** Revised **

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

Wednesday, June 3, 2026
701 East Carson Street
City Hall

5:00 PM

Lula Davis-Holmes, Mayor

Dr. Jawane Hilton, District 1 Councilmember

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

Jim Dear, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

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

PUBLIC INFORMATION

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

PUBLIC VIEWING AVAILABLE BY:

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

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

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

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

ROLL CALL (CITY CLERK)

FLAG SALUTE

INVOCATION (Item 1)

1. ELDER FUA'NUU LEA'EA FROM HARBOR COMMUNITY CHURCH OF GOD

CLOSED SESSION (Items 2-3)

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

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

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (CITY COUNCIL)
   — A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: Isaias Pulido v. City of Carson, et al (Case No. 24STCV14430); Isaias Pulido v. City of Carson (WCAB NO: ADJ18022950).

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (CITY COUNCIL)
   — A closed session will be held, pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(1), because there is a significant exposure to litigation in 2 case(s).

RULES OF DECORUM:

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

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

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

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

INTRODUCTIONS (MAYOR) (Items 4-5)

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

5. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE

PRESENTATIONS (Items 6-13)

6. INFORMATIONAL UPDATE ON CITYWIDE ENTERPRISE PERMITTING & LICENSING SYSTEM IMPLEMENTATION

7. RECOGNIZING THE PUBLIC INFORMATION DIVISION FOR RECEIVING THE BLUE PENCIL & GOLD SCREEN AWARD FROM THE NATIONAL ASSOCIATION OF GOVERNMENT COMMUNICATORS

8. RECOGNIZING THE MULTIMEDIA DIVISION FOR RECEIVING A CERTIFICATE OF EXCELLENCE FROM THE CALIFORNIA ASSOCIATION OF PUBLIC INFORMATION OFFICIALS

9. CINCO DE MAYO RECAP VIDEO

10. PROCLAMATION RECOGNIZING JUNETEENTH

11. PROCLAMATION RECOGNIZING MEN'S HEALTH MONTH

12. PROCLAMATION RECOGNIZING PHILIPPINE INDEPENDENCE DAY ANNIVERSARY

13. PROCLAMATION RECOGNIZING MENTAL HEALTH AWARENESS MONTH

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

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

APPROVAL OF MINUTES

CONSENT (Items 14-29)

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.

14. CONSIDER ADOPTING RESOLUTION NO. 26-061 , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $3,897,503.94, DEMAND CHECK NUMBERS 185036 THROUGH 185309 (CITY COUNCIL)
    RECOMMENDED ACTION
    — 1. WAIVE further reading and ADOPT Resolution No. 26-061, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $3,897,503.94, DEMAND CHECK NUMBERS 185036 THROUGH 185309"

15. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)
RECOMMENDED ACTION
— 1. RECEIVE and FILE this report.

16. CONSIDER RENEWAL OF EXCESS LIABILITY, EXCESS WORKERS COMPENSATION, CYBER LIABILITY, ALL-RISK PROPERTY, AUTO PHYSICAL DAMAGE, INLAND MARINE (CONTRACTOR EQUIPMENT), EARTHQUAKE, VOLUNTEER ACCIDENT, AIRCRAFT (DRONE), CRIME, STORAGE TANK LIABILITY, FIDUCIARY LIABILITY, SPECIAL EVENT LIABILITY, AND TRANSIT LIABILITY INSURANCE POLICIES FOR FY 2026/27 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE Public Risk Innovation, Solutions, and Management (PRISM) to renew the City's Cyber Liability, Excess Liability, and Excess Worker's Compensation insurance policies for FY 2026/27, and to pay the FY 2025/26 workers compensation audit premium at an overall cost of not-to-exceed $3,099,700; and,
— 2. APPROVE the City's insurance broker, Alliant Insurance Services, to renew All Risk Property, Auto Physical Damage, Inland Marine (Contractor Equipment), Parametric Earthquake, Crime, Fiduciary Liability, Aircraft (Drone) Liability, Storage Tank Liability, Special Event Liability and Volunteer Accident insurance policies for FY 2026/27 with incumbent carriers or other insurance companies that provide the best terms and pricing, at an overall cost of not-to-exceed $482,489; and,
— 3. APPROVE California Transit Indemnity Pool (CalTIP) to renew the City's Transit Liability Insurance for the FY 2026/27 term at a premium of not-to-exceed $150,000.

17. CONSIDER APPROVAL OF THE SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS BETWEEN YANETA LACEY AND CITY OF CARSON (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE the Settlement Agreement and Release of All Claims between Plaintiff and Yaneta Lacey and City of Carson; and
— 2. AUTHORIZE the Mayor to execute the Agreement.

18. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING APRIL 30, 2026 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. RECEIVE and FILE this report.

19. CONSIDER THE ANNUAL STATEMENT OF INVESTMENT POLICY- CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY (HOUSING AUTHORITY)
RECOMMENDED ACTION
— 1. APPROVE the Statement of Investment Policy

20. CONSIDER ADOPTION OF RESOLUTION NO. 26-065, ADOPTING A POLICY FOR IMPLEMENTATION OF NEW PROVISIONS OF THE RALPH M. BROWN ACT AS ENACTED BY SENATE BILL NO. 707 REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE OCCURRING DURING CITY COUNCIL MEETINGS (CITY COUNCIL)
RECOMMENDED ACTION
— 1. WAIVE further reading and ADOPT Resolution No. 26-065, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A POLICY FOR IMPLEMENTATION OF NEW PROVISIONS OF THE RALPH M. BROWN ACT AS ENACTED BY SENATE BILL NO. 707 REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE OCCURRING DURING CITY COUNCIL MEETINGS"

21. CONSIDER APPROVAL OF AMENDMENT NO. 3 TO MDG ASSOCIATES, INC. FOR CONSULTING SERVICES IN SUPPORT OF THE CITY OF CARSON NEIGHBORHOOD PRIDE PROGRAM FOR ENVIRONMENTAL REVIEW SERVICES (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Amendment No. 3 to the MDG Associates, Inc. Contract Services Agreement to provide environmental review services for the City's Neighborhood Pride Program.

— 2. AUTHORIZE the Mayor to execute the proposed Amendment No. 3 subject to approval as to form by the City Attorney.

22. CONSIDER APPROVING CLEAN CALIFORNIA LOCAL GRANT PROGRAM RESTRICTED GRANT AGREEMENT NO. 07-CCEP-27 WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) TO RECEIVE UP TO $185,000 IN GRANT FUNDING FOR THE IMPLEMENTATION OF THE “CLEAN & PROUD CARSON” INITIATIVE; AND CONSIDER ADOPTING RESOLUTION NO. 26-060, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND CAPITAL IMPROVEMENT PROGRAM (CIP) FUND” (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE the Restricted Grant Agreement with the California Department of Transportation (Caltrans), allowing the City to participate in the Clean California Local Grant Program and receive grant funding of up to $185,000 for the proposed project; and,

— 2. AUTHORIZE the City Manager to execute the Restricted Grant Agreement and all related grant documents, amendments, and sub-recipient agreements necessary to implement the project, subject to approval as to form by the City Attorney; and,

— 3. ADOPT Resolution No. 26-060, entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND CAPITAL IMPROVEMENT PROGRAM (CIP) FUND.”

23. CONSIDER APPROVAL OF A FIVE-YEAR SOFTWARE, SUPPORT, AND MAINTENANCE AGREEMENT WITH ESI ACQUISITION, INC., A JUVARE COMPANY, FOR WEBEOC (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE a five-year Software, Support, and Maintenance Agreement with ESi Acquisition, Inc., a Juvare Company, for the City’s WebEOC emergency management platform in an amount not to exceed $178,565.76; and

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

24. CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE CONTRACT SERVICE AGREEMENT WITH TRANSTECH ENGINEERS INC. TO PROVIDE ON-CALL PROJECT MANAGEMENT AND INSPECTION SERVICES FOR THE PUBLIC WORKS DEPARTMENT AND INFORMATION TECHNOLOGY & SECURITY DEPARTMENT (CITY COUNCIL)

RECOMMENDED ACTION

— 1. APPROVE Amendment No. 3 to the Contract Services Agreement with Transtech Engineers Inc. for continued on-call project management, on-call construction management, and on-call construction inspection services for an additional $781,074.00 resulting in an adjusted amount not-to-exceed $2,198,600.00 for an additional three years; and,

— 2. AUTHORIZE the Mayor to execute Amendment No. 3 with Transtech Engineers Inc. following approval as to form by the City Attorney.

25. CONSIDER APPROVAL OF A REQUEST BY REAL RUN ENTERPRISE INCORPORATED TO WAIVE FEES ASSOCIATED WITH SUMMER YOUTH WORKER SERVICES FOR THE ADULT REAL RUN BASKETBALL LEAGUE (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE a request by Real Run Enterprise Incorporated to waive fees in the amount of $3,920.80 for the use of Summer Youth Workers for the Adult Real Run Sports League.

26. CONSIDER APPROVING A PURCHASE AGREEMENT WITH DEERE & COMPANY, DBA JOHN DEERE, FOR THE PROCUREMENT OF ONE (1) JOHN DEERE 4066R COMPACT UTILITY TRACTOR WITH ACCESSORIES FOR THE COMMUNITY SERVICES DEPARTMENT/PARK MAINTENANCE DIVISION (CITY COUNCIL)
RECOMMENDED ACTION
— 1. WAIVE the formal bid process as defined and permitted by the Carson Municipal Code, Section 2610;
— 2. APPROVE a Purchase Agreement with Deere & Company dba John Deere, an authorized Sourcewell vendor via Contract #112624-DAC, for the purchase of one (1) John Deere 4066R Compact Utility Tractor (52 PTO hp) and accessories for a total not-to-exceed cost of $78,801.50 (Exhibit No.1): and,
— 3. AUTHORIZE the Mayor to execute the Agreement following approval as to form by the City Attorney

27. CONSIDER ADOPTION OF RESOLUTION NO. 26-045, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DISPOSITION BY PUBLIC AUCTION OF CERTAIN SURPLUS CITY VEHICLES AND EQUIPMENT” (CITY COUNCIL)
RECOMMENDED ACTION
— 1. WAIVE further reading and ADOPT Resolution No. 26-045, entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DISPOSITION BY PUBLIC AUCTION OF CERTAIN SURPLUS CITY VEHICLES AND EQUIPMENT” (Exhibit 2).

28. CONSIDER APPROVAL OF A CONTRACT SERVICES AGREEMENT WITH SOUTHERN COUNTIES OIL CO., DBA SC FUELS, TO PROVIDE CARDLOCK AND ON-CALL GASOLINE AND DIESEL FUEL SERVICES FOR A FIVE-YEAR PERIOD IN AN AMOUNT NOT-TO-EXCEED $1,500,000 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. APPROVE a five-year agreement with Southern Counties Oil Company, dba SC Fuels (“SC Fuels”), to provide Cardlock and on-call gasoline and diesel fuel services for the period of July 1, 2026, through June 30, 2031, in an amount not-to-exceed $1,500,000; and,
— 2. AUTHORIZE the Mayor to execute the agreement, subject to approval as to form by the City Attorney.

29. CONSIDER APPROVAL OF A PURCHASE ORDER TO CROWN EQUIPMENT CORPORATION OF LONG BEACH, CALIFORNIA, FOR THE PURCHASE OF ONE NEW WAV60-118 ELECTRIC ORDER PICKER FOR THE PUBLIC WORKS DEPARTMENT, WAREHOUSE MANAGEMENT DIVISION (CITY COUNCIL)
RECOMMENDED ACTION
— 1. WAIVE the formal competitive bidding process and authorize the use of cooperative purchasing and a written contract, as permitted under Sections 2611(g) and 2605(b)(1)(ii) of the Carson Municipal Code; and,
— 2. AUTHORIZE the issuance of a Purchase Order to Crown Equipment Corporation in the amount of $33,211.98 for the purchase of one new WAV60-118 electric order picker for the Public Works Department’s Warehouse Management Division.

SPECIAL ORDERS OF THE DAY

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 (Items 30-31)

30. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)
RECOMMENDED ACTION
— 1. DISCUSS this report.

31. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)
RECOMMENDED ACTION
— 1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
— 2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions;
— 3. CONSIDER and APPOINT members to City Affiliated Organizations;
— 4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
— 5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

ORDINANCE SECOND READING (Item 32)

32. CONSIDER SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2608: AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) FINDING A CEQA EXEMPTION WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 33-23; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 33-23 BETWEEN THE CITY OF CARSON AND VESI 27, LLC FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 18800 BROADWAY AVENUE, APN 7339-014-009 (CITY COUNCIL)
RECOMMENDED ACTION
— 1. CONDUCT a Second Reading by title only and with further reading waived and ADOPT Ordinance No. 26-2608, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) FINDING A CEQA EXEMPTION WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 33-23; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 33-23 BETWEEN THE CITY OF CARSON AND VESI 27, LLC FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 18800 BROADWAY AVENUE, APN 7339-014-009"; and,
— 2. AUTHORIZE the Mayor to execute Development Agreement No. 33-23 with VESI 27, LLC following approval as to form by the City Attorney.

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

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

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

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

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

MEMORIAL ADJOURNMENTS

ADJOURNMENT

Date Posted: May 28, 2026

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 14.

To: Honorable Mayor and City Council

From: William Jefferson, Director of Finance FIN Accounting

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-061 , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $3,897,503.94, DEMAND CHECK NUMBERS 185036 THROUGH 185309 (CITY COUNCIL)

I. SUMMARY

RESOLUTION NO. 26-061, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $3,897,503.94, DEMAND CHECK NUMBERS 185036 THROUGH 185309.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-061, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF $3,897,503.94, DEMAND CHECK NUMBERS 185036 THROUGH 185309"

III. ALTERNATIVES

NONE.

IV. BACKGROUND

THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: The claims and demands have been reviewed and verified for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount herein after set forth, a copy of which is attached hereto as Exhibit No. 1.

SECTION 2: On June 3, 2026, the City Council ratified the above demand numbers 185036 through 185309. The City Treasurer is hereby directed to pay out the funds named hereon, to each of the claimants listed above, the amount of warrant appearing opposite their respective names, for the purpose stated on the respective demands, making a total of $3,897,503.94.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 3RD DAY OF JUNE, 2026.

APPROVED AS TO FORM:

_____

Sunny K. Soltani, City Attorney

CITY OF CARSON:

_____

Lula Davis-Holmes, Mayor

ATTEST:

_____

Dr. Khaleah K. Bradshaw, City Clerk

V. FISCAL IMPACT

CERTIFICATION

In accordance with Section 37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

EXECUTED THE 3RD DAY OF JUNE, 2026 AT CARSON, CALIFORNIA:

_____

David C. Roberts, Jr., City Manager

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) ss.

CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-061, adopted by the City of Carson City Council at its meeting held on June 3, 2026 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Dr. Khaleah K. Bradshaw, City Clerk

VI. EXHIBITS

1. EXHIBIT TO DEMAND REGISTER RESOLUTION #26-061

Attachments

Exhibit 1 Demand Register Resolution#26-061 - GD.pdf

City of Carson

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185036	05/07/2026	PRINTED	000797	ALESHIRE AND WYNDER LLP	300,703.51			
185037	05/07/2026	PRINTED	008190	ALFARO COMMUNICATIONS CON	19,760.00			
185038	05/07/2026	PRINTED	000042	ALIN PARTY SUPPLY CO	1,037.56			
185039	05/07/2026	PRINTED	006506	ALL IN ONE PARTIES	270.00			
185040	05/07/2026	PRINTED	005523	AMAZON CAPITAL SERVICES	9,565.09			
185041	05/07/2026	PRINTED	008425	AMERICAN GLOBAL SECURITY	67,508.32			
185042	05/07/2026	PRINTED	001001	AT&T PHONE	3,320.26			
185043	05/07/2026	PRINTED	004410	B D WHITE TOP SOIL CO INC	132.60			
185044	05/07/2026	PRINTED	007353	BEADOR CONSTRUCTION COMPA	458,823.83			
185045	05/07/2026	PRINTED	004750	C2R PRODUCTIONS LLC	1,700.00			
185046	05/07/2026	PRINTED	004165	CALIFORNIA CONSULTING	5,500.00			
185047	05/07/2026	PRINTED	000079	CALIFORNIA WATER SERVICE	74,853.56			
185048	05/07/2026	PRINTED	000351	CHEM PRO LABORATORY INC	638.40			
185049	05/07/2026	PRINTED	001610	CHICAGO TITLE CO	253.00			
185050	05/07/2026	PRINTED	001489	CHOURA VENUE SERVICES	1,995.64			
185051	05/07/2026	PRINTED	008513	CINTAS CORPORATION NO. 2	11,872.83			
185052	05/07/2026	PRINTED	000114	CITY OF CARSON PETTY CASH	258.24			
185053	05/07/2026	PRINTED	000803	CLEAN ENERGY	2,020.08			
185054	05/07/2026	PRINTED	008416	CORKY'S PEST CONTROL INC.	4,455.00			
185055	05/07/2026	PRINTED	001629	CORTEZ GRAPHICS	1,022.13			
185056	05/07/2026	PRINTED	008423	COUNTY OF LOS ANGELES	4,920.00			
185057	05/07/2026	PRINTED	003586	CS AND ASSOCIATES INC	4,990.00			
185058	05/07/2026	PRINTED	006876	DONALD ALAN SPRAGUE	297.50			
185059	05/07/2026	PRINTED	007431	DUTHIE ELECTRIC SERVICE C	2,682.00			
185060	05/07/2026	PRINTED	000678	EBERHARD EQUIPMENT	4,168.03			
185061	05/07/2026	PRINTED	007512	EDDINGS ENTERPRISES, INC.	3,546.70			
185062	05/07/2026	PRINTED	003775	FAIRBANK MASLIN MAULLIN	41,500.00			
185063	05/07/2026	PRINTED	008107	FCG CONSULTANTS INC	89,230.60			
185064	05/07/2026	PRINTED	000355	FERGUSON ENTERPRISES INC	635.17			
185065	05/07/2026	PRINTED	004437	GALLS, LLC	2,922.89			
185066	05/07/2026	PRINTED	008312	GANAHL LUMBER COMPANY	5,207.27			
185067	05/07/2026	PRINTED	001268	GBROS INC	196.69			
185068	05/07/2026	PRINTED	008672	GMS ELEVATOR SERVICES INC	270.00			
185069	05/07/2026	PRINTED	008335	GOMEZ GROWERS INC.	2,218.57			
185070	05/07/2026	PRINTED	000793	GRAINGER	8,284.78			
185071	05/07/2026	PRINTED	000234	HOME DEPOT CREDIT SERVICE	4,482.46			
185072	05/07/2026	PRINTED	000514	HUNTINGTON HARDWARE CO IN	12,424.29			
185073	05/07/2026	PRINTED	008758	HURRICANE ELECTRIC LLC	390.00			
185074	05/07/2026	PRINTED	001210	HYGRADE PLANTING MIX	439.00			
185075	05/07/2026	PRINTED	008495	INTERINDUSTRY SOLUTIONS T	3,250.17			
185076	05/07/2026	PRINTED	006528	JOHN CRUIKSHANK CONSULTAN	33,812.99			
185077	05/07/2026	PRINTED	007829	JOHNSON CONTROLS	329,525.99			
185078	05/07/2026	PRINTED	007688	JOKER PARTY SUPPLY, INC.	1,492.38			
185079	05/07/2026	PRINTED	008701	JOVENVILLE, LLC	11,500.00			
185080	05/07/2026	PRINTED	006731	LIFESTATION INC	970.53			
185081	05/07/2026	PRINTED	000074	LOS ANGELES COUNTY SHERIF	10,142.25			
185082	05/07/2026	PRINTED	000799	GROUP SERVICES	965.00			
185083	05/07/2026	PRINTED	004292	NEWEGG BUSINESS INC	191.13			
185084	05/07/2026	PRINTED	008145	NICOLETTE JACKSON-POWNALL	500.00			
185085	05/07/2026	PRINTED	010999	Andy Vu	87.78			
185086	05/07/2026	PRINTED	010999	ANGEL ZAMORA	35.53			
185087	05/07/2026	PRINTED	010999	Elsy Gutierrez	63.55			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185088	05/07/2026	PRINTED	010999	Jessica Mendoza	58.38			
185089	05/07/2026	PRINTED	010999	Joanna Villa	500.00			
185090	05/07/2026	PRINTED	010999	Kaneca Pompey	54.20			
185091	05/07/2026	PRINTED	010999	Kayla Legayada	120.39			
185092	05/07/2026	PRINTED	010999	Lise Enriquez	97.10			
185093	05/07/2026	PRINTED	010999	Otilia Mendoza	500.00			
185094	05/07/2026	PRINTED	010999	Roy Little	48.74			
185095	05/07/2026	PRINTED	010999	Soshi Odawara	66.61			
185096	05/07/2026	PRINTED	010999	Thomas Rubio	50.37			
185097	05/07/2026	PRINTED	000357	ORANGE COUNTY TANK TESTIN	2,195.00			
185098	05/07/2026	PRINTED	003829	REGIONAL TAP SERVICE CENT	58.50			
185099	05/07/2026	PRINTED	010000	LEILANI IGNACIO	500.00			
185100	05/07/2026	PRINTED	010000	LOUVELLA BATAN	500.00			
185101	05/07/2026	PRINTED	010000	NAUW SOUTH CENTRAL LA BRA	500.00			
185102	05/07/2026	PRINTED	010000	SILVER LINING OF HOPE CRU	500.00			
185103	05/07/2026	PRINTED	007240	RJM DESIGN GROUP, INC.	7,567.32			
185104	05/07/2026	PRINTED	000402	ROADLINE PRODUCTS INC USA	7,368.00			
185105	05/07/2026	PRINTED	008216	ROBERT HALF INC.	4,775.17			
185106	05/07/2026	PRINTED	000057	ROBERT MCELROY LLC	63.96			
185107	05/07/2026	PRINTED	001230	ROBERTSONS READY MIX CONC	1,796.95			
185108	05/07/2026	PRINTED	003585	RSG INC	562.50			
185109	05/07/2026	PRINTED	000120	S AND S WORLDWIDE INC	182.84			
185110	05/07/2026	PRINTED	000427	SAM'S CLUB DIRECT	770.17			
185111	05/07/2026	PRINTED	000211	SMART AND FINAL IRIS	1,730.81			
185112	05/07/2026	PRINTED	000240	SOUTHERN CALIFORNIA EDISO	52,202.86			
185113	05/07/2026	PRINTED	008152	SO CAL EQUIPMENT REPAIR,	791.37			
185114	05/07/2026	PRINTED	004417	SOCALGAS	11,537.51			
185115	05/07/2026	PRINTED	006384	CHARTER COMMUNICATIONS	13,882.36			
185116	05/07/2026	PRINTED	000718	STAPLES ADVANTAGE	2,725.66			
185117	05/07/2026	PRINTED	000082	STATE OF CA EMPLOYMENT DE	26,163.00			
185118	05/07/2026	PRINTED	005013	SWAYZER CORPORATION	19,910.00			
185119	05/07/2026	PRINTED	008695	TIMOTHY C BOWSER	13,760.00			
185120	05/07/2026	PRINTED	007931	TOMECKO JACKSON	1,290.00			
185121	05/07/2026	PRINTED	008106	TOTUM CORP	1,045.00			
185122	05/07/2026	PRINTED	000135	TRI CITY GLASS CO	6,940.00			
185123	05/07/2026	PRINTED	004017	TYLER TECHNOLOGIES	2,000.00			
185124	05/07/2026	PRINTED	006769	U S BANK CORPORATE PAYMEN	11,911.51			
185125	05/07/2026	PRINTED	006769	CITY MANAGER	4,515.50			
185126	05/07/2026	PRINTED	008766	UBER TECHNOLOGIES, INC.	2,851.65			
185127	05/07/2026	PRINTED	007726	UC ADVANTAGE, INC.	33.00			
185128	05/07/2026	PRINTED	001407	VASQUEZ & COMPANY LLP	10,000.00			
185129	05/07/2026	PRINTED	001249	VERIZON WIRELESS	350.38			
185130	05/07/2026	PRINTED	005511	VULCAN MATERIALS CO.	6,872.69			
185131	05/07/2026	PRINTED	001011	W.G. ZIMMERMAN ENGINEERIN	18,522.50			
185132	05/07/2026	PRINTED	000562	THE WALKING MAN INC	6,125.00			
185133	05/07/2026	PRINTED	000361	WEST COAST SAND AND GRAVE	1,242.25			
185134	05/07/2026	PRINTED	008762	WILLIAM BROSEMER	14,070.45			
185135	05/07/2026	PRINTED	008644	WILLIAMS SCOTSMAN, INC.	2,480.50			
185136	05/07/2026	PRINTED	007777	C-Below Inc.	7,000.00			
185137	05/14/2026	PRINTED	001429	ADVANCED HEALTHSTYLES FIT	1,832.89			
185138	05/14/2026	PRINTED	008764	ADVANCED AVANT-GARDE CORP	6,010.00			
185139	05/14/2026	PRINTED	007077	ADVANCED IMAGING STRATEGI	7,181.89			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185140	05/14/2026	PRINTED	003160	RICHARD RUAN AGUIRRE	1,050.00			
185141	05/14/2026	PRINTED	000003	AIRGAS USA LLC	1,037.52			
185142	05/14/2026	PRINTED	000797	ALESHIRE AND WYNDER LLP	11,680.00			
185143	05/14/2026	PRINTED	008841	ALFREDO GOMEZ	407.81			
185144	05/14/2026	PRINTED	000042	ALIN PARTY SUPPLY CO	400.12			
185145	05/14/2026	PRINTED	006506	ALL IN ONE PARTIES	1,355.00			
185146	05/14/2026	PRINTED	005523	AMAZON CAPITAL SERVICES	10,194.61			
185147	05/14/2026	PRINTED	008151	AMER JAKHER	18,150.00			
185148	05/14/2026	PRINTED	000504	AMERICAN RED CROSS HEALTH	756.00			
185149	05/14/2026	PRINTED	006675	AMERICAN TRANSPORTATION S	1,198.72			
185150	05/14/2026	PRINTED	008395	ANDREA VILLASANA	50.00			
185151	05/14/2026	PRINTED	008251	ANM CONSTRUCTION INC.	27,324.00			
185152	05/14/2026	PRINTED	008640	APPLIED RESEARCH ASSOCIAT	15,037.24			
185153	05/14/2026	PRINTED	007663	ARTHUR R. BATUCAL	50.00			
185154	05/14/2026	PRINTED	000974	AT & T ALARM CIRCUITS	254.08			
185155	05/14/2026	PRINTED	008703	AUDRA L. THOMPSON	50.00			
185156	05/14/2026	PRINTED	000184	BAVCO	4,567.30			
185157	05/14/2026	PRINTED	007051	BASIC BENEFITS LLC	1,137.60			
185158	05/14/2026	PRINTED	007353	BEADOR CONSTRUCTION COMPA	909,499.86			
185159	05/14/2026	PRINTED	000697	BIG ANDYS TROPHIES AND PL	154.70			
185160	05/14/2026	PRINTED	003981	BIOMETRICS 4 ALL INC	79.75			
185161	05/14/2026	PRINTED	008585	BLACKSTONE REMODELING, IN	18,000.00			
185162	05/14/2026	PRINTED	007365	BLUETRITON BRANDS, INC.	3,931.19			
185163	05/14/2026	PRINTED	001435	ROBERT BOYD	50.00			
185164	05/14/2026	PRINTED	007656	BREEN DESIGN GROUP, INC	29,515.00			
185165	05/14/2026	PRINTED	006293	RUDOLFO BRILLANTES	50.00			
185166	05/14/2026	PRINTED	001713	KELVIN BROWN SR	50.00			
185167	05/14/2026	PRINTED	001031	JESUS-ALEX CAINGLET	50.00			
185168	05/14/2026	PRINTED	008776	CALIFORNIA YOUTH AT RISK	250.00			
185169	05/14/2026	PRINTED	008645	CAMERON A PAXTON	50.00			
185170	05/14/2026	PRINTED	001489	CHOURA VENUE SERVICES	14,402.48			
185171	05/14/2026	PRINTED	008546	CHRISTINA RENTERIA	961.35			
185172	05/14/2026	PRINTED	004947	CINDY'S JUMPERS	1,341.00			
185173	05/14/2026	PRINTED	006955	CITY ELECTRIC SUPPLY	81.28			
185174	05/14/2026	PRINTED	000062	CITY OF LOS ANGELES	1,881.44			
185175	05/14/2026	PRINTED	006855	CLEMENTE-FINLEY, STEPHANI	50.00			
185176	05/14/2026	PRINTED	008082	CLIMATEC LLC	1,245.00			
185177	05/14/2026	PRINTED	004227	CONNIE DELA CRUZ-MANIO	50.00			
185178	05/14/2026	PRINTED	001629	CORTEZ GRAPHICS	646.15			
185179	05/14/2026	PRINTED	004275	COSTAR REALTY INFORMATION	1,494.83			
185180	05/14/2026	PRINTED	001432	CRAFCO INC	881.80			
185181	05/14/2026	PRINTED	006467	CESAR DAHILIG	50.00			
185182	05/14/2026	PRINTED	000127	DAILY BREEZE NEWSPAPER	2,911.87			
185183	05/14/2026	PRINTED	000268	DAILY JOURNAL CORP	562.67			
185184	05/14/2026	PRINTED	008759	DANIEL MERCICA	2,227.50			
185185	05/14/2026	PRINTED	007962	DAVID DESHAWN LEE JR	400.00			
185186	05/14/2026	PRINTED	000658	DELL	52,114.56			
185187	05/14/2026	PRINTED	000809	DLT SOLUTIONS LLC	600.00			
185188	05/14/2026	PRINTED	006956	DOCUSIGN, INC	9,477.00			
185189	05/14/2026	PRINTED	006876	DONALD ALAN SPRAGUE	1,210.00			
185190	05/14/2026	PRINTED	000399	DUNN EDWARDS PAINT CO	596.16			
185191	05/14/2026	PRINTED	000394	EARLY CHILDHOOD	108.93			

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FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185192	05/14/2026	PRINTED	006907	ECO LAB	2,490.92			
185193	05/14/2026	PRINTED	008617	ECONOMIC & PLANNING SYSTE	23,086.25			
185194	05/14/2026	PRINTED	008189	ED'S FENCING, INC	60,230.00			
185195	05/14/2026	PRINTED	007456	EDWINA S. HUNTER	50.00			
185196	05/14/2026	PRINTED	000398	ESRI INC	14,900.00			
185197	05/14/2026	PRINTED	000039	EWING IRRIGATION PRODUCTS	846.79			
185198	05/14/2026	PRINTED	007224	FCS INTERNATIONAL, INC.	16,799.40			
185199	05/14/2026	PRINTED	004223	YOLANDA FIELDER	50.00			
185200	05/14/2026	PRINTED	002192	LEANDREA FIELDS-ROBINSON	50.00			
185201	05/14/2026	PRINTED	008834	AGSPRAY EQUIPMENT	1,093.24			
185202	05/14/2026	PRINTED	000221	FLEET PRIDE	11.30			
185203	05/14/2026	PRINTED	001849	CAROLYN FOSTER	50.00			
185204	05/14/2026	PRINTED	004437	GALLS, LLC	1,672.82			
185205	05/14/2026	PRINTED	007129	GLOBAL PAYMENTS INC.	60,815.09			
185206	05/14/2026	PRINTED	001293	WALTER GONZALEZ	50.00			
185207	05/14/2026	PRINTED	000793	GRAINGER	9,412.66			
185208	05/14/2026	PRINTED	005525	GREENBERG TRAURIG LLP	136,644.00			
185209	05/14/2026	PRINTED	008394	HANNAH MITCHELL	50.00			
185210	05/14/2026	PRINTED	008800	HERITAGE POOL SUPPLY GROU	1,705.63			
185211	05/14/2026	PRINTED	000242	HINDERLITER DE LLAMAS AND	57,100.68			
185212	05/14/2026	PRINTED	000234	HOME DEPOT CREDIT SERVICE	3,113.51			
185213	05/14/2026	PRINTED	008753	HOOP LOS ANGELES LLC	650.00			
185214	05/14/2026	PRINTED	000621	SOUTHERN CALIFORNIA HOUSI	2,700.02			
185215	05/14/2026	PRINTED	003108	SUSAN D ODOM HOUZE	50.00			
185216	05/14/2026	PRINTED	001798	CHINYERE IFEACHO	50.00			
185217	05/14/2026	PRINTED	008495	INTERINDUSTRY SOLUTIONS T	7,498.97			
185218	05/14/2026	PRINTED	007778	IRENE T. VIERNES	50.00			
185219	05/14/2026	PRINTED	007469	JENN SALES CORPORATION	24,188.85			
185220	05/14/2026	PRINTED	000152	JERRYS CLEANERS	543.30			
185221	05/14/2026	PRINTED	006528	JOHN CRUIKSHANK CONSULTAN	9,296.09			
185222	05/14/2026	PRINTED	008390	JOSHUA MOORE	50.00			
185223	05/14/2026	PRINTED	008458	JUAN ESTRADA	50.00			
185224	05/14/2026	PRINTED	008392	KAYLA HONMA	50.00			
185225	05/14/2026	PRINTED	007323	KISA ASHANTE HILLIARD	50.00			
185226	05/14/2026	PRINTED	000094	LAKESHORE LEARNING MATERI	488.06			
185227	05/14/2026	PRINTED	001841	LAUSD TALENT ACQUISITION	648.00			
185228	05/14/2026	PRINTED	008404	LEA MACIAS	50.00			
185229	05/14/2026	PRINTED	003629	LEES TOOLS	678.82			
185230	05/14/2026	PRINTED	006668	LOS ANGELES CONSERVATION	55,671.08			
185231	05/14/2026	PRINTED	000070	LOS ANGELES COUNTY DEPT O	25,063.65			
185232	05/14/2026	PRINTED	000070	LOS ANGELES COUNTY DEPT O	8,673.70			
185233	05/14/2026	PRINTED	006884	LYFT, INC.	10,713.45			
185234	05/14/2026	PRINTED	000996	MIRACLE PLAYGROUND SALES	3,438.13			
185235	05/14/2026	PRINTED	008869	MIRANDA ORTIZ	50.00			
185236	05/14/2026	PRINTED	008036	MONIQUE FISHER	50.00			
185237	05/14/2026	PRINTED	000599	MR HOSE INC	512.29			
185238	05/14/2026	PRINTED	000173	MMASC	125.00			
185239	05/14/2026	PRINTED	000379	MUTUAL PROPANE CO INC	4,211.29			
185240	05/14/2026	PRINTED	007216	MW AUDIO VISUAL INC.	1,329.29			
185241	05/14/2026	PRINTED	008817	NATHANIEL ZULUETA	50.00			
185242	05/14/2026	PRINTED	000385	NATIONWIDE ENVIRONMENTAL	212,282.90			
185243	05/14/2026	PRINTED	007779	NEMIE P. MOSEQUERA	50.00			

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FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185244	05/14/2026	PRINTED	010999	EMILY AVILA	224.13			
185245	05/14/2026	PRINTED	010999	MIKALA MULITAUAOPELE	1,003.28			
185246	05/14/2026	PRINTED	010999	ZAMBRANO, ANGELA	162.65			
185247	05/14/2026	PRINTED	000460	PETES ROAD SERVICE INC	193.00			
185248	05/14/2026	PRINTED	000746	PITNEY BOWES RESERVE ACCO	4,000.00			
185249	05/14/2026	PRINTED	007907	PRECISION INVESTMENT	303.88			
185250	05/14/2026	PRINTED	001126	GRETA PRICE	50.00			
185251	05/14/2026	PRINTED	004862	PRINCIPAL LIFE INSURANCE	2,841.30			
185252	05/14/2026	PRINTED	000584	PSOMAS	1,000.00			
185253	05/14/2026	PRINTED	000520	R AND R INDUSTRIES INC	9,072.68			
185254	05/14/2026	PRINTED	001081	BRIAN RABER	50.00			
185255	05/14/2026	PRINTED	008230	RAJO, A CALIF. CORP	80.00			
185256	05/14/2026	PRINTED	001255	JESSICA RAMOS	50.00			
185257	05/14/2026	PRINTED	000119	RED WING SHOE STORE	515.94			
185258	05/14/2026	PRINTED	004145	CASSANDRA REED	50.00			
185259	05/14/2026	PRINTED	000588	REFRIGERATION SUPPLIES DI	1,878.05			
185260	05/14/2026	PRINTED	008080	REVIZE LLC	13,900.00			
185261	05/14/2026	PRINTED	010000	SHANI NELSON	88.00			
185262	05/14/2026	PRINTED	010000	SHANI NELSON	20.00			
185263	05/14/2026	PRINTED	010000	SHANI NELSON	20.00			
185264	05/14/2026	PRINTED	010000	CHARTER COMMUNICATIONS	360.00			
185265	05/14/2026	PRINTED	010000	DONNA DAVISON	250.00			
185266	05/14/2026	PRINTED	010000	LOTUS TELECOM ENGINEERING	360.00			
185267	05/14/2026	PRINTED	010000	MAKAIA BROWN	200.00			
185268	05/14/2026	PRINTED	000402	ROADLINE PRODUCTS INC USA	4,801.50			
185269	05/14/2026	PRINTED	008216	ROBERT HALF INC.	2,380.00			
185270	05/14/2026	PRINTED	000057	ROBERT MCELROY LLC	15.99			
185271	05/14/2026	PRINTED	001230	ROBERTSONS READY MIX CONC	1,790.10			
185272	05/14/2026	PRINTED	002260	RONS MAINTENANCE INC	12,500.00			
185273	05/14/2026	PRINTED	003585	RSG INC	1,387.50			
185274	05/14/2026	PRINTED	001715	HARRIETT RUSS	50.00			
185275	05/14/2026	PRINTED	000791	EMMANUEL A SALOMON	50.00			
185276	05/14/2026	PRINTED	007851	SAMI'S REFEREES LLC	5,570.00			
185277	05/14/2026	PRINTED	000427	SAM'S CLUB DIRECT	507.17			
185278	05/14/2026	PRINTED	007632	SEAY, AL CARNEL	50.00			
185279	05/14/2026	PRINTED	007281	SHANNON WAYNE LAWRENCE	50.00			
185280	05/14/2026	PRINTED	000170	SHERWIN WILLIAMS	936.40			
185281	05/14/2026	PRINTED	000164	SIEMENS INDUSTRY INC	6,166.90			
185282	05/14/2026	PRINTED	005512	SKILLPATH SEMINARS	212.61			
185283	05/14/2026	PRINTED	008321	SMART IT PROS, INC.	3,804.82			
185284	05/14/2026	PRINTED	000240	SOUTHERN CALIFORNIA EDISO	4,243.20			
185285	05/14/2026	PRINTED	008152	SO CAL EQUIPMENT REPAIR,	1,685.46			
185286	05/14/2026	PRINTED	007386	KAISER FOUNDATION HEALTH	450.00			
185287	05/14/2026	PRINTED	008784	SONIA FUENTES	50.00			
185288	05/14/2026	PRINTED	000189	SOUTH COAST AIR QUALITY M	344.98			
185289	05/14/2026	PRINTED	008840	STACEY AHAIWE-SIMPSON	50.00			
185290	05/14/2026	PRINTED	000718	STAPLES ADVANTAGE	1,764.65			
185291	05/14/2026	PRINTED	008202	SUPER BIRTHDAY, INC.	1,115.00			
185292	05/14/2026	PRINTED	008202	SUPER BIRTHDAY, INC.	1,115.00			
185293	05/14/2026	PRINTED	008868	SYDNEY CONES-CANO	50.00			
185294	05/14/2026	PRINTED	007654	TAIT & ASSOCIATES, INC	5,525.00			
185295	05/14/2026	PRINTED	007780	TERESITA J. JUNIO	50.00			

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FOR CASH ACCOUNT: 100-99-999-999-1010- FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR	NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
185296	05/14/2026	PRINTED	001758	SHEILA TRESVANT	50.00			
185297	05/14/2026	PRINTED	006769	U S BANK CORPORATE PAYMEN	15,858.81			
185298	05/14/2026	PRINTED	007726	UC ADVANTAGE, INC.	643.75			
185299	05/14/2026	PRINTED	008183	ULTRAVIOLET CYBER INC.	25,250.00			
185300	05/14/2026	PRINTED	003166	VERITIV CORPORATION	603.64			
185301	05/14/2026	PRINTED	007191	VERNE'S PLUMBING, INC.	1,235.00			
185302	05/14/2026	PRINTED	008517	VITAL RECORDS CONTROL	490.87			
185303	05/14/2026	PRINTED	005511	VULCAN MATERIALS CO.	9,102.04			
185304	05/14/2026	PRINTED	000591	WAYNE HARMEIER INC	2,232.13			
185305	05/14/2026	PRINTED	001464	WE FIX PRINTERS.COM	2,092.81			
185306	05/14/2026	PRINTED	002212	HD SUPPLY CONSTRUCTION	727.28			
185307	05/14/2026	PRINTED	008644	WILLIAMS SCOTSMAN, INC.	715.29			
185308	05/14/2026	PRINTED	002925	KARL WILVERT	50.00			
185309	05/14/2026	PRINTED	000544	ZEP MANUFACTURING CO	5,005.15			
	274 CHECKS			CASH ACCOUNT TOTAL	3,897,503.94	.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
274 CHECKS	FINAL TOTAL	3,897,503.94	.00

** END OF REPORT - Generated by Breana Brown **

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 15.

To: Honorable Mayor and City Council

From: Saron Shiferaw, Senior Clerk CMO Administration

Subject: CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)

I. SUMMARY

This report provides an informational update to the City Council on the recent activities of City Commissions.

II. RECOMMENDATION

RECEIVE and FILE this report.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and that is consistent with applicable laws.

IV. BACKGROUND

Updates on recent and planned Commission activities are included below.

Economic Development Commission

The May 2026 meeting of the Economic Development Commission was canceled.

Environmental Commission

The Environmental Commission held its regular meeting on May 6, 2026, at City Hall. The Commission conducted routine business, including approval of the April 1, 2026, meeting minutes, which include a minor update stating that staff will refer the question about parking in front of the driveway to Public Safety and will report back to the commission. The Commission also received a presentation from the City's grant writing consultant on current and upcoming grant opportunities. Commissioners discussed environmental priorities, including tree replacement efforts, and staff shared information about the rescheduled Earth Day event, planned for Friday, May 15, 2026, from 5-8 pm. The Commission approved changing the June 3rd meeting date to June 4, 2026. The meeting was adjourned at 7:27 pm, with the next meeting scheduled for Thursday, June 4, 2026, at 6:30 pm.

Public Works Commission

The Public Works Commission met for their regular meeting on Monday, May 12, 2026. A quorum was confirmed and the commissioners were introduced to the City's new Traffic Engineer, Jonathan Yee. Mr. Yee was greeted and welcomed by the commissioners. Mr. Yee provided information on two items the commissioners requested additional data for. The first item was regarding transportation services plans around the LA28 events taking place in the city of Carson. Mr. Yee shared that he was attending regular meetings with the various groups/agencies planning events and will keep the commission apprised of plans as they are confirmed. Mr. Yee then provided a presentation on the traffic study completed for the two new housing developments being built on Avalon Blvd by City Hall at the request of the commission. The commissioners expressed concerns for the flow of traffic in the area especially if the city was ever required to evacuate due to an emergency or natural disaster. Additionally, commissioners raised questions about the Budget Workshop presented to Council at the May 5, 2026, regular meeting of the City Council. The commissioners asked the Public Works Director if any additional staff was requested, and what caused the PW budget to be cut by 12%. Other items discussed included issues with the street sweeper routes and lack of service in areas of the city, the possibility of bringing the Transportation Services Division back under the umbrella of PW, especially in light of all the work ahead of LA28. A couple members of the public came to inquire about the process for applying for a block party and were provided an application along with information on filing it with the Engineering Division. The meeting was adjourned at 8:36 pm.

Human Relations Commission

There is no update from the Human Relations Commission.

Parks, Recreation, and Cultural Arts Commission

The Parks, Recreation, and Cultural Arts Commission convened on Thursday, April 30, 2026, at the Carson Event Center. Both the Park Maintenance and Recreation Superintendent provided a brief presentation outlining updates occurring at sites currently under construction. Each month they update the commission regarding the progress and process of park renovations so that Commissioners remain well informed and can relay information to fellow park goers. Commissioners reported on their park assignments and expressed concerns and suggestions to staff.

The next meeting will be held on Thursday May 28, 2026, at the Carson Event Center.

Planning Commission

See attachment included as Exhibit 1.

Public Relations Commission

The Public Relations Commission will meet on Tuesday, May 26, 2026 to recap the Why I Like Carson Essay Contest Awards Ceremony. They will adjourn until their next meeting on Tuesday, June 23, 2026.

Public Safety Commission

The Public Safety Commission has a meeting scheduled for Thursday, May 21. In this meeting the commission will continue their study on vehicle sales on public streets. In addition, CA cellphone laws and inoperable motor vehicles on residential properties will be discussed.

Senior Citizens Advisory Commission

See attachment included as Exhibit 2.

Veterans Affairs Commission

The Veterans Affairs Commission met on Monday, May 18, 2026. During the meeting, members provided updates on their progress, discussed pending items, and outlined the final steps needed to prepare for the Memorial Day Tribute. The commission also reviewed participation for upcoming events, where they will host a resource booth and engage with the community. A member of the public attended the meeting to share information about ASL training, community events, and potential housing opportunities for veterans. Commissioners continued to offer feedback on flag displays and etiquette, as well as address general maintenance concerns at the parks they oversee.

Women’s Issues Commission

The Women's Issues Commission The Women's Issues Commission held its May meeting on May 18, 2026. The Commission welcomed newly appointed Commissioner Christyna Giles-Washington and received updates on the upcoming Parent Volunteer Recognition scheduled for the May 20 City Council meeting.

The Commission also discussed and prepared outreach kits for Heritage Rehabilitation Center, scheduled for delivery on May 22, and received staff updates regarding upcoming City events, including the Weingart site rally, Juneteenth celebration, Homeownership Fair, and Fourth of July drone show.

Youth Commission

The Youth Commission met on Wednesday, May 13, 2026. During the meeting, the commissioners reviewed past special events and shared their feedback and input regarding those events. They also discussed attendance for the upcoming Earth Day Kids Fest and Youth Conference, with some commissioners volunteering and recruiting other commissioners to participate in assisting with these events. The commissioners continue to meet and conduct walk-throughs at their respective parks. New commissioners were introduced to the staff and warmly welcomed.

V. FISCAL IMPACT

There is no direct fiscal impact associated with this report.

VI. EXHIBITS

1. Planning Commission
2. Senior Citizens Advisory Commission

Attachments

Planning Commission

Senior Citizens Advisory Commission

Planning Commission Report
December 2025- May 2026

Planning Commission December 9, 2025

1. Site Plan and Design Overlay Review (DOR) No. 1959-24

   Applicant: Jefferson Ohio

   Owner: Bill Hassan

   Request: Adopt Resolution No. 25-2894, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1959-24 FOR THE DEVELOPMENT OF EIGHT DETACHED DWELLING UNITS AT 21135 ½ BOLSA STREET. (APN 7334003021)”.

   Property Involved: 21135 ½ Bolsa Street (APN 7334-003-021)

   Action: Continued

2. A Resolution of the Planning Commission of the City of Carson recommending that the City Council make findings pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2) and adopt General Plan Amendment No. 03-25, and amendment to the Noise Element of the city’s General Plan to clarify its alignment with existing language in the city’s Noise Ordinance and to establish clear standards for new development projects while protecting the community noise environment.

   Applicant: City of Carson

   Request: Adopt Resolution No. 25-2895, entitled, “RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY’S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY’S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT".

   Property Involved: Citywide

   Action: Approved

Planning Commission Report
December 2025- May 2026

Planning Commission December 17, 2025

3. Request for a one-year extension of project entitlement DOR No. 1785-19 to comply with Conditions of Approval.

Applicant:	Marcel Martins - CreateRE
Owner:	Armin Haghi and Sean Haghi
Request:	Adopt Resolution No. 25-2896 of the Planning Commission of the City of Carson approving a one-year extension of time of effectiveness of Site Plan and Design Review 1785-19 Revision #2, pertaining to real property located at 2625 E. Carson Street.
Property Involved:	2625 E. Carson Street (APN 7316-008-021, -022, and -022)
Action:	Approved

Planning Commission January 27, 2026

4. Consider adopting a resolution recommending City Council approval of an addendum to the General Plan Update Environmental Impact Report and adoption of the Carson Civic Specific Plan.

Applicant:	City of Carson
Request:	Adopt Resolution No. 26-2897, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPT THE CARSON CIVIC CENTER SPECIFIC PLAN (SP No. 01-26)."
Property Involved:	701 and 801 E. Carson St.
Action:	Approved

5. Public hearing to consider adoption of Resolution No. 26-2898, recommending City Council approval of an Amended and Restated Development Agreement No. 23-19 between the City of Carson, Imperial Avalon, LLC, and Lennar Homes of California, LLC for a Mixed-use project located at 21207 South Avalon Boulevard.

Applicant:	Imperial Avalon, LLC
Owner:	Imperial Avalon, LLC; Lennar Homes of California, LLC
Request:	Adopt Resolution No. 26-2898, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CARSON CITY COUNCIL APPROVE AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A MIXED-USE PROJECT LOCATED 21207 SOUTH AVALON BOULEVAD".
Property Involved:	21207 S. Avalon Blvd.
Action:	Approved

Planning Commission February 24, 2026

6. Design Overlay Review No. 00021-25

Applicant:	Ashley Lin
Request:	Adopt Resolution No. 26-2899, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 00021-25 TO MODIFY THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING NEW CAR DEALERSHIP."
Property Involved:	2205 E. 223rd Street
Action:	Approved

Planning Commission Report
December 2025- May 2026

Planning Commission March 10, 2026

7. Design Overlay Review No. 1925-23, Conditional Use Permit No. 1128-23, and Development Agreement No. 33-23

Applicant:	VESI 27, LLC
Request:	Adopt Resolution No. 26-2900, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON **DENYING** SITE PLAN AND DESIGN REVIEW NO. 1935-23 AND CONDITIONAL USE PERMIT NO. 1128-2, AND RECOMMENDING THAT THE CITY COUNCIL DENY DEVELOPMENT AGREEMENT NO. 33-23 FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY LOCATED AT 18800 BROADWAY AVENUE, APN 7339-014-009.”
Property Involved:	18800 Broadway Avenue
Action:	Approved

Planning Commission April 14, 2026

5. Conditional Use Permit (CUP) No. 00001-26

Applicant:	Cosmetix West
Owner:	Port of LA Industrial, LLC
Request:	Adopt Planning Commission Resolution No. 26-2901, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OFCARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO.00001-26 TO ALLOW THE USE AND STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH A COSMETICMANUFACTURING OPERATION LOCATED AT 2136 E. 223RD STREET (APN 7315-008-049).”
Property Involved:	2136 E. 223rd Street (APN 7315-008-049)
Action:	Approved

Nothing to report for the month of May due to the cancellation of the meetings.

Senior Citizens Advisory Commission – Meeting Summary

May 11, 2026

The Senior Citizens Advisory Commission held its regular meeting on May 11, 2026, with Chairperson Vergie Seymore presiding and a quorum present.

The Commission approved the meeting agenda and the April 13, 2026 meeting minutes without changes.

Staff provided updates on current and upcoming Human Services programs and events. Highlights included continued senior support services, wellness and fitness programs, caregiver and bereavement support groups, beginner and intermediate computer classes, and preparations for the Senior Information & Resource Fair scheduled for May 14, 2026.

The Commission also received a presentation from Human Relations Commission Member Audra Thompson regarding the newly established ad hoc Disability Committee created by the Mayor and City Council. She advised that the committee's purpose is to improve accessibility, advocacy, and support for residents with disabilities through outreach, collaboration with City departments, and community engagement efforts.

Additional discussion included updates regarding the Carson Experience External Advisory Committee informational meeting, volunteer opportunities, OLLI programming, and upcoming mental health and community events. Commissioners and staff also shared community involvement updates and recognized ongoing volunteer and program contributions supporting Carson seniors and residents.

The meeting adjourned at 5:12 p.m.

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 16.

To: Honorable Mayor and City Council

From: Roobik Galoosian, Risk Manager

Subject: CONSIDER RENEWAL OF EXCESS LIABILITY, EXCESS WORKERS COMPENSATION, CYBER LIABILITY, ALL-RISK PROPERTY, AUTO PHYSICAL DAMAGE, INLAND MARINE (CONTRACTOR EQUIPMENT), EARTHQUAKE, VOLUNTEER ACCIDENT, AIRCRAFT (DRONE), CRIME, STORAGE TANK LIABILITY, FIDUCIARY LIABILITY, SPECIAL EVENT LIABILITY, AND TRANSIT LIABILITY INSURANCE POLICIES FOR FY 2026/27 (CITY COUNCIL)

I. SUMMARY

Presented for City Council's consideration is the annual renewal of the City's insurance policies, including: 1) Excess Liability; 2) Excess Workers' Compensation; 3) Property Insurance; 4) Auto Physical Damage; 5) Earthquake; 6) Cyber Liability; 7) Volunteer Accident Insurance; 8) Drone Insurance; 9) Crime Insurance; 10) Storage Tank Liability; 11) Fiduciary Liability; 12) Equipment Insurance; 13) Special Event Liability; and 14) Transit Liability Insurance for FY 2026/27 at an overall cost of not-to-exceed $3,732,189.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Public Risk Innovation, Solutions, and Management (PRISM) to renew the City's Cyber Liability, Excess Liability, and Excess Worker's Compensation insurance policies for FY 2026/27, and to pay the FY 2025/26 workers compensation audit premium at an overall cost of not-to-exceed $3,099,700.
2. APPROVE the City's insurance broker, Alliant Insurance Services, to renew All Risk Property, Auto Physical Damage, Inland Marine (Contractor Equipment), Parametric Earthquake, Crime, Fiduciary Liability, Aircraft (Drone) Liability, Storage Tank Liability, Special Event Liability and Volunteer Accident insurance policies for FY 2026/27 with incumbent carriers or other insurance companies that provide the best terms and pricing, at an overall cost of not-to-exceed $482,489.
3. APPROVE California Transit Indemnity Pool (CalTIP) to renew the City's Transit Liability Insurance for the FY 2026/27 term at a premium of not-to-exceed $150,000.

