground cover plantings shall be provided in the medians and edges of internal streets with vertical landscape and/or hardscape elements at a minimum of every 50 feet along the edges; (3) 5% landscape coverage shall be provided in parking lots, and (4) 50% landscape coverage shall be provided on the sides of parking structures visible to residences.
- **Buildings.** Buildings shall include the following design features: Varied and articulated building façades featuring the use of colorful stucco, with a variety of architectural accent materials for exterior treatment at visually accessible locations.
- **Accessory facilities and Walls.** Wall facades shall be varied and articulated. Accessory facilities such as trash bins, storage areas, etc., shall be covered and screened.
- **Lighting.** Lighting shall be limited in intensity, light control methods, and pole heights, so as to be directed on site, and not interfere with off-site activities.

3. Transportation and Circulation

a. Construction

Mitigation Measure C-1: The Project shall submit a Construction Traffic Management Plan or Worksite Traffic Control Plan (WTCP) to the City and appropriate police and fire services prior to the start of any construction work phase, which includes Project scheduling and the location of any roadway closures, traffic detours, haul routes, protective devices, and warning signs, for the

purpose of minimizing pedestrian and vehicular impediment and interference of emergency vehicles from Project construction activities.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-2: During construction, at least one sidewalk on either the north or south side of Del Amo Boulevard shall remain open and accessible to pedestrian traffic.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

b. Operation

(1) Intersection Mitigation Measures:

Mitigation Measure C-3: Vermont Avenue and Del Amo Boulevard (Intersection No. 5): A second left-turn lane shall be added to westbound Del Amo Boulevard.

- The westbound approach shall be improved to include two left-turn lanes, a through lane, and a right-turn lane. The improvement is feasible within the existing right-of-way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 51 to 60 percent of its total trips, in accordance with Draft EIR Table 25, included herein as Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Table 2**Intersection Mitigation Phasing Schedule**

Percentage of Total Trips Triggering Significant Impacts ^a	Significantly Impacted Intersection
1 to 10 Percent	Intersection No. 6: Hamilton Avenue & Del Amo Boulevard Intersection No. 7: Figueroa Street & Del Amo Boulevard Intersection No. 12: Figueroa Street & I-110 NB Ramps
11 to 20 Percent	No change
21 to 30 Percent	Intersection No. 11: Hamilton Avenue & I-110 NB Ramps Intersection No. 25: Avalon Boulevard & Carson Street
31 to 40 Percent	Intersection No. 22: Vermont Avenue & Carson Street
41 to 50 Percent	No change
51 to 60 Percent	Intersection No. 5: Vermont Avenue & Del Amo Boulevard Intersection No. 8: Main Street & Del Amo Boulevard
61 to 70 Percent	Intersection No. 24: Avalon Boulevard & Carson Street
71 to 80 Percent	Intersection No. 15: Figueroa Street & Torrance Boulevard Intersection No. 23: Figueroa Street & Carson Street
81 to 90 Percent	Intersection No. 16: Main Street & Torrance Boulevard
91 to 100 Percent	No change

^a: Mitigation measures are phased in relation to 10 percent increases in Project trips.

Source: Kaku Associates, October 2005

Mitigation Measure C-4: Hamilton Avenue & Del Amo Boulevard (Intersection No. 6):

- The Applicant shall install a traffic signal at this location.
- A right-turn lane shall be added to northbound Hamilton Avenue. The northbound approach shall be improved to include a left-turn lane, two through lanes, and a right-turn lane. This improvement is feasible within the existing right-of-way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 1 to 10 percent of its total trips, in accordance with Table 2 above .

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-5: Figueroa Street & Del Amo Boulevard (Intersection No. 7):

- A right-turn lane shall be added to southbound Figueroa Street. The southbound approach shall be improved to include one left-turn lane, two through lanes, and a right-turn lane. This improvement is feasible within the existing right-of-way.
- A second westbound left-turn lane shall be added to westbound Del Amo Boulevard. The westbound approach shall be improved to include two left-turn lanes, two through lanes, and a right-turn lane. This improvement is feasible within the existing right-of-way.
- An eastbound through lane and a right-turn lane shall be added to eastbound Del Amo Boulevard. The eastbound approach shall be improved to include one left-turn lane, three through lanes, and a right-turn lane. This improvement is feasible within the existing right-of-way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 1 to 10 percent of its total trips, in accordance with Table 2 on page 69 .

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-6: Main Street and Del Amo Boulevard (Intersection No. 8):

- Land shall be dedicated, as required, to add a second left-turn lane and a right-turn lane to southbound Main Street. The southbound approach shall be improved to provide two left-turn lanes, two through lanes and a right-turn lane.
- A second left-turn lane shall be added to westbound Del Amo Boulevard. The westbound approach shall be improved to provide two

left-turn lanes, two through lanes and an optional through and a right-turn lane.

