

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



**TUESDAY, SEPTEMBER 3, 2024  
801 E. Carson St., Hall B  
Community Center**

**5:00 PM**

Lula Davis-Holmes, Mayor

Jawane Hilton, Mayor Pro Tem and District 1  
Councilmember

Cedric L. Hicks, Sr., District 3 Councilmember

Jim Dear, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

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***“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](http://www.carsonca.gov) or on Youtube: [www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage](http://www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage)

- Viewing will NOT be available for the 9/3/2024 City Council Meeting on Cable TV (Spectrum) nor ATT (Channel 99)

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**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](mailto: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 or in the white box outside City Hall. The cut-off time to submit any written communications is 3:00 p.m. on the day of the meeting. Written comments dropped off at the City Clerk's Office or at the white box or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.

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

**ROLL CALL (CITY CLERK):**

**FLAG SALUTE:**

**INVOCATION:**

**Item No. 1. [2024-0730](#) PASTOR ADELL TRAYLOR FROM CALVARY CHAPEL SOUTH BAY**

**CLOSED SESSION (Items 2 to 4)**

**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**

**Item No. 2. [2024-0723](#) CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code § 54957.6, with City Manager, Assistant City Manager, and Human Resources Officer, its negotiators(s), regarding labor negotiations with AME, CPSA, and, AFSCME Local 809 and 1017 as well as Unclassified Management.

**Item No. 3. [2024-0724](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)**

**Recommendation:** 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: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

**Item No. 4. [2024-0725](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

**Recommendation:** 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 2 case(s)

**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 No. 5. [2024-0470](#) REPORT FROM LT. AIELLO, ACTING CAPTAIN OF CARSON SHERIFF'S STATION**

**Item No. 6. [2024-0462](#) REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE DEPARTMENT**

**PRESENTATIONS**

**Item No. 7. [2024-0729](#) PROCLAMATION RECOGNIZING THE ANNIVERSARY OF SEPTEMBER 11**

**Item No. 8. [2024-0727](#) PROCLAMATION RECOGNIZING SEPTEMBER AS HISPANIC HERITAGE MONTH**

**Item No. 9. [2024-0726](#) PROCLAMATION RECOGNIZING SEPTEMBER AS PROSTATE CANCER AWARENESS MONTH**

**Item No. 10. [2024-0736](#) PROCLAMATION RECOGNIZING LA VS HATE WEEK - 2024 UNITED AGAINST HATE WEEK (SEPTEMBER 21ST - 27TH)**

**Item No. 11. [2024-0728](#) PROCLAMATION RECOGNIZING SEPTEMBER AS SICKLE CELL AWARENESS MONTH**

**Item No. 12. [2024-0747](#) PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL PREPAREDNESS MONTH**

Item No. 13. [2024-0655](#) INTRODUCTION OF GABRIELA MEDINA, PUBLIC AFFAIRS MANAGER FOR SOCALGAS

Item No. 14. [2024-0694](#) PRESENTATION OF \$50,000 GRANT FROM SOCALGAS FOR UPDATING THE CITY OF CARSON CLIMATE ACTION PLAN

**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 more than 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 No. 15. [2024-0492](#) APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES: AUGUST 6, 2024 (REGULAR)

**Recommendation:** Approve the minutes as listed.

**Attachments:** [2024 AUGUST 6 CC-CSA-CHA Reg Mtg minutes \(FINAL\).pdf](#)

**CONSENT: (Items 16 to 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.*

Item No. 16. [2024-0733](#) Resolution No. 24-081, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$20,631,865.45, DEMAND CHECK NUMBERS 209, 174397 THROUGH 174897

**Attachments:** [Exhibit 1 Demand Reg File # 2024-0733 Reso# 24-081.pdf](#)

Item No. 17. [2024-0722](#) CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JULY 31, 2024 (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE.

**Attachments:** [Cash rpt july 2024](#)  
[CITY OF CARSON PORTFOLIO RESERVES SUMMARY July 20](#)  
[CITY OF CARSON PORTFOLIO RESERVES SUMMARY SUCCE](#)

Item No. 18. [2024-0450](#) CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE this report.