III. ALTERNATIVES

1. DO NOT APPROVE the policies. If Council chooses not to approve, critical insurance coverages including general liability, auto liability, workers compensation, cyber liability and property coverages for the city will be uninsured and the City will have 100% exposure for all claims including prior unreported employment claims and catastrophic events. This will also impact the City's ability to fulfill its contractual requirements.
2. TAKE any other action the City Council deems appropriate.

IV. BACKGROUND

The City's broker of record, Alliant Insurance Services, solicits quotations for renewals. The recommended options are the best coverage and price combination available in the marketplace. Premiums that are placed and invoiced by Alliant flow through Alliant to the respective carriers and have no impact on Alliant's contract fees. Cyber Liability, Excess Liability and Excess Workers Compensation policies are invoiced and paid directly to PRISM. Transit Liability insurance is invoiced and paid directly to CalTIP.

Key premium increases for Excess Liability and Excess Workers Compensation are due to higher exposures (11.9% higher payroll), loss experience surcharge (claim payments versus paid premiums), and market conditions. Other premium increases are mainly due to market conditions.

Staff recommends renewing the Excess Liability, Excess Worker's Compensation and Cyber Liability Insurance policies effective 7/1/2026 - 7/1/2027 with incumbent, PRISM, at an overall annual premium of not-to-exceed $3,099,700.

Staff further recommends renewing the following insurance policies through Alliant with either the incumbent carriers, or other carriers that offer favorable terms and pricing, at an overall cost of not-to-exceed $482,489.

- All Risk Property Insurance (APIP). Incumbent carrier: Alliant Program.
- Auto Physical Damage. Insurance (AMVP). Incumbent carrier: Alliant Program.
- Parametric Earthquake. Incumbent carrier: Fortega Insurance, et. al.
- Volunteer Accident Insurance. Incumbent carrier: Hartford Life and Accident Insurance Company.
- Drone Insurance. Incumbent carrier: Global Aerospace Insurance Company.
- Crime Insurance (ACIP). Incumbent carrier: Alliant Program.
- Storage Tank Liability Insurance. Incumbent carrier: ACE American Insurance Company.
- Fiduciary Liability Insurance. Incumbent carrier: Hudson Insurance Company.
- Inland Marine (Contractors Equipment) with Travelers Insurance Company.
- Special Event Liability Insurance. Incumbent carrier: Evanston Insurance Company.

Transit Liability Insurance – staff recommend renewing the coverage through California Transit Indemnity Pool (CalTIP) at an overall not-to-exceed cost of $150,000.

V. FISCAL IMPACT

Funds for the insurance renewals are included in FY 2026/27 general fund budget in accounts:

- 101-65-653-172-6028 (at an amount not-to-exceed $2,779,789) for Cyber Liability, Excess Liability, Crime, Storage Tank Liability, Fiduciary Liability and Drone insurance;
- 101-65-653-172-6030 (at an amount not-to-exceed $25,000) for Special Event insurance;
- 101-65-653-172-6031 (at an amount not-to-exceed $441,400) for All-Risk Property, Auto Physical Damage, Inland Marine (Contractor Equipment), and Earthquake insurance;
- 101-65-653-173-6029 (at an amount not-to-exceed $336,000) for Excess Workers Compensation Insurance and the FY 25/26 Workers Compensation Audit Premium; and
- 218-90-960-180-6028 (at an amount not-to-exceed $150,000) for Transit Liability insurance.

VI. EXHIBITS

1. 2025 -2026 Schedule of Coverages.

Attachments

25-26 City of Carson_Schedule of Coverages as of 9-10-25.pdf

City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
PRISM General Liability 1 Program (GL1)	7/1/25 – 7/1/26	**Pool Layer** PRISM **Layer 1** National Indemnity Company (55%), Starstone National Insurance Company, Inc. (45%) **Layer 2** Everest Reinsurance Company (35%), Mitsui Sumitomo Insurance (20%), Great American Insurance Company (15%), Arcadian (10%), Somers Re/Arch Reinsurance Limited (10%/5%), Upland (5%) **Layer 3** Allied World National Assurance Company (37.5%), Upland Specialty Insurance Company (32%), Continental Indemnity Company (20.5%), Arcadian (10%)	PRISMPE25EL115	$25,000,000 PRISM's Limit of Liability Inclusive of self-insured retention **Pooled Layer** $4,750,000 Ultimate net loss of the self-insured retention as the result of: any one occurrence, offense, wrongful act or any combination thereof, and annual aggregate as respects the completed operations hazard. **Excess Layer:** $5,000,000 Ultimate net loss excess of $5,000,000 as the result of: any one occurrence, offense, wrongful act or any combination thereof, and annual aggregate as respects the completed operations hazard. **Excess Layer:** $9,000,000 Ultimate net loss excess of $10,000,000 as the result of: any one occurrence, offense, wrongful act or any combination thereof, and annual aggregate as respects the completed operations hazard. **Excess Layer:** $6,000,000 Ultimate net loss excess of $19,000,000 as the result of: any one occurrence, offense, wrongful act or any combination thereof, and annual aggregate as respects the completed operations hazard.	$250,000 Ultimate net loss as the result of: any one occurrence, offense, wrongful act or any combination thereof.	$1,417,198.00 (inclusive of all layers and fees, commission rebate)

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City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
Alliant Property Insurance Program (APIP) "All Risk" of Direct Physical Loss or Damage and All Extensions and Sublimits of Coverage per PEPIP Manuscript Policy Form. Subject to Policy Terms, Conditions and Exclusions. TIV: $166,990,384 as of June 23, 2025	7/1/25 – 7/1/26	Various Carriers	APIP2025 (Dec 04) 0809	$125,000,000 per Occurrence All Perils – Subject to Policy Exclusions & All Named Insureds combined $5,000,000 Flood Limit Per Occurrence and in the Annual Aggregate; Excluding Flood Zones A & V Earthquake Excluded Various Sub-limits Apply	"All Risk" Basic Deductible: $25,000 Per Occurrence Except, $100,000 All Flood Zones Per Occurrence excluding Flood Zones A & V $100,000 Except $250,000 for All Vehicles with RCV in Excess of $750,000 Per Occurrence for Off Premises Vehicle Physical Damage (Replacement Cost Basis) Various Deductibles Apply	$326,045.69 (Including SLT &F's)
APIP - Boiler and Machinery	7/1/25 – 7/1/26	Various Carriers	APIP2025 (Dec 04)	$100,000,000 Boiler Explosion and Machinery Breakdown Various Sub-limits Apply	$25,000 Except, $50,000 Objects over 350 hp $100,000 Objects over 500 hp $250,000 Objects over 750 hp $350,000 Objects over 25,000 hp *(unless a more specific deductible applies, generally based on the size of the object)* Various Deductibles Apply	Included in Property Premium above
APIP- Pollution Liability – Claims Made and Reported	7/1/25 – 7/1/26	Ironshore Specialty Insurance Company	ISPILLSCAZ0U005	$2,000,000 Per Pollution Incident $2,000,000 Per Named Insured Aggregate $2,000,000 Per JPA/Pool Aggregate $25,000,000 Policy Program Aggregate (all insureds combined) (See policy for various sub-limits and retentions) Various Sub-limits Apply	$250,000 Each Pollution Incident After July 1, 2021 $500,000 Each Pollution Incident Prior to July 1, 2021 $500,000 Sewer Backup and Overcharge Various Deductibles Apply	Included in Property Premium above

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City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
PRISM Cyber Liability Program Information Security & Privacy Insurance	7/1/25 – 7/1/26	**Primary Layer** Beazley – Lloyd's of London Syndicate AFB 2623/623	FN2533951	$25,000,000 Policy Aggregate Limit of Liability for all Members/Insureds combined $2,000,000 Per Member Aggregate Limit of Liability	$5,000 8 Hours Waiting Period	$15,113.00 (Including SLT &F's)
		1st Excess Layer Axis – Lloyd's of London Syndicate 1686	FN2514410	$3,000,000 Per Member / $15,000,000 Policy Aggregate excess of $2,000,000 Per Member		
		2nd Excess Layer Ironshore - Liberty Surplus Insurance Corporation	EOSFABZF55006	$3,000,000 Per Member / $15,000,000 Policy Aggregate excess of $5,000,000 Per Member		
		3rd Excess Layer Tokio Marine - Houston Casualty Company	H25CXS2077804	$2,000,000 Per Member / $15,000,000 Policy Aggregate excess of $8,000,000 Per Member		
		4th Excess Layer Safety Specialty Insurance Company	CY6676757	$2,000,000 Per Member / $15,000,000 Policy Aggregate excess of $10,000,000 Per Member		
		5th Excess Layer Zurich Insurance Company Limited (50%) and Lloyd's Syndicate 1856 IQUW (50%)	FN2506055	$2,000,000 Per Member / $10,000,000 Policy Aggregate excess of $12,000,000 Per Member		
		6th Excess Layer Indian Harbor Insurance Company	MTE903366209	$2,000,000 Per Member / $10,000,000 Policy Aggregate excess of $14,000,000 Per Member		
		7th Excess Layer Munich Re Cyber Consortium 7729	FN2514409	$2,000,000 Per Member / $10,000,000 Policy Aggregate excess of $16,000,000 Per Member		
		8th Excess Layer Westchester Surplus Lines Insurance Company	G48982876001	$2,000,000 Per Member / $10,000,000 Policy Aggregate excess of $18,000,000 Per Member Various Sub-limits Apply		

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City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
Alliant Crime Insurance Program	7/1/25 – 7/1/26	National Union Fire Insurance Company of Pittsburgh, PA.	01-801-75-06	$1,000,000 Including: • Employee Theft Including Faithful Performance of Duty, • Forgery or Alteration, • Inside Premises Theft of Money and Securities, • Inside Premises Robbery and Safe Burglary Other Property, • Outside the Premises, • Computer Fraud, • Funds Transfer Fraud, • Money Orders and Counterfeit Money	$2,500	$3,418.40 (Including Commission Rebate)
PRISM Excess Workers' Compensation Program	7/1/25 – 7/1/26	PRISM	PRISMPE25EWC165	Statutory Workers Compensation $5,000,000 Employers' Liability	$750,000 Each Occurrence	$241,817.00 (Inclusive of all layers & fees) This premium is auditable based on final audited payroll.
Volunteer Accident	7/1/25 – 7/1/26	Hartford Life and Accident Insurance Company	57-SR-613273	$10,000 Accident Death Benefit $10,000 Accidental Dismemberment Benefit $10,000 Accident Medical Expense Benefit $250 Maximum Dental Limit	$0	$289.00 (Including Commission Rebate)

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City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
Storage Tank Liability	7/1/25 – 7/1/26	ACE American Insurance Company	G73559881 005	$2,000,000 Per Storage Incident Limit of Liability $4,000,000 Aggregate Limit for all Storage Tank Incidents $4,000,000 Aggregate Limit for all Legal Defense Expenses $8,000,000 Total Policy Aggregate Limit of Liability	$5,000 Per Storage Tank Incident	$2,390.00
Fiduciary Liability	7/1/25 – 7/1/26	Hudson Insurance Company	SFD31211348-06	$1,000,000 Aggregate Limit of Liability Pending or Prior Proceeding Date: 7/1/2019 Continuity Date: None (Full Continuity) (See policy for various sub-limits)	$10,000 Retention Each Claim	$6,855.00 (Including Waiver of Recourse)
Aircraft (Drone)	7/1/25 – 7/1/26	American Alternative Insurance Corporation – 69.24% National Indemnity Company – 18.39% Tokio Marine America Insurance Company – 12.37%	9029104	$1,000,000 Each Occurrence Liability Limit Hull Value: $1,200 for 2018 DJI Innovations Mavic 2 Pro; $500 for DJI Innovations Mavic Mini 2 $5,000 for DJI Innovations Mavic 3 Cine Various Other Limits Apply	10% of the Insured Value for Not in Motion / In Motion Deductible	$1,496.00

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City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
Alliant Mobile Vehicle Program (AMVP) "All Risk" equipment floater including earthquake and flood for equipment on the schedule of equipment on file with the Company.	7/1/25 – 7/1/26	AGCS Marine Insurance Company	MXI93058679	Location of Covered Property: $3,364,088 Per Schedule attached and on file with the company $1,000,000 not exceeding $500,000 any one item Unscheduled vehicles and/or equipment that are not owned by Insured, but in Insured's care, custody and control Enhanced Coverage Sub-limits $250,000 Additionally Acquired Equipment (45 days) $10,000 Temporary Transportation Rental Expense	$5,000 All Covered Causes of Loss, except $5,000 Earth Movement $5,000 Water $5,000 Named Storm	$19,487.16 (Including Commission Rebate)
Shake and Pay EQ Parametric Program Parametric insurance for the peril of earthquake within the Covered Territory for losses suffered as the consequences of a Covered Event	7/1/25 – 7/1/26	Fortegra Specialty Insurance Company - 40 % Palms Insurance Company, Limited – 4.6% Certain Underwriters at Lloyd's, London – 55.4%	PAR1000019-01 K2P2000017-02 K2P1000048-02	$100,000 per Covered Event $100,000 per Policy Period	$0	$5,778.08 (Including SLT &F's)
Inland Marine	7/1/25 – 7/1/26	Travelers Property Casualty Company of America	QT-660-8S523565-TIL-25	$2,507,635 Scheduled Equipment $2,507,635 Total Limit of Insurance for All Items of Equipment in Any One Occurrence Various Sub-limits Apply	$5,000	$13,492.90 (Including Commission Rebate)

This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed policy(ies) and is not intended to reflect all the terms and conditions or exclusions of such policy(ies). Moreover, the information contained in this document reflects coverage as of the effective date(s) this document was created and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed policy(ies) and the policy(ies) listed are subject to all the terms, exclusions and conditions of such policy(ies).

Alliant Insurance Services, Inc. • 18100 Von Karman Avenue, 10th Floor, Irvine, CA 92612 • Phone 949-756-0271 • Fax 949-756-2713 • www.alliant.com • License No. 0C36861

City of Carson
2025 -2026 Schedule of Coverages as of 9/10/25

TYPE OF COVERAGE	TERM	CARRIER	NUMBER	LIMITS	DEDUCTIBLE/ SELF-INSURED RETENTION	PREMIUM
Special Event Liability	1/1/25-1/1/26	Evanston Insurance Company	MKLV7PBC001969	$2,000,000 General Aggregate $1,000,000 Products & Completed Operations $1,000,000 Personal & Advertising Injury $1,000,000 Each Occurrence $100,000 Damage to Premises Rented to You $5,000 Medical Payments	None	Premium based on quarterly reporting
BROKER:	**ALLIANT INSURANCE SERVICES, INC.** **IRVINE, CA** Courtney Ramirez, Senior Vice President Sandra Omari, CISR, CLIC, Account Executive					

This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed policy(ies) and is not intended to reflect all the terms and conditions or exclusions of such policy(ies). Moreover, the information contained in this document reflects coverage as of the effective date(s) this document was created and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed policy(ies) and the policy(ies) listed are subject to all the terms, exclusions and conditions of such policy(ies).

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 17.

To: Honorable Mayor and City Council

From: Roobik Galoosian, Risk Manager HR Risk Management

Subject: CONSIDER APPROVAL OF THE SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS BETWEEN YANETA LACEY AND CITY OF CARSON (CITY COUNCIL)

I. SUMMARY

This case arises from a trip and fall incident which occurred on September 30, 2023. According to the Complaint, Plaintiff claims she was walking near 21800 Avalon Blvd. when she tripped and fell on the sidewalk, causing her to sustain personal injuries and damages. Plaintiff alleged that there was a raised defect in the sidewalk which caused her fall. On September 25, 2024. Plaintiff filed a Complaint against the City of Carson (the "City") and then later amended the Complaint to include the owners of the property next to the location of the incident, Standard Property Company, Inc.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Settlement Agreement and Release of All Claims between Plaintiff Yaneta Lacey and City of Carson; and
2. AUTHORIZE the City Manager to execute the Agreement.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

This case arises from a trip and fall incident which occurred on September 30, 2023, on a sidewalk near 21800 Avalon Blvd. within the City of Carson. A raised sidewalk defect caused the Plaintiff to fall as she was walking along South Avalon Blvd. As a result of the fall, Plaintiff sustained personal injuries and damages. An investigation into the incident found that the sidewalk located at 21800 Avalon Blvd. was partially owned by Standard Property Company, Inc. and the investigation could not determine which entity was responsible for sidewalk maintenance in the specific location where the incident occurred. On October 13, 2025, Standard Property Company, Inc. filed a cross-complaint against the City for indemnity in the Complaint filed by Plaintiff.

Plaintiff Yaneta Lacey's original settlement demand of $100,000 was received on March 3, 2026. Attorney's for the City and Standard Property Company, Inc. then negotiated and reached a settlement of $85,000, with each Defendant contributing $42,500 in separate payments made to the Plaintiff. The settlement was presented to the City of Carson in closed session on May 20, 2026. The City Council is now asked to consider and approve the proposed Settlement Agreement and Release of All Claims between the Plaintiff, Yaneta Lacey, and Defendants/Cross-Defendants City of Carson and Standard Property Company, Inc., as well as authorize the City Manager to execute the settlement agreement on behalf of the City.

V. FISCAL IMPACT

Third party liability claim payments are paid through the City's claim trust account and are charged to the claims reserves. There is no direct impact to the annual operating budget.

VI. EXHIBITS

1. Settlement Agreement

Attachments

Lacey v. City of Carson - Settlement Agreement (2126790.5).pdf

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is entered into by and between Plaintiff Yaneta Lacey ("Plaintiff"), Defendant/Cross-Defendant City of Carson ("Defendant City"), Defendant/Cross-Complainant Standard Property Company, Inc. ("Defendant Standard Property") (collectively hereinafter "Defendants") to settle and terminate fully and finally all disputes arising out of the matters described hereinafter as between them. Plaintiff and Defendants are herein individually referred to as "Party," and collectively referred to as the "Parties."

RECITALS

A. On September 25, 2024, Plaintiff filed a complaint ("Complaint") in the Los Angeles County Superior Court entitled *Yaneta Lacey v. City of Carson, et al*., Superior Court Case No. 24CMCV01469, alleging personal injuries stemming from a trip and fall incident on or about September 30, 2023, on a sidewalk at or near 21800 Avalon Blvd. within the City of Carson. This lawsuit is referred to as the "Action."

B. In the Complaint, the named defendants are Defendant City, the County of Los Angeles ("County"), the State of California ("State"), and the California Department of Transportation ("CalTrans"). On December 6, 2024, the Defendant City filed its Answer to the Complaint. The County, the State, and CalTrans have been dismissed from this Action.

C. On or about June 6, 2025, Plaintiff filed an Amendment to the Complaint, substituting for Doe No. 1 Defendant Standard Property. On or about October 13, 2025, Defendant Standard Property filed its Answer to the Complaint.

D. On October 13, 2025, Defendant Standard Property filed a Cross-Complaint against Defendant City. On or about November 14, 2025, Defendant City filed its Answer to this Cross-Complaint. On November 14, 2025, Defendant City filed a Cross-Complaint against Defendant Standard Property. On or about January 9, 2026, Defendant Standard Property filed its Answer to this Cross-Complaint. On or about January 12, 2026, Defendant Standard Property filed its First Amended Answer to this Cross-Complaint.

E. The Parties hereto wish to terminate the Action; to avoid the uncertainty and costs of trial, and any potential appeals therefrom, and to resolve fully and finally all disputes that may exist between the Parties concerning the allegations set forth in the Action. The Parties by this Agreement desire and intend to compromise and settle all claims and controversies among and between one another arising out of or related to the Action.

F. By entering into this Agreement, Defendants make no admission of liability for the claims set forth in the Action. Defendants' agreement to settle Plaintiff's disputed claims shall not be construed in any manner as an admission of any liability by Defendants.

AGREEMENT AND RELEASE

NOW, THEREFORE, in consideration of the respective promises and representations herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, and without admitting or implying any fault or liability, the Parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby referred to, incorporated, and made a part of this Agreement.

2. Consideration. Defendants shall pay to Plaintiff the total sum of Eighty-Five Thousand Dollars ($85,000.00) (the "Settlement Payment") in full consideration and settlement of any and all claims Plaintiff has, or may have, against Defendants relating to the allegations set forth in the Action. To this end, Defendant City shall contribute $42,500.00 and Defendant Standard Property, by and through its insurance carrier, shall contribute $42,500.00, with separate payments (the "Settlement Payments") made to Plaintiff as set forth below.

3. The Settlement Payments shall be made payable to "Yaneta Lacey and Downtown L.A. Law Group" The Settlement Payments shall be delivered to:

Anouk Rondel, Esq.
Downtown L.A. Law Group
540 S. Santa Fe Avenue
Los Angeles, CA 90013

4. Settlement Payment Prerequisites. The Settlement Payments shall be made within forty-five (45) days of the occurrence of all of the following (calculated from the last occurring): (1) the Agreement is fully executed by all Parties, (2) receipt by Defendants of IRS Form W-9 from Plaintiff's counsel.

5. Dismissal of the Action with Prejudice. Within five (5) business days of Plaintiff's receipt of the Settlement Payments, Plaintiff and Defendants shall file requests for dismissal with the Superior Court, and may do all other things necessary in order to cause the Action, including all claims and causes of action asserted therein, to be dismissed with prejudice and in their entirety as to Defendants as defendants and cross-defendants.

6. General Release of Claims. Plaintiff hereby fully and forever releases, discharges, and covenants not to sue Defendants, their officials, consultants, attorneys, agents and employees (collectively, "Releasees") from and against any and all manner of action or actions, cause or causes of action, in law or in equity, suits, debts, liens, contracts, agreements, promises, liability, claims, demands, damages, losses, costs, or expenses, fixed or contingent, whether presently known or unknown, which Plaintiff now has or may hereafter have against the Releasees arising from, or in any way related to, the incident alleged in the Action, or which could have been filed in any action or suit arising from the incident alleged in the Action. The Parties acknowledge and

agree that the payment of said Settlement Payment shall and does hereby fully and totally compensate Plaintiff for any and all manner of action or actions, cause or causes of action, in law or in equity, suits, debts, liens, contracts, agreements, promises, liability, claims, demands, damages, losses, costs, or expenses, fixed or contingent, whether presently known or unknown, which Plaintiff now has or may hereafter have against the Releasees arising from, or in any way related to, the Action.

7. Discovery of Different or Additional Facts**.** Plaintiff acknowledges that she may hereafter discover facts different from or in addition to those that she now knows or believes to be true with respect to the claims, demands, causes of action, obligations, damages, and liabilities of any nature whatsoever that are the subject of the Release set forth in Paragraph 6 of this Agreement, and expressly agrees to assume the risk of the possible discovery of additional or different facts. Plaintiff agrees that this Agreement shall be and remain effective in all respects regardless of such additional or different facts.

8. Mutual Release. In consideration of the terms and conditions of this Agreement, and payment of the Settlement Payment and the filing of the Request for Dismissal set forth above, the Parties hereby release and forever discharge each other, their respective elected officials, officers, directors, managers, partners, principals, employees, representatives, agents, insurers, attorneys, subsidiaries, affiliates, and assigns from any and all claims, costs, losses, demands, actions, causes of action, damages and liability of every nature whatsoever, whether known or unknown, suspected and unsuspected, arising out of or relating to, in any way to the claims asserted in the Action. This release by the Parties is intended to be a release as to the entire incident, regardless of whether any such claims were pursued in the Action or not, including the respective Cross-Complaints of Defendant City and Defendant Standard Property.

9. Release of Unknown Claims. The Parties acknowledge that they are familiar with and fully understand Section 1542 of the California Civil Code, which provides as follows:

> **A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.**

The Parties agree that it is within their contemplation that they may have defenses, claims, demands, actions, causes of action, obligations, damages and liabilities, which may in some way arise from, relate to, or result from the incident alleged in the Action but which are unknown or unanticipated at the time of executing this Agreement. The Parties acknowledge and agree that by reason of this Agreement, they are assuming the risk of such unknown facts and such known and unsuspected claims and demands and they intend and agree that this Agreement applies thereto as related to the Action and/or the incident alleged in the Action notwithstanding the discovery of the existence of any additional or different claims and demands or facts relative thereto. The Parties knowingly and expressively waive the provisions, rights and benefits of Section 1542 of the California Civil Code.

10. Effective Date. The releases as set forth above shall be effective as of the last date of the execution of this Agreement by the Parties and shall extend to all present and/or potential claims, causes of action, costs, or demands which may exist against Defendants, and/or the Releasees up to and including the effective date of this Agreement, regardless of whether such claims, causes of action, costs or demands, are stated, alleged or even suspected by Plaintiff hereto prior to such effective date.

11. Authority to Enter into Agreement. The Parties each represent and warrant that they are the sole owners of the claims, demands, and liabilities which they are releasing, and they have full power to give the releases provided herein. The Parties further represent and warrant that they have not, prior to the execution of this Agreement, assigned to any other person or entity any of the claims being settled, released, or waived by the terms of this Agreement.

12. No Admission of Liability. Plaintiff acknowledges and agrees that this Agreement results from a compromise between the Parties and shall not in any way be construed as an admission of liability on the part of any Party to the settlement. Neither the fact that the Parties have settled nor the terms of this Agreement shall be construed in any manner as an admission of any liability by Defendants, and attorneys, all of whom have consistently taken the position that there is no liability whatsoever.

13. Attorneys' Fees and Costs. Each Party shall bear their own attorneys' fees, expenses, and costs incurred in connection with the Action, and the Parties expressly waive any claim for recovery of any such attorneys' fees, expenses, and costs. In the event any action at law or in equity is required to enforce any of the provisions or rights under this Agreement, or for breach of any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

14. Retention of Jurisdiction. The Parties stipulate and agree that the Superior Court of the State of California, County of Los Angeles, shall retain jurisdiction over the Parties and this Agreement pursuant to California Code of Civil Procedure § 664.6 for the purpose of enforcing the terms of this Agreement, including but not limited to the payment of the Settlement Payments set forth herein.

15. No Reliance on Representations by Others. The Parties represent that they have relied on their own investigation and judgment in regard to all matters contained herein, including the consequences of this transaction as the result of application of any federal or state tax law, that they have not relied on any representations made by any other party, that this Agreement is entered into by them of their own volition, and that they entered into this Agreement free of any duress, coercion, or undue influence of any source whatsoever.

16. Advice of Counsel. The Parties acknowledge that they have read this Agreement in its entirety; that they have had an opportunity to be advised by counsel of their choice; and that they have full, complete, and total comprehension with respect to the terms of this Agreement.

17. Entire Agreement. This Agreement contains the entire understanding of the Parties concerning this matter. This Agreement may be amended or modified only by a writing executed by all the Parties.

18. Governing Law and Venue. This Agreement shall be interpreted in accordance with and governed in all respects pursuant to the laws of the State of California. Venue for any dispute arising from the terms of this Agreement shall be the County of Los Angeles, California.

19. Counterparts. This Agreement may be executed by facsimile in any number of counterparts and signature pages and by different parties on separate counterparts and signature pages, each of which, when so executed and delivered, shall be an original, and all such counterparts shall together constitute one and the same instrument.

20. Miscellaneous Provisions.

a. This Agreement is binding upon and shall inure to the benefit of the Parties, their respective agents, employees, boards, representatives, shareholders, officers, directors, partners, divisions, corporations, subsidiaries, parents, affiliates, assigns, heirs, predecessors, and successors, past, present and future, and all of their insurers, guarantors, sureties, and reinsurers.

b. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

c. The Parties shall each be deemed to have drafted this Agreement, such that no ambiguity in the Agreement, if any, shall be construed against any Party.

d. The Parties agree to perform all acts and execute and deliver all documents necessary to carry out the purpose and intent of this Agreement promptly and in good faith.

IN WITNESS WHEREOF, the Parties have approved and executed this Agreement.

[SIGNATURE PAGE FOLLOWS]

PLAINTIFF:

Dated: _____ By: _____
Yaneta Lacey

DEFENDANT CITY

Dated: _____ By: _____
David C. Roberts, Jr., City Manager
City of Carson

DEFENDANT STANDARD PROPERTY:

Dated: _____ By: _____

APPROVED AS TO FORM ONLY:
DOWNTOWN L.A. LAW GROUP

_____
Anouk Rondel
Attorney for Plaintiff
YANETA LACEY

ALESHIRE & WYNDER, LLP

_____
Michael R. Linden
Attorney for Defendant/Cross-Defendant
CITY OF CARSON

LAW OFFICES OF SCHNEIDER, HOSMER & ACKERT

_____
Terrence L. Cranert
Attorney for Defendant
STANDARD PROPERTY COMPANY, INC.

Report to City Council, Successor Agency, and Housing Authority

Wednesday, June 3, 2026, 5:00 PM

CONSENT 18.

To: City Council, Successor Agency, and Housing Authority

From: Monica Cooper, City Treasurer {{department}} {{division}}

Subject: CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING APRIL 30, 2026 (CITY COUNCIL)

I. SUMMARY

Submitted to the Mayor and City Council is the monthly Investment and Cash Report for the City of Carson, Successor Agency and Carson Housing Authority for the month ending April 30, 2026. Following are the total reserves and cash on hand for the City of Carson and each Carson entity:

City of Carson reserves (Invested assets): $215,152,974.97

City of Carson available cash: $54,017,809.17

City of Carson merchant deposits: $1,114,007.51

Restricted funds for the city of Carson include cash on hand and reserves for the Successor Agency, Housing Authority and Co-Op Agreement:

Total City of Carson restricted funds: $42,274,420.57

II. RECOMMENDATION

RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action the Council deems appropriate.

IV. BACKGROUND

The Investment and Cash Report is submitted monthly to the Mayor and City Council to provide updates on reserve balances and available cash across Carson's entities. This report includes financial data for the City of Carson, the Successor Agency, and the Housing Authority.

The report outlines an investment strategy designed to ensure six months of operating liquidity. All investments follow California State Code §53600, the City’s Investment Policy, and relevant bond covenants.

V. FISCAL IMPACT

None

VI. EXHIBITS

1. Summary of Cash (Pg. 3)
2. City of Carson Investment (Pgs.4-6)
3. City of Carson Successor Agency Investments (Pg.7)

Attachments

Cash rpt APRIL 26.pdf
CITY OF CARSON PORTFOLIO RESERVES SUMMARY APRIL 2026.pdf
CITY OF CARSON PORTFOLIO SUCCESOR RESERVES SUMMARY APRIL 2026.pdf
CITY OF CARSON PORTFOLIO HOUSING RESERVES SUMMARY APRIL 2026.pdf

Cash and Investment Report Summary
City of Carson, Carson Successor Agency, Carson Housing Authority
April 30, 2026

	Available Cash	Invested Funds
General Fund	$54,017,809.17	$215,152,974.97
Successor Agency (restricted revenue)	$5,235,335.23	$7,951,820.79
Housing Authority (restricted revenue)	$ 2,322,267.02	$6,000,000.00
Co-Op Agreement (restricted revenue)	$1,709,571.04	
Fiber Optics Enterprise Account (restricted)	$27,000,000.00	

CITY OF CARSON PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
APRIL 30, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Cash						
BNY Cash Reserve Cash	MM1159A	0.210	9,484,550.24	9,484,550.24	9,484,550.24	4.41
Preferred Premier Cash	MM942	3.250	44,206,312.57	44,206,312.57	44,206,312.57	20.55
Sub Total / Average Cash		2.713	53,690,862.81	53,690,862.81	53,690,862.81	24.95
Certificate Of Deposit						
Eaglemark Saving Bank 2 3/2/2027	27004PCM3	2.000	245,000.00	245,000.00	239,581.92	0.11
East/West Bank 3.8 5/5/2026	9182	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
East/West Bank 3.8 5/5/2026	2582	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
East/West Bank 3.8 5/5/2026	4698	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
East/West Bank 3.8 5/5/2026	8467	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
East/West Bank 3.8 5/5/2026	303	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
MABUHAY 3.25 8/13/2027	XXXX49	3.250	220,938.64	220,938.64	220,938.64	0.10
Preferred Bank 3.74 8/1/2026	6893D	3.740	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.8 7/4/2026	7199A	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.8 7/4/2026	7180A	3.800	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 6/26/2026	3000006915-J	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 6/26/2026	306119K	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 6/26/2026	300683A	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 6/26/2026	300003703K	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 6/26/2026	300691A	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 7/19/2026	23208	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	71800	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 7/19/2026	23089	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	23186	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	23062	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	23194	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46
Preferred Bank 3.86 7/19/2026	23100	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	23097	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 7/19/2026	23070	3.860	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Preferred Bank 3.86 8/1/2026	6907C	3.860	1,000,000.00	1,000,000.00	1,000,000.00	0.46

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Preferred Bank 4.1 6/7/2026	3000024573	4.100	2,500,000.00	2,500,000.00	2,500,000.00	1.16
Preferred Bank 4.1 6/7/2026	3000024581	4.100	2,500,000.00	2,500,000.00	2,500,000.00	1.16
Preferred Bank 4.16 6/5/2026	3000024514	4.160	2,000,000.00	2,000,000.00	2,000,000.00	0.93
Sallie Mae Bank/ Salt Lake 1 7/14/2026	7954507A7	1.000	250,000.00	250,000.00	248,557.65	0.12
Toyota Finl Svgs BK 1.05 10/21/2026	8923M-LW-9	1.050	245,000.00	245,000.00	241,709.31	0.11
Truist Bank 4 11/25/2030-26	897926CS8	4.000	250,000.00	250,000.00	247,644.25	0.12
USBS BANK1.05 10/27/2026	90348JV56	1.050	245,000.00	245,000.00	241,572.11	0.11
Sub Total / Average Certificate Of Deposit		3.824	38,455,938.64	38,455,938.64	38,440,003.88	17.87
Corporate						
AMAZON COM INC 4 3/13/2029-26	023135DC7	4.000	1,000,000.00	1,000,000.00	993,060.00	0.46
Bank of America 1.4 5/14/2026-22	06048WL99	1.400	300,000.00	300,000.00	299,739.00	0.14
BERKSHIRE HATHAWAY FIN 2.3 3/15/2027	084664CZ2	2.580	300,000.00	296,087.07	295,653.00	0.14
GOOGLE- Alphabet Inc. 1.998 8/15/2026	02079KAC1	2.000	300,000.00	299,972.90	298,317.00	0.14
John Deere Capital Corp 1.05 6/17/2026	24422EVR7-A	1.050	300,000.00	300,000.00	298,929.00	0.14
TARGET CORPORATION 1.95 1/15/2027	87612EBM7	1.990	500,000.00	499,063.55	493,180.00	0.23
Sub Total / Average Corporate		2.631	2,700,000.00	2,695,123.52	2,678,878.00	1.25
Local Government Investment Pool						
LAIF LGIP	LGIP9143	3.980	2,218,124.98	2,218,124.98	2,218,124.98	1.03
Sub Total / Average Local Government Investment Pool		3.980	2,218,124.98	2,218,124.98	2,218,124.98	1.03
Money Market						
East/West Bank MM	22305	3.000	87,613,978.68	87,613,978.68	87,613,978.68	40.72
Sub Total / Average Money Market		3.000	87,613,978.68	87,613,978.68	87,613,978.68	40.72
US Agency						
FAMC 2.3 3/8/2027	31422XVA7	2.300	1,000,000.00	1,000,000.00	986,790.00	0.46
FFCB 1.27 11/2/2026	3133ENCQ1	1.270	1,000,000.00	1,000,000.00	987,620.00	0.46
FFCB 1.43 11/23/2026-22	3133ENEM8	1.430	1,000,000.00	1,000,000.00	986,980.00	0.46
FFCB 4 11/1/2027	3133ERZC8	4.000	474,069.86	474,069.86	474,804.67	0.22
FFCB 4 11/1/2029-25	3133ERZD6	4.120	1,000,000.00	994,627.33	997,910.00	0.46
FFCB 4.47 3/5/2030	3133ER5U1	4.470	1,000,000.00	1,000,000.00	995,780.00	0.46
FHLB 1 9/30/2026	3130AP6D2	1.000	1,000,000.00	1,000,000.00	988,460.00	0.46
FHLB 1.125 10/14/2026	313OAPBS3	1.125	1,000,000.00	1,000,000.00	987,720.00	0.46
FHLB 1.13 7/20/2026	3130AN3R9	1.130	1,000,000.00	1,000,000.00	994,430.00	0.46
FHLB 1.3 11/24/2026-22	3130APU37	1.326	1,000,000.00	998,750.00	985,370.00	0.46
FHLB 1.31 10/28/2026	3130APLN3	1.310	1,000,000.00	1,000,000.00	987,800.00	0.46
FHLB 1.375 11/16/2026	3130APLP8	1.375	1,000,000.00	1,000,000.00	986,900.00	0.46
FHLB 1.5 1/27/2027	3130AQHM8	1.500	1,000,000.00	1,000,000.00	983,140.00	0.46
FHLB 4 10/8/2030-26	3130B87E6	4.000	1,000,000.00	1,000,000.00	990,140.00	0.46
FHLB 4 12/4/2030-26	3130B8U91	4.000	2,000,000.00	2,000,000.00	1,982,840.00	0.93

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
FHLB 4.125 12/4/2030	3130B8VT6	4.125	2,000,000.00	2,000,000.00	1,980,720.00	0.93
FHLB 4.3 6/18/2030-25	3130B6TR7	4.300	1,000,000.00	1,000,000.00	998,290.00	0.46
FHLB 4.5 5/22/2030-26	3130B6JC1	4.500	2,000,000.00	2,000,000.00	1,999,460.00	0.93
FNMA 4 10/16/2030-26	3136GAY52	4.000	1,000,000.00	1,000,000.00	990,160.00	0.46
FNMA 4.07 12/4/2030-26	3136GC6D2	4.070	2,000,000.00	2,000,000.00	1,978,360.00	0.93
Sub Total / Average US Agency		2.980	23,474,069.86	23,467,447.19	23,263,674.67	10.91
US Treasury						
T-Bond 4.125 2/15/2027	91282CKA8	4.424	1,000,000.00	991,750.00	1,002,730.00	0.46
T-Note 3.375 9/15/2027	91282CLL3	3.475	1,000,000.00	997,215.63	993,590.00	0.46
T-Note 3.5 9/30/2026	91282CLP4	3.586	1,000,000.00	998,351.56	999,000.00	0.46
T-Note 3.875 11/30/2029	91282CFY2	4.055	1,000,000.00	991,936.23	997,310.00	0.46
T-Note 3.875 9/30/2029	91282CFL0	4.071	1,000,000.00	991,456.88	997,700.00	0.46
T-Note 4 1/31/2029	91282CJW2	4.283	1,000,000.00	987,532.55	1,002,310.00	0.46
T-Note 4 10/31/2029	91282CFT3	4.071	1,000,000.00	996,837.50	1,001,560.00	0.46
Sub Total / Average US Treasury		3.995	7,000,000.00	6,955,080.35	6,994,200.00	3.25
Total / Average		3.111	215,152,974.97	215,096,556.17	214,899,723.02	100

CITY OF CARSON SUCCESSOR AGENCY PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
APRIL 30, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Cash						
Preferred Bank Cash	MM0099	3.250	6,408,205.03	6,408,205.03	6,408,205.03	80.59
Sub Total / Average Cash		3.250	6,408,205.03	6,408,205.03	6,408,205.03	80.59
Local Government Investment Pool						
LAIF LGIP	LGIP9016	3.980	1,543,615.76	1,543,615.76	1,543,615.76	19.41
Sub Total / Average Local Government Investment Pool		3.980	1,543,615.76	1,543,615.76	1,543,615.76	19.41
Total / Average		3.392	7,951,820.79	7,951,820.79	7,951,820.79	100

CITY OF CARSON HOUSING AUTHORITY PORTFOLIO RESERVES SUMMARY
FOR THE MONTH ENDING
APRIL 30, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Certificate Of Deposit						
Preferred Bank 4.03 4/27/2026	3000022341M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.03 4/27/2026	2333	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.03 4/27/2026	3000022368M	4.030	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	30000024115	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	3000024131	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Preferred Bank 4.16 5/7/2026	30000024123	4.160	1,000,000.00	1,000,000.00	1,000,000.00	16.67
Sub Total / Average Certificate of Deposit		4.095	6,000,000.00	6,000,000.00	6,000,000.00	100.00
Total / Average		4.095	6,000,000.00	6,000,000.00	6,000,000.00	100

Report to City Council, Successor Agency, and Housing Authority

Wednesday, June 3, 2026, 5:00 PM

CONSENT 19.

To: City Council, Successor Agency, and Housing Authority

From: Monica Cooper, City Treasurer TREASURER Administration

Subject: CONSIDER THE ANNUAL STATEMENT OF INVESTMENT POLICY- CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY (HOUSING AUTHORITY)

I. SUMMARY

In accordance with California Government Code Section 53600, the Statement of Investment Policy is being presented to the City Council for review and adoption. The policy has been updated to reflect amendments to the California Government Code that became effective January 1, 2026.

The following updates have been incorporated into the Investment Policy:

- The investment limit for the Local Agency Investment Fund (LAIF) has changed from $75 million to an unlimited investment amount.
- Banker's Acceptances now have a maximum maturity term of 180 days.
- Commercial Paper now has a maximum maturity term of 397 days.
- Supranational Obligations have increased to a maximum of 30% of the agency's investment portfolio.
- SB 827 Fiscal and Financial Management Training is now required for all officials responsible for public funds and fiscal oversight.

II. RECOMMENDATION

APPROVE Statement of Investment Policy

III. ALTERNATIVES

TAKE another action the Council deems appropriate.

IV. BACKGROUND

The Statement of Investment Policy establishes guidelines for the prudent management of reserve revenues and defines appropriate investment practices. It governs the investment activities of the City of Carson, the Carson Housing Authority, and the Carson Successor Agency. Surplus funds not needed for daily operations must be invested in safe, liquid instruments in full compliance with state laws regulating public fund investments.

The primary goal of the policy is to protect these public funds while supporting the financial stability of the City, Housing Authority, and Successor Agency. The policy is based on both applicable state statutes and principles of sound financial management.

V. FISCAL IMPACT

None

VI. EXHIBITS

1. Exhibit No. 1 – Statement of Investment Policy

Attachments

Investment Policy 2026.pdf

CITY OF CARSON
STATEMENT OF INVESTMENT POLICY

Introduction

This policy was developed to formalize the City Treasurer's intent to implement prudent investment practices and to serve the public's best interest regarding investment management and fiscal operations and accountability. Revisions to this policy shall be executed when needed through compliance to federal or state mandates and annual review and adoption at a regular meeting by the City Council.

I. Policy Statement

The City of Carson in addition to the Carson Successor Agency and Carson Housing Authority, hereafter referred to as "the City", through the adoption of this policy shall invest public funds in a manner that will provide maximum security of the principal invested while meeting the cash flow needs of the City. There is a subordinate emphasis on providing the highest yield (return) on the principal. Further, the City will conform to all applicable Federal, State, and City statues governing the investment of public funds.

II. Maintain The Public Trust

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust.

III. Delegation of Authority

The City Treasurer is the designated investment officer of the city and is responsible for investment management decision and activities. The City Treasurer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the city Treasurer is not present. No deputy/liaison may engage in an investment transaction except as provided under the terms of the policy and procedures established by the City Treasurer and approved by the City Council.

IV. Investment Philosophy and Prudence

The standard of prudence to be used in the investment function shall be the "Prudent Investor Standard" and shall be applied in the context of managing the overall portfolio. Securities shall generally be held until maturity, with the following exceptions:

- A security with declining credit may be sold early to minimize loss of principal.
- Liquidity needs of the portfolio require that the security be sold.
- Liquidity a security swap would improve the quality, yield, or target duration in the portfolio.

Prudent Investor Standard: When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law." In consideration of an investment, the safety of the capital as well as income is part of the "prudent person" approach. Investment officers acting in accordance with the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

V. Scope

The scope of this investment policy applies to all financial assets and funds held by the City. The City Treasurer is authorized to invest the City's funds as prescribe by California Government Code section 53600. These funds are defined in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Revenue Funds
- Special Revenue Funds
- Carson Successor Agency Funds
- Carson Housing Authority Funds

VI. Objectives

The investment policy and practices of the City Treasurer for the City of Carson are based upon State law and prudent money management. The primary objectives of this policy are in priority order:

SAFETY OF PRINCIPAL: Safety of principal is the foremost objective of the city. The investment of funds shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To achieve this goal, diversification is required in the portfolio's composition. The investment portfolio will be diversified to avoid unreasonable and avoidable risks regarding specific security types and individual financial institutions. With diversification, failure of any one institution would not unduly harm the City's cash flow.

LIQUIDITY: The investment portfolio shall be structured to match expected cash flow needs. City investments must be able to be easily sold with minimal risk of loss of principal or interest. Therefore, the City's investment portfolio will remain sufficiently liquid to enable the city to meet operating requirements which might be reasonably anticipated.

YIELD: Return on investment becomes a consideration after the basic requirements of investment safety and liquidity are achieved. The City's investment portfolio shall be designed with the objective of attaining a benchmark rate of return throughout budgetary and economic cycles commensurate with the City's investment risk constraints and the cash flow of the portfolio. The City's investment portfolio is designed to operate on a general "buy and hold" premise.

VII. Authorized Investments and Suitable Investments

It is the policy of the City to diversify its investment portfolio. Invested funds shall be diversified to minimize the risk of loss resulting from over concentration of assets in a specific maturity, specific issuer, or specific class of securities. As part of the Treasurer's diversification strategy, investments will be matched with anticipated cash flow requirements. Investment of City funds is governed by the California Government Code Sections 53600 seq. Within the context of the limitations, the following investments are authorized as further limited herein:

A. United States Treasury Obligations — 100% Maximum

United States Treasury Bill, Notes and Bonds, or those for which the full faith and credit of the United States are pledged for payment of principal and interest. This investment is both safe and liquid. There is no percentage limitation of the funds that can be invested in this category. Although a five-year maturity limitation is applicable.

B. *Federal Agency Obligations* — 100% Maximum

The City may invest in federally sponsored agency securities including obligations issued by the Government National Mortgage Association (GNMA), the Federal Farm Credit Bank System (FFCB), the Federal Home Loan Bank Board (FHLB), the Federal Home Loan Mortgage Corporation (FHLMC), the, Federal Agricultural Mortgage Corporation (Farmer Mac) and the Federal National Mortgage Association (FNMA). The "prudent investor" rule shall apply for a single agency name, as U.S. Government backing is implied rather than guaranteed. There is no percentage limitation of the funds that can be invested in this category. Although a five-year maturity limitation and a maximum of forty percent (40%) per issuer is applicable.

C. *Collateralized Time Deposits* (CD) — 100% Maximum

The City may invest in non-negotiable time deposits collateralized in accordance with Government Code Sections 53651-52 in those banks that meet the requirements for investment in Certificates of Deposit. All investments in time deposits must be issued by a financial institution whose performance has been reliable and whose safety rating meets the standards established by the City Treasurer. The City Treasurer will periodically monitor the operating performance of all financial institutions holding City time deposits. Financial institutions must provide proof of collateralization by submitting third party trustee reports detailing securities that represent collateralization for city accounts monthly. Collateralization will be required for certificates of deposit. The city chooses to limit collateral to the Government Securities. Collateral will always

be held by an independent third party. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the city and retained.

D. ***Banker's Acceptances*** 10% Maximum

The city may invest in Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as banker's acceptances. Banker's acceptances purchased may not exceed 180 days to maturity or thirty percent of the agency's money may be in bankers' acceptances of any one commercial bank and shall follow Government Code Section 53601(g).

E. ***Commercial Paper*** 15% Maximum

The City may invest in Commercial Paper with a short-term rating of "P-1" by Moody's Investor Services or "A-1" by Standard and Poor's and issued by a corporation that is organized and operating within the United States with assets more than $500,000,000 and having an "A" or better rating on its long-term debentures, if any, as provided by Moody's or Standard and Poor's. Purchases of eligible commercial paper may not exceed forty (40%) of the market value of the City's funds nor represent more than ten (10%) of any single issuing corporation. The term to maturity may not exceed 397 days.

F. ***Negotiable Certificates of Deposits*** 30% Maximum

The City may invest in negotiable time deposits issued by a financial institution whose performance has been reliable and whose safety rating is four stars or better. The City Treasurer will periodically throughout the year, monitor the operating performance of all financial institutions holding deposits.

G. ***Certificates of Deposit – Private Placement*** 30% Maximum

The City may invest in Certificates of Deposit through a selected depository institution that utilizes a private sector entity to assist in the placement of certificates with one or more depository institution to always ensure that the full amount of the deposit and accrued interest be insured by the Federal Deposit Insurance Corporation or the national Credit Union Administration. These investments are commonly identified as CDARS. In accordance with California Government Code Section 53601.8

H. ***Local Agency Investment Fund*** 100% Maximum

The City may invest in the Local Agency Investment Fund (LAIF) as established by the State Treasurer of California for the benefit of local agencies up to the maximum amount permitted by State law, which is currently $75 million per account.

I. ***Money Market Funds or Mutual Funds*** 20% Maximum

The City may invest in shares of beneficial interest issued by diversified management companies that are money market funds (MMFs) registered with the Securities and Exchange Commission under the federal Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1 et seq.). To be eligible for investment, these companies shall either: (1) attain the highest rating of AAA by at least two nationally recognized statistical rating organizations, one of which must be S&P or Moody's, or (2) retain an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of $500 million. No more than 10% of the surplus funds may be invested in shares of any one money market fund. Allowable investments for this category shall be limited to MMFs which primarily invest only in government securities and repurchase agreements collateralized by government securities.

J. ***Medium Term Corporate Notes*** 20% Maximum

The City may invest in debt securities issued by a corporation organized and operating in the United States or a depository institution licensed by the United States or any state and operating within the United States. Local agencies are restricted by California Government Code to invest in corporations rated in the top three note categories by Moody's Investor Service, Inc., and/or Standard and Poor's Corporation, the lowest being a rating category of "A. No more than 5% of surplus funds may be invested in any single issuer. If an issuer is downgraded, an analysis will be prepared showing the City's exposure and to determine whether the security should continue to remain in the portfolio or sold.

K. ***State/Municipal Bonds*** 20% Maximum

The City may invest in bonds issued by the State of California or any local agency in the State of California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency or by a department, board, agency or authority of the local agency. All bonds must be rated AA or better by Moody's or Standard & Poor's. Due diligence must be performed to ensure that the revenues dedicated to the repayment of the bonds and interest cannot be interrupted.

L. ***Supranational Obligations*** 30% Maximum

The city may invest in United States dollar-denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development of the World Bank (IBRD), International Finance Corporation (IFC), and Inter-American Development Bank (IABD), with maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments must have a minimum rating of AA by Moody's and Standard & Poor's and shall not exceed 30% of the City's surplus funds, and not more than 5% of the market value of the portfolio may be invested in notes issued by any one supranational.

VIII. **Bond Revenue**

Bond revenue shall remain separate from the City general fund. These funds shall be invested pursuant to the instructions provided by the bond indenture. Should the bond indenture conflict with this policy, then such investments shall be made in accordance with the bond indenture.

IX. **Maximum Maturities**

To the extent possible the portfolio will attempt to match its investments with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing a potential realized loss. The portfolio will not directly invest in securities maturing more than five (5) years from the date of purchase pursuant to California Code 53601. The weighted average maturity of the portfolio shall not exceed 3 years.

X. **Unauthorized Investments**

The following investments are of a higher risk factor and therefore are prohibited:

- Common Stocks
- Derivative based instruments
- Repurchase agreements
- Reverse repurchase agreements
- Inverse floaters
- Futures and options
- Mortgage-backed-securities

Any State of California legislative action that further restricts allowable maturities, investment types or percentage allocations, will be incorporated into the City's Investment Policy and supersedes all previous applicable language.

XI. Investment Pools / Mutual Funds

The Treasurer shall thoroughly investigate any pooled investment funds, including mutual funds. Investment pools and mutual funds shall be evaluated by the following items:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced, and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XII. Safekeeping and Custody

Security transactions entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis or if held with the same company from which the securities are purchased, are held in the name of or under the control of the agency and kept in a legally separate trust department.