- Land shall be dedicated, as required, to add a second left-turn lane and a right-turn lane shall be added to northbound Main Street. The northbound approach shall be improved to provide two left-turn lanes, two through lanes, and a right-turn lane.
- A second left-turn lane shall be added to eastbound Del Amo Boulevard. The eastbound approach shall be improved to provide two left-turn lanes, two through lanes, and an optional through and a right-turn lane.
- This mitigation measure shall be implemented at the point of development in which the Project generates 51 to 60 percent of its total trips, in accordance with Table 2 on page 69 .

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-7: Hamilton Avenue & I-110 Southbound Ramps (Intersection No. 11):

- The Applicant shall install a traffic signal at this location.
- The southbound approach shall be re-stripped to provide for one left-turn lane and a shared left-turn/through lane. The improvement is feasible within the existing right-of way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 21 to 30 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-8: Figueroa Street & I-110 Northbound Ramps (Intersection No. 12):

- A second right-turn lane shall be added to the southbound approach. The southbound approach shall be improved to provide two through lanes and two right-turn lanes.
- A right-turn lane shall be added to the eastbound approach. The eastbound approach shall be improved to provide two left-turn lanes and a right-turn lane. The improvements are feasible within the existing right-of-way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 1 to 10 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-9: Figueroa Street & Torrance Boulevard (Intersection No. 15):

- A second southbound left-turn lane shall be added to southbound Figueroa Street. The southbound approach shall be improved to include two left-turn lanes, two through lanes, and a right-turn lane. This improvement is feasible within the existing right-of-way.
- This mitigation measure shall be implemented at the point of development in which the Project generates 71 to 80 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-10: Main Street & Torrance Boulevard (Intersection No. 16):

- The eastbound approach shall be re-stripped to provide one left-turn lane and a shared through/right-turn lane.
- This mitigation measure shall be implemented at the point of development in which the Project generates 81 to 90 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-11: Vermont Avenue & Carson Street (Intersection No. 22):

- The westbound right-turn lane shall be re-stripped to provide a shared through/right-turn lane. The westbound approach shall be improved to provide one left-turn lane, two through lanes, and a shared through/right-turn lane.
- The eastbound right-turn lane shall be re-stripped to provide a shared through/right-turn lane. The eastbound approach shall be improved to provide one left-turn lane, two through lanes, and a shared through/right-turn lane.
- This mitigation measure shall be implemented at the point of development in which the Project generates 31 to 40 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-12: Figueroa Street and Carson Street (Intersection No. 23): A right-turn lane shall be added to the southbound approach. The southbound approach shall be improved to provide two left-turn lanes, two through lanes, and a right-turn lane. This mitigation measure shall be implemented at the point of development in which the Project generates 71 to 80 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-13: Main Street & Carson Street (Intersection No. 24):

- A second left-turn lane shall be added to the westbound approach. The westbound approach shall be improved to provide two left-turn lanes, two through lanes, and a shared through/right-turn lane.
- A second left-turn lane shall be added to the eastbound approach. The northbound approach shall be improved to provide two left-turn lanes, two through lanes, and a shared through/right-turn lane.
- This mitigation measure shall be implemented at the point of development in which the Project generates 61 to 70 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-14: Avalon Boulevard & Carson Street (Intersection No. 25):⁷

- A right-turn lane shall be added to the southbound approach. The southbound approach shall be improved to include one left-turn lane, three through lanes, and a right-turn lane.
- A right-turn lane shall be added to the westbound approach. The westbound approach shall be improved to provide two left-turn lanes, two through lanes, and a right-turn lane.
- A right-turn lane shall be added to the northbound approach. The northbound approach shall be improved to provide one left-turn lane, three through lanes, and a right-turn lane.

⁷ Any future street widening improvements for the intersection of Avalon Boulevard and Carson Street are not feasible within the existing right-of-way and would require acquisition or dedication of right-of-way from adjacent parcels. The adjacent land uses include the Carson City Hall on the northeast corner of the intersection and commercial uses on the remaining three corners of the intersection. The necessary width can be obtained adjacent to City Hall on the north side of Carson Street through reduction of a portion of the existing landscaped area, allowing construction of the right-turn lane on the westbound Carson Street approach. Information from the City of Carson indicates that the parcels on the southeast and northwest corners may redevelop, at which point it may be possible to obtain the necessary right-of-way on the east side of Avalon Boulevard south of Carson Street and on the west side of Avalon Boulevard north of Carson Street, allowing construction of the right-turn lanes on the northbound and southbound Avalon Boulevard approaches. If the proposed right-turn lanes were provided on these three approaches but not on the eastbound Carson Street approach, it is estimated that the projected afternoon peak hour V/C would be reduced from 0.973 to 0.904. Although this would partially alleviate the Project impact, it would not fully mitigate the impact to a less than significant level.