**Attachments:** [Planning Commission Update](#)

Item No. 19. [2024-0456](#) CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

**Recommendation:** RECEIVE and FILE this informational update.

**Attachments:** [Community Development Projects](#)  
[Public Works Projects](#)  
[Information Technology Projects](#)  
[Emergency Management and Public Safety Projects](#)

Item No. 20. [2024-0719](#) CONSIDER TAKING A POSITION OF SUPPORT AND SENDING A CORRESPONDING LETTER REGARDING S. 4814 (CANTWELL), THE "TRANSPORTATION ASSISTANCE FOR OLYMPIC AND WORLD CUP CITIES ACT OF 2024" THAT WOULD PROVIDE TRANSPORTATION FUNDING TO CITIES HOSTING INTERNATIONAL SPORTING EVENTS IN THE UNITED STATES (CITY COUNCIL)

**Recommendation:** TAKE a position of support for S. 4814 and AUTHORIZE staff to transmit a corresponding letter.

**Attachments:** [Letter of Support for S. 4814](#)  
[S. 4814](#)

Item No. 21. [2024-0732](#) CONSIDER 1ST AMENDMENT TO SECOND

**AMENDED AND RESTATED PROMISSORY NOTES FOR VILLAGGIO 1 AND VILLAGGIO 2 PROJECTS LOCATED AT 535 EAST CARSON STREET AND 555 EAST CARSON STREET, WITH GRACE HOUSING RESIDENTIAL PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AND CARSON HOUSING LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, RESPECTIVELY (HOUSING AUTHORITY)**

**Recommendation:**

1. APPROVE the 1st Amendment to Second Amended and Restated Promissory Note with Grace Housing Residential Partnership, LP (Villaggio I), increasing the interest rate on the Note from 3% simple interest to 6.5% simple interest, and clarifying the project name to "Villaggio I - formerly Grace Residential Partnership" in project documents; and
  2. APPROVE the 1st Amendment to Second Amended and Restated Promissory Note with Carson Housing Limited Partnership, LP (Villaggio II), increasing the interest rate on the Note from 3% simple interest to 6.5% simple interest; and
  3. AUTHORIZE the Executive Director to execute the Amendments in a form acceptable to the Authority Counsel.
- 1.

**Attachments:**

[1st Amendment to Second Amended Restated Promissory Note - 1](#)

[1st Amendment to Second Amended Restated Promissory Note -](#)

Item No. 22. [2024-0735](#)

**CONSIDER RESOLUTION NOS. 24-082, 24-083, AND 24-084 AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 71-111, BY ADOPTING THE CLASSIFICATION SPECIFICATIONS OF: DIRECTOR OF PUBLIC SAFETY, ENERGY AND SUSTAINABILITY OFFICER, AND BUDGET MANAGER. (CITY COUNCIL)**

- Recommendation:** WAIVE further reading and ADOPT the following Resolutions:
1. Resolution No. 24-082, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING NEW JOB SPECIFICATION AND SALARY ALLOCATION FOR DIRECTOR OF PUBLIC SAFETY"
  2. Resolution No. 24-083, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING NEW JOB SPECIFICATION AND SALARY ALLOCATION FOR ENERGY AND SUSTAINABILITY OFFICER"
  3. Resolution No. 24-084, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY ADOPTING NEW JOB SPECIFICATION AND SALARY ALLOCATION FOR BUDGET MANAGER"

- Attachments:** [Reso No 24-082 DIRECTOR OF PUBLIC SAFETY](#)  
[Director of Public Safety Class Spec](#)  
[Reso No 24-083 ENERGY AND SUSTAINABILITY OFFICER](#)  
[Energy and Sustainability Officer - Class Spec](#)  
[Reso No 24-084 BUDGET MANAGER](#)  
[Budget Manager Class Spec](#)

- Item No. 23. [2024-0720](#) **CONSIDER APPROVING MEASURE A ANNUAL ALLOCATION GRANT AGREEMENT WITH THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT (CITY COUNCIL)**

- Recommendation:**
1. APPROVE the Measure A Annual Allocation Grant Agreement with the Los Angeles County Regional Park and Open Space District (Exhibit No. 1; the "Agreement").
  2. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney.