XIII. Authorized Financial Dealers and Institutions

City shall transact business with financial institutions authorized to provide investment services in the State of California. To further ensure that investments are purchased only through well established, financially sound institutions, A list will be maintained of approved security broker/dealers selected by credit worthiness, adequate capitalization, and an agreement to abide by the conditions set forth in the City of Carson's Investment Policy.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions will be given a copy of the City's Investment Policy, and in turn must supply the City Treasurer with the following:

- Current audited financial statements
- A copy of the latest FDIC Call Report or FHLBB Report, as appropriate
- Proof of FINRA certification and good standing
- Proof of State or Federal registration or charter, as appropriate
- Completed broker/dealer questionnaire
- Certification of having read City's investment policy

- Depository contract
- Proof that brokerage firms are members in good standing on a national securities exchange.
- Must be a member of the SIPC- Securities Investors Protection Corporation

An annual review of the financial condition and registrations of qualified bidders will be conducted by the Treasurer.

XIV. Internal Control

The City Treasurer shall establish appropriate procedures designed to provide proper control over investments and deposits. On an annual basis these controls will be reviewed in conjunction with the annual audit of the city. This review will assure compliance with policies and procedures.

XV. Ethics and Conflicts of Interest

The City Treasurer and Deputy City Treasurer shall avoid any transaction that might impair public confidence in the City's ability to govern and manage the investment of public funds in an effective manner. The City Treasurer, Deputy City Treasurer or any other official charged with the responsibility of making investment decisions shall have no vested interest in any investment being made involving public funds of the City and shall gain no financial benefit from such investment decisions. All participants in the City's investment process shall seek to act responsibly as custodians of the public trust and shall immediately disclose to the City Council any material financial interests in financial institutions that conduct business within their jurisdiction as well as any large personal financial/investment positions that could be related to the performance of the City.

XVI. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs

XVII. Reporting

The Treasurer shall render monthly investment reports to the Mayor, City Council, and Finance Director. In addition, the Statement of Investment Policy will be provided annually.
The monthly reports shall include:

- The Par/Face, Cost and Market value of the investment
- The classification of the investment
- The name of the institution or entity

- The maturity date
- Percentage of the investment portfolio represented by each investment category
- A statement of compliance or manner in which the portfolio is not compliance
- A statement as to the ability of the City to meet its expenditure requirements for the next six months or an explanation of why sufficient money may not be available

XVIII. Investment Policy Review

The investment policy shall be reviewed at least annually to ensure its consistency with the overall objectives of SAFETY, LIQUIDITY and YEILD and its relevance to current law, financial and economic trends and to meet the needs of the City of Carson. The City's investment policy shall be adopted by minute resolution by the City council. This policy shall be reviewed annually by the City Council\Carson Successor Agency and Carson Housing Authority and any amendments to the policy must be approved by the City Council.

XIX. Review of Investment Portfolio

The securities held by the City of Carson must follow Section VII Authorized and Suitable Investments at the time of purchase. Because some securities may not comply with Section VII Authorized and Suitable Investments after the date of purchase, the Treasurer shall at least quarterly review the portfolio to identify those securities that do not comply. The Treasurer shall report to the City Council, major and critical incidences of noncompliance identified through the review of the portfolio.

XX. Collateralization

Pursuant to Government Code Sections 53652 through 53667, the City requires depositories to post certain types and levels of collateral for public funds above the Federal Deposit Insurance Corporation (FDIC) insurance amounts. The collateral requirements apply to bank deposits and certificates of deposit.

Collateral shall always be held by an independent third party with who the entity has a current written custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the entity and retained. The right of substitution is granted.

XXI. SB 827 Fiscal and Financial Management Training Requirements

Effective January 1, 2026, Senate Bill 827 (SB 827) establishes mandatory fiscal and financial management training requirements for certain local agency officials responsible for public funds and fiscal oversight.

Pursuant to Government Code requirements, applicable officials shall complete a minimum of two (2) hours of fiscal and financial management training every two years.

The City shall maintain records of completed training for a minimum period of five (5) years.

Approved Training Providers:

California Debt and Investment Advisory Commission (CDIAC)
California State Treasurer's Office educational programs
Fair Political Practices Commission (FPPC)
California Attorney General training programs
Approved municipal finance organizations
Agency legal counsel or qualified professional trainers

Prepared by: Monica Cooper
City of Carson Treasurer

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 20.

To: Honorable Mayor and City Council

From: Dr. Khaleah K. Bradshaw, City Clerk CLERK Administration

Subject: CONSIDER ADOPTION OF RESOLUTION NO. 26-065, ADOPTING A POLICY FOR IMPLEMENTATION OF NEW PROVISIONS OF THE RALPH M. BROWN ACT AS ENACTED BY SENATE BILL NO. 707 REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE OCCURRING DURING CITY COUNCIL MEETINGS (CITY COUNCIL)

I. SUMMARY

On October 3, 2025, Governor Newsom signed Senate Bill No. 707 (“SB 707”) to revise the Brown Act’s open meeting laws by allowing greater flexibility in teleconferencing and accessibility requirements, including translation services in certain circumstances and real time captioning, effective July 1, 2026, and until January 1, 2030. All open and public City Council meetings will be required, beginning July 1, 2026, and until January 1, 2030, to include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined in SB 707.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-065, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A POLICY FOR IMPLEMENTATION OF NEW PROVISIONS OF THE RALPH M. BROWN ACT AS ENACTED BY SENATE BILL NO. 707 REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE OCCURRING DURING CITY COUNCIL MEETINGS"

III. ALTERNATIVES

Since SB 707 is going into effect statewide on July 1, 2026, there are no recommended alternatives.

IV. BACKGROUND

Signed by the Governor on October 3, 2025, Senate Bill (“SB”) 707 revises the Brown Act’s open meeting laws in two major ways: (i) teleconferencing flexibility, and (ii) accessibility requirements, such as translation services in certain circumstances and real time captioning. These changes apply to meetings of the City Council and not meetings of other subsidiary, advisory bodies such as the Planning Commission. Exhibit 2 includes key changes to the Brown Act as required by Senate Bill No. 707, as summarized by the City Attorney.

V. FISCAL IMPACT

None

VI. EXHIBITS

1. Resolution No. 26-065

2. Summary of SB707 updates to Brown Act

Attachments

Resolution 26-065 - SB 707 Policy.pdf
(Carson) SB 707 Requirements for Cities_(2065582.1).pdf

RESOLUTION NO. 26-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A POLICY FOR IMPLEMENTATION OF NEW PROVISIONS OF THE RALPH M. BROWN ACT AS ENACTED BY SENATE BILL NO. 707 REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE OCCURRING DURING CITY COUNCIL MEETINGS

WHEREAS, the Ralph M. Brown Act ("Brown Act"), California's open meeting law, governs the conduct of public meetings by governmental bodies; and

WHEREAS, on October 3, 2025, Governor Newsom signed Senate Bill No. 707 ("SB 707") to revise the Brown Act's open meeting laws by allowing greater flexibility in teleconferencing and accessibility requirements, including translation services in certain circumstances and real time captioning, effective July 1, 2026, and until January 1, 2030; and

WHEREAS, among the various new requirements under SB 707, subject to limited exceptions, all open and public City Council meetings will be required, beginning July 1, 2026, and until January 1, 2030, to include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined in SB 707; and

WHEREAS, SB 707 requires the City, by July 1, 2026, to approve a policy regarding disruption of telephonic or internet service occurring during meetings subject to the relevant provisions of SB 707; and

WHEREAS, the City Council now desires to adopt a policy to implement SB 707.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption of SB 707 Policy. That pursuant to the Senate Bill No. 707, the City Council hereby approves the following policy:

Section 2.1. Title of Policy

This Policy shall be known as the SB 707 Policy of the City of Carson, California ("City").

Section 2.2. Statement of Purpose

The purpose of this Policy is to comply with and implement Government Code Section 54953.4(b)(1), which was added to the Government Code by SB 707, and which requires the City to approve a policy regarding disruption of telephonic or internet service occurring during meetings subject to subclause (I) of Government Code Section 54953.4(b)(1).

Section 2.3. POLICY:

For purposes of implementation of Government Code Section 54953.4(b)(1) as enacted by SB 707, the City shall adhere to the following requirements for City Council meetings:

I. Hybrid public comment format.

As required by Government Code section 54953.4(b)(1), open and public meetings of the City Council shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform, except if adequate telephonic or internet service is not operational at the meeting location. If adequate telephonic or internet service is operational at the meeting location during only a portion of the meeting, the City Council shall include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform during that portion of the meeting.

As provided in Government Code section 54953.4(b)(1), a meeting that is held to do any of the following is not required to include an opportunity for members of the public to attend via a two-way telephonic service or a two-way audiovisual platform:
(i) Attend a judicial or administrative proceeding to which the City is a party.
(ii) Inspect real or personal property provided that the topic of the meeting is limited to items directly related to the real or personal property.
(iii) Meet with elected or appointed officials of the United States or the State of California, solely to discuss a legislative or regulatory issue affecting the City and over which the federal or state officials have jurisdiction.
(iv) Meet in or nearby a facility owned by the City, provided that the topic of the meeting is limited to items directly related to the facility.
(v) Meet in an emergency situation pursuant to Government Code Section 54956.5.

If the City Council elects to provide a two-way audiovisual platform: (i) the two-way audiovisual platform shall be structured to disable the use of video for the public participants; (ii) the City Council shall publicly post and provide a call-in option; and (iii) automatic captioning shall be activated, if the platform provides this feature.

II. Broadcast disruption procedures.

If audio, video, or the entire teleconference platform fails in a manner that prevents the public from observing or participating remotely as required pursuant to Section I above, the presiding officer shall recess the open session of the meeting. The City

Clerk and appropriate available technical personnel shall take immediate corrective action in a good faith effort to restore service. Corrective action may include establishing a replacement teleconference platform session, activating a two-way telephonic service, or any other best effort to comply with SB 707. Notice of the disruption and/or corrective actions update shall be posted on the City's website and announced at the in-person meeting location, if feasible.

The City Council may meet in closed session during this period. The City Council shall not reconvene the open session of the meeting until at least one hour following the disruption, or until telephonic or internet service is restored, whichever is earlier. Following such time, the presiding officer may reconvene the meeting by publicly announcing such intent from the dais or other meeting location and confirming the presence of a quorum.

Upon reconvening the open session, if remote access has not been restored, the City Council shall adopt a finding by roll call vote that good faith efforts were made to restore service and that the public interest in continuing the meeting outweighs the public interest in remote public access before proceeding with the meeting.

The foregoing procedures shall apply equally whether the disruption affects the public, a Councilmember participating remotely for just cause as authorized under Government Code Section 54953.8.3, or any person with a disability who is participating remotely as a reasonable accommodation under applicable law. Additionally, if a disruption of telephonic or internet service affects a Councilmember(s) participating remotely due to an authorized basis under the Brown Act, including for just cause or as a reasonable accommodation for a disability, the presiding officer shall determine whether quorum is maintained and shall recess or adjourn the meeting if and as necessary to ensure a quorum is achieved before proceeding with City Council meeting business.

III. Disruptions by members of the public.

Consistent with Government Code section 54957.96, the existing authority of the City Council or its presiding officer to remove or limit participation by persons who engage in behavior that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting, including existing limitations upon that authority, shall apply to members of the public participating in a meeting via a two-way telephonic service or a two-way audiovisual platform.

In addition to the provisions above, this section shall be interpreted and enforced consistent with the City's Rules of Decorum, as adopted and amended from time to time by the City Council.

IV. Definitions. As used in this Policy, the following definitions apply:

(1) "Two-way audiovisual platform" means an online platform that provides participants with the ability to participate in a meeting via both an interactive video conference and a two-way telephonic service. A two-way audiovisual platform may be structured to disable the use of audio and video for the public participants.

(2) "Two-way telephonic service" means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate.

[END OF POLICY]

SECTION 3. The City Council declares that, should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

SECTION 4. This Resolution shall take effect July 1, 2026, and shall remain in effect only until January 1, 2030, and as of that date is repealed.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be published in a manner prescribed by law.

[signatures on the following page]

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

_____
Sunny K. Soltani, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City Of Carson, California, hereby attest to and certify that the forgoing Resolution, being Resolution No. 26-___, was duly and regularly adopted by the City Council of Carson at its meeting held the 3rd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Dr. Khaleah K. Bradshaw, City Clerk

Aleshire & Wynder

MEMORANDUM

TO: **DAVID C. ROBERTS, JR., CITY MANAGER**
DR. KHALEAH K. BRADSHAW, CITY CLERK

FROM: **SUNNY SOLTANI, CITY ATTORNEY**
VRUNDA A. SHAH, ASSOCIATE ATTORNEY

DATE: **November 17, 2025**

RE: **SUMMARY OF SB 707: UPDATES TO BROWN ACT TELECONFERENCING AND PUBLIC ACCESS REQUIREMENTS FOR CITIES**

I. SUMMARY

Signed by the Governor on October 3, 2025, Senate Bill ("SB") 707 revises the Brown Act's open meeting laws in two major ways: (i) teleconferencing flexibility, and (ii) accessibility requirements, such as translation services in certain circumstances and real time captioning. These changes apply to meetings of the City Council and ***not*** meetings of other subsidiary, advisory bodies such as the Planning Commission.

II. KEY CHANGES

A. Teleconferencing and Remote Participation Requirements

- **Mandatory Hybrid Meetings:** By July 1, 2026, the City Council ***must*** provide for hybrid meetings (in-person plus a teleconference option). The teleconference option must be either a two-way telephonic *or* audiovisual platform (e.g., zoom). If using audiovisual platforms, a call-in option and active captioning (if available) are required.[1]

- **Policy Regarding Broadcast Disruption:** Prior to July 1, 2026, the City Council must adopt an open session policy regarding hybrid meetings that includes procedures for restoring service in the event of a broadcast disruption. The policy should include (i) steps to be taken if audio, video, or the entire platform fails, (ii) the appropriate personnel to take corrective action to restore service, and (iii) the procedure to notify the public and resume the meeting upon restoration of service.

  In addition, the policy should also outline how the City Council will deal with a disruption or disturbance from a member of the public, either in-person or on teleconference, and restore decorum to the meeting. The policy should also address the procedures for accommodating disability requests by a Councilmember or a member of the public in participating in the meeting, as well as define "just cause"

[1] Cal. Gov. Code § 54953.4(b)(1).

and "emergency circumstances" for purposes of remote participation by a Councilmember.

- **One-Hour Recess Requirement**: Starting July 1, 2026, if a disruption prevents the public from attending the meeting remotely, the City Council must take a recess and try to restore service. If service cannot be restored within one (1) hour, the City Council must conduct a roll call vote confirming that good faith efforts were made, and make a finding that public interest in continuing the meeting outweighs remote access.[2]

- **Legal Basis for Remote Participation of Councilmember**: Starting January 1, 2026, Councilmembers who participate remotely must have their legal basis for remote participation recorded in the meeting minutes.[3]

- **Councilmember with Disability**: Starting January 1, 2026, Councilmembers with a disability may participate remotely as a reasonable accommodation, including participation via audio only (but only if their condition prevents participation on camera). Once an accommodation is granted for a disability, the Councilmember's remote participation counts toward quorum at the in-person meeting site. Unlike the "just cause" or "emergency circumstance" reasons for Councilmembers to participate remotely, there are no restrictions on the number of meetings a Councilmember may attend remotely and no geographic limits on participation, once a disability is established and accommodated. However, those attending remotely must still disclose any present adults and their relationship to them.[4]

- **"Just cause" definition expanded and extended**: Currently, Councilmembers may participate remotely due to "just cause". In addition to the existing reasons of childcare needs, a contagious illness, official City-related travel, and physical or family medical emergency, as of January 1, 2026 the definition of "just cause" will now include military service obligations. Previously sunsetting at the end of 2025, the allowance for remote participation via "just cause" has been extended to December 31, 2029.[5]

[2] Cal. Gov. Code § 54953.4(b)(1).
[3] Cal. Gov. Code § 54953.8(b)(7).
[4] Cal. Gov. Code § 54953(c).
[5] Cal. Gov. Code § 54953.8.3(c).

B. <u>Enhancing Public Engagement (Starting July 1, 2026):</u>

- **Translation of meeting agendas:** If 20% of the City's population speaks an applicable foreign language ***and at the same time, that population speaks English less than "very well"***[6], then the City must translate meeting agendas (but not the entire agenda packet) into that applicable language. There is no need to verbally state how the foreign language translation of the agenda may be accessed during the applicable Council meeting. [*Note that the 20% calculation must be based on data regarding foreign languages from the most recent American Community Survey*.]

- **Translation of the City website**: Similar to meeting agendas, the following information on the City's website must also be translated if 20% of the City's population speaks an applicable foreign language and at the same time that population speaks English less than "very well". Each translation must be accessible through a prominent direct link posted on the City's website home page.[7]

> (A) An accessible internet webpage dedicated to public meetings that includes, or provides a link to, all of the following information:
>
> (I) A general explanation of the public meeting process for the City Council.
>
> (II) An explanation of the procedures for a member of the public to provide in-person or remote oral public comment during a public meeting or to submit written public comment.
>
> (III) A calendar of all public meeting dates with calendar listings that include the date, time, and location of each public meeting.
>
> (IV) The agenda posted online.

[6] Note that the term "very well" is not defined in the Govt. Code, but is a term of art used to identify individuals with limited English proficiency (LEP), and it refers directly to data from the U.S. Census Bureau's American Community Survey (ACS). The U.S. Census Bureau uses this specific phrasing in its survey to measure the level of English proficiency within households and communities. Individuals are considered LEP if they indicate on the ACS that they speak English "less than very well" (which includes responses such as "well", "not well", or "not at all").

[7] Cal. Gov. Code § 54953.4(b).

- **Assistance in translation services**: The City is required to reasonably assist members of the public who wish to translate a public meeting into any language or wish to receive interpretation provided by another member of the public. The bill does not require the City to provide translation services, but only to reasonably assist others who choose to engage in translation/interpretation services. It is important to note that in providing any translation service, SB 707 limits the City's liability in negligent translation and provides that the City will not be responsible for the contents or accuracy of any translation.[8]

    - The bill states that the City Council shall publicize instructions on how to request assistance to the public. *[Note that SB 707 does not define how the City is required to publicize such instructions, but could include information listed on the Agenda]*

    - The "assistance" listed in the bill may include any of the following, as determined by the City Council: (i) Arranging space for one or more interpreters at the meeting location, (ii) Allowing extra time during the meeting for interpretation to occur, and/or (iii) Ensuring participants may utilize their personal equipment or reasonably access facilities for participants to access commercially available interpretation services.

- **Translation near posting sites**: The City must also provide a freely accessible physical location near where the agendas are posted to allow the public to post additional translations of the agenda in that location.[9]

- **Outreach requirements**: The City must make reasonable efforts to invite groups that do not traditionally participate in public meetings to attend those meetings. Examples of such groups include the following:

    - Media organizations providing news coverage within the City or region, including ethnic and language-specific outlets serving non-English-speaking communities.

[8] Cal. Gov. Code § 54953.4(b)(2).
[9] Cal. Gov. Code § 54953.4(c)(3).

- Civil-rights, civic-engagement, neighborhood, and community-based organizations, particularly those active in or serving multilingual or historically marginalized communities.[10]

The City has broad discretion to determine what constitutes "reasonable effort." The City will not be liable for failing to contact any specific organization. In essence, so long as the City shows it is making a good-faith effort to conduct outreach to various organizations, it will meet this obligation.

C. Additional Key Requirements

- **Social Media Use**: Existing law temporarily allows a Councilmember to participate in individual communications on an internet-based social media platform for specified purposes, provided that a majority of Councilmembers do not use the platforms to discuss or deliberate on matters within the City's specific subject matter jurisdiction. This bill makes removes the sunset date and makes this exception permanent.[11]

- **Brown Act Copy**: The City must provide a copy of the Brown Act to each Councilmember of the City. [12]

- **Oral Reporting of Compensation Decisions**: SB 707 clarifies that the City is required to orally report, prior to final action, a summary of any recommendation of final action on compensation for the City Manager, any department heads, or other comparable administrative officer during an open meeting at which the final action is to be taken.

- **Teleconferencing for Advisory Bodies**: SB 707 further standardizes teleconferencing procedures for advisory bodies, such as planning commissions, and other commissions and committees of the City. Before an advisory body may use teleconferencing, the City Council must first formally authorize it by resolution or policy.[13] If teleconferencing is authorized, Commissioners or Committee members participating remotely must maintain real-time, two-way communication

[10] Cal. Gov. Code § 54953.4(b)(3)(C).
[11] Cal. Gov. Code § 54952.2(b).
[12] Cal. Gov. Code § 54952.7.
[13] Cal. Gov. Code § 54953.8.6. *Note that the City Council is not required to authorize any of these teleconferencing procedures.*

for the duration of the meeting, unless the member has a physical or mental condition meeting ADA disability criteria that results in a need to participate off camera. Further, the bill removes the prior requirement to publicly notice each remote location. Also, SB 707 requires each advisory body to reauthorize its use of teleconferencing every six months by majority vote, confirming that the practice continues to serve the public interest.

[END]

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 21.

To: Honorable Mayor and City Council

From: Debra Scott, Housing Specialist CMO Housing & Neighborhood

Subject: CONSIDER APPROVAL OF AMENDMENT NO. 3 TO MDG ASSOCIATES, INC. FOR CONSULTING SERVICES IN SUPPORT OF THE CITY OF CARSON NEIGHBORHOOD PRIDE PROGRAM FOR ENVIRONMENTAL REVIEW SERVICES (CITY COUNCIL)

I. SUMMARY

This item recommends that the City Council approve Amendment No. 3 to the agreement with MDG Associates, Inc. to continue supporting the City's Housing Team and to add environmental testing and review services for the Neighborhood Pride Program. MDG provides on-call professional services, including inspections, appraisal valuations, environmental reviews, coordination of residential and commercial rehabilitation projects, and administrative and training support.

On June 6, 2023, the City Council approved the original three-year agreement with MDG in an amount not-to-exceed $600,000, following a formal request for proposals and evaluation process. The agreement also included three optional one-year extension terms.

On February 6, 2024, the City Council approved Amendment No. 1 to expand the scope of services and clarify funding sources to support the City's Façade Improvement Program and Single-Family Residential Rehabilitation Program. Amendment No. 1 increased the agreement amount from $600,000 to $768,250.

On March 17, 2026, the City Council approved Amendment No. 2 to exercise all three remaining one-year extension options and continue administration of the City's housing and commercial rehabilitation programs based on MDG's responsiveness, experience, and high quality of service. Amendment No. 2 extended the agreement through June 20, 2029 and increased the contract amount by $768,249.99, resulting in a revised total not-to-exceed amount of $1,536,499.99.

Staff now recommends approval of Amendment No. 3 to add environmental testing and review services for the Neighborhood Pride Program for the remainder of the agreement term. MDG has extensive familiarity with the City's housing programs and operations and has successfully supported implementation of the Façade Improvement Program and PLHA Residential Rehabilitation Program. Staff has reviewed MDG's proposal and determined the proposed compensation to be fair and reasonable.

The proposed amendment would increase the agreement amount by $150,000, representing $50,000 annually over the remaining three-year term, for a revised total not-to-exceed contract amount of $1,686,499.99.

On February 3, 2026, the City Council approved a separate agreement with a different consultant for environmental review services in an amount not-to-exceed $525,000 over a five-year term. At the time, MDG was not considered for these services because the firm did not have sufficient staffing capacity to perform the required environmental review work. Since that time, staff has learned that MDG has expanded its staffing capacity and is now able to provide these services. MDG's proposed pricing for comparable services is also significantly more competitive, with an estimated annual cost of approximately $50,000 annually compared to approximately $105,000 annually under the previously approved agreement.

Following further review of the previously approved vendor's cost proposal, staff identified inconsistencies and calculation issues that affected the projected contract costs and budget assumptions presented at the time of approval. Staff subsequently determined that these issues would impact the City's ability to effectively administer the agreement as intended. Accordingly, staff plans to terminate the existing environmental services agreement in accordance with the contract's termination provisions and transfer those services to MDG under Amendment No. 3.

Consolidating environmental review services with the City's existing housing and rehabilitation consultant will improve coordination, streamline contract administration, and provide operational efficiencies across related programs while achieving additional cost savings for the City.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Amendment No. 3 to the MDG Associates, Inc. Contract Services Agreement to provide environmental review services for the City's Neighborhood Pride Program.
2. AUTHORIZE the Mayor to execute the proposed Amendment No. 3 subject to approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action deemed appropriate by the City Council and that is consistent with applicable laws.

IV. BACKGROUND

Following approval by the City Council on June 6, 2023, the City entered into an Agreement for Contract Services with MDG Associates, Inc. on June 21, 2023, to provide specialized professional support services, including inspections, appraisal evaluations, project coordination for residential and commercial rehabilitation projects, and administrative support and training related to Department of Housing and Urban Development ("HUD") reporting requirements (Exhibit No. 2).

These services continue to support several key City initiatives, including the following:

Citywide Commercial Façade Improvement Program

The City Council established the Citywide Commercial Façade Improvement Program pursuant to adopted program guidelines to encourage the improvement, revitalization, and enhancement of existing commercial buildings along commercial corridors throughout the City.

The program is administered by the City and funded through a $1,000,000 allocation from the General Fund approved by the City Council on June 21, 2022.

MDG assists the City with inspections, project coordination, and implementation activities necessary to support façade improvement projects under the program.

PLHA Residential Rehabilitation Program

On February 7, 2023, the City Council established the Permanent Local Housing Allocation ("PLHA") funded Single-Family Housing Rehabilitation Program. The program assists income-qualified owner-occupied single-family homeowners residing in Carson with necessary home rehabilitation improvements. The program is funded through a PLHA grant agreement with the California Department of Housing and Community Development ("HCD") in the amount of $529,674.50.

MDG assists with inspections, program coordination, and administrative activities necessary to implement the rehabilitation program and ensure compliance with applicable funding and program requirements.

Amendment No. 1 (Exhibit No. 3)

On February 6, 2024, the City approved Amendment No. 1, which:

- Modified the consultant's scope of services for the Façade Improvement Program;
- Added services related to the PLHA Residential Rehabilitation Program;
- Increased contract compensation by $168,250.00; and
- Clarified the applicable funding sources for both programs.

As a result, the total contract amount increased to $768,250.00.

Amendment No.2 (Exhibit No.4)

On March 17, 2026, the City approved Amendment No. 2, which exercised the remaining three one-year extension options, extended the agreement term through June 20, 2029, and increased the contract amount by $768,249.99, representing $256,083.33 annually for each extension year. The amendment increased the total not-to-exceed contract amount to $1,536,499.99.

Proposed Contract Amendment – Consolidated Extensions (Exhibit No. 5)

The proposed Amendment No. 3 would expand MDG's scope of services to include on-call environmental review and compliance services associated with the City's Neighborhood Pride Program and other HUD-funded housing rehabilitation activities. These services include preparation of environmental review documentation, site assessments, and compliance reporting required to meet California Environmental Quality Act ("CEQA"), National Environmental Policy Act ("NEPA"), and U.S. Department of Housing and Urban Development ("HUD") environmental requirements under 24 CFR Part 58.

On February 3, 2026, the City Council approved a separate agreement for similar environmental review services with another consultant. At that time, MDG was not considered for these services due to limited staffing capacity. Staff has since confirmed that MDG has expanded its staffing resources and is now able to perform these services.

MDG's proposed pricing for comparable environmental review services is more cost-effective than the previously approved agreement, resulting in an estimated annual cost of approximately $50,000 compared to approximately $105,000 annually, or an estimated savings of approximately $165,000 over the remaining three-year period. Based on an assumed workload of approximately 20 projects per year, this estimate is provided for illustrative purposes only. Staff is requesting contract authorization of $50,000 annually, with the expectation that additional projects may be completed within this allocation depending on program demand and available funding.

on HRP Environmental Review

ERR Task	2026-27	2027-28	20
Tier 1 - Broad Level Review	$ 7,250.00		
Tier 2 - Site Specific - 20 Dwellings @$1,250 each)	$ 25,000.00	$ 25,000.00	$ 2
PY Total	**$ 32,250.00**	**$ 25,000.00**	**$ 2**

Consolidating environmental compliance services under the City's existing housing and rehabilitation consultant is expected to improve coordination across programs, streamline contract administration, and provide operational efficiencies for HUD-funded housing rehabilitation activities.

This amendment is consistent with the existing agreement's scope of professional services and is authorized under its amendment provisions, which allow modifications to scope and compensation for related on-call professional services supporting Housing Division programs.

Upon approval, staff intends to terminate the previously approved environmental services agreement in accordance with its termination provisions.

V. FISCAL IMPACT

Approval of Amendment No. 3 will increase the contract with MDG Associates, Inc. by $150,000 over the remaining three-year term for environmental review and compliance services supporting the City's Neighborhood Pride Program and related HUD-funded housing rehabilitation activities.

Funding will be provided through General Fund Account No. 101-70-730-101-6004 and allocated as follows:

- FY 2026/27: $50,000
- FY 2027/28: $50,000
- FY 2028/29: $50,000

The proposed amendment is anticipated to result in approximately $165,000 in cost savings over the remaining three-year period compared to the annualized cost of the previously approved environmental review services agreement.

Upon approval of Amendment No. 3, the total not-to-exceed contract amount will be $1,686,499.99.

VI. EXHIBITS

1. MDG proposal
2. MDG Contract Services
3. Amendment No.1
4. Amendment No. 2
5. Proposed Amendment No. 3

Attachments

MDG Proposal Environmental Services.pdf

MDG Contract Services 2023.pdf

MDG Amendment No.1.pdf

MDG Amendment No. 2.pdf

MDG Amendment No. 3.pdf

May 19, 2026

City of Carson
Debra Scott, Housing Specialist
701 East Carson Street
Carson, CA 90745

Submitted Via Email

Subject: Letter Proposal – HUD Housing Rehabilitation Program Environmental Review Services

Dear Ms. Scott:

MDG Associates, Inc. (MDG) is pleased to submit this letter proposal to provide the City of Carson (City) with environmental review services in accordance with 24 CFR Part 58 for its Community Development Block Grant (CDBG)-funded Housing Rehabilitation Program. MDG is a community development consulting firm headquartered in the Inland Empire of Southern California and has been providing high-quality services to municipal agencies since 1991. MDG specializes in grant management services, the majority of which involve funding from the U.S. Department of Housing and Urban Development (HUD), and our staff is fully proficient in the preparation of environmental reviews.

In addition, MDG provides day-to-day administration and implementation services of programs and activities funded with the various HUD funds including, but not limited to, housing and commercial rehabilitation programs, first-time homebuyer, and labor compliance (Davis-Bacon) monitoring services.

As noted in the enclosed proposal, MDG is prepared to perform these environmental review services under our existing Housing Rehabilitation Program agreement with the City, and based on historical spending levels under that agreement, this work is anticipated to be accommodated within the current contract capacity. Please do not hesitate to contact me should you need any additional information regarding this proposal.

Respectfully Submitted,

Rudy E. Muñoz, President

Enclosure: Proposal

QUALIFICATIONS AND EXPERIENCE

Company Experience:

MDG Associates, Inc. (MDG) was established in 1991 and has undergone steady growth since its inception. MDG is a corporation registered in the State of California. We are a certified Minority Business Enterprise (MBE) and a Small Microbusiness (SB). In response to our clients' needs, MDG and its affiliate LDM Associates, Inc. (LDM) provide a wide variety of Community Development consulting services including, but not limited to: Grants Management; Project Management; and Labor Compliance Monitoring.

MDG Associates, Inc. is comprised of individuals with a wide variety of expertise, with each one being a day-to-day practitioner of the grants that they oversee. Currently, MDG has forty-four (44) staff members. Twenty-four (24) of the staff members are knowledgeable and experienced in the administration of several types of federal and state grants with a focus on HUD's Community Planning and Development (CPD) Programs including CDBG, HOME, and ESG. The MDG team consists of day-to-day practitioners of the CDBG Program.

We also assist states, counties and cities with the design, setup, staff training, and in some cases, implementation of special grants from HUD such as the CARES Act grant funds (i.e., CDBG-CV, ESG-CV, HOME-ARP).

In addition, MDG staff has been responsible for designing, training, providing technical assistance, and implementation of housing and commercial rehabilitation, homebuyer, and economic development programs for recipient of disaster recovery funds from HUD. Recent clients include the Commonwealth of Puerto Rico and the States of California and Texas.

HUD Technical Assistance Provider/Trainers

MDG staff maintains an excellent relationship with many of the local HUD field offices as well as at the headquarters level (Washington D.C.). MDG staff currently provides technical assistance (TA) to grantees throughout the country on behalf of HUD Headquarters through the OneCPD and Community Compass Programs. Technical assistance is provided to states, counties, cities and other HUD-funded grantees in conjunction with the CDBG, CDBG-DR, HOME, and NSP programs as well as the IDIS and DRGR reporting systems.

MDG staff has been providing training at the national level on behalf of HUD Headquarters to grantees and HUD Staff since 2009. The training has been in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Community Development Block Grant–Disaster Recovery (CDBG-DR); CARES Act (CDBG/ESG); Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff also assists grantees through the HUD Resource Exchange Ask a Question (AAQ) system in the areas of CDBG, CDBG-CV, HOME, and DRGR.

Our staff is fully trained in the use of all required Federal, State, and local online reporting databases, including but not limited to the Integrated Disbursement and Information System (IDIS), Disaster Recovery Grant Reporting System (DRGR), Homeless Management Information

System (HMIS), Recovery Act Management and Performance System (RAMPS), Performance and Accountability for Grants in Energy System (PAGE), and FederalReporting.gov.

SCOPE OF WORK AND APPROACH

MDG will prepare and complete all environmental reviews required under the National Environmental Policy Act (NEPA) and HUD's implementing regulations at 24 CFR Part 58 for the City's CDBG-funded Housing Rehabilitation Program. As the Responsible Entity (RE), the City assumes HUD's environmental review responsibilities under Section 104(g) of the Housing and Community Development Act of 1974, and MDG will perform the technical preparation of these reviews on the City's behalf. The scope of services is based on the City's estimate of approximately thirty (30) owner-occupied housing rehabilitation projects per program year, including single-family dwellings and manufactured/mobile homes.

Because the Housing Rehabilitation Program is a recurring, multi-site activity, MDG will utilize the tiered review approach authorized under 24 CFR 58.15. This approach is the most efficient and cost-effective method available to the City and consists of the following two tiers:

Tier 1 – Broad-Level Review (Program-Wide). MDG will prepare a single broad-level environmental review for the Housing Rehabilitation Program covering the City's entire jurisdictional boundary, classified at the Categorically Excluded Subject To 58.5 (CEST) level pursuant to 24 CFR 58.35(a). The Tier 1 review will be valid for a four-year period in alignment with remaining period of the City's Consolidated Plan cycle, consistent with 24 CFR 58.5 and HUD's tiering guidance. The Tier 1 review will address all statutes and authorities listed at 24 CFR 58.5 and 58.6 that can be evaluated on a program-wide basis, including but not limited to: Air Quality (Clean Air Act); Coastal Barrier Resources Act; Coastal Zone Management Act; Endangered Species Act; Farmland Protection Policy Act; Wild and Scenic Rivers Act; Sole Source Aquifers; Environmental Justice (Executive Order 12898); Floodplain Management and Wetlands Protection (Executive Orders 11988 and 11990, 24 CFR Part 55); Airport Hazards; and Coastal Barriers. Deliverables for Tier 1 include preparation of the Environmental Review Record (ERR), publication-ready Notice of Intent to Request Release of Funds / Finding of No Significant Impact (NOI-RROF/FONSI) as applicable, the Request for Release of Funds and Certification (HUD Form 7015.15), and submittal to HUD for approval to obtain the Authority to Use Grant Funds (HUD Form 7015.16).

Tier 2 – Site-Specific Review. For each individual rehabilitation project (estimated at thirty (30) per program year), MDG will prepare a Tier 2 site-specific review that evaluates the property-specific environmental factors not addressed in the Tier 1 broad-level review. The Tier 2 review will address, at a minimum: Historic Preservation (National Historic Preservation Act, Section 106); Floodplain Management and Wetlands Protection at the site level; Noise Abatement and Control (24 CFR Part 51, Subpart B); Explosive and Flammable Hazards (24 CFR Part 51, Subpart C); Toxic Chemicals and Radioactive Materials, including site contamination screening (24 CFR 58.5(i)(2)); and any other site-specific factors required at the time of review. Each Tier 2 review will include all supporting documentation necessary to demonstrate compliance with each applicable authority.

State Historic Preservation Office (SHPO) Consultation. It is MDG's understanding that the City currently conducts its own Section 106 consultations with the California SHPO. Should the City elect to have MDG perform this consultation as part of the Tier 2 review, MDG will prepare the determination of effect, transmit the consultation package to SHPO, and document SHPO concurrence in the ERR at the additional unit rate identified in the Fee Proposal below.

Deliverables and Records. All work will be performed and documented in accordance with 24 CFR 58.38. For each review, MDG will deliver to the City a complete Environmental Review Record (ERR) including all source documentation, agency correspondence, mitigation measures (if any), and the final Certifying Officer's signature page ready for the City's execution. MDG will retain copies of all ERRs and remain available to respond to HUD monitoring inquiries throughout the period of the City's record-retention requirements under 24 CFR 58.38.

Coordination with City Staff. MDG will coordinate directly with City Housing staff to obtain project intake information for each Tier 2 review and to ensure that no CDBG funds are committed or expended until the environmental review process is complete and the Authority to Use Grant Funds has been received from HUD, consistent with the limitations on activities pending clearance set forth at 24 CFR 58.22.

FEE PROPOSAL

Based on the proposed scope of work, MDG proposes to complete the Tier 1 – Broad Level Review for the Housing Rehabilitation Program for a total lump sum price of **$7,250.00** to be invoiced subsequent to the City obtaining the Authority to Use Grant Funds. In addition, MDG proposes to complete each Tier 2 – Site-Specific Review for a lump sum price of **$1,250** per dwelling unit (including manufactured/mobile homes). Should the City request that MDG also perform the SHPO consultation, MDG will charge an additional **$250** per dwelling unit.

Based on the projected volume of approximately thirty (30) rehabilitation projects in Program Year 26-27, the estimated total cost for these environmental review services is summarized in Table 1 below.

Importantly, MDG is prepared to perform these environmental review services under our existing Housing Rehabilitation Program agreement with the City. Based on historical annual spending levels under that agreement, this scope of work is anticipated to be accommodated within the current contract capacity, subject to actual project volume during the program year.

Table 1: Cost Proposal

Cost Description	Lump Sum Cost Estimate
Prepare Tier 1 Broad Level Review of the City's Housing Rehabilitation Program in accordance with 24 CFR Part 58. The preparation of the Tier 1 review shall include the following deliverables. • Completion of the Part 58 review at the Categorical Excluded Subject To (CEST) level for all areas that can be completed as part of the broad level review (i.e., Coastal Barriers, Farmland Protection, etc.). The review shall include all support documentation to justify compliance with each section. • Preparation of Notice of Intent to Request the Release of Funds (NOI-RROF) for publication. • Preparation of the Request for Release of Funds and Certification (HUD Form 7015.15) and submittal to HUD for approval to obtain the Authority to Use Grant Funds (HUD Form 7015.16). *Note that the Tier 1 review will be completed for a 4-year period in line with the City's remaining Consolidated Plan cycle.*	$7,250
Prepare Tier 2 Site-Specific Review of each individual property under the City's Housing Rehabilitation Program in accordance with 24 CFR Part 58. The Tier 2 review will address property-specific authorities not covered in the Broad Level Review, including but not limited to: Historic Preservation (Section 106), site-specific Floodplain and Wetlands review, Noise Abatement (24 CFR Part 51, Subpart B), Explosive and Flammable Hazards (24 CFR Part 51, Subpart C), and Toxic Chemicals/Site Contamination (24 CFR 58.5(i)(2)). It is MDG's understanding that the City currently performs its own Section 106 / State Historic Preservation Office (SHPO) consultations. Should the City elect to have MDG perform that service as part of each Tier 2 review, the additional unit cost is listed in the Cost Estimate column.	$1,250 each unit SHPO consultation (optional): +$250 each unit

Note: The Tier 1 review is valid for the duration of the City's five-year Consolidated Plan cycle and need not be repeated annually.

As noted above, MDG believes it can perform these environmental review services under our existing Housing Rehabilitation Program agreement with the City, which is anticipated to accommodate this scope within current contract capacity based on historical spending levels. The unit rates set forth in Table 1 are provided for the City's budget tracking and HUD cost-reasonableness documentation under 2 CFR 200.404.

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

MDG ASSOCIATES INC.

EXHIBIT NO. 1

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
MDG ASSOCIATES INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 21st day of June, 2023 by and between the CITY OF CARSON, a California municipal corporation ("City") and MDG ASSOCIATES INC., a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

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

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

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

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

OPERATIVE PROVISIONS

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

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

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

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

1.2 Consultant's Proposal.

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

1.3 Compliance with Law.

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

1.4 Licenses, Permits, Fees and Assessments.

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

1.5 Familiarity with Work.

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

1.6 Care of Work.

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

1.7 Further Responsibilities of Parties.

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

1.8 Additional Services.

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

1.9 Special Requirements.

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

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Six Hundred Thousand Dollars ($600,000)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an amount of **$200,000** per year.

2.2 Method of Compensation.

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

2.3 Reimbursable Expenses.

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

2.4 Invoices.

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

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

2.5 Waiver.

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

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

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

3.2 Schedule of Performance.

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

3.3 Force Majeure.

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

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

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

Rudy Munoz	President
(Name)	(Title)

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

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

4.2 Status of Consultant.

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

4.3 Contract Officer.

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

4.4 Independent Consultant.

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

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

4.5 Prohibition Against Subcontracting or Assignment.

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

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

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

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

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

(c) Automotive Insurance (Coverage Form ISO CA 00 01 including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less

than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars and any automobile.

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

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

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

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

5.2 General Insurance Requirements.

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

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

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

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

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

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

[to be initialed] _____
Consultant Initials

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

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

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

5.3 Indemnification.

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

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

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

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

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

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

5.4 Sufficiency of Insurer.

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

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

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

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

6.2 Reports.

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

6.3 Ownership of Documents.

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

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

6.4 Confidentiality and Release of Information.

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

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

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

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

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

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

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

7.2 Disputes; Default.

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

7.3 Retention of Funds.

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

7.4 Waiver.

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

7.5 Rights and Remedies are Cumulative.

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

7.6 Legal Action.

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

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

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

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

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

8.2 Conflict of Interest.

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

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

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

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

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

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

9.2 Interpretation.

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

9.3 Counterparts.

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

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

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

9.6 Warranty & Representation of Non-Collusion.

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

Consultant's Authorized Initials

9.7 Corporate Authority.

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Kourtney Cullors
Chief Deputy
City Clerk

For Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

MDG ASSOCIATES INC., a California corporation

By: _____
Name: Rudy Munoz
Title: President

By: _____
Name: Guadalupe Munoz
Title: CFO
Address: 10722 Arrow Route, Suite 822
Rancho Cucamonga, CA 91730

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

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

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

MDG ASSOCIATES INC., a California corporation

By:_____
Name: Rudy Munoz
Title: President

By:_____
Name: Guadalupe Munoz
Title: CFO
Address: 10722 Arrow Route, Suite 822
Rancho Cucamonga, CA 91730

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 06/09, 2023 before me, JUAN C. RIOS, personally appeared RUDY MUÑOZ, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

JUAN C. RIOS
Notary Public - California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

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

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

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 06/09, 2023 before me, JUAN C. RIOS, personally appeared GUADALUPE [illegible] proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

JUAN C. RIOS
Notary Public · California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

OPTIONAL

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

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

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services:

A. Summary of Services:

Consultant shall perform services for inspections, appraisal evaluations, coordination of residential and commercial rehabilitation projects and administrative and HUD IDIS training tasks on an as-needed basis. Consultant shall provide a sufficient complement of qualified inspection personnel to perform the services listed below on an as-needed basis. The City processes and completes approximately 35 to 40 residential and 2 commercial projects per year. Primary objectives and duties shall include the following:

1. The initial assessment and determination of the scope of work necessary to complete rehabilitation projects in the City. Structure types consist of single-family, multi-family, and mobile home type housing and neighborhood commercial structures;

2. Project coordination and job progress/compliance monitoring.

3. Administrative and IDIS training tasks on an as-needed basis; and

4. Appraisal evaluations and reporting services.

B. Consultant will perform the following Services:

1. Initial Inspection of the Property: Identify rehabilitation items eligible under current CDBG and/or HOME (as applicable) program guidelines.

2. Description of Work: Based on the results of the initial inspection, a description of work will be created summarizing the items identified in the initial inspection including a construction cost estimate utilizing the City's Inspection and Project Services Checklist.

   - Abatement of health and safety concerns regarding the foundation, structure, and the garage (where there is one).
   - An evaluation of deficiencies within the property that will include the following:

     - Code violations, and health and safety issues;
     - Roofing;
     - Plumbing;
     - Electrical;

- Heating;
- Pest infestation;
- Interior and exterior painting window replacement;
- Lead-based paint and asbestos abatement as needed on a case by case basis;
- Interior carpet or other flooring;
- Foundation.

(Including all items per the City of Carson Residential Rehabilitation Standards checklist and the program guidelines under the program)

3. Bid Procedure: Compile information for projects that will be used to implement the bid process.

4. Coordination of Pre-Construction Meetings and Job Walks. Coordinate the holding of Pre-Construction Meetings and Job Walks between the eligible homeowner and awarded contractor.

5. Coordination and Monitoring of Job Progress: Conduct inspections to determine work progress and keep written log of inspections and comments.

6. Recommend/Request Payments: Based on results of inspection(s) of work performed, recommend progress and final payments to the contractor.

7. Case File Completion: Complete all paperwork needed to complete and close out each assigned project. Case file shall include a completed check-off list or punch-list.

8. Compliance Monitoring: Monitor compliance with State of California prevailing wage requirements and Federal Davis-Bacon and Related Acts (DBRA) provisions.

9. Section 3 Compliance: Monitoring compliance with Section 3 of the Housing and Community Development Act of 1968, which states that HUD-funded jobs and contracts are to be directed, to the greatest extent possible, to local low-income residents and the businesses that employ them.

10. Administrative Tasks (AS NEEDED):
    - Assistance and training on the HUD IDIS system for employees responsible for administrating the federal and state grant programs
    - Assist and coordinate with the City's Finance Department to prepare HUD IDIS system required drawdown submissions;

- Assistance in preparation of Slum and Blight Analysis for Community Block Grant funded programs; and
- Assist City staff with evaluation oversight of CDBG Public Service recipients.

11. Appraisal Evaluation Services:
    - Prepare interior and exterior evaluations of subject properties
    - Provide a summary appraisal report, photographs, sketches, comparable photographs, comparable property locations, and a signed statement of limiting conditions specifically for the HOME program.

12. Commercial Façade Program Consultant Service:
    - Initial inspection of property
    - Description of work
    - Bid Procedure
    - Pre-construction meetings and job walks
    - Coordination and monitoring of job progress
    - Recommend/request payments
    - Case File completion

13. Notary: Consultant shall perform required notary services, and shall hold a current notary commission at all times during the term of this Agreement.

14. Compliance with Laws: The requested services shall be performed in accordance with all Federal and State laws and regulations applicable to contract involving CDBG, HOME and PLHA program funding, including but not limited to, 12 USC 1706e *et seq.*, 42 USC 12701 *et seq.*, 24 CFR Part 92, 24 CFR Part 570, 2 CFR Part 200, and 25 CCR 8200 *et seq.*

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

A. As requested by City, meet with City staff on a regular basis to provide project updates.

B. Any and all reports requested by City.

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

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

A. Rudy Munoz, President, overall management

B. Clint Whited, Senior Vice President, Slum and Blight Analysis and Integrated Disbursement Information System reporting system training

C. Esther Luis, Director, main point of contact and will be on-site as requested by City and assist with administrative tasks and overall project coordination

D. Miguel Ramirez, Manager, assistance with inspection and project coordination and inspection functions of the Commercial Rehabilitation Program

E. Arthur Gomez, Senior Associate, on-site management of day to day functions of the housing rehabilitation and project coordination and assistance with Commercial Rehabilitation Program, as needed

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

(new text shown in *bold italics*, deleted text in ~~strikethrough~~)

I. Section 3.4, "Term," of the Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ***three (3)*** ~~one (1)~~ years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ***The City may, at its sole discretion, elect to extend the Term by three (3) additional one-year terms (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C" and Exhibit "C-1."*** "

II. A new Article 10, "Federal Contracting Requirements," is hereby added to the Agreement to read it its entirety as follows:

"ARTICLE 10. FEDERAL CONTRACTING REQUIREMENTS

The Agreement shall be subject to compliance with all applicable Federal laws, including those listed below. Consultant shall further agree to require compliance with such laws, to the extent applicable, in any contracts or subcontracts entered into involving HOME or CDBG funding.

A. Anti-Lobbying Certification

Pursuant to the Byrd Anti-Lobbying Amendment (31 USC §1352), Consultant warrants that it has filed the required certification, using the form previously provided by City.

B. Clean Air and Water Pollution Control Acts

Consultant shall agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 USC §7401–7671q) and the Water Pollution Control Act as amended (33 USC §1251–1387). Any and all violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

C. Conflict of Interest

Under 24 CFR §92.356, this Agreement shall be subject to the conflict of

interest provisions of 2 CFR §§200.318 through 200.326. In accordance with 2 CFR §200.318, Consultant shall comply with all applicable City and State requirements regarding conflicts of interest, and no employee, officer or agent shall participate in the selection, award or administration of this Agreement if employee, officer or agent has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer or agent, or any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of said parties, has a financial interest or other interest in or a tangible personal benefit from a firm considered for a contract.

Under Carson Municipal Code Section 2615, it is unethical for any City employee or official to participate directly or indirectly in a procurement contract when the City employee or official knows that: (1) The City employee or official, or any member of the City employee's or official's immediate family has a financial interest pertaining to the procurement contract; or (2) any other person, business, or organization with whom the City employee or official, or any member of the City employee's or official's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement contract.

Consultant shall disclose all conflicts of interest to the City's Contract Officer within the meaning of the foregoing authorities, including any known financial interest in connection with the award or implementation of this Agreement. Consultant shall agree to comply with the foregoing authorities and to require all subcontractors to do the same.

D. Environmental Review

Consultant shall acknowledge that, pursuant to 24 CFR §92.352 and other applicable Federal laws and regulations, the National Environmental Policy Act of 1969, 42 USC §§4321-4347 (NEPA), and its implementing regulations (24 CFR Parts 50 and 58) apply to the HOME program, and that applicability of NEPA does not preclude applicability of the California Environmental Quality Act (CEQA) to discretionary approvals of projects of State and local agencies made in connection with the HOME program. Consultant shall agree to comply with, and to require compliance with, any mitigation measures or other applicable environmental restrictions or obligations pursuant to NEPA and CEQA in connection with the activities performed using HOME funding received pursuant to this Agreement.

E. Equal Opportunity

Consultant shall agree to comply with the following laws, and to require its subcontractors to comply with the following laws, to the extent applicable, in connection with performance under said contracts:

1. The Civil Rights Act, Fair Housing Act, and Age Discrimination Act:

Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq.), the Fair Housing Act (42 USC §§ 3601- 3620), and the Age Discrimination Act of 1975 (29 USC § 6101), and applicable implementing regulations, which prohibit Consultant from discriminating or excluding from employment or program participation any person due to race, color, national original origin, sex, age, handicap, religion, familial status or religious preference.

2. Rehabilitation Act of 1973 and the "504 Coordinator"

The Rehabilitation Act of 1973 (29 USC §§791 *et seq.*), and the regulations implementing Section 504 thereof (28 CFR Part 42, Subpart G (§§42.501-42.540). This involves evaluating Consultant's current policies and practices and making modifications to ensure compliance with Section 504. Consultants employing 50 or more persons and receiving CDBG assistance of $25,000 or more shall designate at least one person to coordinate compliance with 28 CFR Part 42, Subpart G.

3. Americans with Disabilities Act of 1990 (ADA):

The Americans with Disabilities Act of 1990 (ADA) (42 USC §12101 *et seq.*) and applicable implementing regulations and guidelines, which prohibit discrimination on the basis of disability in employment, State and local government service, and public accommodations and commercial facilities.

4. Construction Contract Equal Employment Opportunity Provisions.

Except as otherwise provided under 41 CFR Part 60, all contracts meeting the definition of "federally assisted construction contract" in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR 60–1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964–1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

F. Flood Disaster Protection

Consultant shall comply with Section 202(a) of the Flood Disaster Protection Act of 1973 (42 USC §4106), which prohibits Federal financial

assistance for buildings located in Special Flood Hazard Areas (SFHAs) within communities not participating in the National Flood Insurance Program. Section 102(a) (42 USC §4012) of that act mandates the purchase of flood insurance for buildings located in SFHAs as a condition of acquisition, construction, re-construction, repair and improvements activities. However, flood Insurance is not required for routine maintenance activities.