- A right-turn lane shall be added to the eastbound approach. The eastbound approach shall be improved to provide two left-turn lanes, two through lanes, and a right-turn lane.
- This mitigation measure shall be implemented at the point of development in which the Project generates 21 to 30 percent of its total trips, in accordance with Table 2 on page 69.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

Mitigation Measure C-15: No Certificate of Occupancy shall be issued for commercial development in District 2, or for commercial development in Districts 1 and 3 that is greater than the amount of commercial development shown in the Applicant's Conceptual Plan (i.e., 150,000 square feet and 50,000 square feet, respectively), prior to the completion of the I-405 ramp improvements at Avalon Boulevard.

Enforcement Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Traffic Engineering Division

Monitoring Phase: Construction

(2) I-405 and I-110 Freeways

No feasible mitigation measures are available to the Applicant to mitigate the Project's significant impacts on the I-110 and I-405 freeways.

(3) Site Access Mitigation Measures:

Site access impacts were determined to be less than significant as long as the main site intersections are configured as described in Draft EIR Section IV.C.3.c(1), Project Design Features. No mitigation measures are required.

(4) Public Transportation

Mitigation Measure C-16: In coordination with the City of Carson Transit Authority and the Metropolitan Transit Authority (Metro), the Applicant shall provide additional transit stops, including benches and shelters, in and adjacent to the Project site.

Enforcement Agency: City of Carson Department of Development Services, Planning and Traffic Engineering Divisions

Monitoring Agency: City of Carson Department of Development Services, Planning and Traffic Engineering Divisions

Monitoring Phase: Post-Construction

Mitigation Measure C-17: The Applicant shall provide a fair share contribution for funding of the Carson North-South Shuttle operations.

Enforcement Agency: City of Carson Department of Development Services, Planning and Traffic Engineering Divisions

Monitoring Agency: City of Carson Department of Development Services, Planning and Traffic Engineering Divisions

Monitoring Phase: Post-Construction

4. Hazards and Hazardous Materials

Mitigation Measure D-1: To the extent the Applicant desires to refine or modify requirements in the RAP, the Applicant shall provide documentation to the City indicating DTSC approval of such refinements or modifications.

Enforcement Agency: Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Agency: Cal-EPA, Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Phase: Pre-Construction

Mitigation Measure D-2: The Applicant shall provide documentation to the City indicating DTSC shall permit the proposed residential uses in Development District 1 prior to issuance of any permits for such residential development in Development District 1.

Enforcement Agency: DTSC

Monitoring Agency: Cal-EPA, Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Phase: Pre-Construction

Mitigation Measure D-3: The Applicant shall provide documentation to the City indicating both on- and off-site risks associated with RAP construction have been evaluated to the satisfaction of the DTSC, and at a minimum, perimeter air monitoring shall be completed for dust, particulates, and constituents determined to be Constituents of Concern (COCs).

Enforcement Agency: Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Agency: Cal-EPA, Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Phase: Pre-Construction, Construction

Mitigation Measure D-4: The Applicant shall provide to the City, documentation indicating that (1) a post remediation risk assessment has been prepared by the Applicant and approved by DTSC; and (2) DTSC has certified that the remedial systems are properly functioning prior to issuance of a Certificate of Occupancy.

Enforcement Agency: Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Agency: Cal-EPA, Department of Toxic Substances Control (DTSC), City of Carson Department of Development Services

Monitoring Phase: Post-Construction

Mitigation Measure D-5: The Applicant shall provide documentation to the City indicating that applicable remedial systems and monitoring plans, including the location of the flare and treatment facility are in accordance with applicable SCAQMD regulations.

Enforcement Agency: Southern California Air Quality Management District (SCAQMD)

Monitoring Agency: City of Carson Department of Development Services

Monitoring Phase: Pre-Construction

5. Geology and Soils

Mitigation Measure E-1: In accordance with City of Carson Municipal Code, the Applicant shall comply with site-specific recommendations set forth in engineering geology and geotechnical reports prepared to the satisfaction of the City of Carson Building Official, as follows:

- The engineering geology report shall be prepared and signed by a California Certified Engineering Geologist and the geotechnical report shall be prepared and signed by a California Registered Civil Engineer experienced in the area of geotechnical engineering. Geology and geotechnical reports shall include site-specific studies and analyses for all potential geologic and/or geotechnical hazards. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable.
- Geology and geotechnical reports may be prepared separately or together.
- Where the studies indicate, compensating siting and design features shall be required.
- Laboratory testing of soils shall demonstrate the suitability of underlying native soils to support driven piles to the satisfaction of the City of Carson Building Official.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure E-2: Due to the classification of portions of the Project site as a liquefaction zone, the Applicant shall demonstrate that liquefaction either poses a sufficiently low hazard to satisfy the defined acceptable risk criteria, in accordance with CDMG Special Bulletin 117, or (b) implement suitable mitigation measures to effectively reduce the hazard to acceptable levels (CCR Title 14, Section 3721). The analysis of liquefaction risk shall be

prepared by a registered civil engineer and shall be submitted to the satisfaction of the City Building Official.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure E-3: Any roads realigned from the existing configuration or, otherwise, located in areas underlain by waste soils shall comply with site-specific recommendations as set forth in engineering geology and geotechnical reports prepared to the satisfaction of City of Carson building officials.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety and Engineering Divisions

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety and Engineering Divisions

Monitoring Phase: Pre-Construction

6. Surface Water Quality

Mitigation Measure F-1: Soils in Development District 3 shall be tested prior to the issuance of a grading permit, in accordance with the recommendation of Blasland, Bouck and Lee, Inc.'s (BBL's) Preliminary Draft Phase I and Initial Phase II Environmental Site Assessment Summary, Del Amo Gardens Site (July 6, 2005). If contaminants are found in excess of State of California maximum contamination levels (MCLs), the soils shall be addressed in accordance with a DTSC-approved program.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

7. Air Quality

a. Construction

Mitigation Measure G-1: General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

Enforcement Agency: Southern California Air Quality Management District (SCAQMD)

Monitoring Agency: City of Carson Department of Development Services:

Monitoring Phase: Construction

Mitigation Measure G-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

Enforcement Agency: Southern California Air Quality Management District (SCAQMD)

Monitoring Agency: City of Carson Department of Development Services, SCAQMD

Monitoring Phase: Construction

Mitigation Measure G-3: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Enforcement Agency: SCAQMD

Monitoring Agency: City of Carson Department of Development Services

Monitoring Phase: Construction

Mitigation Measure G-4: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-5: All construction vehicles shall be prohibited from idling in excess of five minutes, both on- and off-site.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-6: Project heavy-duty construction equipment shall use alternative clean fuels, such as low sulfur diesel with sulfur content of 15 ppm by weight or less or compressed natural gas with oxidation catalysts or particulate traps, to the extent feasible.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-7: The Applicant shall utilize coatings and solvents that are less than required by applicable SCAQMD rules and regulations, and encourage water-based coatings or other low-emitting alternatives restrict the number of gallons of coating used per day, or where feasible, paint contractors should use hand application instead of spray guns.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-8: The Applicant shall comply with SCAQMD Rule 402 to reduce potential nuisance impacts due to odors from construction activities.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-9: All construction vehicle tires shall be washed at the time these vehicles exit the project site.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-10: All fill material carried by haul trucks shall be covered by a tarp or other means.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-11: Any intensive dust generating activity such as grinding concrete for existing roads must be controlled to the greatest extent feasible.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

Mitigation Measure G-12: The Applicant shall provide documentation to the City indicating both on- and off-site air-borne risks associated with RAP construction have been evaluated to the satisfaction of the DTSC, and at a minimum, perimeter air monitoring will be completed for dust, particulates, and constituents determined to be Constituents of Concern (COCs).

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Construction

b. Operation

(1) Service and Support Facilities (Point Sources)

Mitigation Measure G-13: All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.

Enforcement Agency: SCAQMD, City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Post-Construction

Mitigation Measure G-14: Land uses on the Project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Enforcement Agency: City of Carson Department of Development Services, Planning Division

Monitoring Agency: City of Carson Department of Development Services, Planning Division

Monitoring Phase: Pre-Construction, Post-Construction

(2) Natural Gas Consumption and Electricity Production

Mitigation Measure G-15: All residential and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.

Enforcement Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure G-16: All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

(3) Building Materials, Architectural Coatings and Cleaning Solvents

Mitigation Measure G-17: Building materials, architectural coatings and cleaning solvents shall comply with all applicable SCAQMD rules and regulations.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Construction

(4) Transportation System Management and Demand Management

Mitigation Measure G-18: The Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

Enforcement Agency: City of Carson Building and Safety Division

Monitoring Agency: City of Carson Building and Safety Division

Monitoring Phase: Post-Construction

Mitigation Measure G-19: The Applicant shall coordinate with the MTA and the City of Carson and Los Angeles Department of Transportation to provide information with regard to local bus and rail services.