- Attachments:** [Measure A Annual Allocation Grant Agreement](#)  
[Los Angeles County Regional Park and Open Space District Annu.](#)  
[Resolution No. 21-125](#)

- Item No. 24. [2024-0530](#) **CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE OPERATIONS AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF CARSON AND LOS ANGELES COUNTY SANITATION DISTRICT FOR PROJECT NO.1515 - CARSON STORMWATER**

**CAPTURE FACILITY AT CARRIAGE CREST PARK  
EXTENDING THE CONTRACT THROUGH  
SEPTEMBER 25, 2025 (CITY COUNCIL)**

- Recommendation:**
1. APPROVE Amendment No. 2 to the Operation and Maintenance Agreement between the City of Carson and the Los Angeles County Sanitation District No. 2 extending the term of the contract through September 2025, for Project No. 1515 - Carson Stormwater Capture Facility at Carriage Crest Park.
  2. AUTHORIZE the Mayor to execute Amendment No. 2 to the contract following approval as to the form by the City Attorney.

- Attachments:**
- [EXHIBIT NO. 1: Original O& M Support Agreement](#)
  - [EXHIBIT NO. 2: Amendment No. 1 O&M Support Agreement](#)
  - [EXHIBIT NO. 3: Amendment No.2 O&M Support Agreement](#)

- Item No. 25. [2024-0624](#) **CONSIDER APPROVAL TO INCREASE THE BLANKET PURCHASE ORDERS TO GRAINGER GLOBAL HOLDINGS, INC. FOR THE PURCHASE OF SUPPLIES AND MATERIALS IN THE IDENTIFIED NOT TO EXCEED AMOUNTS PER FISCAL YEAR (CITY COUNCIL).**

- Recommendation:**
- TAKE the following actions:
1. WAVE the contract requirements of the Carson Municipal Code ("CMC") pursuant to Carson Municipal Code 2605 (b)(1)(ii); and
  2. AUTHORIZE the Purchasing Manager to waive the formal bidding procedures as defined by the CMC Section 2610, utilizing Cooperative Purchasing as allowed by the CMC Section 2611(g) and issue Purchase Orders for supplies and materials Grainger Global Holdings, Inc. for the period July 1, 2024, through June 30, 2027 for the not-to-exceed amounts identified.

- Attachments:**
- [Purchasing Waiver - Grainger](#)

- Item No. 26. [2024-0665](#) **CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE CONTRACT SERVICES AGREEMENT WITH UNIFIRST CORPORATION (20-148), INCREASING THE TOTAL CONTRACT SUM AMOUNT (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. APPROVE Amendment No. 2 to the Contract Services Agreement with Unifirst Corporation to provide uniform and mat rental and laundry services, by adding an additional \$22,000 for a new total not-to-exceed contract amount of \$138,413.36 (Exhibit 1).
  
  2. AUTHORIZE the Mayor to execute Amendment No. 2 to the Contract Services Agreement with Unifirst Corporation, following approval as to form by the City Attorney.
    - 1.

**Attachments:** [Exhibit 1 - Amendment 2](#)

- Item No. 27. [2024-0695](#) CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS; AND RECORDING A "NOTICE OF EXEMPTION" IN THE OFFICE OF THE LOS ANGELES COUNTY CLERK AND WITH THE STATE CLEARING HOUSE FOR PROJECT NO. 1393-5: CITYWIDE ANNUAL OVERLAY PROGRAM AND PROJECT NO. 1411-5: CITYWIDE ANNUAL CONCRETE REPLACEMENT PROGRAM (AVALON BOULEVARD FROM 223RD STREET TO BONDS STREET), PURSUANT TO SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES (CITY COUNCIL)

- Recommendation:** TAKE the following actions:
1. APPROVE PS&E for Project No. 1393-5 and 1411-5: Citywide Annual Concrete Replacement Program, covering Avalon Boulevard from 223rd Street to Bonds Street.
  2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1393-5: Citywide Annual Overlay Program and Project No. 1411-5: Citywide Annual Concrete Replacement Program, covering Avalon Boulevard from 223rd Street to Bonds Street.
  3. MAKE the California Environmental Quality Act finding that the proposed for Project No. 1393-5: Citywide Annual Overlay Program and Project No. 1411-5: Citywide Annual Concrete Replacement Program, covering Avalon Boulevard from 223rd Street to Bonds Street, are categorically exempt pursuant to Section 15301 of the California Environmental Quality Act guidelines.
  4. AUTHORIZE staff to record the "Notice of Exemption" in the office of the Los Angeles County Clerk and with the State Clearing House at the Governor's Office of Planning and Research for Project No. 1393-5: Citywide Annual Overlay Program and Project No. 1411-5: Citywide Annual Concrete Replacement Program, covering Avalon Boulevard from 223rd Street to Bonds Street.