G. Labor Standards

For prime construction contracts in excess of $2,000, the consultant shall agree to comply with the Davis- Bacon Act of 1931 (40 USC §§3141-3144, §§3146-3148), as supplemented by 29 CFR Part 5. In accordance with the statute, Consultant shall agree to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor, which will be disclosed to Consultant. In addition, contractors shall be required to pay wages not less than once a week. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. Compliance with said requirements shall not excuse compliance with California prevailing wage laws. The consultant shall also agree to comply with, and to require compliance with, the Copeland "Anti–Kickback" Act (40 USC 3145), as supplemented by 29 CFR Part 3. The Act provides that each contractor or sub-recipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

H. Contract Work Hours and Safety Standards Act (40 USC §§3701-3708)

Contracts in excess of $100,000 involving the employment of mechanics or laborers shall include a provision for compliance with 40 USC §3702 and §3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 USC §3702, each contractor shall compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one-and-a-half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 USC §3704 are applicable to construction work and provide that no mechanic or laborer must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

I. National Labor Relations Board (NLRB) Certification

By signing the Agreement, Consultant is stating under penalty of perjury that it has had no more than one non-appealable finding of contempt of court issued by a federal court in the preceding two years because of failure to comply with a federal court order or with a NLRB order.

J. Records Retention

Consultant shall retain all records and files relating to this Agreement, including but not limited to the records specified in 24 CFR §92.508, for a period of five years following the final payment under the Agreement or any extensions thereto. Consultant shall make all records and files available upon request by the City, the State of California Department of Housing and Community Development or HUD during the record retention period.

K. Relocation, Displacement and Acquisition

Projects involving acquisition of real property must comply with federal relocation law to accommodate those persons temporarily or permanently displaced by the project. Consultant shall comply with Federal relocation law for projects including rehabilitating rental housing units and results in increased rents to "Targeted Income Group" (TIG) households.

L. Debarment and Suspension Certificate (Executive Orders 12549 and 12689)

A contract award (see 2 CFR §180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR Part 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by federal agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Consultant warrants that it has submitted a completed and signed Debarment and Suspension Certificate using the form previously provided by City. Consultant acknowledges that falsely providing this certification may result in criminal prosecution or administrative sanctions, and that this certification is a required component of all proposals submitted.

M. Recovered Materials

Consultant shall agree to comply with, and to require compliance with, Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include: procuring only items designated in guidelines of the Environmental

Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner maximizing energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

N. Contract Remedies and Termination Provisions

Consultant shall be aware that contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 USC §1908, shall address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate, and all contracts in excess of $10,000 shall address both termination for cause and for convenience by the contractor including the manner by which it will be effected and the basis for settlement.

O. Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms.

In accordance with 2 CFR §200.321, Consultant shall take all necessary affirmative steps (including those set forth in 2 CFR §200.321, to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

P. Filing of Protests

Pursuant to 2 CFR §200.318(k), the City's procedures apply to protests of contract awards. Proposers may file a protest of a contract award with the City's Community Development Director. In order for a protest to be considered valid, the protest must:

1. Be actually received by the Community Development Director in writing within five calendar days after the date of the contract award.

2. Clearly identify the specific recommendation being protested.

3. Specify, in detail, the grounds of the protest and the facts supporting the protest.

4. Include all relevant, supporting documentation with the protest at time of filing.

If the protest does not comply with each and every one of these requirements, it will be rejected as incomplete. If the protest is complete, the City's Community Development Director or assigned designee shall review the basis of the protest and all relevant information. The Community Development Director will deny or concur with the protest

and provide a written decision to the protestor. The protestor may then appeal the decision of the Community Development Director to the City Manager, by submitting a written appeal containing the information set forth above to the City Clerk within five days of the date the City notifies the protestor of the decision."

EXHIBIT "C"
SCHEDULE OF COMPENSATION

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

Time and Personnel Commitment:

The following is a list of personnel that Consultant will commit to City. City will be given the first opportunity to establish the number of hours required for each individual to assure that their services are being provided in accordance with the needs of the City. Adjustments to be made throughout the Agreement period in accordance with the City's needs.

Proposed Staffing/Budget

Program	Staff	Position	Hourly Rate FY 23-24*	Proposed Hrs./ Wk.	Estimated Annual Fees*
Administrative Tasks	Esther Luis	Director	$117.00/Hr.	12 hrs./wk.	$73,008
Commercial Rehabilitation	Miguel Ramirez	Manager	$111.50/Hr.	10 hrs./wk.	$57,980
	Arthur Gomez	Senior Associate	$105.50/Hr.	As needed	As needed
Housing/Commercial Rehabilitation	Arthur Gomez	Senior Associate	$105.50/Hr.	30 hrs./wk.	$163,2800
Slum and Blight Analysis	Clint Whited	Senior Vice President	$128.00/Hr.	To be Determined	Lump Sum price to be provided based on S/B Study Area

***The number of hours noted depicts the number of hours in which each individual is available to the City. The actual number of hours required to implement the programs shall be those determined by the City.**

REIMBURSABLE ITEMS:

Appraisals	$390.00 per appraisal
Project Supplies	At Cost plus 10% surcharge (if applies)
Prints/Reproductions	At Cost plus 10% surcharge (if applies)
Postage/Delivery	At Cost plus 10% surcharge (if applies)

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

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

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

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

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

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

IV. **The total compensation for the Services shall not exceed $200,000 as provided in Section 2.1 of this Agreement.**

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

EXHIBIT "C-1"

BILLING RATES

SCHEDULE OF HOURLY BILLING RATES

Rates effective as of July 1, 2023

Title	PY 2023-2024	PY 2024-2025	PY 2025-2026
President/Senior Vice President	$128.00	$131.00	$134.00
Vice President	$122.00	$125.00	$128.00
Director	$117.00	$120.00	$123.00
Manager	$111.50	$114.50	$117.50
Senior Associate	$105.50	$108.00	$111.00
Associate	$95.00	$97.50	$100.00
Senior Project Assistant	$78.00	$80.00	$82.00
Project Assistant	$73.00	$75.00	$77.00
Secretary	$51.00	$52.50	$54.00

Note: If MDG staff is requested by the City to attend a meeting not considered a part of this proposal or on a day in which a consultant is not scheduled to be on site, the City shall be billed for the time it takes to drive to and from the City and its corporate office.

AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 1") by and between the CITY OF CARSON, a California municipal corporation ("City") and MDG ASSOCIATES INC., a California corporation ("Consultant") is effective as of the 6th day of February, 2024.

RECITALS

A. City and Consultant entered into that certain Agreement for Contractual Services dated June 21, 2023 ("Agreement") whereby Consultant agreed to perform services for inspections, appraisal evaluations, coordination of residential and commercial rehabilitation projects and administrative and HUD IDIS training tasks on an as-needed basis for three (3) years with three (3) additional options for one-year extensions, for a total contract sum of $600,000; and

B. City Council established a Citywide Commercial Facade Improvement Program (the "Façade Program") pursuant to the adopted Carson Façade Improvement Program Guidelines for the public purpose of encouraging the improvement, stimulation and revitalization of the exterior facades of existing commercial buildings in various commercial corridors; and

C. The Façade Program is administered by the City and funded by the City's General Fund pursuant to an authorized allocation of $1,000,000 made by the City Council during its meeting of June 21, 2022; and

D. City Council also established a Permanent Local Housing Allocation (PLHA) funded Single-Family Housing Rehabilitation Program ("PLHA Residential Rehabilitation Program") during its meeting of February 7, 2023, for the public purpose of assisting income-qualified, eligible, owner-occupied, and Carson resident single family homeowners; and

E. The PLHA Residential Rehabilitation Program is administered by the City and funded by a PLHA grant agreement with the State of California Department of Housing and Community Development (HCD) pursuant to an authorized allocation of $529,674.50; and

F. City and Consultant now desire to amend the Agreement to: (i) modify the Scope of Services as they relate to the Façade Program and to add services as they pertain to the PLHA Rehabilitation Program through the end of the term, (ii) increase compensation by $168,250 to carry out the modified scope of services of the Agreement through the end of the term, (iii) specify that the Façade Program is to be funded through the City's General Fund, for a new total contract sum of $768,250, and (iv) specify that the PLHA Residential Rehabilitation Program is to be funded through the PLHA grant agreement.

TERMS

1. **Contract Changes.** The Agreement is amended as provided herein (new text is identified in ***bold italics***, deleted text in ~~strike through~~).

A. Section 2.1 (Contract Sum) is hereby amended to read in its entirety as follows:

"Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***Seven Hundred Sixty-Eight Thousand Two Hundred Fifty Dollars ($768,250)*** ~~Six Hundred Thousand Dollars ($600,000)~~ (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an amount of ***$256,083.33*** ~~$200,000~~ per year."

B. A new Article 11 (Funding for Façade Program) is hereby added to the Agreement to read in its entirety as follows:

"ARTICLE 11. FUNDING FOR FAÇADE PROGRAM

Notwithstanding anything contained in Article 10 of this Agreement, all funding for Consultant's services performed for the Façade Program will be paid out of the City's General Fund."

C. A new Article 12 (Funding for PLHA Residential Rehabilitation Program) is hereby added to the Agreement to read in its entirety as follows:

"ARTICLE 12. FUNDING FOR PLHA RESIDENTIAL REHABILITATION PROGRAM

Notwithstanding anything contained in Article 10 of this Agreement, all funding for Consultant's services performed for the PLHA Residential Rehabilitation Program will be paid out of the PLHA grant agreement with HCD."

D. Section I, Subsection B, Paragraph 12, of Exhibit "A" (Scope of Services), is hereby amended to read in its entirety as follows:

"12. Commercial Façade Program Consultant Service:

- ~~Initial inspection of property~~
- ~~Description of work~~
- ~~Bid Procedure~~
- ~~Pre-construction meetings and job walks~~
- ~~Coordination and monitoring of job progress~~
- ~~Recommend/request payments~~
- ~~Case File completion~~
- ***Property Inspection and Work Specifications***
  - ***Review drawings prepared by City's selected program architect.***

- *Draft Construction Scope of Work – Work Description.*
- *Provide Construction Cost Estimates.*
- *Prepare Pre-Construction Pictures.*
- *Send Applicant Work Description for review and revise as needed.*
- *Provide follow-up and related services as needed.*

- *Bid and Construction Process*
  - *Prepare Bid Packages for distribution.*
  - *Serve as Liaison with Program Applicant and contractor(s).*
  - *Provide Technical Support.*
  - *Coordinate Bid Process*
    - *Conduct Mandatory Bid-Walk with Applicant and Contractors.*
    - *Review bids, prepare Bid comparison, and follow-up with Contractors.*
    - *Verification of License and Insurance Documentation.*
    - *Selection and Award of Contract.*
- *Construction Management Oversight*
  - *Conduct progress inspections.*
  - *Prepare and Submit Progress Payment Requests.*
  - *Prepare Punch List, as needed.*
  - *Submit Change Order Request(s) as needed.*
- *Case File Completion*
  - *Prepare Post-Construction Pictures.*
  - *Assist staff with project close out (i.e., Notice of Completion)"*

E. Section I, Subsection B, Paragraph 15, of Exhibit "A" (Scope of Services), is hereby added to read in its entirety as follows:

"15. <u>PLHA Residential Rehabilitation Program Consultant Service</u>:

- *Property Inspection and Work Specifications*
  - *Conduct initial inspection of property.*
  - *Draft Construction Scope of Work – Work Description.*
  - *Provide Construction Cost Estimates.*
  - *Prepare Pre-Construction Pictures.*
  - *Send Applicant Work Description for review and revise as needed.*
  - *Provide follow-up and related services as needed.*

- *Bid and Construction Process*
  - *Prepare Bid Packages for distribution.*
  - *Serve as Liaison with Program Applicant and contractor(s).*
  - *Provide Technical Support.*
  - *Coordinate Bid Process:*
    - *Review bids, prepare Bid comparison, and follow-up with Contractor.*
    - *Verification of License and Insurance Documentation.*
    - *Selection and Award of Contract.*
    - *Prepare Construction and Improvement Agreements.*
    - *Attend Pre-Construction and Contract Signing Meeting.*

- *Construction Management Oversight*
  - *Conduct progress inspections.*
  - *Prepare and Submit Progress Payment Requests.*

- *Prepare Punch List, as needed.*
- *Submit Change Order Request(s) as needed.*

- *Case File Completion*
  - *Prepare Post-Construction Pictures.*
  - *Assist staff with project close out (i.e. Notice of Completion)"*

F. Section IV. of Exhibit "C" (Schedule of Compensation) is hereby amended to read in its entirety as follows:

"IV. The total compensation for the Services shall not exceed *$768,250*~~$200,000~~, as provided in Section 2.1 of this Agreement."

2. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 1, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment No. 1 to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 1, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 1, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 1.

5. **Authority.** The persons executing this Amendment No. 1 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 1 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment No. 1, and (iv) the entering into this Amendment No. 1 does not violate any provision of any other Agreement to which said party is bound.

6. **Counterparts.** This Amendment No. 1 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original,

whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 1.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

MDG ASSOCIATES INC., a California corporation

By: _____
Name: Rudy Munoz
Title: President

By: _____
Name: Guadalupe R. Munoz
Title: Chief Financial Officer

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

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

MDG ASSOCIATES INC., a California corporation

By:_____
Name: Rudy Munoz
Title: President

By:_____
Name: Guadalupe R. Munoz
Title: Chief Financial Officer

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On Feb 2, 2024 before me, Juan C. Rios, personally appeared Rudy Muñoz, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

JUAN C. RIOS
Notary Public - California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

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

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

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On Feb 2, 2024 before me, Juan C. Rios, personally appeared Guadalupe R. Muñoz proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

JUAN C. RIOS
Notary Public · California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

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- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER_____

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

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

AMENDMENT NO. 2

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 2 TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 2") by and between the CITY OF CARSON, a California municipal corporation ("City") and MDG ASSOCIATES, INC., a California corporation ("Consultant") is effective as of the 13th day of April, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated June 21, 2023 ("Agreement"), whereby Consultant agreed to perform services for inspections, appraisal evaluations, coordination of residential and commercial rehabilitation projects and administrative and HUD IDIS training tasks on an as-needed basis for an initial three (3) year term for a total contract sum of $600,000 with three (3) additional options for one-year extensions.

B. City Council established a Citywide Commercial Façade Improvement Program (the "Façade Program") pursuant to the adopted Carson Façade Improvement Program Guidelines for the public purpose of encouraging the improvement, stimulation, and revitalization of the exterior facades of existing commercial buildings in various commercial corridors.

C. The Façade Program is administered by the City and funded by the City's General Fund pursuant to an authorized allocation of $1,000,000 made by the City Council during its meeting of June 21, 2022.

D. City Council also established a Permanent Local Housing Allocation (PLHA) funded Single-Family Housing Rehabilitation Program ("PLHA Residential Rehabilitation Program") during its meeting of February 7, 2023, for the public purpose of assisting income-qualified, eligible, owner-occupied, and Carson resident single family homeowners.

E. The PLHA Residential Rehabilitation Program is administered by the City and funded by a PLHA grant agreement with the State of California Department of Housing and Community Development (HCD) pursuant to an authorized allocation of $529,674.50.

F. On February 6, 2024, City and Consultant entered into an amendment to the Agreement ("Amendment No. 1") to: (i) modify the Scope of Services as they relate to the Façade Program and to add services as they pertain to the PLHA Rehabilitation Program through the end of the term; (ii) increase compensation by $168,250 to carry out the modified scope of services of the Agreement through the end of the term; (iii) specify that the Façade Program is to be funded through the City's General Fund, for a new total contract sum of $768,250; and (iv) specify that the PLHA Residential Rehabilitation Program is to be funded through the PLHA grant agreement.

G. City and Consultant now desire to amend the Agreement to exercise all three (3) of the additional options for one-year extensions thereby extending the Term through June 20, 2029 and increasing the contract sum by $768,249.99 ($256,083.33 per year) for a new total not-to-exceed Contract Sum of $1,536,499.99.

TERMS

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated into and are a part of this Amendment No. 2.

2. **Terms and Definitions.** All words, terms and phrases used or referenced in this Amendment No. 2, not expressly defined in this Amendment No. 2, shall have the same meaning ascribed to them in the Agreement.

3. **Contract Changes.** The Agreement is amended as provided herein (new text in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***One Million Five*** ~~Seven~~ Hundred ***Thirty-Six*** ~~Sixty-Eight~~ Thousand ~~Two~~ ***Four*** Hundred ***Ninety-Nine*** ~~Fifty~~ Dollars ***and Ninety-Nine Cents*** (***$1,536,499.99*** ~~768,250)~~ (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. ~~In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase by an amount of $256,083.33 per year.~~"

B. Section 3.4 (Term) of the Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~three (3)~~ ***six (6)*** years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ~~The City may, at its sole discretion, elect to extend the Term by three (3) additional one-year terms (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C" and Exhibit "C-1."~~"

C. Section IV of Exhibit "C" (Schedule of Compensation") of the Agreement is hereby amended to read in its entirety as follows:

"IV. The total compensation for the Services shall not exceed ***$1,536,499.99*** ~~768,250~~ as provided in Section 2.1 of this Agreement."

4. **Continuing Effect of Agreement.** Except as amended by Amendment No. 1 and this Amendment No. 2, all provisions of the Agreement shall remain unchanged and in full force

and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 and this Amendment No. 2 to this Agreement.

5. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement and Amendment No. 1. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein and Amendment No. 1. Each party represents and warrants to the other that the Agreement, as amended by Amendment No. 1 and this Amendment No. 2, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 2, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 2, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

7. **Authority.** The persons executing this Amendment No. 2 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said party, (iii) by so executing this Amendment No. 2, such party is formally bound to the provisions of this Amendment No. 2, and (iv) the entering into this Amendment No. 2 does not violate any provision of any other agreement to which said party is bound.

8. **Counterparts.** This Amendment No. 2 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 2.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 2 on the date(s) and year first-above written

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

MDG ASSOCIATES, INC., a California corporation

By:_____
Name: Rudy Munoz
Title: President

By:_____
Name: Guadalupe R. Munoz
Title: Chief Financial Officer

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

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 2 on the date(s) and year first-above written

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

MDG ASSOCIATES, INC., a California corporation

By:_____
Name: Rudy Munoz
Title: President

By:_____
Name: Guadalupe R. Munoz
Title: Chief Financial Officer

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

ACKNOWLEDGMENT

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

State of California
County of San Bernardino)

On March 20, 2026 before me, Juan C. Rios, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

JUAN C. RIOS
Notary Public · California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

ACKNOWLEDGMENT

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

State of California
County of San Bernardino)

On March 20, 2026 before me, Juan C. Rios, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

JUAN C. RIOS
Notary Public - California
San Bernardino County
Commission # 2402181
My Comm. Expires May 11, 2026

AMENDMENT NO. 3

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 3 TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 3") by and between the CITY OF CARSON, a California municipal corporation ("City") and MDG ASSOCIATES, INC., a California corporation ("Consultant") is effective as of the 3rd day of June, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated June 21, 2023 ("Agreement"), whereby Consultant agreed to perform services for inspections, appraisal evaluations, coordination of residential and commercial rehabilitation projects and administrative and HUD IDIS training tasks ("Agreement Services") on an as-needed basis for an initial three (3) year term for a total contract sum of $600,000 with three (3) additional options for one-year extensions.

B. City Council established a Citywide Commercial Façade Improvement Program (the "Façade Program") pursuant to the adopted Carson Façade Improvement Program Guidelines for the public purpose of encouraging the improvement, stimulation, and revitalization of the exterior facades of existing commercial buildings in various commercial corridors.

C. The Façade Program is administered by the City and funded by the City's General Fund pursuant to an authorized allocation of $1,000,000 made by the City Council during its meeting of June 21, 2022.

D. City Council also established a Permanent Local Housing Allocation (PLHA) funded Single-Family Housing Rehabilitation Program ("PLHA Residential Rehabilitation Program") during its meeting of February 7, 2023, for the public purpose of assisting income-qualified, eligible, owner-occupied, and Carson resident single family homeowners.

E. The PLHA Residential Rehabilitation Program is administered by the City and funded by a PLHA grant agreement with the State of California Department of Housing and Community Development (HCD) pursuant to an authorized allocation of $529,674.50.

F. On February 6, 2024, City and Consultant entered into an amendment to the Agreement ("Amendment No. 1") to: (i) modify the Scope of Services as they relate to the Façade Program and to add services as they pertain to the PLHA Rehabilitation Program through the end of the term ("Amendment No. 1 Services"); (ii) increase compensation by $168,250 to carry out the modified scope of services of the Agreement through the end of the term; (iii) specify that the Façade Program is to be funded through the City's General Fund, for a new total contract sum of $768,250; and (iv) specify that the PLHA Residential Rehabilitation Program is to be funded through the PLHA grant agreement.

G. On April 13, 2026, City and Consultant entered into another amendment to the Agreement ("Amendment No. 2") to exercise all three (3) of the additional options for one-year

extensions thereby extending the Term through June 20, 2029 and increasing the contract sum by $768,249.99 ($256,083.33 per year) for a new total not-to-exceed Contract Sum of $1,536,499.99.

H. City and Consultant now desire to again amend the Agreement to expand the Scope of Services to include environmental review services through the end of the Term for an additional $150,000 in support of the City's Neighborhood Pride Residential Rehabilitation program which services are necessary to ensure HUD regulated compliance associated with the program activities and funding sources ("Amendment No. 3 Services"). This will bring the adjusted Contract Sum to $1,686,499.99.

I. Section 2611(m)(3) of the Carson Municipal Code ("CMC") provides that any proposed amendment to a contract exceeding $75,000 requires solicitation unless the amendment concerns a change order under Section 2601(d) of the CMC in which event bidding will not be required irrespective of the amount of the change order.

J. This Amendment No. 3 qualifies as a change order because it concerns a change to the Scope of Services and price arising out of reasonably unforeseeable circumstances borne out of the original scope of the Agreement.

TERMS

1. Incorporation of Recitals. The Recitals set forth above are incorporated into and are a part of this Amendment No. 3.

2. Terms and Definitions. All words, terms and phrases used or referenced in this Amendment No. 3, not expressly defined in this Amendment No. 3, shall have the same meaning ascribed to them in the Agreement.

3. Contract Changes. The Agreement is amended as provided herein (new text in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed One Million ***Six*** ~~Five~~ Hundred ***Eighty***~~Thirty~~-Six Thousand Four Hundred Ninety-Nine Dollars and Ninety-Nine Cents (***$1,686,499.99***~~***$1,536,499.99***~~) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8."

B. Section I, Subsection B, Paragraph 15, of Exhibit "A" (Scope of Services) is hereby amended to read in its entirety as follows:

"15. PLHA Residential Rehabilitation Program Consultant Service:

- Property Inspection and Work Specifications
  - Conduct initial inspection of property.
  - Draft Construction Scope of Work – Work Description.
  - Provide Construction Cost Estimates.
  - Prepare Pre-Construction Pictures.
  - Send Applicant Work Description for review and revise as needed.
  - Provide follow-up and related services as needed.

- Bid and Construction Process
  - Prepare Bid Packages for distribution.
  - Serve as Liaison with Program Applicant and contractor(s).
  - Provide Technical Support.
  - Coordinate Bid Process:
    - Review bids, prepare Bid comparison, and follow-up with Contractor.
    - Verification of License and Insurance Documentation.
    - Selection and Award of Contract.
    - Prepare Construction and Improvement Agreements.
    - Attend Pre-Construction and Contract Signing Meeting.

- Construction Management Oversight
  - Conduct progress inspections.
  - Prepare and Submit Progress Payment Requests.
  - Prepare Punch List, as needed.
  - Submit Change Order Request(s) as needed.

- Case File Completion
  - Prepare Post-Construction Pictures.
  - Assist staff with project close out (i.e. Notice of Completion)

- ***Environmental Services***
  - ***Prepare and complete all environmental reviews required under the National Environmental Policy Act (NEPA) and HUD's implementing regulations at 24 CFR Part 58 for the City's CDBG-funded Housing Rehabilitation Program. As the Responsible Entity (RE), the City assumes HUD's environmental review responsibilities under Section 104(g) of the Housing and Community Development Act of 1974, and Consultant will perform the technical preparation of these reviews on the City's behalf. The scope of services is based on the City's estimate of approximately thirty (30)***

owner-occupied housing rehabilitation projects per program year, including single-family dwellings and manufactured/mobile homes. Because the Housing Rehabilitation Program is a recurring, multi-site activity, Consultant will utilize the tiered review approach authorized under 24 CFR 58.15. This approach is the most efficient and cost-effective method available to the City and consists of the following two tiers:

- ***Tier 1 – Broad-Level Review (Program-Wide). Prepare a single broad-level environmental review for the Housing Rehabilitation Program covering the City's entire jurisdictional boundary, classified at the Categorically Excluded Subject To 58.5 (CEST) level pursuant to 24 CFR 58.35(a). The Tier 1 review will be valid for a four-year period in alignment with remaining period of the City's Consolidated Plan cycle, consistent with 24 CFR 58.5 and HUD's tiering guidance. The Tier 1 review will address all statutes and authorities listed at 24 CFR 58.5 and 58.6 that can be evaluated on a program-wide basis, including but not limited to: Air Quality (Clean Air Act); Coastal Barrier Resources Act; Coastal Zone Management Act; Endangered Species Act; Farmland Protection Policy Act; Wild and Scenic Rivers Act; Sole Source Aquifers; Environmental Justice (Executive Order 12898); Floodplain Management and Wetlands Protection (Executive Orders 11988 and 11990, 24 CFR Part 55); Airport Hazards; and Coastal Barriers. Deliverables for Tier 1 include preparation of the Environmental Review Record (ERR), publication-ready Notice of Intent to Request Release of Funds/Finding of No Significant Impact (NOI-RROF/FONSI) as applicable, the Request for Release of Funds and Certification (HUD Form 7015.15), and submittal to HUD for approval to obtain the Authority to Use Grant Funds (HUD Form 7015.16).***
- ***Tier 2 – Site-Specific Review. For each individual rehabilitation project (estimated at thirty (30) per program year), prepare a Tier 2 site-specific review that evaluates the property-specific environmental factors not addressed in the Tier 1 broad-level review. The Tier 2 review will address, at a minimum: Historic Preservation (National Historic***

Preservation Act, Section 106); Floodplain Management and Wetlands Protection at the site level; Noise Abatement and Control (24 CFR Part 51, Subpart B); Explosive and Flammable Hazards (24 CFR Part 51, Subpart C); Toxic Chemicals and Radioactive Materials, including site contamination screening (24 CFR 58.5(i)(2)); and any other site-specific factors required at the time of review. Each Tier 2 review will include all supporting documentation necessary to demonstrate compliance with each applicable authority.

- ***State Historic Preservation Office (SHPO) Consultation. It is Consultant's understanding that the City currently conducts its own Section 106 consultations with the California SHPO. Should the City elect to have Consultant perform this consultation as part of the Tier 2 review, Consultant will prepare the determination of effect, transmit the consultation package to SHPO, and document SHPO concurrence in the ERR at the additional unit rate identified in the Schedule of Compensation.***
- ***Deliverables and Records. All work will be performed and documented in accordance with 24 CFR 58.38. For each review, deliver to the City a complete Environmental Review Record (ERR) including all source documentation, agency correspondence, mitigation measures (if any), and the final Certifying Officer's signature page ready for the City's execution. Retain copies of all ERRs and remain available to respond to HUD monitoring inquiries throughout the period of the City's record-retention requirements under 24 CFR 58.38.***
- ***Coordination with City Staff. Coordinate directly with City Housing staff to obtain project intake information for each Tier 2 review and to ensure that no CDBG funds are committed or expended until the environmental review process is complete and the Authority to Use Grant Funds has been received from HUD, consistent with the limitations on activities pending clearance set forth at 24 CFR 58.22.***"

C. Exhibit "C" (Schedule of Compensation") of the Agreement is hereby amended to read in its entirety as follows:

See attached Exhibit "C."

4. Continuing Effect of Agreement. Except as amended by this Amendment No. 3, all provisions of the Agreement, Amendment No. 1 and Amendment No. 2 shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 3, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1, Amendment No. 2 and this Amendment No. 3.

5. Affirmation of Agreement; Warranty Re Absence of Defaults. City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement, Amendment No. 1 and Amendment No. 2. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein, Amendment No. 1 and Amendment No. 2. Each party represents and warrants to the other that the Agreement, Amendment No. 1 and Amendment No. 2, as amended by this Amendment No. 3, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 3, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 3, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 3.

7. **Authority.** The persons executing this Amendment No. 3 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 3 on behalf of said party, (iii) by so executing this Amendment No. 3, such party is formally bound to the provisions of this Amendment No. 3, and (iv) the entering into this Amendment No. 3 does not violate any provision of any other agreement to which said party is bound.

8. **Counterparts.** This Amendment No. 3 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 3.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 3 on the date(s) and year first-above written

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

MDG ASSOCIATES, INC., a California corporation

By:_____
Name: Rudy Munoz
Title: President

By:_____
Name: Guadalupe R. Munoz
Title: Chief Financial Officer

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

EXHIBIT "C"
SCHEDULE OF COMPENSATION

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

Original Services and Amendment No. 1 Services:

Time and Personnel Commitment:

The following is a list of personnel that Consultant will commit to City. City will be given the first opportunity to establish the number of hours required for each individual to assure that their services are being provided in accordance with the needs of the City. Adjustments to be made throughout the Agreement period in accordance with the City's needs.

Proposed Staffing/Budget

Program	Staff	Position	Hourly Rate FY 23-24*	Proposed Hrs./ Wk.	Estimated Annual Fees*
Administrative Tasks	Esther Luis	Director	$117.00/Hr.	12 hrs./wk.	$73,008
Commercial Rehabilitation	Miguel Ramirez	Manager	$111.50/Hr.	10 hrs./wk.	$57,980
	Arthur Gomez	Senior Associate	$105.50/Hr.	As needed	As needed
Housing/Commercial Rehabilitation	Arthur Gomez	Senior Associate	$105.50/Hr.	30 hrs./wk.	$163,2800
Slum and Blight Analysis	Clint Whited	Senior Vice President	$128.00/Hr.	To be Determined	Lump Sum price to be provided based on S/B Study Area

***The number of hours noted depicts the number of hours in which each individual is available to the City. The actual number of hours required to implement the programs shall be those determined by the City.**

REIMBURSABLE ITEMS:

Appraisals	$390.00 per appraisal
Project Supplies	At Cost plus 10% surcharge (if applies)
Prints/Reproductions	At Cost plus 10% surcharge (if applies)
Postage/Delivery	At Cost plus 10% surcharge (if applies)

Amendment No. 3 Services:

Cost Description	Lump Sum Cost Estimate
Prepare Tier 1 Broad Level Review of the City's Housing Rehabilitation Program in accordance with 24 CFR Part 58. The preparation of the Tier 1 review shall include the following deliverables. • Completion of the Part 58 review at the Categorical Excluded Subject To (CEST) level for all areas that can be completed as part of the broad level review (i.e., Coastal Barriers, Farmland Protection, etc.). The review shall include all support documentation to justify compliance with each section. • Preparation of Notice of Intent to Request the Release of Funds (NOI-RROF) for publication. • Preparation of the Request for Release of Funds and Certification (HUD Form 7015.15) and submittal to HUD for approval to obtain the Authority to Use Grant Funds (HUD Form 7015.16). *Note that the Tier 1 review will be completed for a 4-year period in line with the City's remaining Consolidated Plan cycle.*	$7,250
Prepare Tier 2 Site-Specific Review of each individual property under the City's Housing Rehabilitation Program in accordance with 24 CFR Part 58. The Tier 2 review will address property-specific authorities not covered in the Broad Level Review, including but not limited to: Historic Preservation (Section 106), site-specific Floodplain and Wetlands review, Noise Abatement (24 CFR Part 51, Subpart B), Explosive and Flammable Hazards (24 CFR Part 51, Subpart C), and Toxic Chemicals/Site Contamination (24 CFR 58.5(i)(2)). It is MDG's understanding that the City currently performs its own Section 106 / State Historic Preservation Office (SHPO) consultations. Should the City elect to have MDG perform that service as part of each Tier 2 review, the additional unit cost is listed in the Cost Estimate column.	$1,250 each unit SHPO consultation (optional): +$250 each unit

Note: The Tier 1 review is valid for the duration of the City's five-year Consolidated Plan cycle and need not be repeated annually.

As noted above, MDG believes it can perform these environmental review services under our existing Housing Rehabilitation Program agreement with the City, which is anticipated to accommodate this scope within current contract capacity based on historical spending levels. The unit rates set forth in Table 1 are provided for the City's budget tracking and HUD cost-reasonableness documentation under 2 CFR 200.404.

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

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

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

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

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

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

IV. The total compensation for the Services shall not exceed *$1,686,499.99*~~$1,536,499.99~~ as provided in Section 2.1 of this Agreement.

V. The Consultant's billing rates for all personnel *who perform Original Services and Amendment No. 1 Services* are attached as Exhibit C-1.

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 22.

To: Honorable Mayor and City Council

From: Reata Kulcsar, Energy and Sustainability Officer CMO Administration

Subject: CONSIDER APPROVING CLEAN CALIFORNIA LOCAL GRANT PROGRAM RESTRICTED GRANT AGREEMENT NO. 07-CCEP-27 WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) TO RECEIVE UP TO $185,000 IN GRANT FUNDING FOR THE IMPLEMENTATION OF THE "CLEAN & PROUD CARSON" INITIATIVE; AND CONSIDER ADOPTING RESOLUTION NO. 26-060, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND CAPITAL IMPROVEMENT PROGRAM (CIP) FUND" (CITY COUNCIL)

I. SUMMARY

The City has been awarded grant funding through the Clean California Community Cleanup and Employment Pathway (CCEP) Grant Program to implement the "Clean & Proud Carson - Targeted Litter Abatement, Graffiti Removal, and Community Engagement Initiative." The project is intended to provide a coordinated and community-focused approach to addressing litter, illegal dumping, and graffiti in some of the City's most impacted public areas and corridors. The initiative is designed to improve neighborhood appearance, enhance environmental conditions, promote community pride, and support cleaner and safer public spaces throughout the City.

In addition to cleanup and beautification efforts, the program includes a strong workforce development and community engagement component. The project will support public education, volunteer participation, and transitional employment opportunities for local youth and underserved populations. These activities are intended to provide meaningful work experience, job readiness skills, and opportunities for community involvement while supporting the City's broader beautification and sustainability goals.

The project is supported by up to $185,000 in reimbursable State grant funding provided through the California Department of Transportation (Caltrans), toward a total estimated project cost of approximately $200,000. Although the grant program does not require a direct local cash contribution, the City and/or its project partners will provide approximately $15,000 in in-kind support through staff coordination, administrative assistance, volunteer efforts, outreach activities, and related implementation support necessary for successful project delivery.

Consequently, the City Council is being asked to approve and authorize the City Manager to execute the Restricted Grant Agreement (Exhibit No. 1) and the Clean California Community Cleanup and Employment Pathway (CCEP) Grant Proposal (Exhibit No. 3) with Caltrans, and to authorize all actions necessary to implement and administer the project in accordance with grant program requirements.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Restricted Grant Agreement with the California Department of Transportation (Caltrans), allowing the City to participate in the Clean California Local Grant Program and receive grant funding of up to $185,000 for the proposed project; and,
2. AUTHORIZE the City Manager to execute the Restricted Grant Agreement and all related grant documents, amendments, and sub-recipient agreements necessary to implement the project, subject to approval as to form by the City Attorney; and,
3. ADOPT Resolution No. 26-060, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING THE FISCAL YEAR 2025-26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND CAPITAL IMPROVEMENT PROGRAM (CIP) FUND."

III. ALTERNATIVES

TAKE such other action(s) as the City Council deems appropriate and consistent with applicable laws and grant program requirements.

IV. BACKGROUND

The Clean California Program, authorized under California Streets and Highways Code Section 91.41, provides grant funding to local agencies for projects that improve public spaces, reduce litter and illegal dumping, enhance environmental conditions, and encourage community participation and sustainability. In partnership with California GreenWorks, Carson's Community of Schools, and the Boys & Girls Club of Carson, the City prepared and submitted a competitive grant application for the "Clean & Proud Carson" initiative. The proposed program is intended to combine environmental cleanup, neighborhood beautification, youth employment opportunities, and community engagement into a coordinated effort that improves the appearance, cleanliness, and overall quality of life throughout the City.

The project was developed in response to ongoing community concerns and operational needs identified by City staff. These concerns include recurring illegal dumping, litter accumulation, graffiti activity, and maintenance challenges within public streets, sidewalks, rights-of-way corridors, and other highly impacted areas throughout the City, including locations near State Route 91. Information gathered through Code Enforcement inspections, Public Works maintenance activities, and resident service requests helped identify areas most in need of focused cleanup and beautification efforts. The "Clean & Proud Carson" initiative is designed as a comprehensive community improvement program that combines litter removal, graffiti abatement, beautification, workforce training, and volunteer participation into a single coordinated strategy. Proposed activities include large-scale cleanup events in high-need areas, graffiti removal efforts, anti-litter education and outreach campaigns, volunteer events, and youth engagement activities intended to encourage long-term community pride and environmental responsibility.

The project also includes urban greening and environmental enhancement efforts intended to improve neighborhood appearance and environmental conditions. Potential activities may include drought-tolerant tree planting, landscaping improvements, and related beautification efforts designed to increase shade coverage, improve aesthetics, and help reduce localized heat impacts. In addition, the program includes a workforce development component intended to provide meaningful paid work experience, job readiness training, leadership development, and community service opportunities for local youth and underserved populations while supporting the City's overall beautification and sustainability goals.

The City will implement the program in partnership with community-based organizations, including but limited to California GreenWorks, Carson's Community of Schools, and the Boys & Girls Club of Carson. These organizations are anticipated to assist with community outreach, youth programming, workforce development, volunteer coordination, beautification activities, and educational efforts designed to increase public participation and long-term program success.

The total proposed project budget is $200,000. Approximately $20,000 is allocated toward planning, stakeholder coordination, public outreach, educational materials, workshops, and overall program management. Approximately $92,000 is designated for workforce development and project implementation activities, including recruitment, training, supervision, collaboration with community partners, and stipends for participating youth workers and volunteers. Approximately $65,000 is allocated toward direct cleanup and beautification activities, including litter and illegal dumping removal, graffiti abatement, tree planting, landscaping materials, tools, equipment, and related project supplies. An additional $8,000 is allocated for project tracking, performance monitoring, data analysis, grant compliance reporting, and preparation of required progress and final reports associated with the grant program.

If awarded, grant-funded activities are anticipated to begin following final execution of the grant agreements and related program approvals. The City currently anticipates completing project implementation activities by April 2027, with final grant closeout and reporting activities expected to be completed by November 2027.

V. FISCAL IMPACT

The proposed project will be funded primarily through a $185,000 grant award from the California Department of Transportation (Caltrans) under the Clean California Community Cleanup and Enhancement Program (CCEP). In addition to the grant funding, the City and/or its community partners (sub-recipients) will provide approximately $15,000 in in-kind contributions. “In-kind” contributions are non-cash contributions that support the project, such as staff time, administrative coordination, volunteer participation, outreach efforts, and related support activities. No direct cash match from the City is required for this grant program. Grant reimbursements will be processed in accordance with Caltrans grant requirements and will require the submission of eligible supporting documentation, including invoices, receipts, timesheets, and other project records demonstrating qualifying expenses. To ensure proper financial oversight, transparency, and project tracking, the City has established dedicated revenue and expenditure accounts in accordance with Resolution No. 26-060 for the current fiscal year. Any grant funds remaining at the end of the fiscal year will be carried forward into the next fiscal year and remain dedicated to the project until completion. The following accounts have been established for project budgeting and financial tracking purposes:

Account Number	Description	Increase
228-50-503-802-6004-PWM1851	Professional Services	$92,500
228-50-503-802-6009-PWM1851	Materials & Supplies	$92,500
228-50-503-802-4513-PWM1851	Local Grants Revenue	$185,000

VI. EXHIBITS

1. Restricted Grant Agreement No. 07-CCEP-27
2. Resolution No. 26-060
3. Clean CA Program Community Cleanup and Employment Pathway (CCEP) Grant Proposal

Attachments

Exhibit No. 1 - Restricted Grant Agreement No. 07-CCEP-27.pdf

Exhibit No. 2 - Reso No. 26-060.pdf

Exhibit No. 3 - Clean CA Program Community Cleanup and Employment Pathway (CCEP) Grant Proposal.pdf

Clean California Local Grant Program (State)

Restricted Grant Agreement

This Restricted Grant Agreement (RGA), between the State of California acting by and through its Department of Transportation, referred to herein as **CALTRANS**, and the **CITY OF CARSON**, hereinafter referred to as **AGENCY**, will commence on **April 15, 2026**, or upon approval by **CALTRANS**, whichever occurs later. This RGA is of no effect unless approved by **CALTRANS**. **AGENCY** shall not receive payment for work performed prior to approval of this RGA and before receipt of Notice to Proceed from **CALTRANS**. This RGA shall expire on **November 30, 2027**.

Recitals

1. Under this RGA, **CALTRANS** intends to convey State restricted grant funds to **AGENCY**, pursuant to Budget Act Line Item 2660-130-0001, who will implement the project pursuant to the attached Approved Grant Application and Amendment(s) to Grant Application, Attachment III under the terms, covenants, and conditions of this RGA.
2. **CALTRANS** and **AGENCY** intend that only funds that are authorized as restricted grants will be subject to this RGA, and that no funds that should be the subject of a Joint Powers Agreement, Interagency Agreement, or other non-grant agreement shall be subject to this RGA.
3. WHEREAS, the Clean CA Program, through its Clean CA Local Grants Program, is authorized under California Streets and Highways Code Section 91.41 to provide funding and resources to support local projects that advance the program's goals and objectives;
4. WHEREAS, California Streets and Highways Code Section 91.41 provides the legislative authority for the Clean CA Program to advance the following intent and objectives:
    a. Reduce Waste and Beautify Public Spaces: The primary goal of the program is to allocate grants to local and regional public agencies, transit agencies, and tribal governments to reduce waste and debris within public rights-of-way, tribal lands, parks, pathways, transit centers, and other public spaces. The program aims to enhance, rehabilitate, restore, or install measures to beautify and improve these public spaces.
    b. Improve Public Health and Community Placemaking: The program seeks to enhance public health, cultural connection, and community placemaking by improving public spaces for walking and recreation. By investing in the improvement of these spaces, it aims to create a positive and welcoming environment for the community.
    c. Promote Equity for Underserved Communities: The program places a strong emphasis on advancing equity for underserved communities.
    d. Support Sustainable Practices: The program encourages the implementation of sustainable practices in the beautification and enhancement of public spaces. This includes greening efforts, such as providing shade and reducing the urban heat island effect, as well as using native, low-water plants.
    e. Engage Local Communities: The program promotes community engagement by requiring project proposals to reflect community priorities. It encourages the involvement of local communities in the development and selection of projects to ensure they meet the needs and preferences of the affected population.
    f. Prohibit Displacement of Persons Experiencing Homelessness: The program prohibits

grants from funding projects that displace persons experiencing homelessness. This reflects the intention to address public space improvements without negatively impacting vulnerable populations.

g. Transparent and Efficient Grant Allocation: The program requires the program to issue a call for projects and announce grant awards. The guidelines for allocating grants must include project selection criteria and program evaluation metrics.

5. WHEREAS, the purpose of this RGA is to authorize Caltrans districts to enter into agreements with local agencies to support the development, implementation, and funding of local agencies partnership projects that align with the goals and priorities of the Clean CA Program and comply with California Streets and Highways Code Section 91.41;
6. WHEREAS, this RGA establishes a framework for Caltrans districts to provide financial contributions and other assistance to local agencies, fostering effective collaboration and coordination to deliver successful transit partnership projects;
7. WHEREAS, this RGA emphasizes transparency, objective evaluation, and fair allocation of resources, ensuring that projects scoring higher based on established criteria receive prioritization for funding and implementation;
8. WHEREAS, the Clean CA Program facilitates collaboration between Caltrans districts and local agencies to support litter abatement and public space beautification efforts on locally owned public right-of-way while creating workforce development opportunities for individuals facing barriers to employment that align with the goals and priorities of the Clean CA Program and comply with California Streets and Highways Code Section 91.41;
9. WHEREAS, the Clean CA Program, in partnership with Caltrans districts, seeks to enhance local right-of-way areas to address waste management challenges, graffiti mitigation, and public space beautification, thereby contributing to create cleaner, safer, and more equitable public spaces throughout California;
10. WHEREAS, the Clean CA Program, established by the State of California, is a transformative initiative which promotes sustainable transportation alternatives, reducing greenhouse gas emissions, and combatting climate change to improve the overall quality of life for residents and visitors of California;
11. WHEREAS, the Clean CA Program envisions a comprehensive approach to address transportation challenges, enhance transit infrastructure, and support local agencies in their efforts to create efficient, safe, and environmentally friendly transit options;
12. NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained, the Parties enter into this RGA to advance the purpose and intent of the Clean CA transit initiative, harnessing the legislative authority provided under California Streets and Highways Code Section 91.41, and collaborating on transit partnership projects that contribute to a sustainable, innovative, and well-connected transportation network throughout the State of California.

Now, Therefore, based upon the terms, covenants, and conditions of this RGA, the parties agree as follows:

Section I

AGENCY Agrees:

To timely and satisfactorily complete all Project work described in **Attachment III** ("Project Work") within the project budget and in accordance with the items of this RGA.

Section II

CALTRANS Agrees:

That when conducting an audit of the costs claimed by **AGENCY** under the provisions of this RGA, to conduct the audit in accordance with applicable laws and regulations.

Section III

It Is Mutually Agreed:

1. Under this RGA, **CALTRANS** will convey State grant restricted funds to **AGENCY**, pursuant to Budget Act Line Item 2660-130-0001, and **AGENCY** will use the funds to only conduct the scope of work identified in this agreement and authorized by Streets and Highway Code section 91.41 The funds subject to this RGA must be identified as available to a public entity that is responsible for implementing the scope of work authorized under the Clean California Program in **CALTRANS**' budget, and **AGENCY** represents and warrants that it is a public entity that is responsible for implementing the scope of work authorized under the Clean California Program.
2. Under this restricted grant, funds may be only used for the purposes set forth in this RGA, **AGENCY** Resolution **(Attachment IV),** Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**, and the Grant Program Guidelines (**Attachment I**), and the funds may only be used for costs and expenses that are directly related to such purpose.
3. **AGENCY** shall perform all the duties and obligations described in **City of Carson CCEP Project,** hereinafter "Project", subject to the terms and conditions of this RGA and Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**, which are attached hereto as **Attachment III**.
4. The resolution authorizing **AGENCY** to execute this RGA pertaining to the above-described Project is attached hereto as **Attachment IV**.
5. All services performed by **AGENCY** pursuant to this RGA shall be subject to and performed in accordance with California Streets and Highways Code §91.41 including, but not limited to, Government Code Section 14460(a)(1), as well as all applicable Federal, State, and Local laws, regulations, and ordinances, all applicable **CALTRANS** policies and procedures, and all applicable **CALTRANS** published manuals, including, but not limited to, the Grant Program Guidelines (**Attachment I**).

   California Government Code Section 14460(a)(1) provides: "The department **[CALTRANS]**, and external entities that receive state and federal transportation funds from the department, are spending those funds efficiently, effectively, economically, and in compliance with applicable state and Federal requirements. Those external entities include, but are not limited to, private for profit and nonprofit organizations, local transportation agencies, and other local agencies that receive transportation funds either through a contract with the department or through an agreement or grant administered by the department."

6. Project funding is as follows:

Fund Title	Fund Source	Dollar Amount
Clean California Funds	State General Fund (0001) Budget Item 2660-130-0001 State Program Code 20.30.010.900 FY 2025/26	$185,000.00
	Local Match/In-Kind	$15,000.00
	Total Project Costs	**$200,000.00**

For Caltrans Use Only

I hereby Certify upon my own personal knowledge that budgeted funds are available for encumbrance.			
Mekbib Woldegebriel	Mekbib Woldegebriel	05/08/2026	$185,000.00
Accounting Officer Printed Name	Accounting Officer Signature	Date	Amount Certified

7. This RGA is exempt from the legal review and approval by the Department of General Services, pursuant to Legal Opinions of the Attorney General: 58 Ops. Cal. Atty. Gen. 586 (1975), 63 Ops. Cal. Atty. Gen. 290 (1980), 74 Ops. Cal. Atty. Gen. 10 (1991), and 88 Ops. Cal. Atty. Gen. 56.
8. Notification of Parties

   a. **AGENCY's** Project Manager for Project is Evelyne Carmona, Senior Administrative Analyst, (310) 952-1752.

   b. **CALTRANS'** District Partnership Liaison is Shirin Parsa, (213) 503-1765. "District Partnership Liaison" as used herein includes his/her designee.

   c. All notices herein provided to be given, or which may be given, by either party to the other, shall be deemed to have been fully given when made in writing and received by the parties at their respective addresses:

   CITY OF CARSON
   Attention: Evelyne Carmona, Senior Administrative Analyst
   Phone Number: (310) 952-1752
   Email: Ecarmona@carsonca.gov
   701 E. Carson Street
   Carson, CA 90745

   CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT PARTNERSHIP LIAISON
   District 7 /Clean California
   Attention: Shirin Parsa, TE/Grant Manager
   Phone Number: (213) 503-1765
   Email: shirin.parsa@dot.ca.gov
   100 S. Main St.
   Los Angeles, CA 90012

9. Period of Performance

   a. Reimbursable work under this RGA shall begin no earlier than on **April 15, 2026**, following the written approval of **CALTRANS** and **AGENCY's** receipt of the Notice to Proceed letter of this RGA by **CALTRANS**. All reimbursable work shall terminate no later than **July 30, 2027**. Project closeout and final invoicing to **CALTRANS** must be submitted no later than **November 30, 2027**. Work incurred after **July 30, 2027,** will not be reimbursed. Payment shall be forfeit for any and all invoicing submitted to **CALTRANS** after **November 30, 2027**. Notwithstanding the foregoing, Caltrans will reimburse for actual close out costs incurred by **AGENCY** through **November 30, 2027** (which, in total, shall not exceed 5% of the grant award).

   b. If requested by the **CALTRANS District Partnership Liaison, AGENCY** will attend a kickoff meeting with **CALTRANS** to be scheduled within one (1) week from receipt of Notice to Proceed sent by **CALTRANS**.

10. Changes in Terms/Amendments

    This Agreement may only be amended or modified by mutual written agreement of the parties.

11. Cost Limitation

    a. The maximum total amount granted and reimbursable to **AGENCY** pursuant to this RGA by **CALTRANS** shall not exceed **$185,000.00**.

    b. It is agreed and understood that the Clean CA funds are limited to the amount granted. **CALTRANS** will only reimburse the cost of services actually incurred in accordance with the provisions of this RGA and as authorized by the **CALTRANS District Partnership Liaison** at or below that fund limitation established herein.

12. Termination

    a. **CALTRANS** reserves the right to terminate this RGA upon written notice to **AGENCY** at least 30 days in advance of the effective date of such termination in the event **CALTRANS** determines (at its sole discretion) that **AGENCY** failed to proceed with PROJECT Work in accordance with the terms of this RGA. In the event of termination for convenience, **CALTRANS** will reimburse **AGENCY** for all allowable, authorized, and non-cancelled costs up to the date of termination. **AGENCY** shall return any unused advance amounts which cannot be supported by eligible expenditure documentation.

    b. This RGA may be terminated by either party for any reason by giving written notice to the other party at least 30 days in advance of the effective date of such termination. In the event of termination for convenience, **CALTRANS** will reimburse **AGENCY** for all costs that are expressly allowable, pre-authorized in writing, and non-cancellable, up to the date of termination.

    c. **AGENCY** has 60 days after the Termination Date to submit accurate invoices to **CALTRANS** to make final allowable payments for Project costs in accordance with the terms of this RGA. Failure to submit invoices within this period of time shall result in a waiver by **AGENCY** of its right to reimbursement of expended costs. Costs that are reimbursed and later determined to be ineligible for reimbursement shall be returned by **AGENCY** to **CALTRANS**.

13. Budget Contingency Clause

    a. It is mutually agreed that if the US Congress or the State Legislature fail to appropriate or allocate funds during the current year and/or any subsequent years covered under this RGA do not appropriate sufficient funds for the program, this RGA shall be of no further force and effect.

In this event, **CALTRANS** shall have no liability to pay any funds whatsoever to **AGENCY** or to furnish any other considerations under this RGA and **AGENCY** shall not be obligated to perform any provisions of this RGA.

b. The certification of FY 2025/26 funds will be contingent upon the passage of the FY 2023/24 Budget. Payment for any work performed that is funded by FY 2023/24 will be delayed if the FY 2023/24 Budget is not signed by June 30, 2023. Pursuant to Government Code (GC), Section 926.10, no late payment penalty shall accrue during any time period for which no Budget Act in effect. If funding for any fiscal year is reduced or deleted by US Congress or State Legislature for purposes of this program, **CALTRANS** shall have the option to either terminate this RGA with no liability occurring to **CALTRANS** or offer an RGA Amendment to **AGENCY** to reflect reduced amount.