Enforcement Agency: City of Carson Redevelopment Division

Monitoring Agency: City of Carson Redevelopment Division

Monitoring Phase: Post-Construction

Mitigation Measure G-20: During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure G-21: The Applicant shall pay a fair share contribution for a low emission shuttle service between the project site and other major activity centers within the project vicinity (i.e., the MetroRail Blue Line station at Del Amo Boulevard and Santa Fe and the Carson Transfer Station at the South Bay Pavilion).

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure G-22: The Applicant shall provide bicycle racks located at convenient locations throughout Carson Marketplace.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Post- Construction

Mitigation Measure G-23: The Applicant shall provide bicycle paths along the main routes through Carson Marketplace.

Enforcement Agency: City of Carson Department of Development Services,
Planning and Traffic Engineering Division

Monitoring Agency: City of Carson Department of Development Services,
Planning and Traffic Engineering Division

Monitoring Phase: Pre-Construction

Mitigation Measure G-24: The Applicant shall provide convenient pedestrian access throughout Carson Marketplace.

Enforcement Agency: City of Carson Department of Development Services, Planning Division

Monitoring Agency: City of Carson Department of Development Services, Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure G-25: The Project shall include air filtration systems for residential dwelling units designed to have a minimum efficiency reporting value (MERV) of 12 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The air handling systems shall be maintained on a regular basis per manufacturer's recommendations by a qualified technician employed or contracted by the Applicant or successor. Operation and maintenance of the system shall ensure that it performs above the minimum reporting value.

Enforcement Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Pre-Construction, Post-Construction

8. Noise

a. Construction

Mitigation Measure H-1: Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, the Applicant shall provide proof satisfactory to the Building and Safety Division and Planning Division of the Department of Development Services that all construction documents require contractors to comply with City of Carson Municipal Code Sections 4101 (i) and (j), which requires all construction and demolition activities including pile driving, to occur between 7:00 A.M. and 8:00 P.M. Monday through Saturday and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:

- Noise-generating equipment operated at the Project site shall be equipped with effective noise control devices (i.e., mufflers, intake silencers, lagging, and/or engine enclosures). All equipment shall be

properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- Pile drivers used within 1,500 feet of sensitive receptors shall be equipped with noise control techniques (e.g., use of noise attenuation shields or shrouds) having a minimum quieting factor of 10 dBA.
- Effective temporary sound barriers shall be used and relocated, as needed, whenever construction activities occur within 150 feet of residential property, to block line-of-site between the construction equipment and the noise-sensitive receptors (i.e., residential uses located on the west and south of the Project site).
- Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Building and Safety Division of the Department of Development Services.
- An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible.
- A construction relations officer shall be designated to serve as a liaison with residents, and a contact telephone number shall be provided to residents.

Enforcement Agency: City of Carson Department of Development Services, Planning Division

Monitoring Agency: City of Carson Department of Development Services, Building and Safety Division

Monitoring Phase: Pre-Construction, Construction

(1) Vibration

Mitigation Measure H-2: The Applicant, prior to initiating DDC or pile driving activities on a site-wide basis, shall conduct a pilot program (Pilot Program). The Pilot Program shall be implemented via the following guidelines:

- Prior to the initiation of the Pilot Program, the Applicant shall locate vibration monitors at the following locations: (1) along the Project's fenceline opposite the off-site residential uses located to the south and southwest of the Project site (i.e., within the Project site), and (2) along the far side of the Torrance Lateral Channel in line with the monitors placed within the Project site itself.

- Continuous monitoring shall be conducted on an ongoing basis during the Pilot Program. All vibration levels measured by the monitors shall be logged with documentation of the measurements provided to the City.
- Initial DDC drops shall be limited in weight, height and/or location dictated by calculations which demonstrate that the potential vibration levels are below the 0.2 inches per second PPV threshold limit.
- Increases in DDC weight, height and/or location shall incur in small increments, with continuous monitoring to assure compliance with the 0.2 inches per second PPV threshold limit.
- If vibration levels at any time during the Pilot Program exceed the 0.2 inches per second PPV threshold level, DDC or pile driving activity shall immediately stop, until new drop parameters are established that would reduce the vibration levels to less than the 0.2 inches per second PPV threshold level.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure H-3: The monitors located on the far side of the Torrance Lateral Channel as part of the Pilot Program shall remain in place throughout the DDC and pile driving phase of Project construction. Continuous monitoring shall be conducted on an ongoing basis. All vibration levels measured by the monitors shall be logged with documentation of the measurements provided to the City. If DDC or pile driving vibration levels at any time exceed the 0.2 inches per second PPV threshold level, DDC or pile driving activity shall immediately stop, until new drop parameters are established that would reduce the vibration levels to less than the 0.2 inches per second PPV threshold level.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division and Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division and Planning Division