- Attachments:** [Exhibit 01 Location Map](#)  
[Exhibit 02 PS&E](#)  
[Exhibit 03 Notice of Exemption](#)

- Item No. 28. [2024-0705](#) **CONSIDER APPROVAL OF AMENDMENT NO. 2 TO EXTEND THE TERM OF THE CONTRACT SERVICES AGREEMENT WITH SOUTHERN COUNTIES OIL CO. DBA SC FUELS FOR BULK PURCHASING OF GASOLINE AND DIESEL FUEL FOR ONE YEAR AT A NOT-TO-EXCEED COST OF \$355,000 (CITY COUNCIL)**

- Recommendation:** Take the following actions:
1. APPROVE Amendment No. 2 to the Agreement with SC Fuels (Exhibit 3; the "Amendment"); and
  2. AUTHORIZE the Mayor to execute the Amendment, following approval as to form by the City Attorney.

- Attachments:** [SC Fuels Contract](#)  
[SC Fuels Amendment 1](#)  
[SC Fuels Amendment 2 Draft](#)

Item No. 29. [2024-0707](#) **CONSIDER AWARD OF A CONSTRUCTION CONTRACT TO ONYX PAVING COMPANY FOR PROJECT NO. 1722: 213TH STREET PAVEMENT REHABILITATION AND CONCRETE REPLACEMENT FROM MAIN STREET TO SELWYN AVENUE (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. AWARD a construction contract for Project No. 1722: 213th Street Pavement Rehabilitation and Concrete Replacement Project from Main Street to Selwyn Avenue, for a not to exceed amount of \$2,693,000.00, to the lowest responsive and responsible bidder, Onyx Paving Company.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$269,300 (10%) for any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other additional work the city may request as appropriate that may be necessary to complete this project.
3. AUTHORIZE the Mayor to execute the Construction Contract with Onyx Paving Company following approval as to form by the City Attorney.

**Attachments:** [EXHIBIT NO. 1: Location Map - 1722 213th Street Rehab](#)  
[EXHIBIT NO. 2: Public Works Contract](#)  
[EXHIBIT NO. 3-BID REGISTER](#)

Item No. 30. [2024-0752](#) **CONSIDERATION OF RESOLUTION NO. 24-089 SUPPORTING THE DEVELOPMENT OF BUILDING PERFORMANCE POLICIES AND PROGRAMS (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT resolution no. 24-089, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING THE DEVELOPMENT OF BUILDING PERFORMANCE POLICIES AND PROGRAMS.

**Attachments:** [Exhibit No. 1 - Resolution No. 24-089](#)

**SPECIAL ORDERS OF THE DAY: None**

*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.*

**DISCUSSION: (Item 31)**

Item No. 31. [2024-0482](#) 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 EXCEPT PLANNING COMMISSION AND ENVIRONMENTAL COMMISSION (CITY COUNCIL)

**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.

**Attachments:**

[Exhibit 1 - September 3, 2024, Agenda Report](#)

**ORDINANCE SECOND READING: (Item 32)**

Item No. 32. [2024-0690](#) SECOND READING OF ORDINANCE NO. 24-2412, AN ORDINANCE OF CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 32-22 BETWEEN THE CITY OF CARSON AND AVOCET ENERGY STORAGE, LLC., AND APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 23320 ALAMEDA STREET (APN 7315-020-022) (CITY COUNCIL)

- Recommendation:** TAKE the following action:
1. CONDUCT a Second Reading by title only and with further reading waived, and ADOPT Ordinance No. 24-2412, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 32-22; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 32-22 BETWEEN THE CITY OF CARSON AND AVOCET ENERGY STORAGE, LLC, FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 23320 ALAMEDA STREET (APN 7315-020-022)";
  2. AUTHORIZE the Mayor to execute Development Agreement No. 32-22 (Exhibit "B" to Ordinance No. 24-2412) following approval as to form by the City Attorney; AND
  3. APPROVE the 25-year Transmission Easement Agreement attached as Exhibit "D" to Development Agreement No. 32-22, and authorize the Mayor to execute the Transmission Easement Agreement following approval as to form by the City Attorney.

**Attachments:** [Ordinance No. 24-2412](#)

## MEMORIAL ADJOURNMENTS

### 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**  
**ADJOURNMENT**