14. Payment and Invoicing

a. **AGENCY**, its contractors, subcontractors and sub-recipients, shall establish and maintain an accounting system and records that properly accumulate and segregate incurred Project costs and matching funds by line. The accounting system of **AGENCY**, its contractors, all subcontractors, and sub-recipients shall conform to Generally Accepted Accounting Principles (GAAP) and any standards specified by the source of funds, to enable the determination of incurred costs at interim points of completion, and to provide support for reimbursement payment vouchers or invoices.

b. The method of payment for this RGA will be based on the actual allowable costs that are incurred in accordance with the provisions of this RGA and in the performance of the Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**. **CALTRANS** will reimburse **AGENCY** for expended actual allowable direct costs, and including, but not limited to, labor costs, travel, and contracted consultant services costs incurred by **AGENCY** in performance of the Project Work. Indirect costs are reimbursable only if the **AGENCY** has identified the estimated indirect cost rate in **Attachment II** and an approved Indirect Cost Allocation Plan or an Indirect Cost Rate Proposal as set forth in **Section III–Cost Principles, Item 16d**. The total cost shall not exceed the cost reimbursement limitation set forth in **Section III–Cost Limitations, Item 11a**. Actual costs shall not exceed the estimated wage rates, labor costs, travel, and other estimated costs and fees set forth in **Attachment III** without an amendment to this RGA, as agreed between **CALTRANS** and **AGENCY**.

c. Reimbursement of **AGENCY** expenditures will be authorized only for those allowable costs actually incurred by **AGENCY** in accordance with the provisions of this RGA and in the performance of Project Work. **AGENCY** must not only have incurred the expenditures on or after the start date and the issuance of the Notice to Proceed letter for this RGA and before the Expiration Date but must have also paid for those costs to claim any reimbursement.

d. The **AGENCY** indirect cost rate must be approved in writing by the California Department of Transportation Independent Office of Audits and Investigations or federal cognizant agency before any reimbursement payment is made by **CALTRANS** to **AGENCY** for such cost.

e. Travel expenses and per diem rates are not to exceed the rate specified by the State of California Department of Human Resources for similar employees (i.e. non-represented employees) unless written verification is supplied that government hotel rates were not then commercially available to **AGENCY**, its subrecipients, contractors, and/or subcontractors, at the time and location required as specified in the California Department of Transportation's Travel Guide Exception Process at the following link: https://travelpocketguide.dot.ca.gov/.

Also see website for summary of travel reimbursement rules.

f. **AGENCY** shall submit invoices to **CALTRANS** at least quarterly, but no more frequently than monthly, in arrears upon completion of project tasks, milestone and/or deliverables in accordance with the Project Timeline in **Attachment III** to the satisfaction of **CALTRANS District Partnership Liaison**

g. Invoices shall reference this RGA Number and shall be signed and submitted to **CALTRANS District Partnership Liaison**, as stated in **Section III–Notification of Parties, Item 8c**.

h. Invoices shall include the following information:

   1) Names of the **AGENCY** personnel performing work

   2) Dates and times of Project Work

   3) Locations of Project Work

   4) Itemized costs as set forth in **Attachment III**, including identification of each employee, contractor or subcontractor staff who provided services during the period of the invoice, the number of hours and hourly rates for each employee, contractor, sub-recipient or subcontractor staff member, authorized travel expenses with receipts, receipts for authorized materials or supplies, and contractor, subrecipient and subcontractor invoices.

   5) **AGENCY** shall submit written progress reports with each set of invoices to allow **CALTRANS District Partnership Liaison** to determine if **AGENCY** is performing to expectations, is on schedule, is within funding cost limitations, to communicate interim findings, and to afford occasions for airing difficulties respecting special problems encountered so that remedies can be developed.

i. Incomplete or inaccurate invoices shall be returned to the **AGENCY** unapproved for correction. Failure to submit invoices on a timely basis may be grounds for termination of this RGA for material breach per Section III–Termination, Item 12.

j. **CALTRANS** will reimburse **AGENCY** for all allowable Project costs at least quarterly, but no more frequently than monthly, in arrears as promptly as **CALTRANS** fiscal procedures permit upon receipt of an itemized signed invoice.

k. The RGA Expiration Date refers to the last date for **AGENCY** to incur valid Project costs or credits and is the date this RGA expires. **AGENCY** has until **July 30, 2027,** to make final allowable payments to Project contractors or vendors, and **November 30, 2027**, to submit the Project's Final Report, as defined in Attachment I and a final invoice to **CALTRANS** for reimbursement for allowable Project costs. Any unexpended Project funds not invoiced by the 60th day from RGA Expiration Date will be reverted and will no longer be accessible to reimburse late Project invoices to contractor.

l. The final invoice will be paid upon submission by **AGENCY** to **CALTRANS** and acceptance by **CALTRANS** of the Final Delivery Report. Complete final delivery reports and invoices must be submitted to **CALTRANS** by **November 30, 2027**.

15. Quarterly Progress Reporting

a. AGENCY shall submit written quarterly progress reports to the **CALTRANS District Partnership Liaison** to determine if **AGENCY** is performing to expectations, is on schedule, is within funding cost limitations, to communicate interim findings, and to afford occasions for airing difficulties respecting special problems encountered so that remedies can be

developed.

16. Cost Principles

    a. **AGENCY** agrees to comply with Title 2, Code of Federal Regulations (CFR), Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

    b. **AGENCY** agrees, and will assure that its contractors, sub-recipients, in-kind contributors, and subcontractors will be obligated to agree, that (a) Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual Project cost items and (b) and (b) all parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Every sub-recipient receiving Project funds as a sub-recipient, contractor, or subcontractor under this RGA shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards to the extent applicable.

    c. Any Project costs for which **AGENCY** has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, and/or Part 48, Chapter 1, Part 31, are subject to repayment by **AGENCY** to **CALTRANS**. Should **AGENCY** fail to reimburse moneys due CALTRANS within 30 days of discovery or demand, or within such other period as may be agreed in writing between the parties hereto, **CALTRANS** is authorized to intercept and withhold future payments due **AGENCY** from **CALTRANS** or any third-party source, including, but not limited to, the State Treasurer, the State Controller or any other fund source.

    d. Prior to **AGENCY** seeking reimbursement of indirect costs, **AGENCY** must have identified estimated indirect cost rate in **Attachment II,** prepare and submit annually to **CALTRANS** for review and approval an indirect cost rate proposal and a central service cost allocation plan (if any) in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Chapter 5 of the Local Assistance Procedures Manual which may be accessed at: https://dot.ca.gov/-/media/dot-media/programs/local-assistance/documents/lapm/ch05.pdf

    e. **AGENCY** agrees and shall require that all its agreements with consultants and subrecipients contain provisions requiring adherence to this section in its entirety **except for section c**, **above**.

17. Americans with Disabilities Act

    By signing this Agreement, **AGENCY** assures **CALTRANS** that in the course of performing Project Work, it will fully comply with the applicable provisions of the Americans with Disabilities Act (ADA) of 1990, as amended, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA (42 USC Section 12101 et seq.).

18. Iran Contracting Act

    AGENCY must complete and submit to **CALTRANS** the Iran Contracting Act Certification certifying that it is not on the most current DGS list of Entities Prohibited from Contracting with Public Entities in California per the Iran Contracting Act, 2010 (https://www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/List-of-Ineligible-Businesses), before the

Agreement has been executed, unless Agency or its contractor(s) is exempted from the certification requirement by Public Contract Code Section 2205(c) or (d). If claiming an exemption, the Agency or its contractor(s) shall provide written evidence that supports an exemption under Public Contract Code Section 2203(c) or (d) before execution of the Agreement.

19. Indemnification

    a. Neither **CALTRANS** nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by **AGENCY**, its officers, employees, agents, its contractors, its subrecipients, or its subcontractors under or in connection with any work, authority, or jurisdiction conferred upon **AGENCY** under this RGA. It is understood and agreed that **AGENCY** shall fully defend, indemnify, and save harmless **CALTRANS** and all of **CALTRANS**' officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, including, but not limited to, tortuous, contractual, likeness statutes under California Civil Code §§ 3344 and 3344.1, inverse condemnation, or other theories or assertions of liability occurring by reason of anything done or omitted to be done by **AGENCY**, its officers, employees, agents, contractors, subrecipients, or subcontractors under this RGA.

    b. **AGENCY** agrees to fully defend, indemnify, and save harmless **CALTRANS** and all of its officers and employees from any and all claims, lawsuits, or legal actions, including reasonable attorneys' fees and legal costs, relating to intellectual property claims arising from or related to the Project and/or any work procured under this RGA, including but not limited to claims based on (1) U.S. federal or state trademark infringement laws, (2) patent infringement laws (3) 17 U.S.C. §§ 101-810 (the Copyright Act of 1976, as modified), (4) 17 U.S.C. § 106A(a) (the Visual Artists Rights Act of 1990, "VARA"), (5) 17 U.S.C. § 113, (6) California Civil Code § 987 (the California Art Preservation Act), California Civil Code §989, or (7) any other rights arising under U.S. federal or state laws or under the laws of any other country that conveys rights and protections of the same nature as those conveyed under 17 U.S.C. §106A(a) and California Civil Code §987, including intellectual property claims arising from or related to breach of contract, inverse condemnation, conversion, and/or taking of property.

20. Nondiscrimination Clause (2 CCR 11105 Clause b)

    a. During the performance of this RGA, the **AGENCY**, its contractors, its subrecipients, and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. **AGENCY** shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.

    b. **AGENCY** shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code Sections 12900 et seq.), the regulations promulgated thereunder (California Code of Regulations, Title 2, Sections 11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1,

Division 3, Title 2 of the Government Code (Gov. Code Sections 11135-11139.5), and the regulations or standards adopted by **CALTRANS** to implement such article.

c. **AGENCY** shall permit access by representatives of the Department of Fair Employment and Housing and **CALTRANS** upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or **CALTRANS** shall require to ascertain compliance with this clause.

d. **AGENCY** and its contractors, its sub-recipients, and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

e. **AGENCY** shall include the nondiscrimination and compliance provisions of this clause in all agreements with its sub-recipients, contractors, and subcontractors, and shall include a requirement in all agreements with all of same that each of them in turn include the nondiscrimination and compliance provisions of this clause in all contracts and subcontracts they enter into to perform work under this RGA.

21. Retention of Records/Audits

a. **AGENCY**, its contractors, subcontractors, and sub-recipients, agree to comply with Title 2, Code of Federal Regulations (CFR), Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

b. **AGENCY**, its contractors, subcontractors, and sub-recipients shall establish and maintain an accounting system and records that properly accumulate and segregate incurred Project costs and matching funds by line. The accounting system of **AGENCY**, its contractors, all subcontractors, and sub-recipients shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices. All accounting records and other supporting papers of **AGENCY**, its contractors, subcontractors and sub-recipients connected with Project performance under this RGA shall be maintained for a minimum of three (3) years from the date of final payment to **AGENCY** and shall be held open to inspection, copying, and audit by representatives of **CALTRANS**, the California State Auditor, and auditors representing the federal government. Copies thereof will be furnished by **AGENCY**, its contractors, its subcontractors, and sub-recipients upon receipt of any request made by **CALTRANS** or its agents. In conducting an audit of the costs and match credits claimed under this RGA, **CALTRANS** will rely to the maximum extent possible on any prior audit of **AGENCY** pursuant to the provisions of State and **AGENCY** law. In the absence of such an audit, any acceptable audit work performed by **AGENCY's** external and internal auditors may be relied upon and used by **CALTRANS** when planning and conducting additional audits.

c. For the purpose of determining compliance with applicable State and **AGENCY** law in connection with the performance of **AGENCY's** contracts with third parties pursuant to Government Code Section 8546.7**, AGENCY**, **AGENCY's** sub-recipients, contractors, subcontractors, and **CALTRANS**, shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times during the entire Project period and for three (3) years from the date of final payment to **AGENCY** under this RGA. **CALTRANS**, the

California State Auditor, or any duly authorized representative of **CALTRANS** or the United States Department of Transportation, shall each have access to any books, records, and documents that are pertinent to a Project for audits, examinations, excerpts, and transactions, and **AGENCY** shall furnish copies thereof if requested.

d. **AGENCY**, its subrecipients, contractors, and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent data and records by the State Fair Employment Practices and Housing Commission, or any other agency of the State of California designated by **CALTRANS**, for the purpose of any investigation to ascertain compliance with this RGA.

e. Additionally, all grants may be subject to a pre-award audit prior to execution of this RGA to ensure **AGENCY** has an adequate financial management system in place to accumulate and segregate reasonable, allowable and allocable costs.

f. Any contract with a contractor, subcontractor, or sub-recipient entered into as a result of this RGA shall contain all the provisions of this article.

22. Adjudication of Facts in Disputes

a. Any dispute concerning a question of fact arising under this RGA that is not disposed of by agreement shall be decided by the **CALTRANS** Contract Officer, who may consider any written or verbal evidence submitted by **AGENCY**. The **CALTRANS** Contract Officer shall issue a written decision within 30 days of receipt of the dispute. If **AGENCY** rejects the decision of the **CALTRANS** Contract Officer, **AGENCY** can pursue any and all remedies authorized by law. Neither party waives any rights to pursue remedies authorized by law.

b. Neither the pendency of a dispute nor its consideration by **CALTRANS** Contract Officer will excuse **AGENCY** from full and timely performance in accordance with the terms of this RGA.

23. Third-Party Contracts

a. **AGENCY** shall perform the work contemplated with resources available within its own organization and no portion of the work shall be contracted to a third party without prior written authorization by the **CALTRANS District Partnership Liaison** unless expressly included (subrecipient identified) in **Attachment III** as Project Work.

b. All State-government-funded procurements must be conducted using a fair and competitive procurement process. **AGENCY** may use its own procurement procedures as long as the procedures comply with the local **AGENCY's** laws, rules, and ordinances governing procurement and all applicable provisions of State law, including, without limitation, the requirement that the **AGENCY** endeavor to obtain at least three (3) competitive bids for solicitation of goods, services, and consulting services (see Part 2, Chapter 2, Articles 3 and 4 of the Public Contract Code); a qualifications-based solicitation process, for which statements of qualifications are obtained from at least three (3) qualified firms for architecture and engineering services (see Title 1, Division 5, Chapter 10 of the Government Code); and, the applicable provisions of the State Contracting Manual (SCM), Chapter 5, which are not inconsistent with this **Item 23, Third Party Contracts**. The SCM can be found and the following link: https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/State-Contracting.

c. Any contract entered into as a result of this RGA shall contain all the provisions stipulated in this RGA to be applicable to **AGENCY's** sub-recipients, contractors, and subcontractors. Copies of all agreements with sub-recipients, contractors, and subcontractors, must be submitted to the **CALTRANS District Partnership Liaison**.

d. **CALTRANS** does not have a contractual relationship with the **AGENCY's** subrecipients, contractors, or subcontractors, and the **AGENCY** shall be fully responsible for all work performed by its subrecipients, contractors, or subcontractors.

e. Prior authorization in writing by the **CALTRANS District Partnership Liaison** shall be required before **AGENCY** enters into any non-budgeted sub-agreement. **AGENCY** shall provide an evaluation of the necessity or desirability of incurring such costs. **AGENCY** shall retain all receipts for such purchases or services and shall submit them with invoices per **Section III–Payment and Invoicing**, **Item 14(h)(4)**, **above**.

f. Any contract entered into by **AGENCY** as a result of this RGA shall mandate that travel and per diem reimbursements and third-party contract reimbursements to subrecipients, contractors, and subcontractors, will be allowable as Project costs only after those costs are incurred and paid for by the subrecipients, contractors, and subcontractors. Travel expenses and per diem rates for subcontractors shall be reimbursed pursuant to **Section III–Payment and Invoicing**, **Item 14c**, **above**.

24. Drug-Free Workplace Certification

By signing this RGA, **AGENCY** hereby certifies under penalty of perjury under the laws of California that **AGENCY** will comply with the requirements of the Drug-Free Workplace Act of 1990 (Gov. Code Sections 8350 et seq.) and will provide a Drug-Free workplace by doing all of the following:

a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

b. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(a)(2) to inform employees about all of the following:

1) The dangers of drug abuse in the workplace.

2) The person's or organization's policy of maintaining a Drug-Free workplace.

3) Any available counseling, rehabilitation, and employee assistance programs.

4) Penalties that may be imposed upon employees for drug abuse violations.

c. Provide, as required by Government Code Section 8355(a)(3), that every employee who works on the proposed contract or grant:

1) Will receive a copy of the company's Drug-Free policy statement.

2) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

d. Failure to comply with these requirements may result in suspension of payments under this RGA or termination of this RGA or both, and **AGENCY** may be ineligible for the award of any future state contracts if **CALTRANS** determines that any of the following has occurred: (1) **AGENCY** has made a false certification or, (2) **AGENCY** violates the certification by failing to

carry out the requirements as noted above.

25. Relationship of Parties

    It is expressly understood that this agreement is executed by and between two (2) independent governmental entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture or association, or any other relationship whatsoever other than that of an independent party.

26. State-Owned Data

    a. **AGENCY** agrees to comply with the following requirements to ensure the preservation, security, and integrity of State-owned data on portable computing devices and portable electronic storage media:

        1) Encrypt all State-owned data stored on portable computing devices and portable electronic storage media using government-certified Advanced Encryption Standard (AES) cipher algorithm with a 256-bit or 128-bit encryption key to protect **CALTRANS** data stored on every sector of a hard drive, including temp files, cached data, hibernation files, and even unused disk space.

        2) Data encryption shall use cryptographic technology that has been tested and approved against exacting standards, such as FIPS 140-2 Security Requirements for Cryptographic Modules.

        3) Encrypt, as described above, all State-owned data transmitted from one computing device or storage medium to another.

        4) Maintain confidentiality of all State-owned data by limiting data sharing to those individuals contracted to provide services on behalf of the State, and limit use of State information assets for State purposes only.

        5) Install and maintain current anti-virus software, security patches, and upgrades on all computing devices used during the course of the Agreement.

        6) Notify the **CALTRANS District Partnership Liaison** immediately of any actual or attempted violations of security of State-owned data, including lost or stolen computing devices, files, or portable electronic storage media containing State-owned data.

        7) Advise the owner of the State-owned data, the **AGENCY** Information Security Officer, and the **AGENCY** Chief Information Officer of vulnerabilities that may present a threat to the security of State-owned data and of specific means of protecting that State-owned data.

    b. **AGENCY** agrees to use the State-owned data only for State purposes under this Agreement.

    c. **AGENCY** agrees to not transfer State-owned data to any computing system, mobile device, or desktop computer without first establishing the specifications for information integrity and security as established for the original data file(s) (State Administrative Manual (SAM) Section 5335.1).

27. CALTRANS' Use of "Before" and "After" Project Photographs

    a. **AGENCY** acknowledges it provided a "Before" photograph of the Project with the **AGENCY**'s application for the Clean California Local Grant Program. **AGENCY** acknowledges and agrees it must provide an "After" photograph of the Project as part of the close out reporting process.
    b. **AGENCY** warrants it is the copyright owner of the "Before" and "After" Project photographs.
    c. Neither the "Before" nor "After" Project photographs shall include the faces of any

individuals.

d. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the "Before" and "After" Project photographs, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.
e. When applicable, **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

28. Limited Grant of Rights to **CALTRANS** for Use of Educational Programming ("educational programming") Created or Produced for Project and Visual Art Located Outside of State Right-of-Way ("**Artwork**") Created or Produced for Project

a. Educational programming:

i. **AGENCY** shall obtain from any and all copyright owner(s) of educational programming a sublicensable, irrevocable, perpetual, royalty-free, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the educational programming created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, exhibition catalogues or other similar publication. **AGENCY** shall obtain any and all other intellectual property rights necessary to make this grant to **CALTRANS** as described in this RGA.

ii. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the educational programming created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.

iii. When applicable, **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license or sublicense described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

iv. To the extent any logos, including trademarks or service marks, belonging to third parties and/or the **AGENCY** are used on educational programming created or produced for Project under this RGA, **AGENCY** agrees to obtain and grant all necessary rights for **CALTRANS** to use and allow agents of **CALTRANS** to use the logos in connection with use of the educational programming for non-commercial purposes or State government purposes. This includes but is not limited to reproductions used in brochures, media publicity, public outreach

campaigns (including television and social media campaigns), education and exhibition catalogues or other similar publication. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

b. **Artwork**:

i. **AGENCY** shall obtain from the artist(s), or any other copyright owner(s) of **Artwork**, a sublicensable, irrevocable, perpetual, royalty-free, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of **Artwork** created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication. **AGENCY** shall obtain any and all other intellectual property rights necessary to make this grant to **CALTRANS** as described in this RGA.

ii. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of **Artwork** created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.

iii. **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license or sublicense described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

29. Government Purpose Rights for Inventions

a. Inventions are any idea, methodologies, design, concept, technique, invention, discovery, improvement or development regardless of patentability made solely by **AGENCY** or jointly with the **AGENCY's** contractor, subcontractor and/or subrecipient during the term of this RGA and in performance of any work under this RGA, provided that either the conception or reduction to practice thereof occurs during the term of this RGA and in performance of work issued under this RGA.

b. **CALTRANS** will have Government Purpose Rights to any inventions created as a result of the Project. "Government Purpose Rights" are the unlimited, irrevocable, worldwide, perpetual, royalty-free, non-exclusive rights, and licenses to use, modify, reproduce, perform, release, display, create derivative works from, and disclose any said invention. "Government Purpose Rights" also include the right to release or disclose said invention(s) outside **CALTRANS** for any State government purpose and to authorize recipients to use, modify, reproduce, perform, release, display, create derivative works from, and disclose the invention(s) for any State government purpose. "Government Purpose Rights" do not include any rights to use, modify, reproduce, perform, release, display, create derivative works from, or disclose the invention(s)

for any commercial purpose.

30. Additional Intellectual Property Provisions

a. To the extent any intellectual property is created or produced for Project under this RGA, and not covered in other provisions of this RGA, **AGENCY** agrees to take reasonable steps to ensure that **CALTRANS** has the rights necessary to allow for use of the intellectual property in a fashion substantially similar to other rights for non-commercial uses and State government purposes described in this RGA.

b. If additional uses are reasonably determined to be needed by **CALTRANS** for public outreach purposes, **AGENCY** will obtain rights and grant **CALTRANS** and its agents said additional rights for use of the "Before" and "After" Project photos, **Artwork** created or produced for Project under this RGA, and educational programming created or produced for Project under this RGA. The grant will be an irrevocable, non-exclusive, perpetual, royalty-free, sublicensable, unlimited, worldwide license.

c. When requested to so do by **AGENCY**, all reproductions and/or copies by **CALTRANS** of "Before" or "After" Project photographs, educational programming, and **Artwork** shall contain a credit to the Artist/ Copyright owner(s) and a copyright notice in substantially the following form: © [Artist/Copyright owner's name, date of publication]. **AGENCY** bears sole responsibility to promptly notify **CALTRANS,** in writing**,** about instances where such accreditation is requested and provide the Artist/ Copyright owner's name and date of publication. **CALTRANS** will make reasonable efforts to affix the copyright notice in a timely manner.

d. Required disclaimer language for educational programming and **Artwork** created or produced for Project under this RGA.

i. Educational programming: **AGENCY** must place a disclaimer statement in a conspicuous manner on the educational programming created or produced for Project under this RGA a disclaimer that states the content of the educational programming does not reflect the official views or policies of **CALTRANS**. The educational programming does not constitute a standard, specification, or regulation.

ii. **Artwork**: **AGENCY** must place a disclaimer statement in a conspicuous manner on or in close proximately to the **Artwork** created or produced for Project under this RGA a disclaimer statement that the contents of the artwork do not reflect the official views or policies of **CALTRANS**.

e. Avoidance of Infringement: In performing work under this RGA, **AGENCY** and its employees agree to avoid designing or developing any items that infringe one or more patents or other intellectual property rights of any third party. If **AGENCY** or its employees becomes aware of any such possible infringement in the course of performing any work under this RGA, **AGENCY** or its employees shall immediately notify **CALTRANS** in writing.

f. **Contractors, Subcontractors, and Subrecipients:** Through contract with its sub-recipients, contractors, and subcontractors, **AGENCY** shall affirmatively bind by contract all of its contractors, subcontractors, subrecipients, and service vendors (hereinafter "**AGENCY's Contractor/Subcontractor/Subrecipient**") providing services under this RGA to conform to the provisions of paragraphs 31-33 of this RGA. In performing services under this RGA, **AGENCY's** Contractor/Subcontractor/Subrecipient shall agree to avoid designing or developing any items that infringe one (1) or more patents or other intellectual property rights of any third party. If **AGENCY's** Contractor/Subcontractor/Subrecipient becomes aware of any such possible

infringement in the course of performing any work under this RGA, **AGENCY's** Contractor/Subcontractor/Subrecipient shall immediately notify the **AGENCY** in writing, and **AGENCY** will then immediately notify **CALTRANS** in writing.

31. Visual Art Located on California State Right-of-Way

AGENCY agrees if Project involves visual art located on California State right-of-way, Project must be submitted and adhere to **CALTRANS**' most current Transportation Art Proposal process, policies, guidelines, and requirements. Information regarding **CALTRANS**' Transportation Art program can be found at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-j-transportation-art. **AGENCY** bears sole responsibility for ensuring that any Project will be timely submitted through **CALTRANS**' Transportation Art Proposal process, approved, and installed prior to any deadlines as required by this RGA.

a. **AGENCY** acknowledges that funds provided by **CALTRANS** under this RGA shall not be used for maintenance outside of the project time limits as provided in this RGA.

b. **AGENCY** acknowledges that the **CALTRANS**' Transportation Art Proposal process requires, among other things, **CALTRANS** ownership of any tangible visual final artwork, an unlimited, irrevocable copyright assignment to **CALTRANS** of the final artwork, and waiver of moral rights under California Civil Code § 987 (the California Art Preservation Act) and 17 U.S.C. § 106A(a) (the Visual Artists Rights Act of 1990, "VARA") of the final artwork.

c. **AGENCY** acknowledges that any submittal to the **CALTRANS**' Transportation Art Proposal process includes restrictions on the type of work that can be located on California State right-of-way.

32. Assumption of Risk and Indemnification Regarding Exposure to Environmental Health Hazards

In addition to, and not a limitation of, **AGENCY's** indemnification obligations contained elsewhere in this Agreement, **AGENCY** hereby assumes all risks of the consequences of exposure of **AGENCY's** employees, agents, Subcontractors, Subcontractors' employees, and any other person, firm, or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, to any and all environmental health hazards, local and otherwise, in connection with the performance of this Agreement. Such hazards include, but are not limited to, bodily injury and/or death resulting in whole or in part from exposure to infectious agents and/or pathogens of any type, kind or origin. **AGENCY** also agrees to take all appropriate safety precautions to prevent any such exposure to **AGENCY's** employees, agents, Subcontractors, Subcontractors' employees, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement. **AGENCY** also agrees to indemnify and hold harmless **CALTRANS**, the State of California, and each and all of their officers, agents and employees, from any and all claims and/or losses accruing or resulting from such exposure. Except as provided by law, **AGENCY** also agrees that the provisions of this paragraph shall apply regardless of the existence or degree of negligence or fault on the part of **CALTRANS**, the State of California, and/or any of their officers, agents and/or employees.

33. Mandatory Organic Waste Recycling

It is understood and agreed that pursuant to Public Resources Code Sections 42649.8 et seq., if **AGENCY** or its subcontractor generates two (2) cubic yards or more of organic waste or commercial solid waste per week, **AGENCY** or its subcontractor shall arrange for organic waste or commercial waste recycling services that separate/source organic waste for organic waste

recycling. **AGENCY** shall provide proof of compliance, i.e. organic waste recycling services or commercial waste recycling services that separate/source organic waste recycling, upon request from **CALTRANS District Partnership Liaison**

34. Project Close Out/Closeout Report

    a. **AGENCY** will provide a final close out report to the **CALTRANS District Partnership Liaison** no later than November 30, 2027.

       CALTRANS reserves the right to inspect the project location prior to approving the final invoice and closeout report.

    b. **CALTRANS** reserves the right to withhold final payment to **AGENCY** pending receipt and approval of the final closeout report by the **CALTRANS District Partnership Liaison**.

    c. Payments shall be forfeit if invoices are submitted after **November 30, 2027**.

35. ADA Compliance

    All entities that provide electronic or information technology or related services that will be posted online by **CALTRANS** must be in compliance with Government Code Sections 7405 and 11135 and the Web Content Accessibility Guidelines (WCAG) 2.0 or subsequent version, published by the Web Accessibility Initiative of the World Wide Web Consortium at a minimum Level AA success. All entities will respond to and resolve any complaints/deficiencies regarding accessibility brought to their attention.

36. Prevailing Wages and Labor Code Compliance

    AGENCY shall comply with any and all applicable labor and prevailing wage requirements in Labor Code Sections 1720 through 1815 and implementing regulations for any public works or maintenance contracts and subcontracts executed for the **AGENCY**'s work on or for the Project.

37. In the event of any inconsistency between the provisions which constitute this RGA, the following order of precedence shall apply:

    I. This Restricted Grant Agreement (as amended);
    II. The **CALTRANS** Local Grant Program Guidelines;
    III. Approved Indirect Cost Rate (if applicable);
    IV. Approved Grant Application (as amended); and
    V. **AGENCY** Resolution.

38. Survival

    AGENCY's representations, the indemnification provisions in paragraph 21, intellectual property provisions in paragraphs 30, 31, 32, and 33, and all other provisions which by their inherent character establish ongoing obligations shall remain in full force and effect, regardless of any expiration and/or termination of this RGA.

39. Sanctions

    No agreements under this RGA shall be made with individuals and/or entities that are determined to be a target of sanctions by the State of California while such sanctions are in

effect.

Section IV

Attachments:

The following attachments are incorporated into and are made a part of this RGA by this reference and attached hereto.

I. Clean CA Community Cleanup and Employment Pathway (CCEP) Grant Program Guidelines
II. Approved Indirect Cost Rate (not applicable)
III. Approved Grant Application and Amendment(s) to Grant Application (if applicable)
IV. **AGENCY** Resolution (N/A)

In Witness Whereof, the parties hereto have executed this RGA on the day and year first herein above written:

CITY OF CARSON

By:

Printed Name:
David Roberts

Title:
City Manager

Date:
5/20/2026

CALTRANS DISTRICT PARTNERSHIP LIAISON
CLEAN CALIFORNIA PROGRAM

By:

Printed Name:
Shirin Parsa

Title:
Transportation Engineer/Grant Manager

Date:

CALIFORNIA DEPARTMENT OF TRANSPORTATION
CLEAN CALIFORNIA PROGRAM

By:

Printed Name:
Walter Yu

Title:
Clean California Program Director

Date:

RESOLUTION NO. 26-060

A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2025–26 BUDGET IN THE GENERAL FUND, SPECIAL REVENUE FUNDS, ENTERPRISE FUNDS, AND THE CAPITAL IMPROVEMENT PROGRAM (CIP) FUND

WHEREAS, the City Council adopted the Fiscal Year 2025-26 budget on June 17, 2025, for the General Fund and Special Revenue Funds of the City via Resolution No. 25-076; and

WHEREAS, the City Council desires to amend the Fiscal Year 2025-26 budget; and

WHEREAS, the City Council has determined it necessary to amend the Fiscal Year 2025-26 General Fund budget, Special Revenue Funds, Enterprise Funds, and Capital Improvement Program (CIP) budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The following amendment(s) will be made to the City's Fiscal Year 2025-26 budget.

Account	Description	Increase/(Decrease)
228-50-503-802-6004-PWM1851	Professional Services	$92,500.00
228-50-503-802-6009-PWM1851	Materials & Supplies	$92,500.00
228-50-503-802-4513-PWM1851	Local Grants	$185,000.00

Section 2. The City Clerk shall certify the adoption of this resolution and shall keep a copy of this resolution attached to the Fiscal Year 2025-26 budget on file, and effective as of June 3, 2026, the same shall be in force and effect.

PASSED, APPROVED, AND ADOPTED this 3 Day of June, 2026.

APPROVED AS TO FROM:

_____
Sunny K. Soltani, City Attorney

CITY OF CARSON:

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-060 adopted by the City of Carson City Council at its meeting held on June 3, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMEBES:

ABSENT: COUNCIL MEMBERS:

_____
Dr. Khaleah K. Bradshaw, City Clerk

Clean CA Program Community Cleanup and Employment Pathway (CCEP) Grant Proposal

Prepared by:

David Roberts, Jr. Date
City Manager
City of Carson

Approval Recommended by:

District Clean CA Grant Coordinator Date

Approved by:

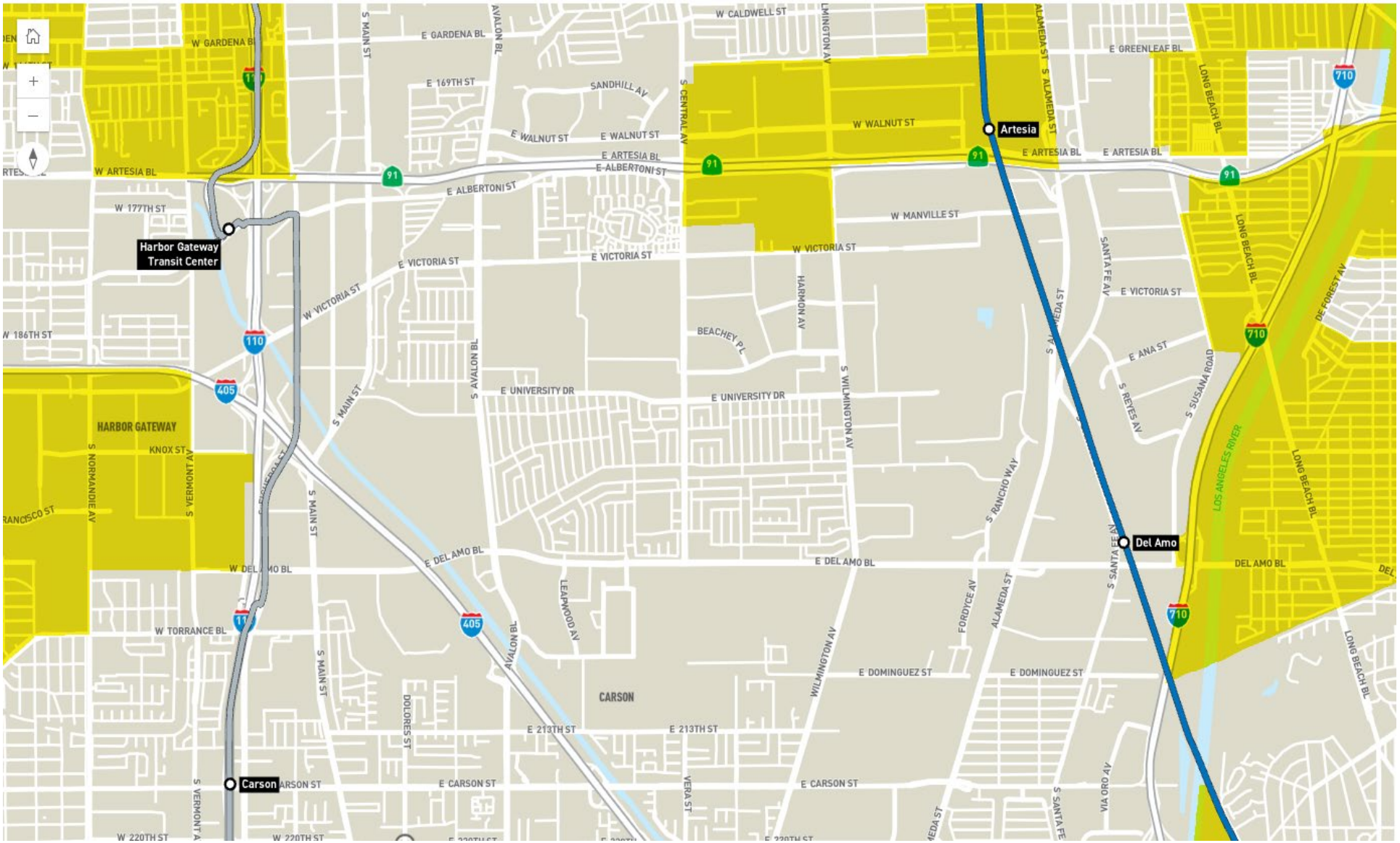
Clean California Program Manager Date

Instructions – Attach any applicable documents as follows:

- ***Attachment A**: Project / Data Maps*
- ***Attachment B**: Public Engagement Plan*
- ***Attachment C**: Existing Site Photos*
- ***Attachment D**: Letters of Support*
- ***Attachment E**: Cost Breakdown & Estimate*
    - *Break down expenses by category (e.g., staff time, equipment, materials, outreach, etc.)*
    - *Briefly explain the purpose of each cost to demonstrate alignment with project goals.*

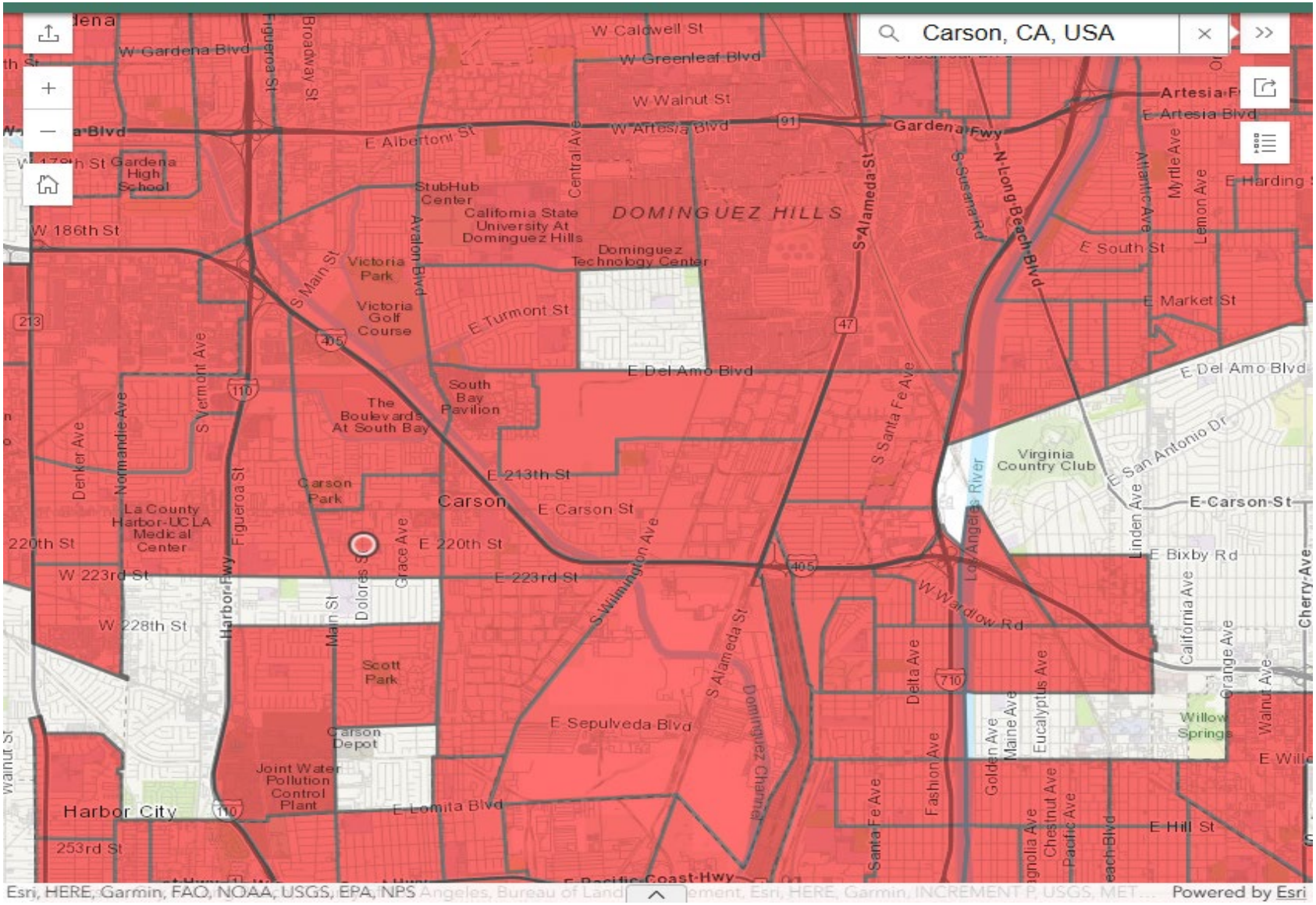
ATTACHMENT A – PROJECT LOCATION & ASSOCIATED DATA MAPS

Metro 2025 EFC Map

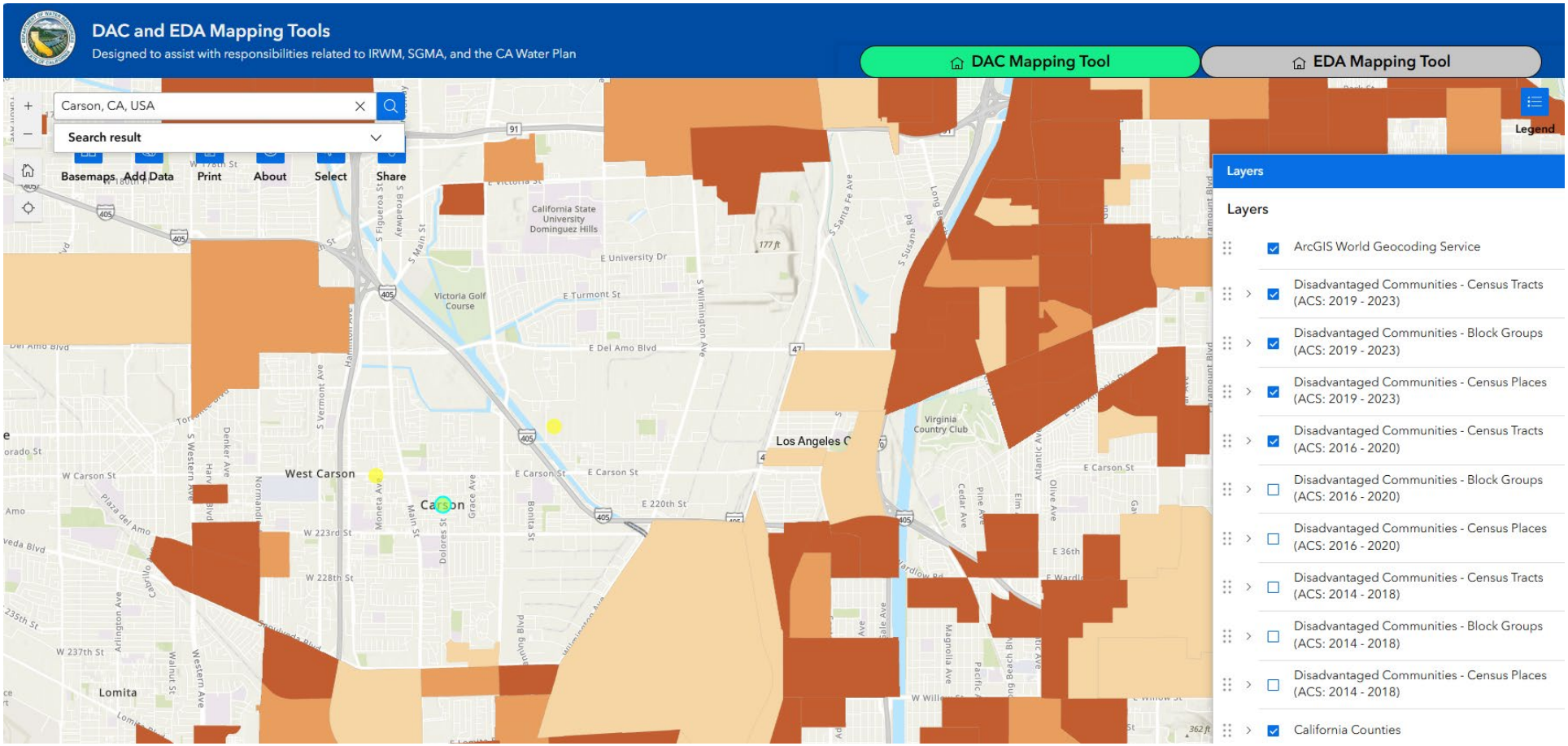


CCEP Project Scope of Work to be performed in the City of Carson's disadvantaged communities, with the following online vulnerability and equity data mapping tools referenced to support affordability criteria as a means to further define "disadvantaged communities" (DACs, as designated in the State of California) and to further justify the project's benefits to low- and moderate-income (LMI) persons or communities Because multiple tools may be used, the City of Carson utilized the following:

CALENVIRO 4.0 SB 535 DISADVANTAGED COMMUNITIES (DAC)



☒ Located in AB 1550-Designated Low-Income and Disadvantaged Community when applying Climate Investments Priority Populations for 2023, the Department of Water Resources Disadvantaged Communities Mapping Tool & most recent U.S. Census Bureau Reports



The Los Angeles Unified School District & Carson's Community of High-Poverty Schools, all of which are located in targeted Carson neighborhoods whose long standing issues with crime and gang violence have affected school safety and already lower-than-average high school graduation rates (24% versus the California state average of 37.5%):

- Eagle Tree Continuation School – 100% SNAP eligible
- Rancho Dominguez Preparatory School – 91% SNAP eligible
- Glenn Hammond Curtiss Middle – 90.1% SNAP eligible
- Carson Senior High – 88% SNAP eligible
- Stephen M. White Middle – 86.3% SNAP eligible

Attachment B

The City of Carson's Public Engagement Plan

Carson has a distinguished history in conducting outreach and engagement strategies to ensure its residents are informed and aware of the opportunities to share ideas in a meaningful way with City staff and policymakers. The community is regarded as an asset in the public policy, planning, and legislative process. That is evident through this Targeted Litter Abatement, Graffiti Removal, and Community Engagement Initiative, where outreach will be conducted via presentations, public meetings, the City of Carson's website, electronic communications, and through the utilization of survey tools.

In the development of this proposal, Carson's Office of the City Manager, Planning Department, and Department of Public Works coordinated their efforts and provided presentations of its "Clean & Proud Carson" proposal to the Public Works Committee, Coalition for Infrastructure, Parks & Recreation, the Air Quality Advisory Board, and advocacy or community-based organizations specifically focused on reducing the adverse effects caused by climate change impacts.

This effort, which has proven effective, has spurred much enthusiasm for the development of Carson's proposed CCEP project, as expressed during community forums in which shared ideas are encouraged and welcome. Opening up new forms of communication is one way to advance environmental justice and equity, with social and educational opportunities further realized through the provision of: 1) Improved air and water quality; 2) Reduced consumption of natural resources and energy; 3) Increased reliability of local water supplies; 4) Increased adaptability to climate change; and 5) Increased Protection and restoration of biodiversity. Similar methods, however more expansive, will be used to reach and gather input from Carson's very eclectic communities. Carson will conduct outreach in English, Spanish, and Tagalog (Limited English Proficiency: 13% Spanish; 9% Tagalog) to residents of all ages. Major local employers will also be targeted to distribute promotional materials and information among their employees. Pioneer, Volvo, Nissan, United Airlines, Honeywell, Canon, Sony, Hewlett-Packard, Goodyear, ARCO, Yoplait, Kenwood, Shell Oil, Hyundai, IKEA, Cafe Au Lait, Mikasa, K-Mart, and Pitney Bowes are just several of the 3,000 businesses who value their Carson locations.

Additionally, the City will use its social media sites to collect relevant feedback while working to promote a series of Climate Change-related forums. The Carson Chamber of Commerce, environmentally oriented youth clubs such as the Boys & Girls Club, Carson's Community of Schools, grassroots organizations, and other interested volunteers are expected to play a substantial part assisting with the gathering and dissemination of information. Although Carson is slated to have a variety of departments involved with developing the Clean & Proud Carson Initiative, the Office of the City Manager will oversee scheduled outreach activities to better ensure community stakeholder events are held on time, and that data is accurately gathered before being presented to the community.

Project processes are intended to involve collaborative engagement centered around the general public, City Council, community stakeholders, our local Chamber of Commerce chapter, and Carson's various Commissions (which include Planning; Environmental; Public Works; and Parks). With these factors taken into consideration, it's imperative that Carson's newly developed Community Engagement Plan can ensure the engagement strategies listed below:

- Consistent electronic communication, with project updates made available through the City of Carson website and social media sites that have been set up for the project. Email updates are to be routinely shared with project partners (e.g., Los Angeles Unified School District and Carson's Community of Schools, California GreenWorks, the Boys and Girls Club of Carson, I Heart Carson/SBCC).

- Community Workshops – Several community-based popup workshops and design charettes will be advertised and held in all areas throughout the City, with the goal of soliciting as much feedback as possible from Carson residents as well as local business owners. This is a necessary component to help determine how to better address previously unmet community needs. Visual presentations will come with conceptual options in an effort to inspire environmental stewardship, with the following mitigation benefits and CCEP project deliverables explained in further detail: 1) How transitioning from spray irrigation to drip irrigation can reduce water consumption by 50% or more; 2) How reducing the amount of pesticides/fertilizers used minimizes the amount of polluted run-off; 3) How eliminating the use of lawnmowers and other fossil-fueled landscape affects GHG emissions; 4) How to enhance the local ecosystem and increase biodiversity by attracting native birds, insects, and other animals.

- Formal participation in key citywide events – The City of Carson takes advantage of these regularly attended events to present information while soliciting input at multiple events/public meetings such as: Open Streets, Community Issues/Air Quality Forums, and the Citywide Planning Projects Open House. Expanded outreach efforts are anticipated to engage a wider spectrum of community & regional residents to take part in Carson's multi-faceted programming involving recreational park activities, with broader support increasing for the Targeted Litter Abatement, Graffiti Removal, and Community Engagement Initiative. The final products of the City's conceptual design phase may include high-level site planning diagrams documenting opportunities; inspirational imagery; documentation of project goals and requirements, potential amenities, and an initial cost estimate. Community engagement is critical at this stage of design to ensure that the vision for Carson's CCEP project is aligned with the broader community's needs to the greatest extent possible.

ADDITIONAL STAKEHOLDER ENGAGEMENT:
The PA/ED process includes participation and coordination with L.A. Metro, South Bay Cities Council of Governments (SBCCOG), and the City of Carson. All agencies are in general accord with the project. Public and agency outreach efforts undertaken during the PA/ED phase include both formal and informal formats such as:

- Monthly CCEP project development team meetings that include representatives from LAUSD, Carson's Community of Schools, Caltrans, Metro, SBCCOG, and the City of Carson
- Periodic briefings to Carson's CBO partners
- CCEP Planning & Design Project briefings to elected officials of the City of Carson
- Coordination meetings and project design workshops with the City of Carson staff
- Informational meetings with stakeholder groups and CBO partners

ATTACHMENT C – EXISTING SITE PHOTOS

Attachment D

November 3, 2025

ATTN: Miranda Myers, Caltrans District 7 Grant Manager
Clean California Community Cleanup & Employment Pathway (CCEP) Grant Program

Dear Ms. Myers,

I am pleased to submit this Letter of Support on behalf of the City of Carson to demonstrate our mutual and partnering support provided through the locally based 501(c)(3) nonprofit environmental justice organization, California Greenworks (CGW). Through Caltrans' Clean California Community Cleanup & Employment Pathway (CCEP) Program, the Clean & Proud Carson Initiative is requesting $200,000 in grant funds to enable our proposed Targeted Litter Abatement, Graffiti Removal & Community Engagement project – propelling its accompanying Scope of Work (SOW) into fruition as part of a phased implementation and sustainable delivery approach. Furthermore, the Clean & Proud Carson Initiative will ensure full compliance with Senate Bill 1000, which is now requiring California municipalities and City jurisdictions to address the needs of disadvantaged communities by promoting equitable access to educational resources in order to successfully improve public health outcomes whilst working to minimize environmental burdens.

CGW is continuing its long-standing, trusted partnership with Carson to assist with amplifying community voices and building local/regional capacity to inform public health policies in preparation for City Council adoption. By collectively contributing and sharing environmental & health data metrics specific to Carson's service area, this community collaborative will also jumpstart the City's strategic adaptation of workforce development training and much-needed green technological upgrades made to the Community Cleanup Database System Interface. With built-in NCIC and AI, Carson's patented technology upgrades ensure City Code Enforcement officers can issue e-citation tickets in under 20 seconds, significantly increasing operational efficiencies integral to cost-effectively reinforcing stricter prohibition and reinforcement of illegal dumping, now occurring more frequently than ever since the City's original inception back in 1968.

Code enforcement inspection has repeatedly indicated that the overwhelming majority of illegal trash dumped along Carson's public streets and urban transit corridors near the uptown Business Improvement District mostly stem from surrounding residents who are commuting from neighboring jurisdictions prior to then abandoning their unwanted piles of hard-to-recycle bulky items like mattresses, e-waste & household appliances—further emboldened by a growing absence and close to complete lack of City reinforcements. This increasingly time-urgent concern has been exacerbated since 2020, when City funding for employing active illegal dumping enforcement staff operating within Carson's Code Enforcement team lapsed and has yet to recover. To compensate for this pronounced lack in City staffing capacity, smart green technologies must function as a force multiplier through the increasingly reliable provision of a secure database that's accessible to the public, City staff departments and any appropriately assigned agency personnel.