Monitoring Phase: Construction

(2) Construction Management

Mitigation Measure H-4: A construction and construction-related monitor satisfactory to the Department of Development Services General Manager shall be

retained by the Applicant to document compliance with the mitigation measures. Said Monitor's qualifications, identification, address and telephone number shall be listed in the contracts and shall be placed in the pertinent files of the Department of Development Services Department. The Monitor will be required to monitor all construction and construction-related activities on the site on a periodic basis; keep all written records which shall be open for public inspection; and to file monthly reports with City and appropriate permit granting authorities. In addition:

- Information shall be provided on a regular basis regarding construction activities and their duration. A Construction Relations Officer shall be established and funded by the Applicant, and approved by the Department of Development Services General Manager, to act as a liaison with neighbors and residents concerning on-site construction activity. As part of this mitigation measure, the Applicant shall establish a 24-hour telephone construction hotline which will be staffed between the hours of 8:00 A.M. and 5:00 P.M. on a daily basis throughout the project's entire construction period for the purposes of answering questions and resolving disputes with adjacent property owners. The hotline number shall be posted on site.
- The Applicant shall require in all construction and construction-related contracts and subcontracts, provisions requiring compliance with special environmental conditions included in all relevant entitlement approval actions of the City of Carson. Such provisions shall also include retention of the power to effect prompt corrective action by the applicant, its representative or prime contractor, subcontractor or operator to correct noticed noncompliance.
- During construction loading and staging areas must be located on-site and away from the most noise-sensitive uses surrounding the site as determined by the Planning Manager.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction, Construction

b. Operation

(1) Noise

Mitigation Measure H-5: All parking lots near residential areas shall be located a minimum of 150 feet from an off-site residential use unless a minimum eight foot wall is provided along the property boundary to limit noise levels associated with parking lot activities.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure H-6: All parking structures near residential areas shall be located a minimum of 150 feet from an off-site residential use unless the exterior wall of the parking structure that faces the off-site residential use is a solid wall or provides acoustical louvers (or equivalent noise reduction measures).

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure H-7: During operation of a building (following construction), truck deliveries within 250 feet of an off-site residential use shall not occur between 10:00 P.M. and 7:00 A.M.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure H-8: For the residential uses immediately south and north of Del Amo Boulevard, within Development Districts 1 and 3, all exterior walls and floor-ceiling assemblies (unless within a unit) shall be constructed with double-paned glass or an equivalent and in a manner to provide an airborne

sound insulation system achieving a Sound Transmission Class of 50 (45 if field tested) as defined in the UBC Standard No. 35-1, 1982 edition. Sign-off by the Department of Development Services General Manager, or his/her designee, is required prior to the issuance of the first building permit. The Applicant, as an alternative, may retain an engineer registered in the State of California with expertise in acoustical engineering, who would submit a signed report for an alternative means of sound insulation satisfactory to the City of Carson which achieves a maximum interior noise of CNEL 45 (residential standard).

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure H-9: The balconies of the first row of residential units facing Del Amo Boulevard or I-405 Freeway, should any such balconies be constructed, shall have a solid fence/wall with an appropriate height to reduce the noise received from traffic traveled on the adjacent Boulevard.

Enforcement Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Phase: Pre-Construction

Mitigation Measure H-10: If any noise intensive uses (i.e., outdoor theater, passenger station (bus station, rail station, taxi stand), small recycling facility, or commercial uses (outdoor activities, amplified music, outdoor patios, etc)) are proposed within 300 feet of an on-site or off-site residential use, then as part of the site plan review process, a community noise study shall be completed and the study shall demonstrate that the use would not exceed the City of Carson Municipal Code noise standards and/or the standards established in this EIR.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

9. Public Services

9.1 Fire Protection

Mitigation Measure I.1-1: Prior to construction, the Applicant shall submit buildings plans to the Los Angeles County Fire Department (LACoFD) for review. Based on such plan check, any additional fire safety recommendations shall be implemented to the satisfaction of the LACoFD.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-2: The Applicant shall provide adequate ingress/egress access points for emergency response to the satisfaction of the LACoFD.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-3: The Applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants as required by the LACoFD.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-4: Every building shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the width prescribed by the LACoFD. The roadway shall extend to within 150 feet of all portions of exterior building walls when measured by an unobstructed route around the exterior of the building.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-5: Requirements for access, fire flows, and hydrants, shall be addressed during the City's subdivision tentative map stage.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-6: Fire sprinkler systems shall be installed in all residential and commercial occupancies to the satisfaction of the LACoFD.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-7: The Applicant shall assure that adequate water pressure is available to meet Code-required fire flow. Based on the size of the buildings, proximity of other structures, and construction type, a maximum fire flow up to 5,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for up to a four-hour duration may be required.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-8: Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