A widening spectrum of EJ-impacted neighborhoods targeted by this Clean & Proud Carson Initiative emphasizes a renewed citywide focus emphasizing several community-identified "trouble hot-spots," with Carson's CCEP initiative leading to stronger, firmer establishment of resilient ecosystems/recreational opportunities that extend far beyond single-jurisdictional limits to reach equity focus communities (EFCs) and/or unincorporated climate resilience sectors located either directly adjacent to Carson or at the surrounding vicinity albeit remaining within the scope of Los Angeles County & the greater South Harbor Bay region. To accomplish this, the City is combining forces with the local 501(c)(3) nonprofits and community- based organizations (CBOs) such as CGW, I Heart Carson, and the Boys & Girls Club of Carson. Each will play a prominent role in helping to conduct monthly large-scale citywide cleanup events at Carson's highest-need neighborhoods. Ongoing infrastructure challenges on SR 91 have prevented regional transportation & environmental goals from being adequately met or moving forward on schedule, which has in turn influenced and shaped local decision-making around traffic relief, equity programs and commuter options as part of near- and long-

term resilient transit enhancement. The CEJST and CalEnviroScreen4.0 SB 535 Disadvantaged Communities (DAC) mapping tools have equally determined Carson's prioritized site areas as disadvantaged because each location indicates more than one burden threshold along with the associated socioeconomic threshold, as detailed below.

- **Energy: PM2.5 in the Air –** Level of inhalable particles, 2.5 micrometers or smaller: 95th above 90th percentile.
- **Climate Change, Housing & Community Health: Low income –** People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed: 78th above 65th percentile.
- **Workforce Development**: **High school education –** Percent of people ages 25 years or older whose high school education is less than a high school diploma: 37% above 10%.

One potentially proven and cost-effective way to fight these worsening negative environmental factors is the citywide adoption of trees that are native to this area (e.g., drought-tolerant, climate-appropriate) and demand very little maintenance in return. Trees have long demonstrated their ability to decrease particulate matter over time, thereby leading to enhanced air quality/reduced GHG emission rates – as regularly tracked & monitored by SCAQMD. Other environmental hazards (e.g., flood, severe storm, catastrophic wildfire) in addition to community benefits are to be substantially mitigated through the addition of no less than 200 newly planted tree species dually featuring low VOC/high CO2 absorption rates, having been pinpointed & carefully handpicked via CGW's professional expertise with:

1. Implementing neighborhood and open space revitalization projects;
2. Facilitating environmental enrichment and inclusive workforce development training opportunities (e.g., Urban Arborist Training Courses, Introduction to Green Jobs Program) that Carson residents/City and CCEP project stakeholders of any age are welcome to partake in and learn from;
3. Setting minimum requirements for species diversity and large-stature trees;
4. Monitoring canopy cover for gains and losses, including a community survey to distribute among City residents and local business entities promoting the 12 large-scale cleanup events to be administered during Carson's one-year implementation period; and
5. Functioning and operating as an ongoing community advocate for green economic development.

Finally, CGW will be tasked with providing Carson's DAC/EFC neighborhoods with balanced objective information to assist City residents, local business owners and important project stakeholders so they may gain a more foundational understanding or deeper comprehension centered around which City-specific problems or investment strategies are requisite or highly conducive for increased access to green career workforce development and educational resource learning outcomes. Project considerations outside of CCEP's one-year duration involve the maintenance/preservation of existing trees within City-owned property and public spaces, with scalable matching fund sources helping to cover costs associated with more inclusive outreach & engagement that's specially geared toward Carson's disadvantaged BIPOC communities. Equitable growth and job training opportunities will be made much more widely available through the Clean & Proud Carson Initiative, eventually reaching 1,000+ student volunteers/youth interns who are eager to partake in environmental stewardship activities and/or open to learning from the bilingual anti-litter curriculum that Public Works is currently developing in partnership with the Los Angeles Unified School District/Carson's Community of Schools.

Thank you for your time and consideration of this funding support request made by CGW in support of the City of Carson, as Caltrans District 7 funding support will encourage local stakeholders and businesses to support the Carson cleanup coalition and its planned promotional campaign to help inform anti-littering behaviors among younger generations working or residing full-time in the City. Hashing out a long-term plan is what will ensure the prolonged sustainability achieved through this Clean & Proud Carson Initiative so that our communities can stay clean, eventually paving new pathways that may lead to broader-scale collaborations formed with local, regional & state partners alike. Ms. Myers, should you have any questions, please feel free to call (310) 342-0119 or directly email michael.berns@calgrnwks.org for a more immediate response.

Best,

Michael Berns
Chief Environmental Justice Officer & Program Director at californiagreenworks.org

BOYS & GIRLS CLUBS
OF CARSON

Officers:

President:
David Traughber
Mattel, Inc

Vice President:
Jeri Vick
Community Volunteer

Secretary:
Lori Henderson[1]
Northrop Grumman

Treasurer:
Roger von Ting[1]
Watson Land Company

Immediate Past President:
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Choura Venue Services

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Aon Risk Solutions

Kate Mulligan
California Wellness Foundation

Jarrett Nobles
Los Angeles Dodgers

Tunde Ogunwole
Prologis

Paul Traughber
Alandale Insurance

Randy Wilson
Norm Wilson and Sons, Inc.

Staff:

Kim Richards
CEO

[1] Denotes Past President

November 3, 2025

ATTN: Miranda Myers, Caltrans District 7 Grant Manager
Clean California Community Cleanup & Employment Pathway (CCEP) Grant Program

RE: Letter of Partnering Support for Clean & Proud Carson—A Targeted Litter Abatement, Graffiti Removal, and Community Engagement Collaborative Initiative

Dear Ms. Myers,

I am pleased to submit this Letter of Support on behalf of the Boys & Girls Club of Carson (BGC) to demonstrate our mutual enthusiasm for the City of Carson's request to Caltrans District 7 for CCEP funding support the amount of $200,000. The proposed Clean & Proud Carson Initiative is part of a targeted litter abatement, graffiti removal, and community engagement collaborative project that will help bring our City into full compliance with Senate Bill 1000, which is now requiring California municipalities and City jurisdictions to address the needs of disadvantaged communities by promoting equitable access to educational resources in order to successfully improve public health outcomes while simultaneously working in-tandem to minimize environmental burdens uniquely specific to Carson.

A variation of of EJ-impacted neighborhoods targeted by this Clean & Proud Carson Initiative emphasizes a renewed citywide focus emphasizing several community-identified "trouble hot-spots," with Carson's CCEP initiative leading to stronger, firmer establishment of resilient ecosystems/recreational opportunities that extend far beyond single-jurisdictional limits to reach Equity Focus Communities (EFCs) and/or unincorporated climate resilience sectors located either directly adjacent to Carson or at the surrounding vicinity albeit remaining within the scope of Los Angeles County & the greater South Harbor Bay region. To accomplish this, the City is combining forces with the local 501(c)(3) nonprofits and community- based organizations (CBOs) such as BGC, California GreenWorks, and I Heart Carson.

Each will play a prominent role in helping to conduct monthly large-scale citywide cleanup events at Carson's highest-need neighborhoods. Ongoing infrastructure challenges on SR 91 have prevented regional transportation & environmental goals from being adequately met or moving forward on schedule, which has in turn influenced and shaped local decision-making around traffic relief, equity programs and commuter options as part of near- and long- term resilient transit enhancement. The CEJST and CalEnviroScreen4.0 SB 535 Disadvantaged Communities (DAC) mapping tools have equally determined Carson's prioritized site areas as disadvantaged because each location indicates more than one burden threshold along with the associated socioeconomic threshold, as detailed below.

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level, not including students enrolled in higher ed: 78th above 65th percentile.

- **Workforce Development**: **High school education –** Percent of people ages 25 years or older whose high school education is less than a high school diploma: 37% above 10%.

Carson's CCEP project challenges these types of discriminatory practices that unjustly demean and isolate young adolescent job seekers. Throughout CCEP's designated 12-month implementation period, the City and Carson's Community of Schools will engage 800–1,000 youth volunteers from five selected Title I Public Schools, all of which are located in poverty-stricken neighborhoods predominantly housing BIPOC populations whose long standing issues with crime and gang violence have affected school safety and already lower-than-average high school graduation rates (24% versus the California state average of 37.5%). Carson's workforce development component will engage and recruit school-aged youth volunteers, utilizing nature-based solutions and environmental decision-making to educate participants on how they can navigate nature experiences and effectively mitigate climate-related challenges affecting Carson's EJ-impacted populations increasingly forced to with rising municipal pollution burdens. This will give youth first-hand lived experience with the process of allocating limited resources toward service work that may ultimately foster and/or create a substantial environmental justice legacy within Carson's highest-need neighborhoods.

Although the proposed pilot is being newly developed by a City advisory body to eliminate existing community inequities and recreational access barriers, Carson's intended Scope of Work (SOW) maintains fidelity to prior models of success—advancing far-reaching community impacts proving both scalable/sustainable. Interacting in close group settings with experienced professionals showcasing strong expertise, students have the eye-opening opportunity to discover expanded pathways toward long-term employment. Project service-learning work youth volunteers are tasked with a diverse spectrum of restoration methods including erosion control measures, native plant seed collection/distribution, propagation and nursery work, invasive species management, coordinated maintenance of planting sites and recreational hiking trails—dependent on timeline/milestones.

Targeted site areas are situated in Carson neighborhoods that reported a substantial rise in graffiti, feces and large items dumped from July 2024 through June 2025. Moreover, bilingual educational programs and job training workshops opportunities will be made much more widely available, eventually reaching 800–100 student volunteers/youth interns who are eager to partake in environmental stewardship activities and/or open to learning from the bilingual anti-litter curriculum that Public Works is currently developing in partnership with LAUSD.

Sincerely,

Kim Richards

Kim Richards
Chief Executive Officer

LOS ANGELES UNIFIED SCHOOL DISTRICT

MEMBERS OF THE BOARD

KELLY GONEZ, PRESIDENT
MÓNICA GARCÍA
JACKIE GOLDBERG
DR. GEORGE J. MCKENNA III
NICK MELVOIN
SCOTT M. SCHMERELSON
TANYA ORTIZ FRANKLIN

ALBERTO CARVALHO
Superintendent

LOCAL DISTRICT SOUTH

MICHAEL ROMERO
Local District South Superintendent

CARSON COMMUNITY OF SCHOOLS
21820 Bonita Street
Carson, CA 90745
Telephone: (310) 354-3400
Fax: (310) 532-4674
carsoncos@lausd.net

DR. AFIA HEMPHILL
Community of Schools Administrator

October 27, 2025

ATTN: Miranda Myers, Caltrans District 7 Grant Manager
Clean California Community Cleanup & Employment Pathway (CCEP) Grant Program
Email Address: Miranda.Myers@dot.ca.gov
Phone Number: (213) 500-5840

RE: Letter of Partnering Support for Clean & Proud Carson—A Targeted Litter Abatement, Graffiti Removal, and Community Engagement Collaborative Initiative

Dear Ms. Myers,

I am pleased to submit this Letter of Support on behalf of the Los Angeles Unified School District (LAUSD) to demonstrate our mutual enthusiasm for the City of Carson's request to Caltrans District 7 for CCEP funding support the amount of $200,000. The proposed Clean & Proud Carson Initiative is part of a targeted litter abatement, graffiti removal, and community engagement collaborative project that will help bring our City into full compliance with Senate Bill 1000, which is now requiring California municipalities and City jurisdictions to address the needs of disadvantaged communities by promoting equitable access to educational resources in order to successfully improve public health outcomes while simultaneously working in-tandem to minimize environmental burdens uniquely specific to Carson.

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An overarching like-minded goal of both the City and LAUSD is to more broadly empower lower-income student participants residing within Carson's most EJ-impacted and/or disadvantaged communities to pursue green careers in ecology, environmental stewardship, public safety and code enforcement coordination of community restoration and larger-scale citywide cleanup events particularly among historically marginalized youth who continue to experience insurmountable barriers to obtaining competitive gainful employment. More specifically, the Clean & Proud Carson Initiative guides youth ages 16 through 24 who live at or below 200% of the Federal Poverty Level and come from impoverished backgrounds exacerbated by a lifetime of segregation and low expectations, especially if exiting out of the juvenile justice or foster system during this very difficult time of transition for at-risk youth and young adults who are living with some form of disability (e.g., cognitive, physical) and/or have already amassed a criminal record.

Carson's CCEP project challenges these types of discriminatory practices that unjustly demean and isolate young adolescent job seekers. Throughout CCEP's designated 12-month implementation period, the City and Carson's Community of Schools will engage 800–1,000 youth volunteers from five selected Title I Public Schools, all of which are located in poverty-stricken neighborhoods predominantly housing BIPOC populations whose long standing issues with crime and gang violence have affected school safety and already lower-than-average high school graduation rates (24% versus the California state average of 37.5%). Carson's workforce development component will engage and recruit school-aged youth volunteers, utilizing nature-based solutions and environmental decision-making to educate participants on how they can navigate nature experiences and effectively mitigate climate-related challenges affecting Carson's EJ-impacted populations increasingly forced to with rising municipal pollution burdens. This will give youth first-hand lived experience with the process of allocating limited resources toward service work that may ultimately foster and/or create a substantial environmental justice legacy within Carson's highest-need neighborhoods.

Although the proposed pilot is being newly developed by a City advisory body to eliminate existing community inequities and recreational access barriers, Carson's intended Scope of Work (SOW) maintains fidelity to prior models of success—advancing far-reaching community impacts proving both scalable/sustainable. Interacting in close group settings with experienced professionals showcasing strong expertise, students have the eye-opening opportunity to discover expanded pathways toward long-term employment. Project service-learning work youth volunteers are tasked with a diverse spectrum of restoration methods including erosion control measures, native plant seed collection/distribution, propagation and nursery work, invasive species management, coordinated maintenance of planting sites and recreational hiking trails—dependent on timeline/milestones.

Targeted site areas are situated in Carson neighborhoods that reported a substantial rise in graffiti, feces and large items dumped from July 2024 through June 2025. Moreover, bilingual educational programs and job training workshops opportunities will be made much more widely available, eventually reaching 800–100 student volunteers/youth interns who are eager to partake in environmental stewardship activities and/or open to learning from the bilingual anti-litter curriculum that Public Works is currently developing in partnership with LAUSD.

Sincerely,

Dr. Afia Hemphill
Administrator, Carson Community of Schools

Attachment E

1. Establish a Collaborative Framework

Goal: Create a formal partnership that aligns resources and accountability.

Memorandum of Understanding (MOU):

Define roles:

- *City of Carson:* Provides logistical support, public works coordination, and materials disposal.
- *California GreenWorks:* Leads volunteer recruitment, health education, and neighborhood engagement.

Carson's Community of Schools, the Boys & Girls Club of Carson: Coordinates downtown and commercial corridor beautification, merchant outreach, and business sponsorships.

Joint Planning Team: Monthly coordination meetings to select target zones, review data (litter/graffiti reports), and plan events.

Shared Data Dashboard: Track clean-up areas, graffiti reports, and volunteer hours using tools like SeeClickFix or ArcGIS Hub.

COST: $10,0000

2. Identify and Prioritize Target Areas

Goal: Use data and community input to focus efforts where impact is greatest.

Use City Data: Review Carson's Public Works or Code Enforcement service request records to map litter/graffiti "hot spots."

Engage Residents: Host listening sessions in high-need neighborhoods.

Prioritization Criteria: Level of blight, pedestrian traffic, visibility, and proximity to schools or parks.

COST: $10,000

3. Implement Targeted Clean-Up and Graffiti Removal

Goal: Execute recurring, high-impact beautification events that model civic pride.

Monthly "Pride in Carson Days":

City provides dumpsters, paint, tools, and safety vests.

California GreenWorks recruits volunteers and promotes health-oriented themes (e.g., "Clean Spaces, Healthy Hearts").

Carson's Community of Schools and the Boys & Girls Club of Carson organizes local businesses to "adopt a block" or sponsor materials.

Rapid Response Crews: Partner with local workforce development or reentry programs (e.g., Fighting Back Partnership's YouthWorks) for quick graffiti removal and litter response.

Beautification Add-Ons: Install murals, plant low-maintenance greenery, or add community art to deter repeat vandalism.

COST: $65,000

4. Integrate Education and Public Engagement

Goal: Foster a culture of pride and shared responsibility.

Public Awareness Campaign:

"Love Carson, Keep It Clean" — social media, banners, and merchant window decals.

Include positive messaging about local pride and environmental stewardship.

School Partnerships:

Work with the Los Angeles Unified School District on classroom presentations, student service days, and mural art projects.

Launch a "Clean Campus, Clean Community" challenge.

Community Workshops:

California GreenWorks can host events linking environmental cleanliness to community health (reducing pests, improving mental wellbeing, etc.).

Volunteer Recognition:

Celebrate "Community Pride Champions" quarterly with certificates from the City Council

COST: $92,0000

5. Ensure Long-Term Sustainability

Goal: Build maintenance and ownership into the fabric of the community.

Adopt-a-Spot Program:

Residents, civic groups, or businesses adopt public spaces for ongoing clean-up and reporting.

Business Improvement Incentives:

Partner with the uptown Business District to reward businesses maintaining graffiti-free and litter-free storefront.

Maintenance Funding:

Leverage **CalRecycle's Local Conservation Corps** grants, **Caltrans Clean California Local Grant Program**, and **WCB Urban Greening** for long-term beautification

Seek corporate sponsorships from refineries, shipping firms, and local retailers.

Measure and Report Impact:

Annual report summarizing areas cleaned, graffiti removed, volunteer hours, and improvements in community satisfaction

COST: $8,000

***MATCHING FUNDS: IN-KIND CONTRIBUTION: $15,000 from California GreenWorks (CGW): $15,000**

TOTAL CCEP REQUEST AMOUNT: $185,000

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 23.

To: Honorable Mayor and City Council

From: Nora A. Garcia , Director of Public Safety & Emergency Management PS Administration

Subject: CONSIDER APPROVAL OF A FIVE-YEAR SOFTWARE, SUPPORT, AND MAINTENANCE AGREEMENT WITH ESI ACQUISITION, INC., A JUVARE COMPANY, FOR WEBEOC (CITY COUNCIL)

I. SUMMARY

Staff recommends that the City Council approve a five-year Software, Support, and Maintenance Agreement with ESi Acquisition, Inc., a Juvare Company, for the city's WebEOC emergency management platform. WebEOC will support the City's Emergency Operations Center (EOC) by providing a centralized system for incident management, situational awareness, interdepartmental coordination, and emergency communications. The proposed agreement includes proprietary software licensing, support, maintenance, and related services necessary for ongoing system functionality and operational readiness. The City's Purchasing Manager has determined that this procurement qualifies for a sole source exception to competitive bidding requirements pursuant to Section 2611(e) of the Carson Municipal Code.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a five-year software, support, and maintenance agreement with ESi Acquisition, Inc., a Juvare Company, for the City's WebEOC emergency management platform in an amount not to exceed $178,565.76; and

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

III. ALTERNATIVES

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

IV. BACKGROUND

The City's Public Safety & Emergency Management Department is seeking to implement the WebEOC platform to support Emergency Operations Center (EOC) activations, emergency preparedness activities, planned events, and day-to-day emergency management coordination efforts. The platform is designed to provide centralized incident management, resource tracking, documentation, situational awareness, and interdepartmental communication capabilities to improve operational coordination before, during, and after emergency incidents.

In addition to supporting internal City operations, WebEOC includes interoperability features that allow coordination and information sharing with external partner agencies utilizing the same platform, including Los Angeles County. The software also includes integration capabilities with FEMA's Integrated Public Alert & Warning System (IPAWS), which supports emergency notification and public alerting functions during significant incidents and disasters.

ESi Acquisition, Inc., a Juvare Company, is the sole developer, licensor, and authorized provider of the proprietary WebEOC software, including all associated modules, maintenance, support, configuration, updates, and related professional services. As the owner of the software source code and proprietary system architecture, no third-party vendors are authorized to provide the required licensing, support, maintenance, or system modification services associated with the platform.

Legal Analysis

It should be noted, however, that the agreement places an obligation on the City to indemnify ESi Acquisition, Inc. and Juvare Company against claims resulting from certain City-caused damages such as those due to contributory infringement to the extent caused by the City, or use of the services by City other than as permitted by the agreement, or City's failure to comply with applicable law. Because the risk of such damage involves a limited context, the risk to the City is low and City staff recommends City Council approval of the agreement.

Accordingly, Staff is requesting that the City Council approve the proposed agreement pursuant to the City's Municipal Code provisions related to sole source procurement exceptions to competitive bidding requirements, as the required proprietary software, support services, and system integrations are uniquely available through ESi Acquisition, Inc., a Juvare Company.

V. FISCAL IMPACT

The proposed five-year Software, Support, and Maintenance Agreement with ESi Acquisition, Inc., a Juvare Company, is in an amount not to exceed $178,565.76. The Fiscal Year 2025-2026 cost for Year One services is $38,503.55 and will be funded through the Emergency Management Division Professional Services Account No. 101-55-553-101-6004. Funding for the remaining years of the agreement is anticipated to be provided through the same account.

VI. EXHIBITS

1. WebEOC Approved Purchasing Waiver
2. WebEOC Vendor Sole Source Letter
3. WebEOC Quote
4. ESI (WebEOC) Agreement

Attachments

1. WebEOC Approved Purchasing Waiver
2. WebEOC Vendor Sole Source Letter
3. WebEOC Quote
4. ESI (WebEOC) Agreement

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Purchasing Waiver

Use this form to request an exemption from formal bidding and/or written contract requirements, pursuant to Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code (CMC). This waiver must be completed before proceeding with procurement activity.

Exemption sought:

- [x] Formal Bidding (Section 2611])
- [ ] Written Contract (Section 2605(1)(iii))

Pursuant to CMC Section 2611:

- [ ] (d) Emergency Purchasing (Section 2611(d))
- [x] (e) Sole Source Purchasing (Section 2611(e))
- [ ] (f) Piggyback Purchasing (Section 2611(f))
- [ ] (g) Cooperative Purchasing (Section 2611(g))
- [ ] (i) Other Purchases (Section 2611(i)(1) through (18))

If (f) or (g) are selected above, specify the master contract details:

Awarding Agency: **Vendor:**

Contract #: **Solicitation #:**

Contract Effective Date: **Contract Expiration:**

Specify purchase details:

Amount: $178,565.76 **Vendor:** ESI ACQUISITION INC

Written justification/description of purchase. Explain urgency, product uniqueness, and intended use. Attach all relevant backup documentation.

The WebEOC platform is proprietary to its developer, who exclusively controls the source code, licensing, and all associated support and enhancements. As the sole provider, only the developer can perform system maintenance, issue updates, and ensure full operational functionality. Accordingly, no third-party alternatives exist for these services, qualifying this as a sole source procurement.

Authorized Department Staff:

Signature: Nora Garcia

Date: 04/27/26

Name/Title: Nora Garcia/PS&EM Director

Purchasing:

5/6/26

Rev. 0825JT

Pursuant to CMC 2611(e) Sole Source Purchasing - The Purchasing Manager may dispense with this Chapter's bidding requirements if he or she finds that the materials, supplies, equipment, services, or professional services are unique because of their quality, durability, availability, or fitness for a particular use and are available only from one (1) source.

WebEOC is an emergency management and incident reporting software platform which was developed by Juvare. This software will allow the City to perform its emergency operations center management, real-time incident tracking, resource coordination, and interagency communication during emergency.

This software is specifically configured for EOC workflows, including real-time incident management boards, resource requests, situation reporting, and multi-agency operational coordination. The County of Los Angeles actively uses WebEOC, by leveraging this same software, the City will have centralized access to County and other participating jurisdictions. This ensures seamless integration with County operations, consistent incident reporting across these jurisdictions. Since the City of Carson operates within the broader emergency response structure of the LA County Office of Emergency Management, and WebEOC is primary system used for regional coordination in LA County, no other system would currently provide a direct operational interoperability with this framework. While similar platforms may exist, none are currently configured, integrated, and operationally aligned with the regional LA County coordination systems, established EOC training and deployment practices, and the current emergency workflows. Alternative items would require full system replacement and would not provide interoperability with LA County WebEOC-based systems.

As such, the WebEOC is functionally unique in meeting the City's combined operational and interoperability requirements without significant disruption.

Attachments:

(1) LA County – Dec. 2025 training manual confirming continued use of WebEOC for County operations.

(2) OC County Sole Source Procurement – Confirming other agencies utilizing the same procurement method for similar reasons as identified herein.

WebEOC

User's How-To Log In & Navigation Guide

Date: 12/11/2025

Office of Emergency Management

Table of Contents

Part I: Initial Setup/Security Requirements

- Sign in to LA County MS Apps
- Multifactor Application Download
- Single Sign-On/MFA Set Up

Part II: Signing in to WebEOC

- WebEOC Functions
- Boards
  - Activity Log
  - Event Reporting – Significant Events
  - Resource Request

Part III: Training & Support

- Juvare Training
- Admin Support

Part 1: Initial Setup / Security Requirements

County of Los Angeles
Office of Emergency Management

Sign in to LA County MS Apps

WebEOC Single Sign-On (SSO)

What does Single Sign-On do?

- You log in to WebEOC with your work email and work email password, eliminating the need to remember another password.
- Link to access LA County's WebEOC using Single Sign-On:
- *https://myapps.microsoft.com/lacounty.onmicrosoft.com*
- Don't forget to **BOOKMARK THE LINK!!!**
- Skip to page nine if you previously set up Multifactor Authentication (MFA) for WebEOC
- **Note: If you have access to other Juvare Solutions, you cannot use Juvare's Login Services to access WebEOC (unless you are a county department on the CEO MS Tenant).**

County of Los Angeles
Office of Emergency Management

MFA App Download – Required to access WebEOC

Microsoft Authenticator Download – Apple (iOS)

If you don't already have the Microsoft Authenticator App on your Apple (iOS) device, scan the QR code below to download the application and add it to your device.

To install Authenticator on your iOS device

Scan the QR code

Microsoft Authenticator Download - Android

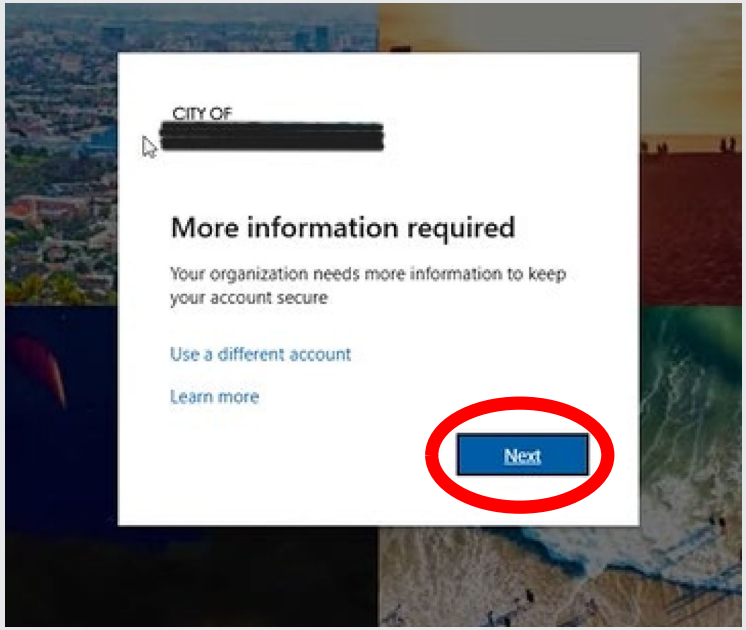
If you don't already have the Microsoft Authenticator App on your Android device, scan the QR code to download the application and add it to your device.

To install Authenticator on your Android device

Scan the QR code

County of Los Angeles
Office of Emergency Management

Single Sign-On/MFA Set Up



More Information Required?

Your organization may require additional information to maintain account security.

Any additional steps are outside the purview of LA County and WebEOC. Follow all instructions and provide any necessary information to continue the onboarding process to access WebEOC.

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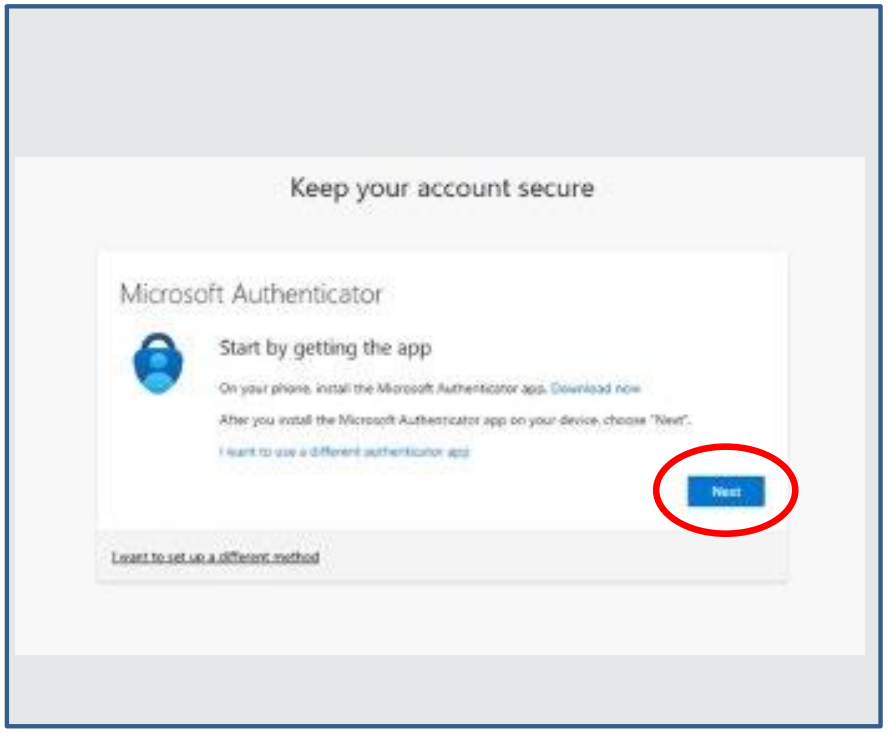
Office of Emergency Management

Single Sign-On/MFA Set Up



Keep your account secure

- As part of LA County's SSO security process, you will need to use a Multifactor Authentication App (MFA) to log onto WebEOC securely.
- To use the Microsoft Authenticator App, click "Next".
- If you prefer to use another MFA App, click "I want to set up a different method" and follow the appropriate steps to set up the MFA for access to LA County's guest Microsoft My Apps dashboard.

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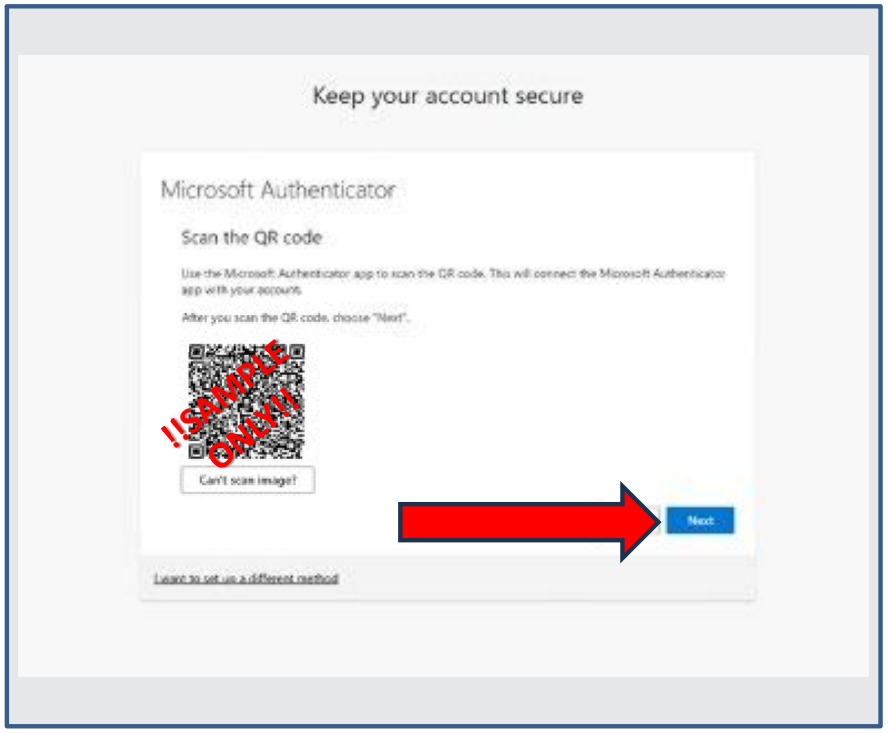
Single Sign-On/MFA Set Up



Adding LA County Microsoft MFA

To add your guest's LA County Microsoft profile to your MFA, you will need to follow these steps:

1) **Open the MFA app**
2) **Access the "Scan QR Code" within the App and scan the QR code (see example)**
   - **Microsoft Authenticator has a QR Code Icon on the bottom right that opens the function to scan the QR code with the device camera.**
3) **Follow the Multifactor Authentication app's instructions to complete adding it to your device.**
4) **Upon successful completion, click next.**

Part 2:
Signing in to WebEOC

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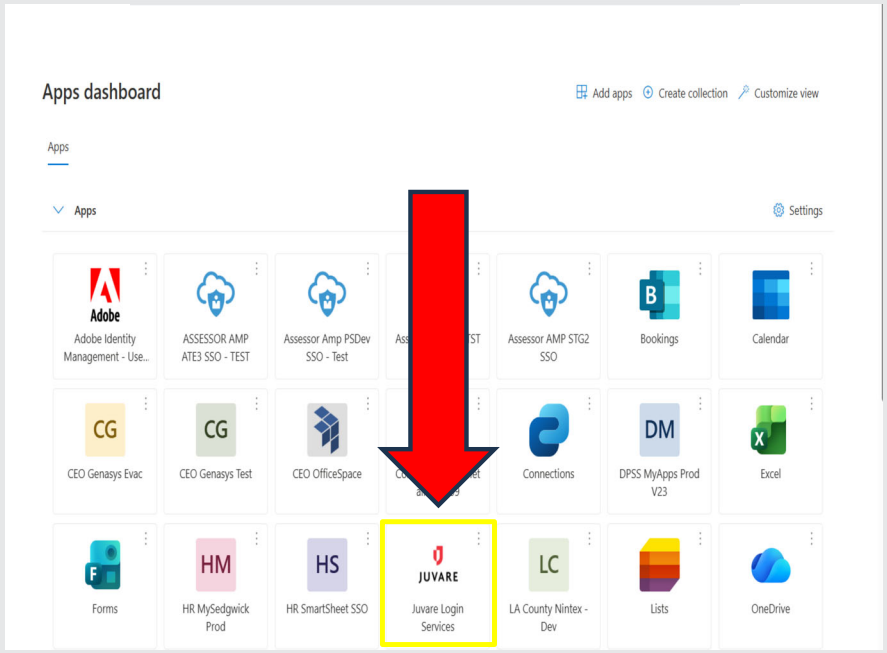
Office of Emergency Management

Accessing WebEOC

Signing in to WebEOC via MS Apps



Juvare Login Services

- Link to access LA County's WebEOC using Single Sign-On via MS Apps: *https://myapps.microsoft.com/lacounty.onmicrosoft.com*
  - Use your work email and password to log in
  - Complete MFA confirmations
    - Note: Most county department users on the county network will not require a password or MFA to log in
- Click on the Juvare Login Services application (see red arrow) to access LA County's instance of WebEOC.
- Note: You will only see the MS Apps you have been given access to by the Chief Executive Office IT Department at the request of the County Departments/Programs

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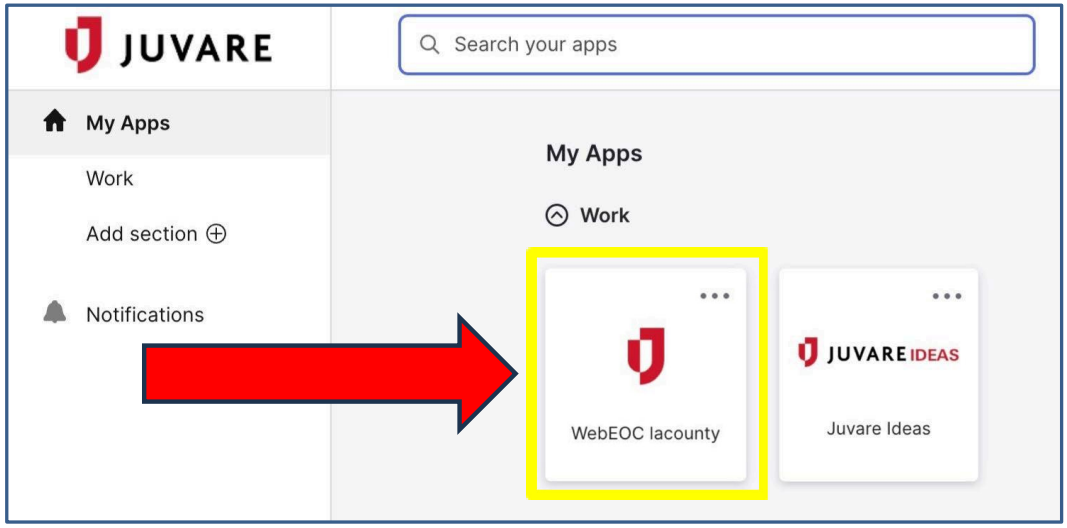
Office of Emergency Management

Accessing WebEOC



Juvare – My Apps Dashboard

- **Successfully logging in will land you on the Juvare – My Apps page. To access WebEOC, click on the "WebEOC lacounty" tile.**
- **JUVARE IDEAS – Please disregard this, as it is not required to access and use WebEOC. It is a portal for submitting ideas to improve WebEOC. Consult an administrator to confirm your ideas don't already exist.**

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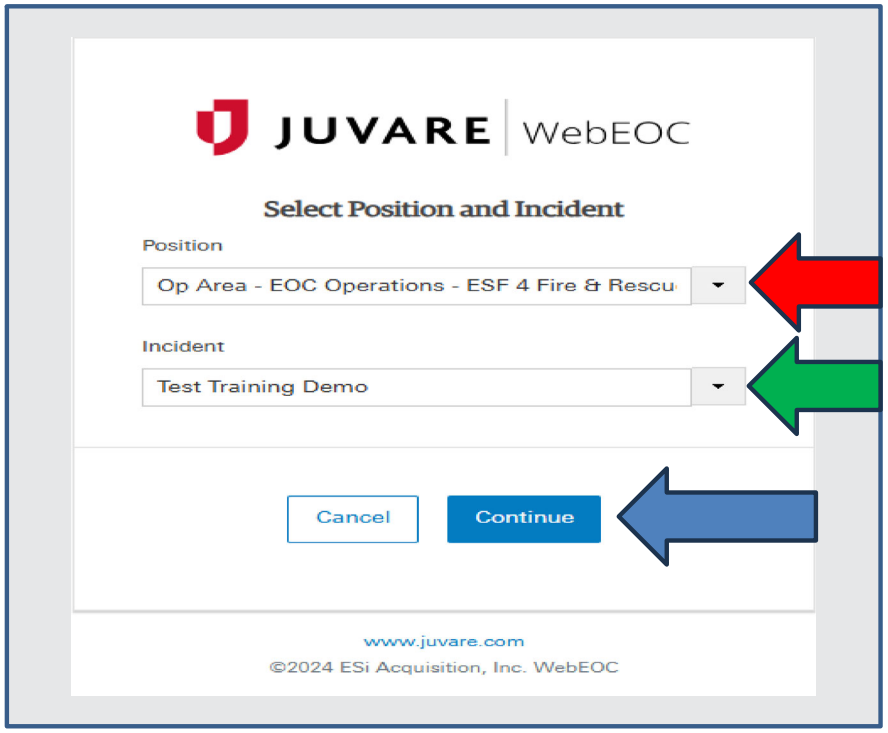
Office of Emergency Management

Accessing WebEOC



Position and Incident Selection

Position:

- Use the "Position" drop-down (see Red arrow) to select the position you will be using in WebEOC
  - **Note:** Only positions that an administrator has assigned to your profile will be available

Incident:

- Use the "Incident" drop-down (see Green arrow) to select the incident you will be working in
  - The current incident the County EOC is activated for will be the default incident

Click continue (see Blue arrow)

Part 2: Navigating WebEOC & Boards

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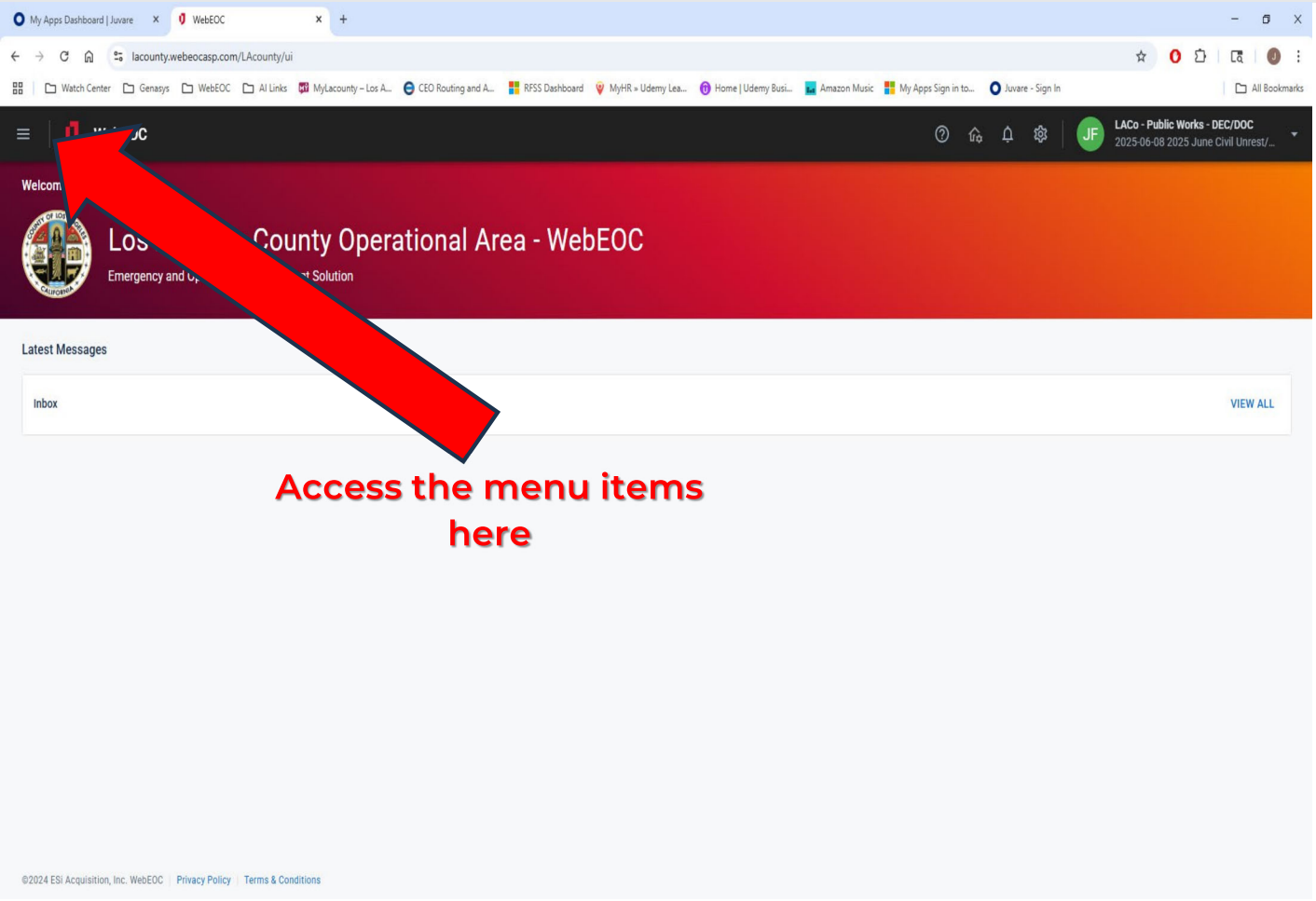
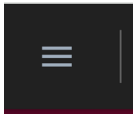
Office of Emergency Management

WebEOC Functions



WebEOC's Menu

Click on the pancake menu in the upper left-hand corner.



Click the double arrows at the bottom left to expand or collapse the menu between icons and titles.

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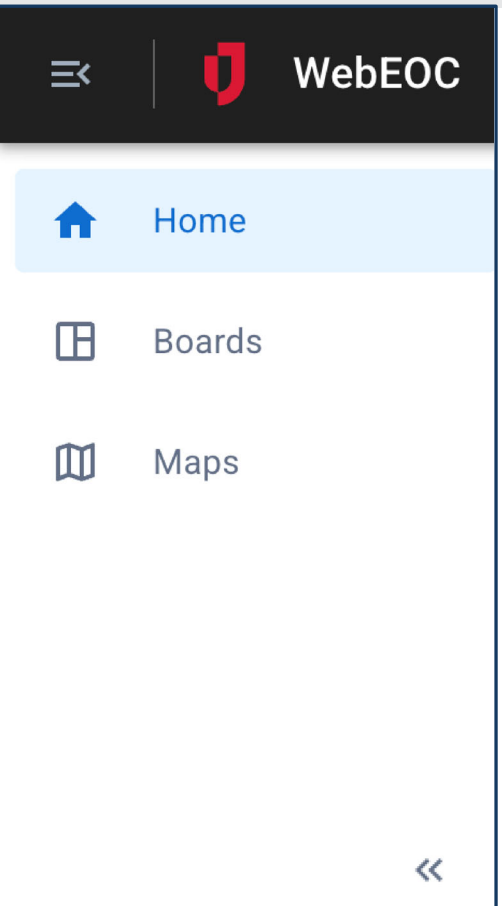
Office of Emergency Management

WebEOC Functions



Menu Item Descriptions

- **Home** is the landing page for the position you are logged into
- **Boards** are the heart of WebEOC. They are the mechanisms you use to manage and share real-time incident information with authorized users
- **Maps** allow the user to view data from WebEOC boards

- **Note: Only boards and maps assigned by an administrator will be visible.**

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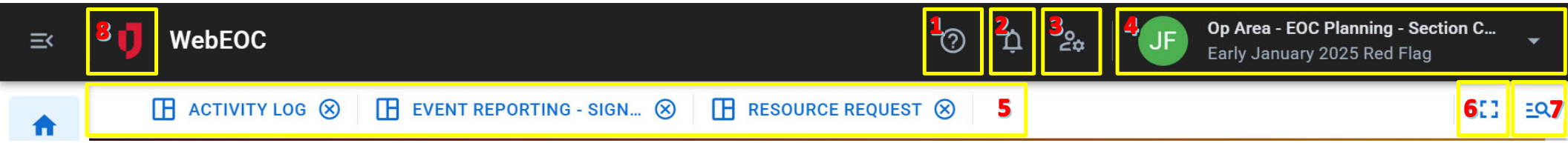
Office of Emergency Management

WebEOC Functions



Juvare Tools Breakdown:

1. **Juvare Help Center Portal:** The Help Centers can be accessed on desktop or mobile devices.
2. **Inbox/Alert Notification:** A number notification will appear over the bell with the number of unread notifications since you last logged into the position. Clicking the bell will open the “Notification Inbox."
3. **Admin View:** The Admin view is only available to administrators. This will not be visible to “users.”
4. **Position & Incident Switcher:** Users can change the “Position” or “Incident” they are logged in for, switch to another Juvare App/Solution, or log out of WebEOC.
5. **Tabs:** Tabs open when a board is opened and can be rearranged by dragging/dropping them or using the “Open Tab Manager.”
6. **Full Screen:** Opens the tabs to full screen and cycles through the open tabs (this is great for displays in EOCs and DOCs).
7. **Open Tab Manager:** Easily manage all open tabs.
8. **Juvare/WebEOC Logo:** The logo takes you back to the “Juvare Apps/Solutions” page.

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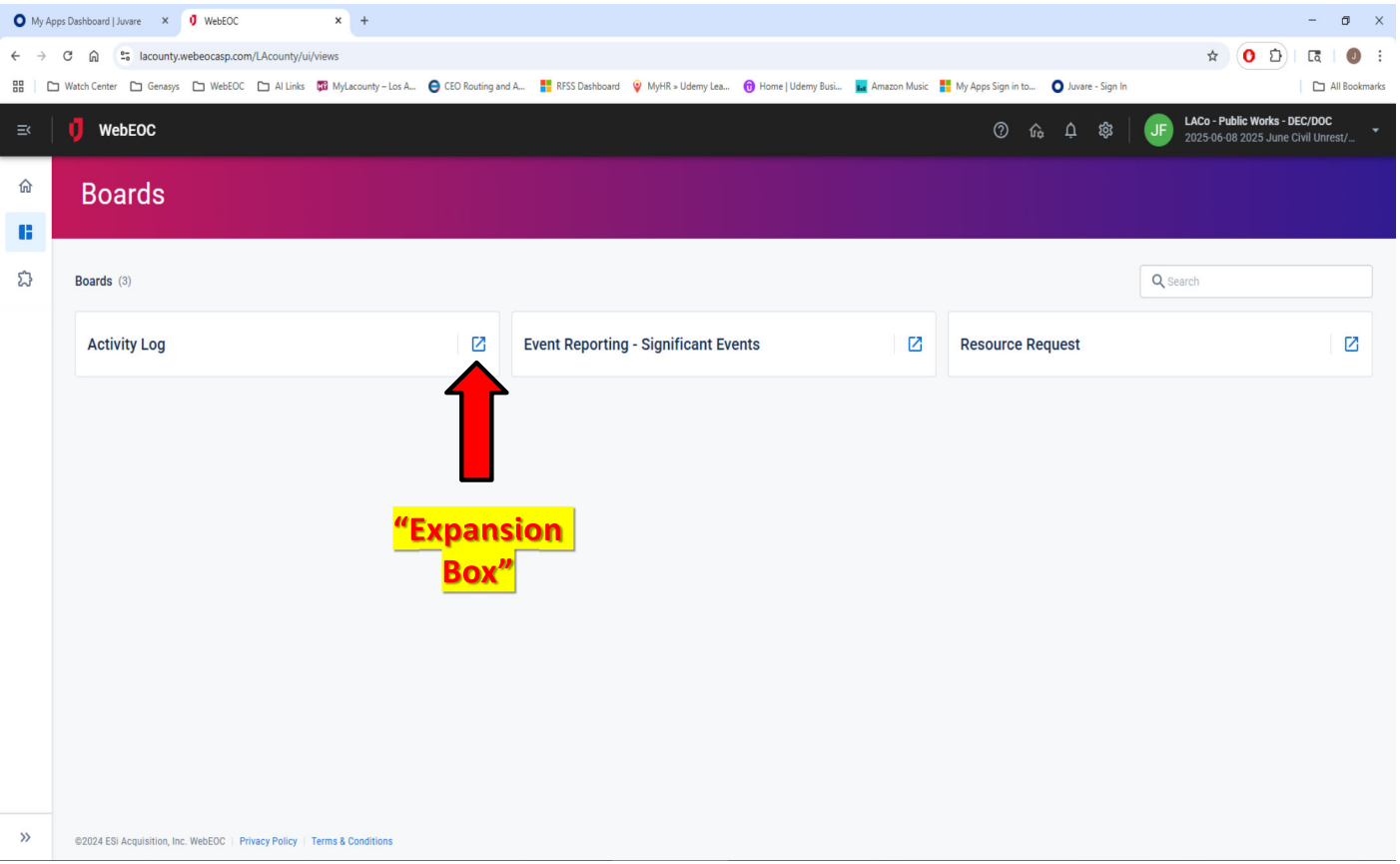
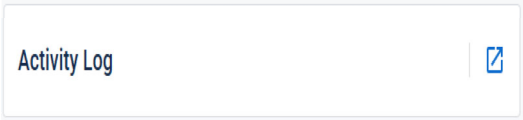
Office of Emergency Management

WebEOC Functions



Opening WebEOC Boards



To access a WebEOC feature, simply click on the feature you want to access.

Note: from the "Home" screen, you will need to click the expansion box

of the feature you want to access (see red arrow)

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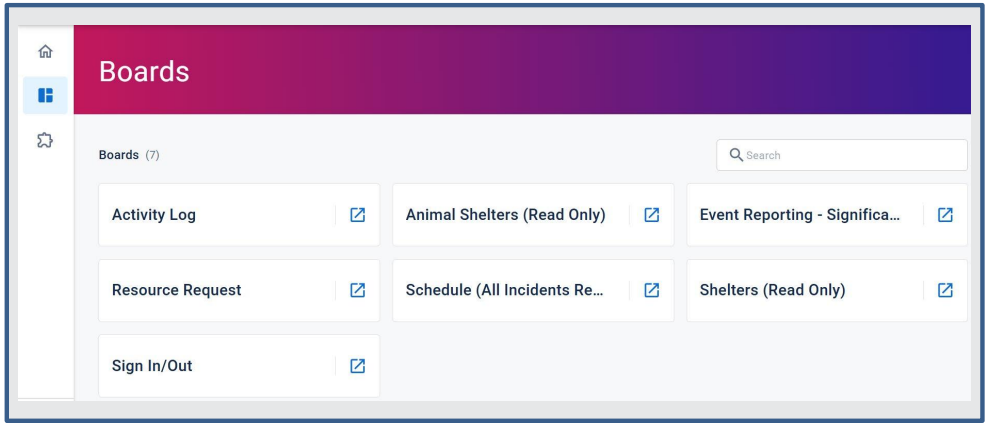
Boards

Boards of Note:

- **Activity Log**
- **Event Reporting – Significant Events**
- **Resource Request**

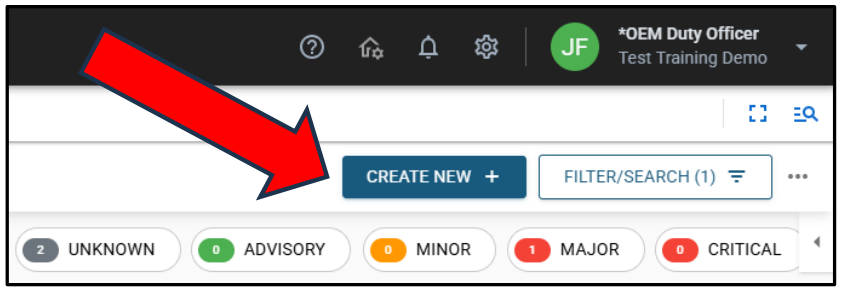


Board Descriptions

- **Activity Log** – Recorded operational activities documenting key activities from all stakeholders to provide a timeline of events within an incident.
  - Can attach supporting files (photos, videos, and documents for a richer context).
- **Event Reporting – Significant Events** – Escalated significant events to be viewed by the Operational Area (OA) to provide situational awareness (EVERYONE can see it).
- **Resource Request** – Centralized emergency management resource request board for requesting needs unable to be met by the requestor during incident response.