- No portion of a lot's frontage shall be more than 200 feet via vehicular access from a properly spaced fire hydrant;
- No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant;
- Additional hydrants shall be required if spacing exceeds specified distances;
- When a cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block;
- A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use; and

- Turning radii in a commercial zone shall not be less than 32 feet. The measurement shall be determined at the centerline of the road. A turning area shall be provided for all driveways exceeding 150 feet in length at the end of all cul-de-sacs, to the satisfaction of the LACoFD.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-9: All onsite driveways and roadways shall provide a minimum unobstructed (clear-to-sky) width of 28 feet. The onsite driveways shall be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-10: All onsite driveways shall provide a minimum unobstructed, clear-to-sky width of 28 feet. Driveway width shall be increased under the following conditions:

- If parallel parking is allowed on one side of the access roadway/driveway, the roadway width shall be 34 feet; and
- If parallel parking is allowed on both sides of the access roadway/driveway, the roadway width shall be 36 feet in a residential area or 42 feet in a commercial area.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-11: The entrance to any street or driveway with parking restrictions shall be posted with LACoFD approved signs stating “NO PARKING – FIRE LANE” in 3-inch-high letters, at intermittent distances of 150 feet. Any access way that is less than 34 feet in width shall be labeled “Fire Lane” on the final tract map and final building plans.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-12: The following standards apply to the Project's residential component only;

- A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length;
- The length of the cul-de-sac may be increased to 1,000 feet if a minimum 36-foot-wide roadway is provided; and
- A LACoFD approved turning radius shall be provided at the terminus of all residential cul-de-sacs.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

Mitigation Measure I.1-13: The Applicant shall pay a fair share contribution for the improvement of fire service facilities and equipment that is required to off-set impacts of the Project, as determined by the County of Los Angeles Fire Department and the City of Carson.

Enforcement Agency: City of Carson Redevelopment Division

Monitoring Agency: City of Carson Redevelopment Division

Monitoring Phase: Pre-Construction

9.2 Police Services

Mitigation Measure I.2-1: The Applicant shall provide private security services within the areas of Districts 1, 2 and 3 that are occupied by commercial development. On-site security services shall maintain an ongoing dialogue with the Sheriff's Department so as to maximize the value of the security service that are provided.

Enforcement Agency: City of Carson Public Safety Division

Monitoring Agency: City of Carson Public Safety Division

Monitoring Phase: Post-Construction

Mitigation Measure I.2-2: The Applicant shall incorporate into the Project design a Community Safety Center for use by the Project's private security force and the Los Angeles County Sheriffs Department. It shall include the following features at a minimum: a front desk/reception area, a community meeting room, work space for law enforcement and public safety personnel, a video monitoring console, and restrooms. The Center shall be staffed either by a Sheriff's Department Community Services officer or personnel approved by the Sheriff's Department.

Enforcement Agency: City of Carson Public Safety Division

Monitoring Agency: City of Carson Public Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure I.2-3: The Applicant shall install video cameras throughout the commercial development within Districts 1 and 2 with a digitally recorded feed to the Community Safety Center that is also accessible via the internet at the Carson Sheriff's Station.

Enforcement Agency: City of Carson Public Safety Division

Monitoring Agency: City of Carson City of Carson Public Safety Division

Monitoring Phase: Post-Construction

Mitigation Measure I.2-4: The Applicant shall develop jointly with the Sheriff's Department a community policing plan, subject to final review and approval by the Sheriff's Department.

Enforcement Agency: City of Carson Redevelopment Division

Monitoring Agency: City of Carson Redevelopment Division

Monitoring Phase: Post-Construction

Mitigation Measure I.2-5: The Applicant shall fund Deputy Sheriffs on an overtime basis to augment security during peak periods, as jointly determined by the Applicant or its successor, and the Sheriff's Department.

Enforcement Agency: City of Carson Redevelopment Division

Monitoring Agency: City of Carson Redevelopment Division

Monitoring Phase: Post-Construction

Mitigation Measure I.2-6: The management of the entertainment venues located within the Project site shall notify the Sheriff's Station in advance of planned activities (i.e. movie schedules).

Enforcement Agency: City of Carson City of Carson Public Safety Division

Monitoring Agency: City of Carson Public Safety Division

Monitoring Phase: Post-Construction

Mitigation Measure I.2-7: The Sheriff's Department Crime Prevention Unit shall be contacted for advice on crime prevention programs that could be incorporated into the proposed project, including Neighborhood Watch.