County of Los Angeles
Office of Emergency Management

Boards: Functionality within



Create New

- You can create a new record on a board if the "Create New" button is available.

- Note: This feature is not available on "Read Only" boards.

Filter Pills

- You can filter pre-identified information when a filter pill is available. Filter pills are in the upper right corner.
- Filters pills that are not active and are not a solid color:

- Filtered pills are color-filled (only one active at a time):

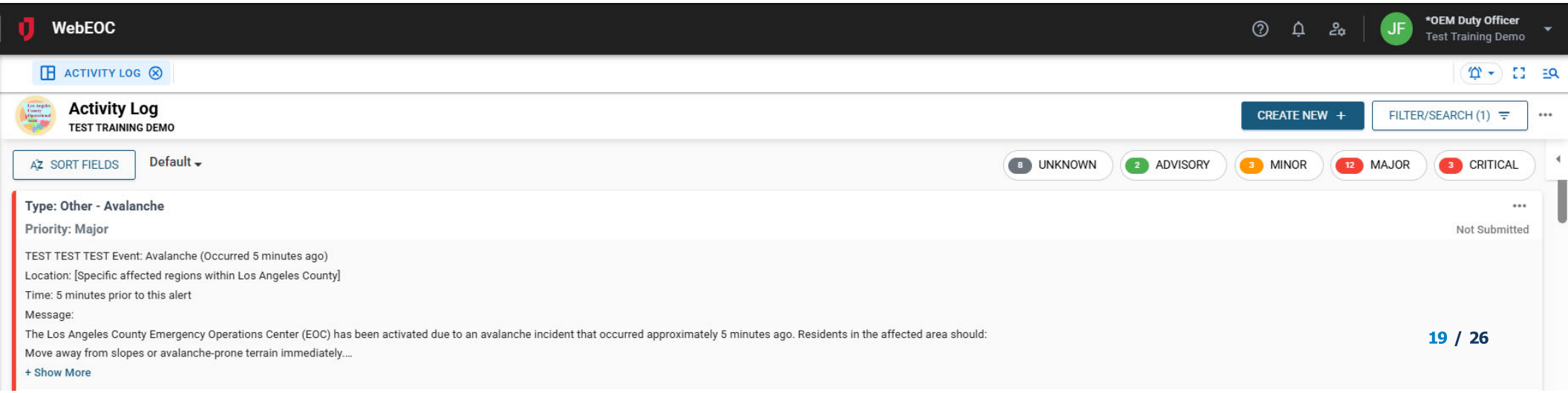
- You can turn on a filter pill or turn it off by clicking the desired pill once.

County of Los Angeles
Office of Emergency Management

Boards: Activity Log

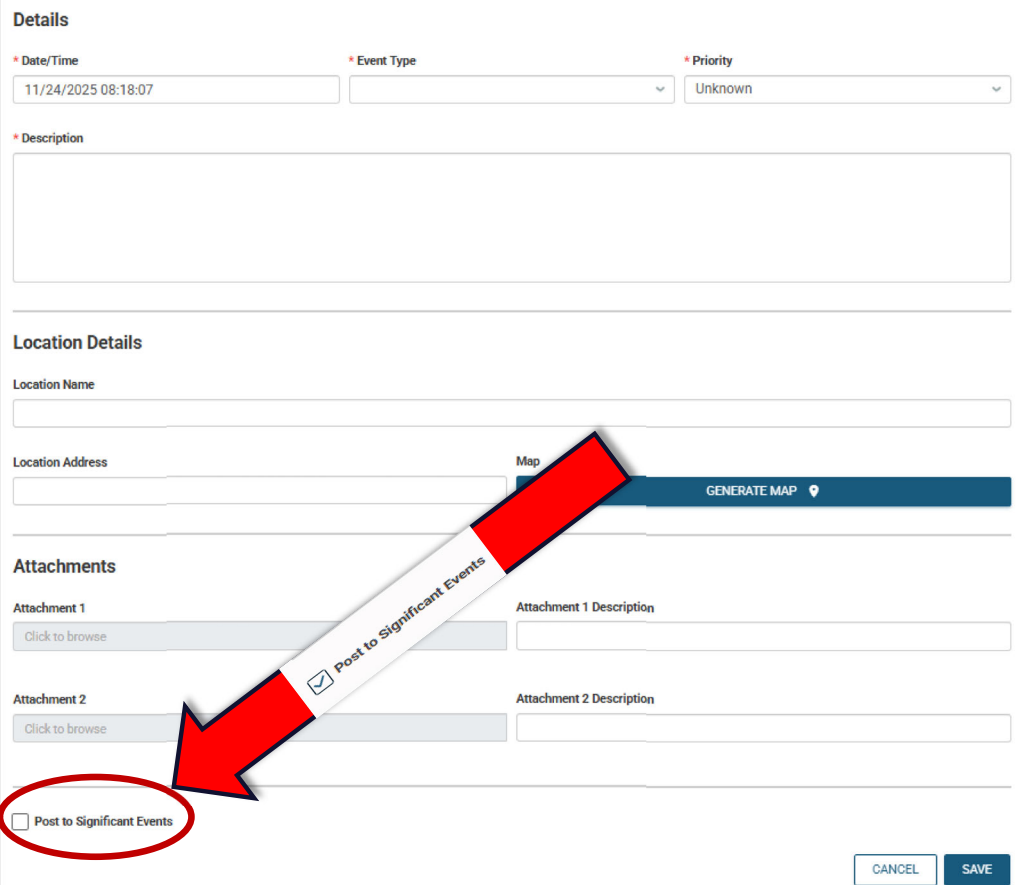
Viewing the Activity Log

- The Activity Log is dependent on the position and incident the user is logged into.
- View (expanded history) and edit (adds an update without deleting previous information) entries by selecting the three dots on the upper right of the entry.
- Note: Activity log entries can only be deleted by an administrator. However, it never entirely disappears because the original entry and deletion history are stored on Juvare's servers.



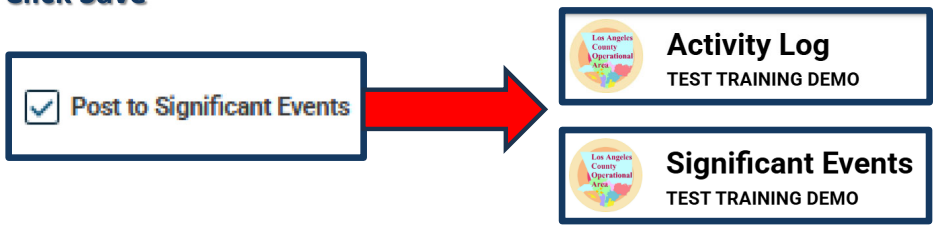
County of Los Angeles
Office of Emergency Management

Boards: Activity Log/Significant Events



How to "Post" Significant Events

- Open the "Activity Log" board and click on "Create New"
- Complete the form and attach supporting files/documents
- Check the box for "Post to Significant Events" at the bottom of the form (pictured left)
- Click Save

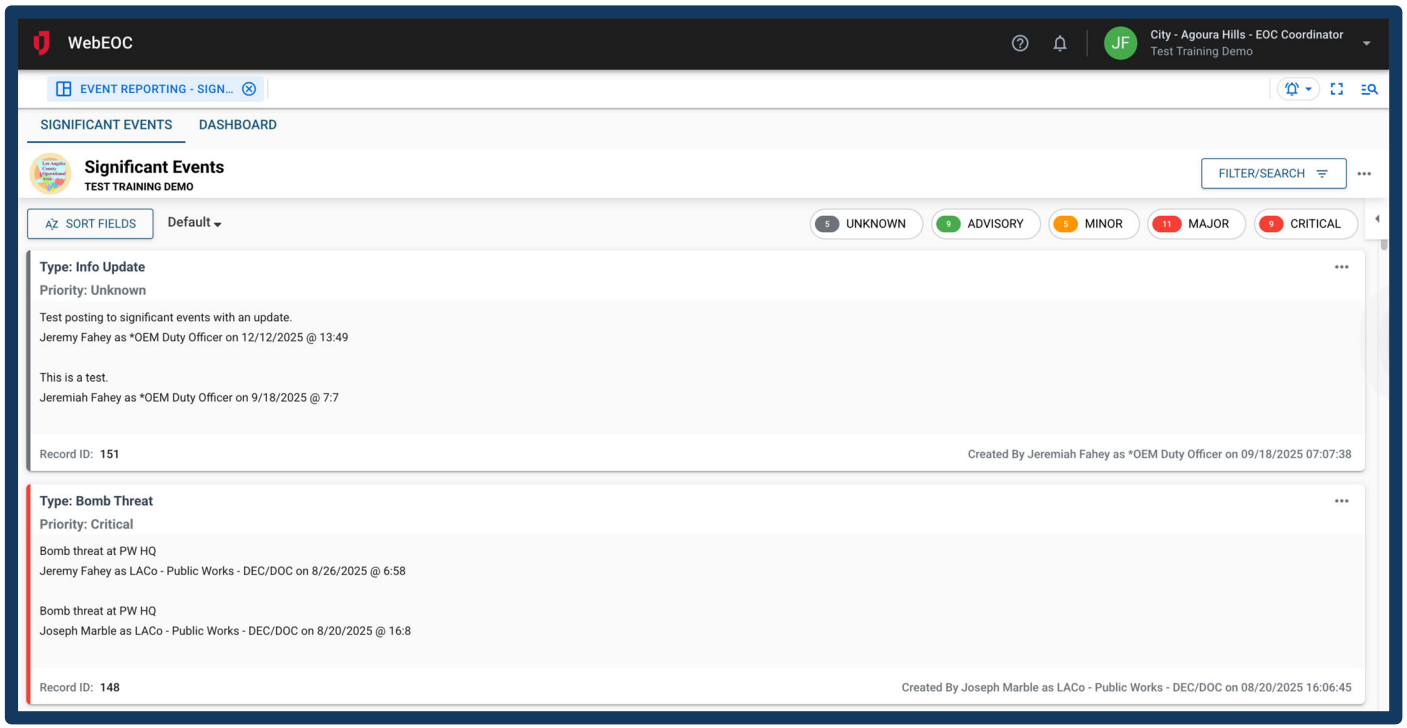


NOTE: Checking the "Post to Significant Events" box will record the information on the Activity Log and the Event Reporting – Significant Events boards.

NOTE: Only post information you want the whole Operational Area to see.

County of Los Angeles
Office of Emergency Management

Boards: Event Reporting – Significant Events



Viewing Significant Events

- Open the "Event Reporting – Significant Events" board
- Use the filter pills or the search box to find the event you are looking for
- Click on the three dots in the upper right of the entry to view the full details of the event
- This board is READ ONLY

- Note: Updates to a significant event can only be made via the Activity Log by the original position that submitted it.

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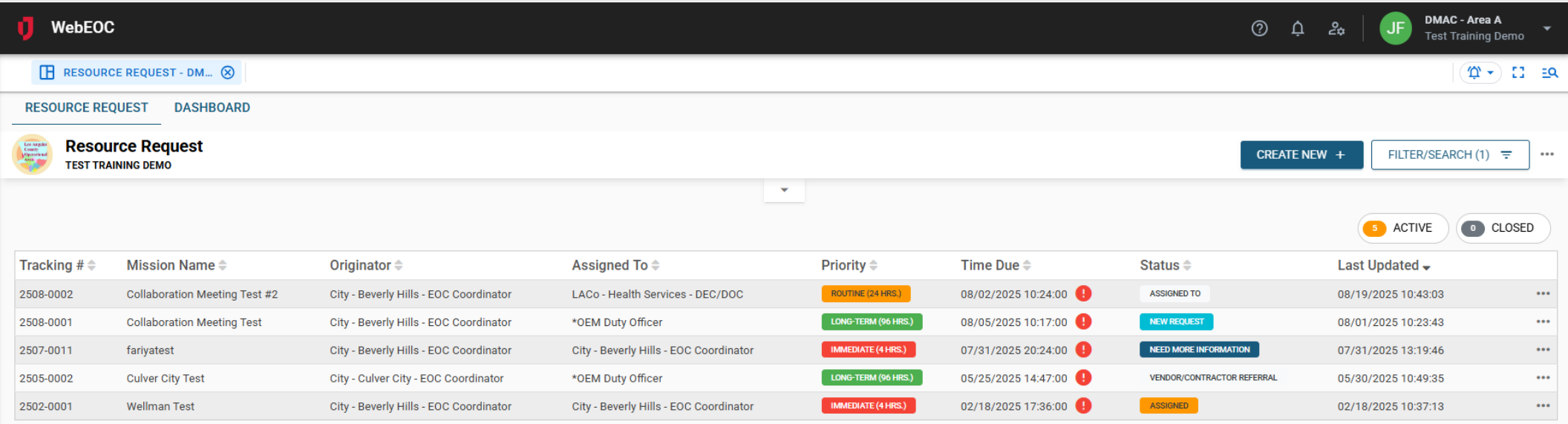
Office of Emergency Management

Boards: Resource Request



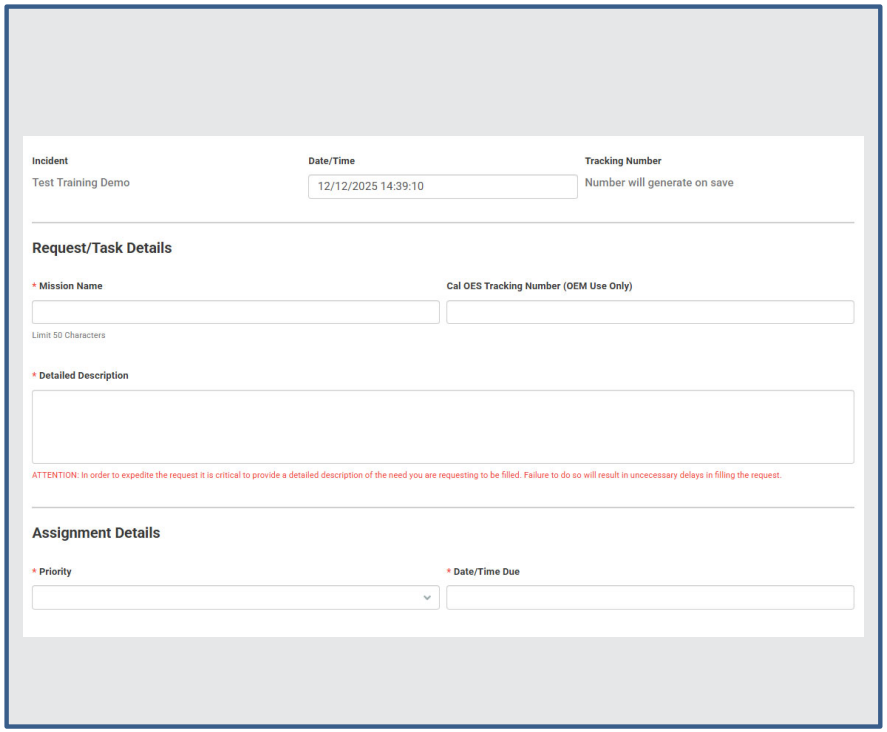
Tracking #	Mission Name	Originator	Assigned To	Priority	Time Due	Status	Last Updated
2508-0002	Collaboration Meeting Test #2	City - Beverly Hills - EOC Coordinator	LACo - Health Services - DEC/DOC	ROUTINE (24 HRS.)	08/02/2025 10:24:00	ASSIGNED TO	08/19/2025 10:43:03
2508-0001	Collaboration Meeting Test	City - Beverly Hills - EOC Coordinator	*OEM Duty Officer	LONG-TERM (96 HRS.)	08/05/2025 10:17:00	NEW REQUEST	08/01/2025 10:23:43
2507-0011	fariyatest	City - Beverly Hills - EOC Coordinator	City - Beverly Hills - EOC Coordinator	IMMEDIATE (4 HRS.)	07/31/2025 20:24:00	NEED MORE INFORMATION	07/31/2025 13:19:46
2505-0002	Culver City Test	City - Culver City - EOC Coordinator	*OEM Duty Officer	LONG-TERM (96 HRS.)	05/25/2025 14:47:00	VENDOR/CONTRACTOR REFERRAL	05/30/2025 10:49:35
2502-0001	Wellman Test	City - Beverly Hills - EOC Coordinator	City - Beverly Hills - EOC Coordinator	IMMEDIATE (4 HRS.)	02/18/2025 17:36:00	ASSIGNED	02/18/2025 10:37:13

Resource Request Board

- View the lifecycle of resource requests, by county departments or DMAC areas, based on the position the user is viewing from.
- All submitted resource requests are reviewed by the CEOC Operations Section Chief.
- Board notifications are enabled in WebEOC and are sent via email (with attachments).

County of Los Angeles
Office of Emergency Management

Boards: Activity Log/Significant Events



How to "Submit" a Resource Request

- Open the "Resource Request" board and click on "Create New"
- Complete the form and attach supporting files/document(s)

- Note: Requestors can only update a request if the disposition "Needs more info" is assigned by the CEOC. If updates are needed, contact the OEM Duty Officer to provide updates for the resource request.

Part 3:
Training & Support

County of Los Angeles
Office of Emergency Management

Juvare Training

WebEOC

Juvare Training Center

Juvare Training Center

- You can access free training at Juvare's Training Center
- You can create an account and sign in to track your progress
- Training classes are free, unless otherwise specified
- NOTE: There are several boards and features that administrators have not assigned (are unavailable for use); however, they may be made available in the future.

County of Los Angeles
Office of Emergency Management

Need Help?

WebEOC

Need Help?

If you are experiencing issues accessing WebEOC, such as problems with setting up multi-factor authentication or account setup, please email WebEOCSupport@ceooem.lacounty.gov for assistance.

Thank you.

Office of
Emergency
Management

Our Community
Our Commitment
ORANGE COUNTY, CALIFORNIA

Sole Source/ Proprietary Request Form

COUNTY POLICY ON SOLE SOURCE CONTRACTS:

It is the policy of the County of Orange to solicit competitive bids and proposals for its procurement requirements. Sole source procurement shall not be used unless there is clear and convincing evidence that only one source exists to fulfill the County's requirements. All sole source purchases requiring Board of Supervisors approval shall be justified as meeting the sole source standard in the Agenda Staff Report. The Agenda Staff Report shall clearly state that it is a sole source procurement. The Sole Source Justification, as described below, shall be attached within the Agenda Staff Report (CPM, Section 4.4)

SECTION I – INSTRUCTION FOR COMPLETING THIS FORM:

1. Formal justification is required for sole source procurements when competitive bid guidelines require pricing from competing firms.
2. A written justification will be prepared by the department and approved by the department head or designee.
3. Prior to execution of a contract, the County Purchasing Agent or designee shall approve ALL sole source requests for commodities that exceed $250,000 and services exceeding $50,000 or a two (2) year consecutive term, regardless of the contract amount.
4. If vendor is a retired, former Orange County employee, CEO Budget shall approve the sole source request, **regardless of the sole source amount.**
5. Board approval is required for all sole source contracts for commodities that exceed $250,000 and services exceeding $50,000 or a two (2) year consecutive term, regardless of the contract amount.
6. The Deputy Purchasing Agent (DPA) shall retain a copy of the justification as part of the contract file.
7. Valid sole source request contain strong technological and/or programmatic justifications.
8. Sole source procurements may be approved based upon emergency situations in which there is not adequate time for competitive bidding.
9. Sole source requests for Human Service contracts will be guided by the regulations of the funding source.
10. Each question in Section III of this form must be answered in detail and signed by the department head with concurrence of the Deputy Purchasing Agent.

SECTION II – DEPARTMENT INFORMATION

Department: Orange County Sheriff's Department				Date: 5/10/2016	
Vendor Name: ESi Acquisition, Inc.				Sole Source BidSync Number: Click here to enter text.	
Is the above named vendor a retired employee of the County of Orange? ☐ Yes ☒ No **If "Yes", review and Approval is required from CEO Budget prior to contract execution.**					
Amount: 190,000	Contract Term (Dates): One-time purchase for software upgrade plus yearly maintenance fee	Is Agreement Grant Funded? ☐Yes ☒No	Funding Source: Net County Cost	Percent Funded: 100	Proprietary? ☒Yes ☐No
Type of Request: ☒ New ☐ Renewal ☐Multi-Year ☐ Amendment ☐Increase ☐Retired Former Employee					
Board Date: Click here to enter text.	ASR Number: Click here to enter text.	If not scheduled to go to the Board explain why? Click here to enter text.			
Does Contract include Non-Standard Language? If yes, explain in detail. Click here to enter text.					

Was Contract Approved by Risk Mgmt?	Was Contract Approved by CoCo?
Click here to enter text.	Click here to enter text.
Were any exceptions taken? If yes, explain in detail. N/A	

SECTION III – SOLE SOURCE JUSTIFICATION

1. **Provide a description of the type of contract to be *established.*** *(For example: is the contract a commodity, service, human service, public works, or other – please explain.)*
   Service

2. **Provide a detailed description of services/commodities to be provided by the vendor.** *(This information may be obtained from the scope of work prepared by the County and the vendor's proposal that provides a detailed description of the services/supplies).* **Attach additional sheet if necessary.**
   Contractor shall provide WebEOC Enterprise package upgrade and license code for existing Sheriff's Department WebEOC server. Contractor shall provide an additional thirty (30) sub-admin account licenses. Contractor shall connect WebEOC Fusion to the WebEOC servers in Huntington Beach, Irvine, and Santa Ana. Contractor shall provide two (2) days of in-person sub-admin and dashboard.

3. **Please state why the recommended vendor is the only one capable of providing the required supplies and/or commodities. Include any back-up information or documentation which supports your recommendation.** *(Acceptable responses to this question will include strong programmatically/technological information that supports the claim that there is only one vendor that can provide the services and/or commodities).* **Attach additional sheet if necessary.**
   In July 2006, the County of Orange purchased and implemented WebEOC. Since then, all 115 jurisdictions in Orange County have adopted the system as their incident management platform for situational awareness during emergencies. In 2009, the County and cities of Anaheim, Huntington Beach, Irvine, and Santa Ana signed a Plan of Cooperation to maintain servers in each jurisdiction to support redundancy of WebEOC and integrate all system development and procedures. The system is also currently used by California's Office of Emergency Services and most of our neighboring counties as their primary incident management system. Having the same product allows all government agencies to share critical status and resource information during emergencies, training, and exercises. During the past 10 years, the WebEOC Steering Committee, using Homeland Security Grant funds, has invested heavily in custom programming specific to Orange County and its jurisdictions. WebEOC Enterprise is the next upgrade to the system. We cannot switch products as we would have to re-do the last 10 years of custom programming and integration, re-train, re-write policies, procedures, and protocols. We would lose the ability to share information with the California Office of Emergency Services, neighboring counties, and local jursidictions. No other vendor has a product that can replace our current system without causing millions of dollars in re-work, re-training, and creating vulnerability in our ability to respond quickly, appropriately, and efficiently to emergencies. No other vendor has software that can operate within, parallel to, or outside of the existing WebEOC software to do what the WebEOC Enterprise software does.

4. **Please list any other sources that have been contacted and explain in detail why they cannot fulfill the County's requirements.** *(Responses to this section should include information pertaining to any research that*

was conducted to establish that the vendor is a sole source. Responses should include information pertaining to discussions with other potential suppliers and why they were no longer being considered by the County). Answers to this section may be provided by the requestor and the Deputy Purchasing Agent as appropriate. **Attach additional sheet if necessary.**

No other vendors are able to provide WebEOC Enterprise as it is a proprietary to ESi. No other vendor has software that can operate within, parallel to, or outside of the existing WebEOC software to do what the WebEOC Enterprise software does. See attachment.

5. **How does recommended vendor's prices or fees compare to the general market? Attach quotes for comparable services or supplies, if available.** Attach additional sheet if necessary.

This is an upgrade to enhance a currently board approved contract and no significant research has been conducted to replace this product as a whole. An emailed quote for a Veoci, a similar product, was quoted at $190,000 for the first year software license (exclusive of any setup, implementation, or training costs). Veoci is a separate system that would require us to scrap our current systems and processes, re-train several hundred users across the county, and would limit the number of users who had access to this emergency system. See attachment.

6. **If recommended vendor could not provide the product or service, how would the County accomplish this particular task?** Attach additional sheet if necessary.

The current non-Enterprise WebEOC version is designed for a city-level EOC and does not include the ability to create tiered administration levels that would be appropriate for an implementation that hosts multiple agency users. Currently, the Emergency Management Division (EMD manages users on behalf of 115+ different jurisdictions throughout the county. This creates inefficiencies especially during a disaster when EMD is inundated with user account reset requests which takes precious time away from gathering information about the disaster and responding to potential life-threatening needs and priorities. The Enterprise upgrade would allow this administration to be pushed down to the city and agency level who can better manage those accounts and passwords.

7. **If vendor is a retired, former employee, has the vendor previously been rehired as a working retiree or a contractor within the last three years?** ☐ Yes ☒ No
If yes, provide the following information: a) If a working retiree, provide time periods worked, hours worked, and hourly amounts paid. b) If a contractor (regardless of scope of work), provide contract dates, scope of work, and total amounts paid under each contract. Attach additional sheets if necessary.
N/A

8. **If the vendor is a retired, former employee, provide explanation/support for hiring the retired, former employee as a vendor instead of a working retiree.** Attach additional sheet if necessary.

N/A

SECTION IV – AUTHOR/REQUESTOR

Signature:	Print Name:	Date:
M Anderson	Michelle Anderson on behalf of Ray Cheung	5/12/2016

SECTION V – CEO BUDGET APPROVAL (Review and approval is required when vendor is a Retired, Former Employee.)

Signature:	Print Name:	Date:
	Click here to enter text.	Click here to enter text.

SECTION VI – DEPUTY PURCHASING AGENT CONCURRENCE

Signature:	Print Name:	Date:
Donna Boston	DONNA BOSTON	5/12/16

SECTION VII – DEPARTMENT HEAD APPROVAL

Signature:	Print Name:	Date:
	Click here to enter text.	Click here to enter text.

SECTION VIII – COUNTY PROCUREMENT OFFICE

County Procurement Office review and approval required when the value of the sole source agreement exceeds $50,000. Approvals obtained electronically through BidSync.

BidSync: Authorize Release Bid

BIDSYNC
A Periscope Holdings Company

Welcome mroblesayala | Logout
Need assistance?
Contact us
or call 800-990-9339

Home Search Source Contracts Purchasing Tools

Release Bid Workflow

```
Name:   Maria Robles-Ayala
Phone:  714-834-6360
Email:  MAyala@ocsd.org
Status: Submitter  Jun 2, 2016 10:16:37 AM PDT
```

Bid Information

Bid Number:
060-C006182-MA

Bid Title:
Sole Source - ESi Acquisition, Inc. Dba Intermedix

Status

Status:
Approved

Comments:
In County's Best Interest.

View Workflow History

Close

Questions? Contact a BidSync representative: 800-990-9339 or email: support@bidsync.com

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Product Feedback

intermedix
ESi Acquisition, Inc. | an Intermedix Company

January 7, 2016

Orange County Sheriff's Department
Emergency Management Division
2644 Santiago Canyon Rd
Silverado, CA 92676

RE: Response to Sole Source Inquiry; WebEOC Professional Software Suite

To Whom It May Concern:

ESi Acquisition, Inc. ("ESi") is the sole developer and licensor of the WebEOC-branded software. Since its initial development and release in 1999, ESi has maintained control over the source code, the WebEOC trademark and all other proprietary rights embodied in the WebEOC Professional software and its companion products:

- WebEOC® *Air*
- WebEOC® *Team Manager*
- WebEOC® *Passenger Data*
- WebEOC® *Mapper Professional*
- WebEOC® *for Hospitals*
- WebEOC® *Fusion*
- WebEOC® *Town Square*
- WebEOC® *Core*
- WebEOC® *Resource Request and Deployment Module*

As the only entity with access to the WebEOC source code, ESi is the only entity which may accurately diagnosis software errors and defects, issue corrections and fully integrated enhancements, and warrant performance of the software.

Sole source acquisition of the WebEOC software products and services may be justified under Subpart 6.3 of the Federal Acquisition Regulations ("FAR"). In the case of software products and software maintenance, the FAR allow sole source acquisition of unique items which are available from one or a limited number of sources or for proprietary items where only limited data rights are provided under license. The WebEOC software meets these requirements.

State and local government organizations are encouraged to ask their procurement officer if local laws include similar sole source provisions, or if the federal justifications may be used to support sole source procurement.

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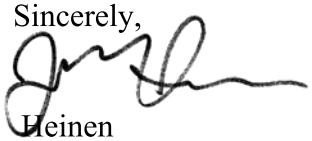
ESi also provides a wide range of professional services. These services are specialized in nature and focused on configuration and technical support for the proprietary software technology. These services frequently require access to ESi proprietary information and are not available through or resold by any third parties. The WebEOC Hosting Services, WebEOC Professional subscription services, and WebEOC Core subscription software services and supporting Emergency Management and Municipal Operations Modules also are available exclusively from ESi.

On behalf of ESi, we look forward to the opportunity to work with you. If you have any questions, or require additional information, please do not hesitate to contact me at 770-490-1574.

Sincerely,



Heinen
Senior Vice President, Intermedix

JUVARE

May 7, 2026

Via Email
Nora Garcia
City of Carson, CA – Public Safety & Emergency Management
701 E Carson St.
Carson, CA, 90745

Response to Sole Source Inquiry; WebEOC® Software Suite
City of Carson, CA – Public Safety & Emergency Management**.**

Dear Mrs. Garcia,

ESi Acquisition, Inc., Juvare, LLC, and its affiliates ("ESi"), is the sole developer and licensor of the ESi WebEOC® branded Software. Since its initial development and release in 1999, ESi has maintained control over the source code, the trademark and all other proprietary rights embodied in the ESi WebEOC Software and its companion products.

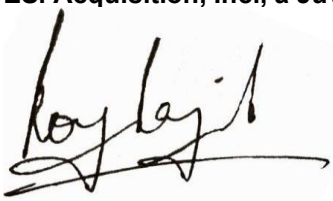
As the only entity with access to the WebEOC source code, ESi is the only entity which may accurately diagnose software errors and defects, issue corrections and fully integrated enhancements, and warrant performance of the WebEOC. ESi also provides a wide range of support and professional services unique to ESi and WebEOC. These services are specialized in nature and focused on configuration and technical support for proprietary software technology. These services frequently require access to ESi proprietary information and are not available through or resold by any third parties. The WebEOC Core Subscription, services, and supporting Emergency Management and Municipal Operations Modules also are available exclusively from ESi.

Included with the WebEOC Core Subscription is a feature called Juvare Exchange which is also proprietary to ESi. Juvare Exchange allows WebEOC instances to connect to each other without the need for custom integration code. This is important because Los Angeles County uses WebEOC and the City of Carson would be able to interface with the County's system. As a result, City staff can reduce the number of platforms they need to access while improving the speed of information sharing. Juvare Exchange also helps the City streamline financial reporting during and after disasters by consolidating processes into a single, centralized system. Additionally, WebEOC has a native integration with FEMA's Integrated Public Alert & Warning System (IPAWS) which will allow the city to send alerts to citizens in the event of a major disaster or incident.

Sole source acquisition of WebEOC products and services may be justified under Subpart 6.3 of the Federal Acquisition Regulations ("FAR"). In the case of software products and software maintenance, FAR allows sole source acquisition of unique items which are available from one or a limited number of sources or for proprietary items where only limited data rights are provided under license. WebEOC meets these requirements. State and local government organizations are encouraged to ask their procurement officer if local laws include similar sole source provisions, or if the federal justifications may be used to support sole source procurement.

We look forward to the opportunity to continue working with you. Please contact Patrick Niles at patrick.niles@juvare.com with any questions.

Sincerely,
ESi Acquisition, Inc., a Juvare company



Rajib Roy
President and CEO

211 Perimeter Center Parkway, NE
Suite 700
Atlanta, GA 30346

Juvare Contact
Patrick Niles
(410) 353-9370
patrick.niles@juvare.com

When you send in a Purchase Order for the items below,

Quote Number: Q-23147
Quote for: WebEOC - 50 Users - 5 Years

Quote Date: 4/22/2026
Quote Expires: 6/20/2026

Quote To:
Carson, CA
701 E Carson St
Carson, California 90745

Ship To:
Carson, CA
701 E Carson St
Carson, California 90745

Quote Contact:
Nora Garcia, Director of Public Safety & Emergency Management
ngarcia@carsonca.gov | 3109521788

Thank you for your support of Juvare products and services! When you are ready to proceed with a Purchase Order:

- Address all Purchase Orders to **ESi Acquisition, Inc., 211 Perimeter Center Parkway, NE, Suite 700, Atlanta, Georgia 30346.**
- The terms and conditions of the master agreement by and between Juvare, LLC (or the above affiliate) and the Client, as set forth in the applicable master agreement, shall govern and control this Quote and all services, products and deliverables provided pursuant to this Quote. Any terms and conditions in the purchase order that attempt to add, change, remove or otherwise modify terms and conditions set forth in such master agreement shall not be effective unless and until signed in a written amendment by and between the parties to the master agreement. Any such modifications via a purchase order shall be deemed null and void.
- Quotes issued in **US Dollars** and are exclusive of applicable taxes and travel expenses. Items not manufactured by Juvare are subject to change. Substitutes will be provided for customer consideration and approval.

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Juvare Contact
Patrick Niles
(410) 353-9370
patrick.niles@juvare.com

Year 1

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$23,615.55	1.00	$23,615.55
101-S-PBS-1	WebEOC Premium Board Subscription	$6,615.00	1.00	$6,615.00
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,273.00	1.00	$2,273.00
700-P-W-SI-T2	Professional Services - WebEOC - SaaS Implementation – ArcGIS Extension One-time service fee for installation of a WebEOC Tier 2 Add On. Quoted price includes up to 10 hours for installation, overview training, oversight, and minor configuration services.	$3,000.00	1.00	$3,000.00
702-T-BOOTCAMP	Training Center - WebEOC Virtual Bootcamp Training - New Implementation Clients (1 Seat) One prepaid slot in client's choice of WebEOC Virtual Bootcamp sessions. Expires one year from express implementation completion.	$1,500.00	2.00	$3,000.00
			Year 1 Total:	$38,503.55

Year 2

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$24,324.02	1.00	$24,324.02
101-S-PBS-1	WebEOC Premium Board Subscription	$6,813.45	1.00	$6,813.45
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,341.19	1.00	$2,341.19
			Year 2 Total:	$33,478.66

Year 3

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$25,053.74	1.00	$25,053.74
101-S-PBS-1	WebEOC Premium Board Subscription	$7,017.85	1.00	$7,017.85
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,411.42	1.00	$2,411.42
			Year 3 Total:	$34,483.01

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Juvare Contact
Patrick Niles
(410) 353-9370
patrick.niles@juvare.com

Year 4

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$25,805.35	1.00	$25,805.35
101-S-PBS-1	WebEOC Premium Board Subscription	$7,228.39	1.00	$7,228.39
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,483.77	1.00	$2,483.77
			Year 4 Total:	$35,517.51

Year 5

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$26,579.51	1.00	$26,579.51
101-S-PBS-1	WebEOC Premium Board Subscription	$7,445.24	1.00	$7,445.24
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,558.28	1.00	$2,558.28
			Year 5 Total:	$36,583.03

Contract Total *plus applicable taxes	USD 178,565.76

Implementation Services require a mutually executed Statement of Work before work may commence. The SOW will define the scope, timeline, deliverables, and responsibilities for the implementation.

Additional Disclaimer

Work cannot be started and dates for services cannot be secured until the applicable initial payment or purchase order has been received. Pricing contained herein is based on configuration outlined above. Some items may not be sold separately. Pricing is valid until the expiration date set forth above.

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Juvare Contact
Patrick Niles
(410) 353-9370
patrick.niles@juvare.com

If the "Bill To" entity above is tax-exempt, such entity shall be responsible for providing all necessary documentation to show such tax-exempt status.

Estimated amounts for Pre-Paid Travel Expenses are for informational purposes only; all Travel Expenses incurred by Juvare or its affiliate shall be invoiced to and paid by Client.

When you send in a Purchase Order (PO) for the items above,

We look forward to working with you and your staff!

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WebEOC Subscription Agreement (Hosted Implementation)

This **WebEOC Subscription Agreement** (the "**Agreement**"), effective this 20 day of May 2026 ("**Effective Date**"), is made by and between **ESi Acquisition, Inc.** ("**ESi**"), a Delaware corporation with its principal place of business located at 211 Perimeter Center Parkway, NE, Suite 700, Atlanta, GA 30346 and **City of Carson, California** ("**Client**"), a State of California city jurisdiction having its principal place of business located at 701 E. Carson St., Carson, CA 90745. ESi and Client may individually be referred to as a "Party" herein, or the "Parties" collectively.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Agreement. This is a Software-as-a-Service ("SaaS") based subscription agreement and not an agreement for sale. As of the Effective Date of this Agreement, this Agreement covers the WebEOC® Software Subscription and services (including Support Services) that Client purchases from ESi as a provider of Hosted/hosting services for the Software governed by this Agreement ("**Services**") pursuant to Exhibits, Orders and Quotes hereto that are executed and/or agreed upon by both parties and expressly references this Agreement. This Agreement and all applicable Exhibits, Orders and Quotes hereto for Services and any attachments hereto and thereto are the complete agreement regarding ESi's Services hereunder and replace any prior oral or written communications between Client and ESi relating to such transactions. Client agrees that purchases hereunder are neither contingent on the delivery of any future functionality or features nor dependent on any oral or written public comments made by ESi regarding future functionality or features.

2. Definitions. Unless otherwise specifically stated in this Agreement or in any Exhibit or Quote hereto, the capitalized terms used in this Agreement shall have the meanings set forth below:

2.1 "Administrator" means an employee, officer, director or consultant of Client to whom Client has provided a user account and certain rights to administer the Software on behalf of Client.

2.2 "Active User" means a User that has logged in to the Software at any time, for any period of time, within any given calendar month.

2.3 "Affiliate" means an entity that controls, is controlled by, or is under common control with a party hereto.

2.4 "Client Data" means data input by Client or its authorized Users into the Software.

2.5 "Confidential Information" means as set forth in Section 8 to this Agreement.

2.6 "Consulting Services" means all the professional services for installation or implementation of Hosted Services or Software, training services, or other non-recurring services as set forth on Exhibit E hereto (as applicable); Consulting Services do not include Hosted Services or Support Services.

2.7 "Derivative Work(s)" means the work based on or derived from or modifications, enhancements or other functional extensions of the Software.

2.8 "Documentation" means the user manuals, requirements, specifications, training materials, and any other documents, materials, information or guidance, whether supplied as printed material or in electronic form, provided by ESi in conjunction with the purchase, training, use, technical support or update of the Software and Services provided hereunder.

2.9 "Fee" means the amounts due and payable by Client to ESi for the Subscription and Services pursuant to this Agreement; the Fee may be set forth on Exhibit C, as amended from time to time, to this Agreement or Quotes or Orders.

2.10 "Hosted Services" means as set forth in Exhibit D to this Agreement.

2.11 "Hosted System" means as set forth in Exhibit D to this Agreement.

2.12 "Installation" of the Software shall be deemed to be complete on the sooner to occur of (i) the day that the Software is available for production, (ii) the date of Client's first use of the Software in a live production environment, or (iii) 90 days following the date of Client's execution of this Agreement (or if for an amendment, Exhibit or Statement of Work adding Software, Modules, or Services under this Agreement, the Client's execution of such subsequent amendment, Exhibit or Statement of Work).

2.13 "Internal Business Purpose" means the primary business purpose of the Client as established by articles of incorporation, operating agreement, enabling statute, agency rule or regulation, or any other documentation that defines Client's primary business purpose; however, such Internal Business Purposes will be construed as narrowly as legally allowed and any overly broad business purposes will require further refining and supplementation in this Agreement.

2.14 "Juvare Cloud" means as set forth in Exhibit D to this Agreement.

2.15 "Message Credit" means one SMS segment or one 1-minute voice call.

2.16 "Module" means a proprietary set of status boards developed by ESi for use with selected WebEOC Software which are designed to address a common functional need.

2.17 "Party" means as defined in the preamble above.

2.18 "SMS Segment" Each time a SMS message is sent, it consists of "segments" depending on the number of characters used. Each segment is equal to 160 characters.

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2.19 "Software," means, individually and collectively, all of the software granted to Client from ESi via the Subscription as identified on Exhibit A hereto and Software Updates to such software.

2.20 "Software Support Plan" means the Support Services plan provided by ESi pursuant to Exhibit C and Quotes to this Agreement.

2.21 "Software Updates" means any technical correction, patch, bug fix, enhancement or other software release to the Software that is provided to Client pursuant to the Software Support Plan or the Software Subscription purchased by Client.

2.22 "Standard Business Hours" shall mean 9:00 a.m. through 6:00 p.m. U.S. Eastern Time, Monday through Friday, excluding holidays, and are subject to change by ESi.

2.23 "Sub-Administrator" shall mean as set forth in Section 6 of this Agreement.

2.24 "Subscription" means a SaaS based subscription for Client to use and access the proprietary Software, Software Updates, online and/or hard-copy documentation and user guides as set forth in Section 4 of this Agreement and for the Term set forth in Exhibit A.

2.25 "Support Services" means the technical support services provided by ESi pursuant to Section 11, Exhibit B and Exhibit C to this Agreement. May also be referred to as "Software Support Services."

2.26 "Term" means as set forth in Section 5 of this Agreement.

2.27 "Travel Expenses" means travel, living and out of pocket expenses (including travel agent service fees and applicable internal per diems) incurred by ESi in connection with the performance of Services hereunder, including, without limitation, charges and fees incurred by ESi resulting from the cancellation/rescheduling of scheduled air travel or similar services based on changes requested by Client to the applicable dates for performance of the relevant Services.

2.28 "User" means an authorized employee, contractor or affiliate of Client to whom Client has provided a user account for the Software; User includes Administrators and Sub-Administrators.

3. Ownership and Licensing Authority.

3.1 Ownership of, and title to, the Software and Documentation shall be held by ESi and its licensor(s) and is protected by United States law and applicable international laws, treaties and conventions regarding intellectual property. ESi and its licensor(s) shall retain all rights, title and ownership not granted herein to all copies of the Software and Documentation provided as part of the Subscription under this Agreement. "WebEOC" is a registered trademark of ESi Acquisition, Inc., all rights reserved.

3.2 ESi is authorized to redistribute, license and/or provide subscriptions to any third-party software delivered with the Software and Documentation provided under this Agreement. The owner of such third-party software shall have the right to enforce this Agreement to the extent permitted by applicable law.

4. Subscription. ESi grants to Client, and Client accepts, subject to the following terms and conditions and payment of the applicable Fees, a limited non-exclusive, non-transferable, and non-sublicensable revocable term Subscription according to the terms stated herein, to use and access the Software and Documentation for the stated Term. Except as expressly authorized in this Agreement, Client shall not rent, lease, loan, sell, sublicense, distribute, transfer, copy, reproduce, display, modify, provide commercial hosting services, time share or dispose of the Software or Documentation or any part thereof, use the Software to provide any services to third parties or otherwise use the Software and Documentation to generate commercial revenue.

5. Term. The "Term" of this Agreement shall commence on the Effective Date (as defined on page 1) of this Agreement and shall continue through the sooner to occur of: (i) termination of this Agreement pursuant to the terms hereof, or (ii) expiration of the "Term" of the Subscription to the Software as set forth in Exhibit A (Exhibit A is herein incorporated and made part of this Agreement by this reference).

6. Permitted Uses. Client's, and its User's, access and use of the Software shall be limited and subject to the following terms and conditions:

a. One (1) Instance of the Software on one (1) Machine. As used herein, "Machine" means a single laptop, personal computer or web server, or a combined web and database server or multiple load-balanced web servers, configured to point to a single database and database server that is used operationally or "in production" ("Instance").

b. Client may use the Software and Documentation solely for Client's internal business purposes.

c. Client also may make one (1) copy of the Software for back-up or archival purposes.

d. Client also may use the Software to support "non-production" software development cycle activities if a non-production Subscription is purchased, as set forth in Exhibit A hereto.

e. If Client requires or desires operational use of more than one Instance of the Software, an additional Subscription Fees shall be required.

f. The Client's storage capacity is set to the maximum as set forth on Exhibit A hereto. ESi shall have the right to conduct regular audits of Client compliance with the storage capacity permitted under this Agreement. In the event Client's storage usage exceeds such capacity, Client will receive a warning

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notice (via email being sufficient) from ESi and Client shall promptly remove the excess data from the Hosted System (as defined on Exhibit D) causing the capacity excess or Client shall promptly purchase from ESi additional storage capacity in sufficient quantity at ESi's then current rates for such additional storage; ***provided***, ***however***, if Client does not either remove such data or purchase the additional storage capacity within the time period specified in the warning notice (if no time period is specified in the notice, then thirty (30) calendar days shall apply), then ESi shall be entitled to delete the Client's Data within the Hosted System on a first in-first out approach, without any liability to ESi.

g. The Subscription is on a named and Active User basis. Each Administrator, Sub-Administrator, and User shall have a unique user account. User accounts, usernames and passwords shall not be shared. There shall be no limitation on how many User accounts that Client may create; however, Client may only provide access to the number of Administrators, Sub-Administrators, and Active Users set forth in Exhibit A to this Agreement. Active User counts are based on the number of unique logins each calendar month. ESi shall have the right to conduct regular audits of Client compliance with the number of Active Users permitted under this Agreement. Client agrees to provide ESi with the information required, if any, for ESi to complete such audits. Such audits shall be conducted at ESi expense. Client shall not have the number of Active Users restricted during the term of Agreement; however, Client shall be in violation of Active User limits if the number of Active Users during any month covered by the audit is greater than the number of Active Users permitted in Exhibit A. Client shall be given reprieve or "forgiveness" for the first Active User limit violation in a contractual year period; however, all additional violations shall incur additional fees. Clients that incur the additional fees for Active User limit violations may elect to either (a) pay the difference in their current user level and the appropriate user level plus a 20% convenience fee for each month in which the Active User limit was exceeded; (b) immediately increase the Active User count to the appropriate level and pay the pro-rata difference between the subscriptions plus a 10% convenience fee within 30 days of the increase; or (c) immediately increase the Active User count to the appropriate level but pay the pro-rata difference between the subscriptions plus a 10% convenience fee, plus late fees as defined in Paragraph 16 upon subsequent renewal term.

h. Administrators, Sub-Administrators, and Users shall have different rights to access the Software as follows:
    i. Administrators may access all features of the Software. Certain features of the Software may only be accessed by named users who are granted status as an Administrator ("Administration Tools"). Administration Tools include, without limitation, the following: creation and administration of user accounts; creation and subsequent editing of incidents; software configuration; use of the WebEOC BoardBuilder tool; installation and administration of board sets, plug-ins, modules, interfaces and Software Updates; and access to the Software's Application Programming Interface.
    ii. "Sub-Administrator" is a subset of Administrator Users as set forth in this subsection (ii) and such Sub-Administrators are only active if set forth on Exhibit A to this Agreement and if Client has subscribed to the WebEOC Enterprise Software. Sub-Administrator rights also shall be available solely to support management of Sub-Organizations. Sub-Administrators may access the following Administration Tools: creation of user accounts; management of user accounts including definition of roles and permissions; and creation and subsequent editing of incidents. Maintenance of Sub-Administrator rights requires the purchase of an annual "Enterprise" Software Support Plan. If Client elects to discontinue the required Software Support Plan, access to Sub-Administrator features and any other benefits of Enterprise which ESi may elect to make available from time to time shall be discontinued.
    iii. Users may not be granted access to any Administration Tools, except that Administrators may grant designated Users rights to create or edit incidents and to add or edit maps in MapTac™.

i. Except where otherwise provided in this Agreement, rights to access and use Administrative Tools are given exclusively to the Client and Client may not grant such rights to any third party.

j. Client may provide its consultant(s) or independent contractor(s) with access to the Software and Documentation, provided that such consultants or independent contractors are using the Software and Documentation exclusively for the benefit of the Client. Client shall be responsible for compliance by its consultants and independent contractors with the terms and conditions of this Agreement.

k. If Client has subscribed to the WebEOC Enterprise Software or the WebEOC Professional Software, then Client may use the WebEOC BoardBuilder tool and, if subscribed to, the DesignStudio® solution, to copy, modify and create forms and templates ("Status Boards") and Client may distribute, in printed form or as electronic media, the Status Boards to Client's authorized users, provided that such Status Boards are used exclusively for the internal business purposes of Client. Status Boards shall be considered Derivative Work(s) of the Software and Client shall not sell, resell, license or

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otherwise transfer for value any Derivative Work(s) created using the WebEOC BoardBuilder tool or the DesignStudio® solution, and Client shall not distribute such Derivative Work(s) as part of any product or service for value to any third party. Any Derivative Work(s) prepared by Client shall remain subject to the terms of this Agreement and shall clearly display the following copyright notice to properly acknowledge the proprietary rights of ESi and its third-party licensors: “This work includes the intellectual property of ESi Acquisition, Inc. and its licensors and is provided under subscription/license. Copyright © 2002-2024, ESi Acquisition, Inc. and its licensors. All rights reserved.”

l. Client may, at its option and according to the terms of the ESi standard price list, obtain a Disaster Recovery Software Subscription to support replication of an active, source server to one or more redundant (“Target”) servers which may be placed in use to support disaster recovery or fail-over activities. A Disaster Recovery Software Subscription is required for each Target server. A Disaster Recovery Software Subscription may be used to operate an “in production” instance of the Software only when the source server is inactive or inoperable; only one Instance of the Software shall be active at any one time. Client is not required to obtain additional subscriptions for Software plug-ins, modules or interfaces installed on a redundant non-production Instance.

m. Permitted uses of WebEOC Fusion Software vary from the terms set forth in subsection (a) through (l) of this Section 6; in the event Client has purchased WebEOC Fusion Software, this subsection 6(m) shall apply: Client may install and place in production one (1) copy of WebEOC Fusion Software on one (1) source server and one (1) target server. Client may make one (1) copy of the WebEOC Fusion Software for back-up or archival purposes, or Client may install a second copy of the WebEOC Fusion Software on a second Machine if only one (1) copy of the WebEOC Fusion software is in use at any one time. There is no limit to the number of the Subscription Instances of WebEOC Fusion Software® (or number of WebEOC Fusion Software clients) which may be connected by a single instance of WebEOC Fusion Software, provided that (i) only the Client of the WebEOC Fusion Software has administrative privileges and administrative access to the WebEOC Fusion Software and (ii) the Client has paid to ESi all applicable connection fees.

n. A high-speed Internet connection is required for proper transmission of the Client Data into the Hosting Services and Software. Client, at its sole cost and expense, is solely responsible for procuring and maintaining the network connections that connect the Client network to the Hosting Services and Software, including, but not limited to, "browser" software that supports protocols used by ESi, and to follow procedures for accessing services that support such protocols. ESi is not responsible for notifying Client and its Users of any upgrades, fixes, or enhancements to any such software or for any compromise of data, including Client Data, transmitted across computer networks or telecommunications facilities (including but not limited to the Internet) which are not owned, operated, or controlled by ESi. ESi assumes no responsibility for the reliability or performance of any connections as described in this subsection.

o. Client and its Users agree to not: (i) license, sublicense, sell, resell, rent, lease, transfer, assign, distribute, time share, or otherwise commercially exploit or make the Software and Hosting Services available to any third party, other than authorized Users in furtherance of Client’s Internal Business Purposes as expressly permitted by this Agreement; (ii) use the Software and Hosting Services to process data on behalf of any third party other than Client; (iii) modify, adapt, or hack the Software and Hosting Services, or otherwise attempt to gain unauthorized access to the Software and Hosting Services or related systems or networks; (iv) falsely imply any sponsorship or association with ESi, (v) use the Software and Hosting Services in any unlawful manner, including but not limited to violation of any person's privacy rights; (vi) use the Software and Hosting Services to send unsolicited or unauthorized junk mail, spam, pyramid schemes, or other forms of duplicative or unsolicited messages; (vii) use the Software and Hosting Services to store or transmit files, materials, data, text, audio, video, images, or other content that infringes on any person's intellectual property rights; (viii) use the Software and Hosting Services in any manner that interferes with or disrupts the integrity or performance of the Software and Hosting Services and its components; (ix) attempt to decipher, decompile, reverse engineer, or otherwise discover the source code of any software making up the Software and Hosting Services; (x) use the Software and Hosting Services to knowingly post, transmit, upload, link to, send, or store any content that is unlawful, racist, hateful, abusive, libelous, obscene, or discriminatory; (xi) use the Software and Hosting Services to store or transmit any "protected health information" as that term is defined in U.S. 45 C.F.R. 160.103 or “personal data” as that term is utilized in the Regulation 2016/679 of the European Parliament and of the Council on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation); (xii) use the Software and Hosting Services to knowingly post transmit, upload, link to, send, or store any viruses, malware, trojan horses, time bombs, or any other similar harmful software; or (xiii) try to use, or use the Software and Hosting Services in violation of this Agreement.