Enforcement Agency: City of Carson Public Safety Division

Monitoring Agency: City of Carson Public Safety Division

Monitoring Phase: Post-Construction

9.3 Schools

The students generated by the proposed Project, based on the preceding analysis could not be accommodated within the existing facilities at Carson Elementary School and Carson Senior High School. Pursuant to California Government Code Section 65995, payment of the developer fees required by State law provides full and complete mitigation of the Project's impacts on school facilities. Therefore, no other mitigation measures are required.

9.4 Parks and Recreation

Mitigation Measure I.4-1: The Project shall provide park and recreation facilities pursuant to Section 9207.19, equivalent to three acres per 1,000 population, that would be met through the provision of park space, on-site improvements, and/or, the payment of in-lieu fees.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure I.4-2: The Project shall meet the intent of Municipal Code Sections 9128.54 and 9128.15 through the provision of private open space as defined

therein and/or the provision of additional amenities that meet the recreational needs of Project residents, e.g., health clubs.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure I.4-3: The Project shall meet the requirements of Municipal Code Section 9126.28 by demonstrating that the Project's common open space area meets the 40% standard established therein.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

9.5 Libraries

Mitigation Measure I.5-1: The Applicant shall pay a fair share contribution for the improvement of library facilities that are required to off-set impacts of the Project, subject to approval of the County of Los Angeles Public Library.

Enforcement Agency: City of Carson Redevelopment Division

Monitoring Agency: City of Carson Redevelopment Division

Monitoring Phase: Pre-Construction

10. Utilities

10.1 Water Supply

Mitigation Measure J.1-1: The Building Department and the Planning Division shall review building plans to ensure that water reducing measures are utilized, as required by Title 20 and Title 24 of the California Administrative Code. These measures include, but are not limited to, water conserving dishwashers, low-volume toilet tanks, and flow control devices for faucets.

Enforcement Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Phase: Post-Construction

Mitigation Measure J.1-2: The Project shall comply with the City's landscape ordinance, "A Water Efficient Landscape Ordinance," as required by the State Water Conservation Landscape Act.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.1-3: The Applicant shall provide reclaimed water for the Project's non-potable water needs, if feasible.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.1-4: Landscaping of the Project site shall utilize xeriscape (low-maintenance, drought-resistant) plantings.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.1-5: Automatic irrigation systems shall be set to insure irrigation during early morning or evening hours to minimize water loss due to evaporation. Sprinklers must be reset to water less in cooler months and during rainfall season so that water is not wasted on excessive landscape irrigation.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.1-6: The Project shall be designed to recycle all water used in cooling systems to the maximum extent possible.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction, Post-Construction

Mitigation Measure J.1-7: To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the Project for the following activities: (1) dust control, (2) soil compaction, and (3) concrete mixing.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Pre-Construction

Mitigation Measure J.1-8: Water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Los Angeles County Fire Department.

Enforcement Agency: Los Angeles County Fire Department

Monitoring Agency: Los Angeles County Fire Department

Monitoring Phase: Pre-Construction

10.2 Wastewater

Mitigation Measure J.2-1: All required sewer improvements shall be designed and constructed according to the standards of the City of Carson and County of Los Angeles.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction, Construction

Mitigation Measure J.2-2: Fee payment is required prior to the issuance of a permit to connect to district sewer facilities.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure J.2-3: The Building and Safety and Planning Divisions of the Development Services Department shall review building plans to ensure that water-reducing measures are utilized, as required by Title 24 of the California Administrative Code. These measures include, but are not limited to, water conserving dishwashers, low-volume toilet tanks, and flow control devices for faucets.

Enforcement Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Agency: City of Carson Department of Development Services,
Building and Safety Division

Monitoring Phase: Pre-Construction

Mitigation Measure J.2-4: The project shall include a dual plumbing system designed to utilize reclaimed water for non-potable uses.

Enforcement Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Agency: City of Carson Department of Development Services,
Planning and Building and Safety Divisions

Monitoring Phase: Pre-Construction

10.3 Solid Waste

Mitigation Measure J.3-1: All structures constructed or uses established within any part of the proposed Project site shall be designed to be permanently equipped with

clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.3-2: Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.3-3: The Applicant shall coordinate with the City of Carson to continuously maintain in good order for the convenience of patrons, employees, and residents clearly marked, durable and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.3-4: Any existing on-site roads that are torn up shall be ground-up onsite and recycled into the new road base.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.3-5: Compaction facilities for non-recyclable materials shall be provided in every occupied building greater than 20,00 square feet in size to reduce both the total volume of solid waste produced and the number of trips required for collection, to the extent feasible.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction

Mitigation Measure J.3-6: All construction debris shall be recycled in a practical, available, accessible manner, to the extent feasible, during the construction phase.

Enforcement Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Agency: City of Carson Department of Development Services,
Planning Division

Monitoring Phase: Post-Construction