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p. Communication Notifications.

i. Client acknowledges that all content, data, text, messages and other material ("Content") contained in a voice, text, e-mail, Short Message Service ("SMS"), or other telephonic or electronic communication or notification, including without limitation prerecorded and artificial voice and autodialed messages sent by Client or its Users through the Services, Software, and/or Hosted Services (such communication or notifications collectively referred to hereinafter as "Communication Notification") are the sole responsibility of Client. Under no circumstances will ESi or any of its providers be responsible for any loss, damage, or liability arising out of the Content or any Communication Notification, including without limitation any mistakes contained in the Content, the use, transmission or delivery of the Content, or any service outages or transmission delays. Without limitation, Client acknowledges that Client, and not ESi, is solely responsible for the timing, integrity, quality, legality, and all claims, liabilities, and other effects resulting from any Content or Communication Notification.

ii. Client agrees not to use the Services, Software, and/or Hosted Services to send any unsolicited Communication Notification in which the recipient has not expressly consented to receive the message ("consentless messages"), except that this provision shall not restrict Client's ability, if acting as a government agency, to send IPAWS and emergency messages as permitted under law and subject to all the other terms and conditions of this Agreement. Client also certifies that it will not send or target any Communication Notification on the basis of any rented or purchased lists, email append lists, "scraped" lists, or any other list that contains contact information captured in any other method than opt-in. Client will not send any Communication Notification unless (a) the recipient of the message is an employee of Client sending the message, (b) is using a device owned or paid for by Client sending the message, (c) using a personal device and the User has given Client permission to communicate with them via the device, or (d) Client has obtained adequate "opt-in" consent from the User. Client acknowledges that it is Client's sole responsibility to obtain prior consent from its Users or obtain other legal authority prior to sending any SMS or voice call.

iii. Client represents, warrants, and covenants that:

1. Client's provision of data to ESi complies with applicable laws and is legally sufficient to enable ESi's provision of services on Client's behalf, including all use and sharing of data contemplated hereunder and in connection the Services, Software, and Hosted Services;
2. Client has, as required by law, (i) provided notices to and (ii) collected consents from each individual messaging recipient, and, for each of (i) and (ii), such notices and/or consents are legally sufficient to enable transmission and all other messaging (including without limitation any prerecorded or autodialed messages) to or from each individual through the Services, Software, and Hosted Services;
3. Client will only send or cause to be sent Communication Notifications in accordance with this Agreement and law;
4. Client will ensure that any phone numbers to be called or messaged via Communication Notifications exclude emergency numbers and other numbers that may not be called under law; and
5. Client will ensure that Content and Communication Notifications which Client sends or causes to be sent fully comply with all law, including without limitation all international, U.S. federal, state, local, provincial and other law, and including without limitation the General Data Protection Regulation ("GDPR), the Fair Debt Collection Practices Act ("FDCPA"), Telephone Consumer Protection Act ("TCPA"), the Telemarketing Sales Rule ("TSR"), Controlling the Assault of Non-Solicited Pornography And Marketing Act ("CAN-SPAM"), the Federal Trade Commission Act, Federal Trade Commission guidance and regulation, the Health Insurance Portability and Accountability Act, state laws governing consumer privacy and rights, and all implementing guidance and regulations under the foregoing.

iv. Client further represents, warrants, and covenants that it will not:

1. violate any regulation of the U.S. Securities and Exchange Commission or any stock exchange, infringe any third party intellectual property rights, invade another's right to privacy, or violate any privacy laws, privacy policies of Client or any other third parties or do anything that would justify a complaint to the Federal Communications Commission;

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2. engage or facilitate any illegal, unethical, deceptive or misleading practices in connection with the use of the Services, Software, and Hosted Services, including, but not limited to, creating a false identity or forged email, phone or message header or otherwise attempt to mislead others as to the identity of the sender or the origin of the message;
3. use the Services, Software, and/or Hosted Services in connection with any junk email, junk phone messages, misinformation campaign, spamming or any unsolicited messages (commercial or otherwise);
4. transmit, or allow any third parties to transmit, Content or other material with or through the Services, Software, and/or Hosted Services which: (i) is defamatory, libelous, obscene, pornographic or is harmful to minors; (ii) promotes violence, discrimination, or illegal activities; (iii) contains viruses, worms, cancelbots or any other harmful code or computer programs designed to disrupt the functionality of any computer software or hardware or telecommunications equipment; and/or (iv) contains sensitive financial or identifying information (including government-identification numbers); (v) is targeted or aimed at children under the age of 13; or (vi) is not properly licensed or authorized;
5. violate any law, statute, ordinance or regulation, (including without limitation the laws and regulations governing export control);
6. use the Services, Software, and/or Hosted Services to develop a competitive service, create derivative works, reverse engineer, disassemble, decompile, make unauthorized copies, or circumvent any controls;
7. use the Services, Software, and/or Hosted Services except for Client's own internal purposes;
8. resell, sublicense or timeshare the Services, Software, and Hosted Services;
9. utilize the Services, Software, and/or Hosted Services on behalf of anonymous third parties;
10. use the Services, Software, and/or Hosted Services to carry messages for or connect with emergency services personnel or public safety answering points (such as 911);
11. use the Services, Software, and/or Hosted Services in hazardous environments or to support critical systems, including situations where high availability or reliability is required to preserve human life or property (such as the operation of nuclear facilities, aircraft navigation, or any other use that may result in foreseeable risk of injury, death, or destruction of property);
12. use the Services, Software, and/or Hosted Services for any surveillance purposes;
13. use the Services, Software, and/or Hosted Services to process any biometric data;
14. use the Services, Software, and/or Hosted Services to record audio, except in compliance with all applicable laws, including proper notice and consent which Client shall be solely responsible for obtaining; and
15. use the Services, Software or Hosted Service, including the transmission of Communication Notifications, in a manner that fails to comply with the following third party terms and conditions applicable as agreed by ESi, as now or in the future existing:
    (a) Twilio Agreement (https://www.twilio.com/en-us/legal/tos)
    (b) Twilio Acceptable Use Policy (https://www.twilio.com/en-us/legal/aup)
    (c) Twilio Documentation (https://www.twilio.com/docs), and
    (d) Twilio Data Protection Addendum (https://www.twilio.com/en-us/legal/data-protection-addendum).
    (e) Amazon Service Terms (https://aws.amazon.com/service-terms/)

v. Client acknowledges and agrees that ESi utilizes third party internet, mobile, telecommunication providers to provide the Services, Software and Hosted Services, including Communication Notifications, including AWS and/or Twilio, Whispr, or Rave. Client will not cause ESi to become non-compliant with any such third party restrictions regarding the content, delivery, or timing of Communication Notifications. Client acknowledges and agrees that its continued use of the Services, Software, and/or Hosted Services may be subject to additional acceptable use, anti-spam, or technical use policies made available to Client by ESi. Client acknowledges that ESi services may become unavailable if ESi agreements with its third party mobile carriers, telecommunication carriers and companies, internet service providers, service providers and/or our or their designees or service partners become terminated or expired.

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vi. Client acknowledges and agrees that violations of any law or condition set forth herein may result in immediate suspension or cancellation of the Services in order to protect ESi's ability to deliver Services, Software, and Hosted Services. ESi may immediately suspend, limit or terminate the availability of the Services, Software, and/or Hosted Services (and any elements and features of them), in whole or in part, for any reason, in ESi's sole discretion, and without advance notice or liability, including without limitation in circumstances where: (i) one of ESi's third party internet, mobile, telecommunication providers directs ESi to suspend, limit or terminate services; or (ii) where Client fails to provide evidence, upon request, of Client compliance with law or related text messaging practices (such as consent collection and management processes). Though it is not required to do so, ESi may at its sole discretion determine whether a Communication Notification meets acceptable criteria and will be uploaded to the Software. Client agrees that it will not construe any such determination by ESi as legal or other advice to Client.

vii. Client expressly acknowledges and agrees that ESi, third party mobile carriers, telecommunication carriers and companies, internet service providers, service providers and/or our or their designees or service partners are each authorized to monitor Client's use of messaging services for fraud, abuse or non-compliance with law or their policies, and to take steps in their absolute and sole discretion, and without liability to Client, to prevent or limit such activity as assessed by them. Client agrees to cooperate and comply at Client's sole expense with any audit or informational requests from ESi, third party mobile carriers, telecommunication carriers and companies, internet service providers and our or their auditors, designees or regulators, to audit, review, or gather information about Client's use of ESi's Services, Software, and Hosted Services, including to demonstrate Client's compliance with applicable law. Client specifically understands and agrees that Client's continued use of the Services, Software, and/or Hosted Services may be subject to Client's provision of information, including in a form required by ESi, regarding the specific notice, consent, messaging content, recipient list, and other details of Client's planned and other messaging campaigns. ESi may share such information with third parties, including third party mobile carriers, telecommunication carriers and companies, internet service providers and our or their auditors, service providers, designees or regulators, including in connection with reviews for compliance or best practices.

viii. Notwithstanding that ESi may offer or provide template notices, consents, or other materials supporting Client messaging, or may facilitate or conduct reviews of Client's messaging practices, Client acknowledges and agrees that ESi is not and shall have no responsibility to advise or ensure that Client's use of ESi services, including Communication Notification, complies with law. ESi does not provide legal advice. If using any artificial intelligence-related service or functionality available via the Services, Software and Hosted Services, Client acknowledges that it is solely responsible for all use or reliance (including action or inaction) with respect to the same. You are responsible for notifying us in the event that any content stored by artificial intelligence-related service or functionality must be deleted under applicable law.

ix. Client hereby acknowledges that ESi merely provides Software for facilitating the sending of Client's Communication Notifications, and that Client shall have sole responsibility and liability for its messages and communications. Delivery, delivery timing, and deliverability of e-mail, voice notifications, and text/MMS/SMS messages are not guaranteed by ESi and may be impacted by third party internet, mobile or telecommunication carriers, service providers and/or their designees or service partners.

x. As between Client and ESi, Client affirms that it is solely responsible for complying with all laws, rules and regulations, including maintaining an accurate record of the status of a recipient's consent, revocations of consent, and any Do Not Call obligations, including the language consented to and the date of consent and revocation, if applicable, and all such records will be retrievable. Upon request by ESi, Client will provide proof of any such recipient consent status.

xi. Client also agrees to defend, indemnify and hold harmless ESi and its employees, affiliates, agents, attorneys, and officers from and against any and all claims or damages which may result from the Client and its Authorized Users use of the Services, Software, and Hosted Services, including, but not limited to, claims, damages, liabilities, fines, assessments, penalties, suits, fees, judgments, costs, expenses (including attorneys' fees) (collectively, "Losses") as well as inquiries and investigations by local, state and federal regulators. Without limitation, Client's obligation to defend, indemnify and hold harmless under the previous sentence shall extend to all Losses resulting from or relating to any and all of Client's actions which constitute a failure to comply with this Section p, including without

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limitation a failure to comply with the TCPA and its implementing regulations, as well as any applicable federal or state law requirements in conjunction with the use of the Services, Software, and/or Hosted Services provided under this Agreement. ESi may assume control of the defense with counsel of its choice immediately upon written notice to Client. Client agrees to participate with ESi as requested and at Client's own expense in any litigation, investigation or regulatory action impacting ESi that arises under or relates to Losses resulting from or relating to Client's use of Services, Software, and/or Hosted Services to send Communication Notifications.

xii. If Communication Notifications are included in the Fees set forth on Exhibit C, such Fees are for Communication Notifications to U.S. based telephone numbers only; ESi will invoice Client, and Client shall pay such invoice, for any Communication Notifications sent to telephone numbers that are not U.S.-based. Additionally, each subscription of WebEOC Alerts is allocated a defined number of Message Credits that can be used for SMS notifications and voice calls, to be noted on Exhibit A, Exhibit C, and/or other documentation contemporaneously with this Agreement. If Client exceeds the allotment of Message Credits without purchasing an additional Message Credit Bundle, an overage penalty will be charged at the rate of $0.06 per Message Credit used for US-based telephone numbers. ESi shall invoice as appropriate for international telephone numbers.

xiii. Client shall promptly pay additional fees, including reimbursements to ESi, not otherwise reflected in this agreement or its exhibits which may now or in the future be charged by internet, mobile or telecommunication carriers, regulators, taxing authorities, service providers and/or their designees or service partners in connection with the delivery of Communication Notifications.

q. As part of its Services, Software and Hosted Services, ESi may provide or make available certain messaging features that permit communications between end users, such as the "JX® Collaborate" messaging feature, or similar features as may become available in the future (such features collectively, "Messaging Features"). Client understands and agrees that it, not ESi, is solely responsible for the configuration and use of Messaging Features by its end-users in compliance with law. Client further understands and agrees that communications through Messaging Features may be stored and shared real-time with Juvare and its providers. Client will provide notice and obtain appropriate consent from its end-users having accessing to Messaging Features sufficient to legally enable the utilization of such Messaging Features by Client and its end-users.

r. As part of its Services, Software and Hosted Services hosted by ESi or its providers, ESi may deploy user monitoring, analytics, and session replay tools. These tools help ESi to understand how users experience its platform and can be used for other purposes such as troubleshooting, security monitoring, and to customize and enhance services. You understand and agree that ESi may use such tools, including storing and sharing information real-time from such tools about your end-users' use of ESi services with ESi and its providers. Client will provide notice and obtain appropriate consent from its end-users accessing Services, Software and Hosted Services hosted by ESi or its providers sufficient to legally enable the utilization of such user monitoring, analytics, and session replay tools.

7. **Protection of Software.** Client agrees to take all reasonable steps to protect the Software and Documentation from unauthorized copying or use. The Software source code represents and embodies trade secrets of ESi and/or its third-party licensors. The Software source code and embodied trade secrets are not licensed to the Client. Client agrees not to disassemble, decompile or otherwise reverse engineer the Software, use reflection or other mechanism to view, interpret, translate or try to understand the structure of the Software, or otherwise attempt to discover the source code and/or the trade secrets contained in the source code, and Client will not allow third parties to do so. Client may not, nor allow third parties to, modify or alter the Software in any way.

8. **Confidentiality.**

8.1 Confidential Information Defined. During the Term of this Agreement and in connection with each party's performance of their respective duties and obligations hereunder and thereunder, each party will disclose to the other ("Discloser") and the other party shall receive ("Recipient") certain Confidential Information of the Discloser. The term "Confidential Information" shall mean any and all information that the Discloser discloses to the Recipient in connection with or related to this Agreement, whether disclosed verbally, electronically, visually, or in a written or other tangible or intangible form, including, but is not limited to, trade secrets, pricing information, terms of this Agreement, customers, customer lists, intellectual property, computer programs, software, documentation, formulas, data, inventions, techniques, financial, marketing or product development plans, personnel, audit results, designs, performance data, as to ESi, the ESi Technology and any other deliverables (including, without limitation, data, information, computer code and

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reports) provided in connection with the Software, and, as to Client, the Client Data, as well as any other information that the Discloser clearly communicates to the Recipient as confidential.

8.2 Duties with Regard to Confidential Information. The Recipient agrees that it will only use the Discloser's Confidential Information in the performance of its obligations hereunder or as otherwise expressly provided in this Agreement, and that it will only disclose the Discloser's Confidential Information only to those of its directors, officers, employees, consultants, agents, independent contractors, and professional advisers who need to know such information and who are subject to written agreements with the Recipient sufficient to enable the Recipient to require such persons to comply with the Recipient's confidentiality obligations hereunder. The Recipient agrees that it will treat all of the Discloser's Confidential Information with the same degree of care (but no less than reasonable care) as it accords its own confidential information.

Notwithstanding the foregoing or ESi's obligations elsewhere in this Section, Client understands that ESi does not require any information for the performance of Services hereunder, and that ESi cannot guarantee the security of Client Information when added to the Juvare Exchange®, stored on Client's applicable equipment and hardware or transmitted or accessible when using the internet or other services providers. Absent gross negligence or willful misconduct, ESi shall not be liable or responsible to Client or any other party for any losses, damages, claims, costs or other obligations arising out of or relating to any unauthorized access to, disclosure or use of information stored by Client on the System, including, without limitation, within the Juvare Exchange, or while such information is transmitted or accessible through the Software, the internet, or services providers. Additionally, absent gross negligence or willful misconduct, ESi shall not be responsible for any breach of security or confidentiality caused by Client's failure to maintain the confidentiality and control of its user identification numbers or passwords related to its use of the Software provided hereunder.

8.3 Exclusions from Confidential Information. Confidential Information does not include information that (a) is or becomes generally available to the public other than as a result of an unauthorized disclosure by the Recipient or its personnel; (b) has been or is obtained by the Recipient from an independent source without accompanying obligations of confidentiality; (c) is independently developed by the Recipient without reliance in any way on the Discloser's Confidential Information; or (d) has been approved for unrestricted release by the Discloser in writing. Additionally, the Recipient may disclose the Discloser's Confidential Information where the Recipient is required by law to disclose information that is otherwise Confidential Information, provided (to the extent not prohibited by law) the Recipient has first notified the Discloser in writing as soon as is commercially reasonable of such requirement to disclose the Discloser's otherwise Confidential Information in order to permit the Discloser to seek confidential treatment of such information. With respect to any disclosure made pursuant to this Section, the Recipient (or any of its Representatives) agrees to furnish only that portion of the Confidential Information that it reasonably determines, in consultation with its counsel, is necessary under applicable law. Additionally, Client agrees to reimburse ESi at its then current hourly rate for such services for the number of hours spent by ESi responding to legal requests for Client Information in ESi possession.

8.4 Protection of Confidential Information. Notwithstanding the "Dispute Resolution" Section of this Agreement, the Recipient acknowledges that the Discloser shall have the right to take all reasonable steps to protect the Discloser's confidential and proprietary interests, including, but not limited to, injunctive relief in a court of law or equity and any other remedies as may be available at law or in equity in the event the Recipient does not fulfill its obligations under this Section.

8.5 Survival of Confidentiality Obligations. Each party's obligations of confidentiality pursuant to this Section for all Confidential Information disclosed between the parties during the term of this Agreement shall survive the expiration or termination of this Agreement as follows: (i) for Confidential Information consisting of trade secrets, for so long as such information remains a trade secret of the Discloser or for five (5) years following the expiration or termination of this Agreement, whichever is longer, (ii) for Confidential Information consisting of the Discloser's customer information or ESi's suppliers' information, indefinitely, and (iii) for all other Confidential Information, for five (5) years following the expiration or termination of this Agreement.

8.6 Termination of This Agreement. Upon termination of this Agreement or upon the Discloser's written request, the Recipient agrees to terminate all use of the Discloser's Confidential Information and to either return to the Discloser all copies of the Discloser's Confidential Information in its possession or under its control or to provide the Discloser with a written notice from one of the Recipient's authorized representatives certifying that all copies of the Discloser's Confidential Information in the Recipient's possession or control have been destroyed; ***provided, however***, the Recipient may (at its option, but not its obligation) keep a copy of the Discloser's Confidential Information in its archives, and the provisions of this Section shall continue with respect to such Confidential Information. Notwithstanding the foregoing, in no event shall any Client Confidential Information, including, without limitation, the Client Data, that is entered into or shared in the Juvare Exchange be returned to Client or removed from the Juvare Exchange; Client understands and acknowledges that any Client Confidential Information, including, without limitation, the Client Data, entered into the Juvare Exchange is visible and viewable by other Juvare Exchange users and is not secure or held confidential.

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9. **Proprietary Interests.** The Software and Documentation, and all copies thereof, shall remain the exclusive property of ESi and/or its third-party licensors. All applicable rights to copyrights, trademarks, logos, patents and other intellectual property shall remain vested in ESi and/or its third-party licensors. Client shall not claim, register, alter or modify, any interest in such copyrights, trademarks, patents or other intellectual property, nor shall Client attempt to do any of the foregoing. Client shall not translate any of the ESi trademarks into any other language or alphabet. Notwithstanding the foregoing, Client shall always have title to data input and output arising out of the use of the Software, and any computer programs developed by or for Client using output of the Software as input to another source, and which do not include any logic and code of the Software, and such shall remain the exclusive property of the Client. Client acknowledges and agrees that ESi may seek equitable relief at any time to remedy a violation or threatened violation of the restrictions set forth herein regarding the use and protection of the Software and Documentation.

10. **Copying of Documentation.** Client may make as many copies of the Documentation as necessary for Client's internal purposes, provided the Client shall not modify or alter the content or appearance of the Documentation, modify or alter the appearance of any ESi trademark or logo in the Documentation, or eliminate any references to ESi, WebEOC or other ESi Software in the Documentation and provided that the Client shall reproduce and distribute the ESi copyright and notices page contained in the Documentation with all such copies and maintain the confidentiality of the copies and destroys or returns such copies in accordance with Section 8 (Confidentiality) above.

11. **Support Services.** During the Term of this Agreement and provided Client is not in violation of this Agreement (including, without limitation, paying for the Subscription Fees), ESi will provide Support Services (all as further defined in Exhibit B hereto; Exhibit B is herein incorporated and made part of this Agreement by this reference) for the Software during the Standard Business Hours consisting of the following: (i) ESi will use reasonable efforts to maintain the Software to comply with the applicable Documentation in all material respects, and (ii) if and when made generally available through Support Services to ESI's other customers receiving Support Services, providing subsequent releases and versions of the Software for use consistent with ESI's then current policies. All Software Updates received by Client shall be subject to the terms of this Agreement. Support Services shall not include, and ESi shall not be responsible for, failures of the Software to perform consistent with the Documentation, specifications, requirements and other details set forth in Exhibit A or any subsequent amendments or quotes hereto in all material respects resulting from or caused by Client, Client's hardware and equipment, Client's connection to the Software, third party service providers, including, without limitation, communications services providers, or otherwise disclaimed elsewhere in this Agreement.

12. **Hosted Services**. During the Term of this Agreement and provided Client is not in violation of this Agreement, ESi will provide Hosted Services, as set forth in Exhibit D hereto, for the Software during the Standard Business Hours. Exhibit D is herein incorporated and made part of this Agreement by this reference.

13. **Consulting Services**. ESi will perform the Consulting Services set forth in any Exhibit or Statement of Work between the Parties in accordance with the terms within the applicable Exhibit and/or Statement of Work, for the Fees for such professional services as set forth in such Exhibit or Statement of Work. Each attachment for Consulting Services will include details that: (A) best utilizes the Consulting Services purchased and/or (B) identifies the date of achievement of mutually agreed to milestones tied to the deployment of the Subscription(s) and/or Service(s).

14. **Warranty.**

14.1 Warranty by ESi. For new Software provided pursuant to the Subscription purchased by Client pursuant to this Agreement (for instance, merely adding additional Users to the Subscription for use with the Software would not be considered new Software), ESi warrants that, for a period of sixty (60) days from the Installation (the "Software Warranty Period"), the Software, when used in accordance with the applicable Documentation and this Agreement, will perform in compliance with the specifications for such Software as set forth in the Documentation in all material respects. In the event the Software fails to perform as warranted herein during such Software Warranty Period, and ESi receives written notice of such failure from Client following the first occurrence of such failure (and in all events prior to the expiration of the Software Warranty Period):

a. ESi shall use all reasonable efforts to correct any reproducible error condition reported to ESi in such written notice during the Software Warranty Period as soon as reasonably possible (not to exceed 45 days) following receipt of such written notice;

b. if ESi is unable to resolve such failure to comply with the warranty as provided above through either a correction or reasonable work around, Client may terminate the applicable order only (in its entirety) without penalty or liability for any amounts payable (other than charges and fees incurred prior to the

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effective date of such termination) on written notice to ESi that is received by ESi within 3 business days of the expiration of the 45 day "cure period" for any failure to comply with the warranty, and ESi shall, within thirty (30) days following the effective date such termination, refund to Client the pre-paid unused amounts paid by Client pursuant to the terminated order during the 60 day period prior to the effective date of such termination. Additionally, to the extent not already waived or expired as provided above, all rights of termination by Client pursuant to this Section shall expire to the extent ESi has not received a written notice of termination pursuant to this Section prior to the expiration of the Software Warranty Period;

c. In the event of termination of an order as provided in this Section, Client shall not be obligated to pay any additional charges or fees payable pursuant to such terminated order for the period after the effective date of such termination; and
d. The limited warranty provided hereunder (including ESi's obligations to restore Software and provide corrections and Client's rights of termination pursuant to this Section) shall not apply to Software to the extent it has been modified by other than ESi (or its contractors or agents), modified at Client's request, or not used in accordance with the requirements of this Agreement, the Documentation, specifications, and the Quotes or order forms. ESi does not warrant that the Software will operate uninterrupted or error free, that all errors can be corrected, or that it will satisfy Client's requirements.

This Section sets forth Client's sole and exclusive remedy, and ESi's entire liability, for the failure of the Software to satisfy the warranty described in this Section. Any refunds pursuant to this Section shall be applied against any limitations of liability set forth in this Agreement.

ESi shall have no obligations pursuant to this Section for claims under this Section for which Client does not provide ESi written notice prior to the expiration of the Software Warranty Period.

In addition to the terms above, any termination of an initial Quote or Order pursuant to this Section shall also terminate this Agreement.

14.2 Warranty by Client. Client represents and warrants that (a) the performance of its obligations and use of the Software by Client and its Users, including, without limitation, any Administrators or Sub-Administrators, if any, will not violate any applicable laws or regulations, ESi's rules and regulations or cause a breach of any agreements with any third parties; (b) it will not interfere with ESi's systems or the use of any services or systems by other ESi's clients; (c) it will not provide or enter any Client Information or Client Data into the Software or Systems that may or does contain protected health information under Health Insurance Portability and Accountability Act of 1996 ("HIPAA"); (d) it will not provide or enter any Client Information or Client Data into the Software or Systems that may or does contain personal data as regulated by the General Data Protection Regulation 2016/679 (the "GDPR"); and (e) it will not send any notifications, be it SMS, email, text, pager alerts, phone calls, using the Software or Systems without obtaining the consent of any User or recipient as required by applicable laws, statutes, or regulations. In the event of any breach of any of the foregoing Client warranties, in addition to any other remedies available at law or in equity, ESi will have the right, in its sole reasonable discretion, to terminate or suspend immediately any related Software if deemed reasonably necessary by ESi to prevent any harm to ESi, its Clients and/or its business. ESi will provide to Client notice (email being sufficient) of such termination or suspension of the Software and, in ESi's sole discretion if an opportunity to cure the breach if practicable depending on the nature of the breach, ESi may provide the Client with an opportunity to cure such breach and if cured, in ESi's full satisfaction, ESi may restore the Software or access to the Software.

15. Disclaimers.

15.1 ESI DISCLAIMS ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE SOFTWARE AND/OR ACCOMPANYING DOCUMENTATION. NO ORAL OR WRITTEN ADVICE OR INFORMATION PROVIDED BY ESI OR ANY OF ITS AGENTS, EMPLOYEES OR CONTRACTORS SHALL CREATE A WARRANTY, AND CLIENT IS NOT ENTITLED TO RELY ON ANY SUCH ADVICE OR INFORMATION. ESI EXPRESSLY DISCLAIMS ANY WARRANTY THAT THE SOFTWARE WILL OPERATE UNINTERRUPTED OR FREE OF ERRORS.

15.2 THE SOFTWARE AND ANY SERVICES THERETO ARE NOT COMPLIANT WITH THE REQUIREMENTS OF THE HIPAA.

15.3 The Software is an information management application. The software is not fault-tolerant and is not designed, manufactured, or intended for use or resale in hazardous environments that require fail-safe performance such as in the operation of nuclear facilities, aircraft navigation or communications systems, air traffic control, emergency response, terrorism prevention or response, life support or weapons systems (collectively "High Risk Activities"), the failure of which could lead to death, personal injury, or severe physical or environmental damage. ESI EXPRESSLY DISCLAIMS ANY WARRANTY OF FITNESS FOR HIGH RISK

ACTIVITIES. Client agrees to indemnify, defend and hold ESi, and its affiliates, officers, directors, employees, agents, subcontractors, licensors, successors, and assigns harmless from and against any and all liability, losses, claims, expenses (including attorneys' fees), demands or damages of any kind, including direct, indirect, special, punitive, incidental, or consequential damages, arising out of or in connection with the Client's use of the Software for High Risk Activities.

16. Fees and Payment Terms.

16.1 Payment; Late Payment. All amounts are due and payable by Client to ESi as set forth in Exhibit C hereto (unless alternative payment terms are mutually agreed up on by the parties). Exhibit C is herein incorporated and made part of this Agreement by this reference.

16.2 Travel Expenses and Additional Charges. To the extent that the Software and services provided hereunder may require ESi to travel, Client shall pay Travel Expenses reasonably incurred by ESi in connection with such travel. ESi shall invoice Client for Travel Expenses on a monthly basis as incurred. Travel Expenses are in addition to any charges set forth in this Agreement or any Quote hereto. Other additional charges may be required should Client elect to: (a) use the Software on more than one (1) Instance; (b) increase the number of named users who may access the Software; (c) increase the number of non-production instances of the Software; (d) additional Software; (e) upon renewal; (f) increase storage capacity; or (g) as otherwise required by the Agreement.

16.3 Renewal Charges. At least sixty (60) days prior to the expiration of the Initial Period (as defined in Exhibit A) or a then current Renewal Period, ESi may notify Client of the current fees for Software and Support Services, and invoice Client for such fees for the Renewal Period so that such amount is due and payable prior to the commencement of such Renewal Period. ESi shall be entitled, in its sole discretion, to increase the fees for the Software and Support Services.

16.4 Suspension of the Software, Services and Support Services. Without limitation as to any other rights or remedies of ESi under this Agreement, ESi reserves the right to immediately suspend Client's access to and use of the Software and the Services (including, without limitation Support Services), without notice to Client, if any charges or fees payable to ESi are past due and not paid within the time frame set forth in Section 16.1 or elsewhere in this Agreement or an Exhibit, Statement of Work or Quote hereto, as applicable. Client agrees that ESi shall have no liability to Client, and Client waives any claim or action against ESi in the event of suspension or termination of access to or use of the Software and the Services for Client's failure to timely pay charges. Client's payment obligations shall continue during any period of suspension pursuant to this Section.

16.5 Taxes. All amounts charged by ESi are exclusive of, do not include, and Client shall be solely responsible for payment of, all sales, excise, use, value added, withholding, import or other taxes, tariffs and duties which are imposed to the Software and Services by or under the authority of any government or any political subdivision thereof, except for any taxes based upon ESI's net income, assets or worth. ESI shall invoice Client for amounts it is obligated to collect or is allowed to recover as such taxes, tariffs and duties. Client's obligations for the payment of taxes, tariffs and duties payable hereunder shall survive the expiration or termination of this Agreement. If the transaction or the Client is exempt from taxes, ESi will not charge tax provided that Client timely provides ESi with a valid exemption certificate or other evidence of such exemption in a form reasonably acceptable to ESi. To the extent permitted under applicable laws and regulations, ESi will not charge tax on transactions for the electronic delivery of the Software and Services. All payments due from Client shall be made without any deduction or withholding on account of any Taxes, charge or penalty, except required by law, in which case the sum payable by Client from which such deduction or withholding is to be made shall be increased to the extent necessary to ensure that, after making such deduction or withholding, ESi receives and retains (free from any liability with respect thereof) a net sum equal to the sum it would have received but for such deduction or withholding being required.

17. Limitations of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT OR ANY EXHIBITS OR ATTACHMENTS HERETO AND TO THE GREATEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW, NEITHER PARTY (INCLUDING AFFILIATES) SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR ANY EXHIBIT, QUOTES OR ORDERS HEREUNDER (HOWEVER ARISING, UNDER ANY THEORY INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, CONTRACT OR STRICT LIABILITY), INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR INTERRUPTED OR DELAYED COMMUNICATIONS, LOST DATA, LOST REVENUE, LOST PROFITS, LOSS OF TECHNOLOGY, LOSS OF RIGHTS OR SOFTWARE OR SERVICES AND/OR DAMAGES THAT RESULT FROM INCONVENIENCE, DELAY OR LOSS OF USE OF ANY INFORMATION OR DATA OR OF THE SOFTWARE OR SERVICES, EVEN IF EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY HEREIN. SUBJECT TO THE FOREGOING AND TO THE GREATEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW AND WITH THE EXPRESS EXCLUSION OF ESI'S INDEMNITY OBLIGATIONS

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UNDER SECTION 19.1 WHICH SHALL CARRY NO LIMITATION OF LIABILITY, FOR THIS AGREEMENT AND EACH QUOTE FOR SOFTWARE OR SERVICES HEREUNDER, IN NO CASE SHALL ESI'S (INCLUDING ITS AFFILIATES) MAXIMUM AGGREGATE LIABILITY EXCEED TIMES (5X) THE AMOUNTS PAYABLE TO ESI BY CLIENT IN THE TWELVE (12) MONTH PERIOD PRIOR TO SUCH CLAIM. THE PARTIES UNDERSTAND AND AGREE THAT THE LIMITATION OF LIABILITY SET FORTH IN THIS AGREEMENT REPRESENTS A REASONABLE ALLOCATION OF RISKS, AND EACH PARTY EXPRESSLY CONSENTS TO SUCH ALLOCATION. ESI SHALL HAVE NO LIABILITY OF ANY KIND IN THE EVENT CLIENT'S RECORDS OR OTHER DATA SUBMITTED FOR PROCESSING ARE LOST OR DAMAGED.

18. Termination.

18.1 Termination for Cause. This Agreement or any Exhibit or Quotes hereto may be terminated as follows:

a. by ESi upon the breach by Client of any of its payment obligations under this Agreement or any Quote or Exhibit hereto, which breach has not been cured within five (5) days after Client has received written notice thereof,
b. by one party upon the breach by the other party of any of such other party's material obligations under this Agreement or any Quote or Statement of Work hereto that has not been cured within thirty (30) days after the breaching party has received written notice thereof (*provided, however*, that there shall be no cure period in the event of a breach by Client of its obligations related to ESi's intellectual property), or
c. by ESi if all or a substantial portion of the assets of Client are transferred to an assignee for the benefit of creditors or Client files or has filed against it a petition for liquidation under bankruptcy or similar laws and such proceeding is not dismissed within sixty (60) days.

If the basis for termination for cause applies only to a specific Quote or Statement of Work, the non-breaching party may elect to terminate only the affected Quote and associated Statement of Work, in which case this Agreement and other Quotes will remain in full force and effect. A breach of the terms of this Agreement or a Quote by a User shall be deemed to be a breach of the terms of this Agreement by Client.

18.2 Effective Date of Termination for Cause. Termination for cause based upon 18.1(a) above shall be effective on the 6th day after Client received the original written notice of breach if cure is not made or if some interim arrangement has not been reached between the parties (and agreed in writing) during the five (5) day cure period. Termination for cause based upon 18.1(b) above shall be effective on the 31st day after the breaching party received the original written notice of breach if cure is not made or if some interim arrangement has not been reached between the parties (and agreed in writing) during the thirty (30) day cure period; *provided, however*, if a breach under 18.1(b) is not subject to cure (e.g., disclosure of a party's Confidential Information), termination for cause is effective immediately upon the party providing written notice of termination to the breaching party consistent with the notices provision of this Agreement. Termination for cause based upon 18.1(c) above shall be effective immediately after the assignment for benefit of creditors has been made or the filing of a petition for liquidation under bankruptcy or other insolvency laws and such have not been dismissed, dissolved or the petition lifted or stayed.

18.3 Effects of Termination. Termination of this Agreement shall result in the termination of all outstanding Quotes, Statements of Work and Exhibits, and termination of all outstanding Quotes, Statements of Work and Exhibits shall result in the termination of this Agreement. Upon termination of this Agreement and/or any Quotes, Statements of Work and Exhibits for any reason, any amounts owed to ESi under this Agreement or any Quotes, Statements of Work and Exhibits, regardless of whether not yet due and payable, will be accelerated and deemed immediately due and payable (including, without limitation, the remaining balance of unpaid fees for professional services and Travel Expenses). All Subscriptions, including, without limitation, Services and all Software use and access, granted under this Agreement and all Quotes, Statements of Work and Exhibits hereto shall immediately terminate upon termination of this Agreement. All Subscriptions, including, without limitation, Services and all Software use and access, granted pursuant to an applicable Quotes, Statements of Work and Exhibits shall terminate upon the expiration or termination of the applicable Quotes, Statements of Work and Exhibits. Upon termination of this Agreement, ESi will immediately cease performing all Services and terminate Client's and its User access to the Software. ESi shall have no obligation for retaining or maintaining a copy of any such Client's Information or data from the Software following the date of expiration or termination of the Quotes, Statements of Work and Exhibits governing such information or (if sooner) the expiration or termination of this Agreement. ESi shall be entitled, without further liability, to destroy all such Client's Information or data from the Software following the date of expiration or termination of the Quotes, Statements of Work and Exhibits governing such information or (if sooner) the expiration or termination of this Agreement. Notwithstanding the foregoing, in no event shall any Client Confidential Information, including, without limitation, the Client Data, that is entered into or shared in the Juvare Exchange be returned to Client or removed from the Juvare Exchange; Client understands and acknowledges that any Client Confidential Information, including, without limitation, the Client Data, entered into the Juvare Exchange is visible and viewable by other Juvare Exchange users and is not secure or held confidential. If Client receives

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Hosted Services from ESi, the following termination provisions also apply upon termination of this Agreement for any reason:

a. Client's access to the Hosted Services (including, without limitation, all access to the hosted environments and data) shall be suspended;
b. Client shall immediately surrender to ESi any Internet protocol numbers, addresses or ESi-owned domain names assigned to Client in connection with the Hosted Services delivered hereunder;
c. Unless other arrangements are requested by Client within five (5) days of the effective date of termination and provided Client has paid all outstanding amounts due to ESi under this Agreement, for the five (5) day period following the effective date of termination of this Agreement ESi shall provide Client with access to its data or information within the Hosted Services for Client to download the Client Data or information; and
d. Any and all Client Data shall be overwritten, erased, encrypted or otherwise rendered unrecognizable upon the sooner to occur of (i) Client's confirmation that it has downloaded the Client Data or information, or (ii) expiration of the period of access as set forth in subsection (c) above, or (ii) thirty (30) days from the effective date of termination of this Agreement.

18.4 Other Termination/Suspension of Services. In addition to all other remedies to which it may be entitled hereunder, ESi shall have the right, without notice to Client, to immediately suspend the provision of any and all Software and Services hereunder, including, without limitation, access to the Software and Support Services, in the event of (i) any breach or threatened breach of this Agreement or any Quotes, Statements of Work and Exhibits hereto by Client or its Users or contractors, (ii) any requirement or direction by any legal or regulatory body having jurisdiction over Client, ESi or its suppliers or third party service providers, or (iii) any change in law that renders ESi provision of the Software unlawful or otherwise non-compliant with applicable law. Client's payment obligations shall continue during any period of suspension pursuant to this Section. Client agrees that ESi shall have no liability to Client, and Client waives any claim or action against ESi, in the event of termination of access to the Software as provided in this Agreement. ESi shall make reasonable efforts to restart such access upon Client's cure or correction of the event of default or breach unless it has already terminated this Agreement or any Quotes, Statements of Work and Exhibits as provided hereunder. Client shall reimburse and pay to ESi all charges, expenses and fees incurred by ESi or payable by ESi to third parties as a result of such suspension of Software or reconnection/restart of such access to such Software.

18.5 Intentionally omitted.

18.6 Survival. The provisions of this Agreement that, by sense and context of the provision, are intended to survive performance by either or both parties shall also survive the completion, expiration, termination or cancellation of this Agreement.

18.7 The termination of this Agreement shall not relieve the Client of its obligation to pay any Charges and Fees incurred hereunder prior to the effective date of such termination or expiration or that result or arise from the termination of this Agreement (as provided in herein).

19. Indemnification.

19.1 By ESi. ESi shall, at ESi's sole cost and expense, indemnify, defend, and hold Client, its elected and appointed officers, employees and agents ("Client Indemnities"), harmless from and against any damages, losses, liabilities, settlements, fines, penalties, judgments, expenses and costs (including reasonable attorneys' fees) incurred by Client Indemnities resulting from any third party claim arising from ESi's breach of this Agreement, any damage or injury to Client Indemnities or their property, or that the Software provided hereunder by ESi infringes or misappropriates such third party's U.S. patent, trademark or copyright (or other jurisdiction as agreed to in writing by both parties). If such a claim is made, ESi shall pay damages to the extent based on such claims or is agreed to by ESi in settlement of such claims, provided that (i) Client provides ESi prompt written notice of such claims, (ii) ESi controls the defense and settlement of such claims, and (iii) Client, at ESi's expense, reasonably cooperates with ESi in the defense and settlement of such claims. ESi's obligation hereunder shall not extend to a claim to the extent such claim is based on any alleged infringement arising from any (a) infringement or contributory infringement to the extent caused by Client, its Users, agents, representatives, employees or by third parties under Client's direction or control; (b) additions, changes or modifications to the Software by or on behalf of Client except for any additions, changes or modifications made by ESi or its Suppliers on ESi's behalf; (c) incorporation of the Software or any component thereof into any other product or process; or (d) use of the Software other than as permitted by this Agreement or the applicable Quote or Order. Should the Software become, or in ESi's opinion, be likely to become the subject of any such suit or action for infringement for which ESi is responsible under this Section, or if Client is enjoined from using the Software, ESi shall, at ESi's sole option and expense, (x) procure the right to continue providing the Software; (y) replace or modify such Software so that they become non-infringing and functionally equivalent; or (z) may terminate that portion of the allegedly infringing Software on written notice to Client. This Section states ESi's entire liability for infringement claims relating to the Services, Software, or Support Services.

19.2 By Client. Client shall defend, indemnify and hold ESi, its affiliates and each party's officers, directors, employees, representatives and agents harmless, at Client's sole cost and expense, from and against any damages and third party claims that arise from (a) infringement or contributory infringement to the extent caused in whole or in part by Client, its Users, agents, representatives, employees or by third parties under Client's direction; (b) additions, changes or modifications to the Services by or on behalf of Client; (c) incorporation of the Services or any component thereof into any other Client product or process; (d) use of the Services by Client other than as permitted by this Agreement or applicable Exhibit, Statement of Work or Quote; (e) Client's breach of any of its obligations under this Agreement, an applicable Exhibit, Statement of Work or Quote, or (as if the same were applicable to Client) the Amazon Service Agreement, Twilio Agreement, Twilio Acceptable Use Policy, Twilio Documentation, or Twilio Data Protection Addendum; (f) any personal injury or property damage caused by Client; (g) Client's breach of any federal, state or local law or regulation in connection with Client's use of the Software, System or Services, (h) Client's performance of services for Client's clients; (i) claims against ESi by Client's clients, customers or third parties arising from Client's use of the Software, Hosting Services and/or Documentation hereunder, including, without limitation, Client Data containing any protected health information subject to HIPAA or personal data subject to GDPR; (j) libelous, slanderous, indecent or other statement concerning or arising out of Client's statement or publications to or about individuals or business entities, (k) any damage, liability, judgment, defense, indemnity or hold harmless obligation that ESi becomes subject to as a result of Client's acts or omissions.

20. Export Controls. Client acknowledges that the Software and Documentation are subject to United States export laws. Client shall not, nor shall Client authorize or permit its directors, employees, consultants, independent contractors or other persons, to export, re-export, disclose or otherwise provide the Software and/or Documentation to any country unless an appropriate license, exemption or authorization has been obtained from the U.S. Government. Client expressly agrees that Client shall not export, re-export, barter, or otherwise provide or disclose the Software and Documentation, in whole or in part, to: (a) any country covered by any United States trade embargo; (b) any person listed on the United States Department of Treasury's list of Specially Designated Nationals; (3) any person or entity listed on the United States Department of Commerce Denied Persons List; (4) any person or entity listed on the United States Department of Commerce Unverified or Entity Lists; (5) any person or entity listed on the United States Department of State Debarred List; or (6) any person or entity where such export, re-export, barter, disclosure or provision violates United State export control law or regulation. Client represents and warrants that neither it nor its directors, employees, consultants, nor any other persons or entities who may gain access to the Software and Documentation through the Client, are persons or entities subject to such U.S. export controls. Client agrees to defend, indemnify, and hold harmless ESi from and against any claim, loss, liability, damage or expense, including fines or legal fees incurred by ESi with respect to any of Client's export or re-export activities contrary to the foregoing instructions.

21. U.S. Government Rights.

a. If Client is an agency, department, or other entity of the United States Government ("Government"), or funded by the United States Government, Client's use, duplication, reproduction, release, modification, disclosure or transfer of the Software, Documentation, technical specifications, or any related materials of any kind, including technical data, is restricted in accordance with Federal Acquisition Regulation ("FAR") 12.212 for civilian agencies, Defense Federal Acquisition Regulation Supplement ("DFARS") 227.7202 for military agencies and the equivalent regulations for the Department of Energy. The use of the Software and Documentation is further restricted in accordance with the terms of this Agreement, or any modification thereto.

b. The Software and Documentation are commercial computer software and commercial computer software documentation. Client shall ensure that each copy used or possessed by or for the Government is labeled with the following: "Manufacturer is ESi Acquisition, Inc., 235 Peachtree Street NE, Suite 2300, Atlanta, GA 30303. ALL RIGHTS RESERVED. PROPRIETARY PRODUCTS." For the purpose of any federal, state or local law, Client agrees that the Software and Documentation are trade secrets and proprietary commercial products of ESi and/or its third-party licensors and are not subject to disclosure.

22. Insurance.

ESi shall procure and maintain, at its sole cost and expense, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of Client:

a. General Liability Insurance. A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an

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amount not less than $1,000,000.00 per occurrence or if a general aggregate limit is used, then the general aggregate limit shall be twice the occurrence limit.

b. Cyber Liability. Technology professional liability errors & omissions insurance appropriate to ESi's profession and the Services hereunder with limits not less than $1,000,000 per claim/loss, and $1,000,000 in the aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations undertaken by ESi pursuant to this Agreement and shall include, but not be limited to, claims involving infringement of intellectual property, copyright, trademark, invasion of privacy violations, information or data breach, theft, loss, damage or misuse, release of private information, extortion and network security. If coverage is maintained on a claims-made basis, ESi shall maintain such coverage for an additional period of three (3) years following termination of the Agreement. The insurance shall include the following coverage:

(i) Liability arising from the theft, dissemination and/or use of confidential or personally identifiable information; including credit monitoring and regulatory fines arising from such theft, dissemination or use of the confidential information.

(ii) Network security liability arising from the unauthorized use of, access to, or tampering with computer systems.

(iii) Liability arising from the failure of ESi's proprietary technology products (software) required under the contract for ESi to properly perform the services intended.

(iv) Electronic Media Liability arising from personal injury, plagiarism or misappropriation of ideas, domain name infringement or improper deep-linking or framing, and infringement or violation of intellectual property rights.

(v) Liability arising from the failure to render professional services as defined by industry standards appropriate to the technology being used.

c. General Insurance Requirements.

The comprehensive general liability insurance shall be primary insurance and shall name Client, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by Client or its officers, employees or agents may apply in excess of, and not contribute with ESi's insurance. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention.

The comprehensive general liability insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the Client. In the event any of said policies of insurance are cancelled, ESi shall, prior to the cancellation date, submit new evidence of insurance to Client.

No services under this Agreement shall commence until ESi has provided Client with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the Client. Client reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to Client.

23. General Terms and Conditions.

a. Entire Agreement; Waiver. This Agreement (including any attachments and schedules) and Exhibits, Statements of Work or Quotes set forth the entire understanding and agreement of the parties and supersede any and all oral or written agreements or understandings between the parties, as to the subject matter of this Agreement or the applicable Exhibit, Statement of Work or Quote. Any provisions, terms or conditions on Client's purchase orders which are, in any way, inconsistent with or in addition to the terms and conditions of this Agreement shall not be binding upon ESi and shall have no applicability hereunder. The waiver of a breach of any provision of this Agreement will not operate or be interpreted as a waiver of any other or subsequent breach.

b. Governing Law. This Agreement shall be governed by, and interpreted in accordance with, the laws of the State of California (United States of America) regardless of application of choice of law rules or principles. This Agreement expressly excludes the United Nations Convention on Contracts for the International Sale of Goods. Unless otherwise elected by ESi at its option and in writing for a particular instance, the sole jurisdiction and venue for actions related to the subject matter hereof shall be the state or United States District Court having within its jurisdiction the location of Client's principal place of business in Carson, California. Both parties shall consent to the jurisdiction of such courts and agree that

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process may be served in any manner allowed by the laws of the State of California or of the United States. If Client acquires the Subscription, or use or access of the Software, in a country other than the United States or its territories, local law and additional Fees to Client may apply. The original language of this Agreement is English. In case of any discrepancies or conflicts between the English text version of this Agreement and any translation, the English version shall prevail.

c. Intentionally omitted.

d. Assignment. Client may not assign or otherwise transfer, in whole or in part, or in any other manner, any rights, obligations, or any interest in or under this Agreement without the prior written consent of ESi and any purported attempt to do so will be null and void. A merger or other acquisition by a third party will be treated as an assignment. ESi may at any time and without Client's consent assign all or a portion of its rights and duties under this Agreement to a company or companies wholly owning, owned by, or in common ownership with ESi. This Agreement shall be binding on each party's successors and permitted assigns. Additionally, ESi may delegate the performance of certain Services to its Affiliates and third-party providers, provided ESi remains responsible to Client for the delivery of such Services and the compliance of such Affiliates and third-party providers with this Agreement.

e. Change in Subcontractors. ESi has the right to change, modify and otherwise convert services providers and subcontractors (including, without limitation, its affiliates) used to provide the Services and terms under which the Services are offered, provided that the basic functionality and quality of the Services will not be materially adversely affected.

f. Interpretation. In the event of a conflict between this Agreement and the terms of any Exhibit, Statement of Work or Quote attached hereto, the terms of the Exhibit, Statement of Work or Quote shall prevail and control the interpretation of this Agreement. The Exhibits, Statement of Work or Quote, attachments, and schedules together with this Agreement shall be interpreted as a single document.

g. Force Majeure. No breach of any obligation of ESi in this Agreement or an Exhibit, Statement of Work or Quote shall constitute an event of default or breach to the extent it arises out of a cause, existing or future, that is beyond the reasonable control of ESi, including without limitation, "acts of god" (such as earthquake, natural disaster, or flood), war, terrorists' acts, riot, theft, labor disputes, government regulations, curtailment of transportation, or a cause making ESi's performance impossible or commercially impracticable or the like.

h. Intentionally omitted.

i. Prevailing Party. The prevailing party in any arbitration, suit, or action brought by one party against the other party to enforce the terms of this Agreement, any Exhibits or Quotes or Statement of Works hereto or any rights or obligations hereunder, shall be entitled to receive its reasonable costs, expenses, and attorneys' charges of bringing such arbitration, suit, or action.

j. Independent Contractors. The parties are independent contractors, and no agency, partnership, franchise, joint venture or employment relationship is intended or created by this Agreement. Neither party shall make any statement, representation, warranty or other commitment on behalf of the other party.

k. No Licenses. There are no licenses to the Software, express or implied, granted or provided under this Agreement. Neither party shall exceed the scope of the Subscription granted hereunder. ESi reserves all rights not specifically granted to Client.

l. Notice. All notices shall be in writing and sent by certified mail (return receipt requested), overnight courier, or delivered personally to the addresses indicated on the first page of this Agreement for the applicable intended recipient, or such other address as either party may indicate by at least ten (10) days prior written notice to the other party. All notices to ESi shall be directed to the attention of the President/CEO of ESi, with a copy of all such notices also sent to ESi to the attention of ESi's General Counsel at the same address as ESi. Notice will be effective on the date shown on the delivery receipt or, in the case of personal delivery, actual receipt. All notices required pursuant to this Agreement shall be provided in strict compliance with this Section.

m. Severability. If any provision herein is held to be invalid or unenforceable for any reason, the remaining provisions will continue in full force without being impaired or invalidated in any way. The parties agree to replace any invalid provision with a valid provision that most closely approximates the intent and economic effect of the invalid provision.

n. No Third-Party Beneficiaries. ESi and Client agree that, except as otherwise expressly provided in this Agreement, there shall be no third-party beneficiaries to this Agreement.

o. Headings. The headings used in this Agreement, Exhibits, Quotes and Statements of Work are solely for convenience and shall not be considered in its interpretation.

p. Authorized Signer. Each party represents that the person signing this Agreement and any Exhibit, Statement of Work or Quotes hereto has been properly authorized and empowered to execute and deliver this Agreement and any Exhibit, Statement of Work or Quotes hereto on behalf of such party. This Agreement becomes null and void if the time between the earlier dated signature and the later dated signature exceeds sixty (60) days, unless waived by ESi.

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q. Incorporation by Reference. Any Attachments to this Agreement and any Exhibit, Statement of Work or Quote now existing and hereafter executed or issued that are made pursuant to this Agreement shall be deemed to be part of this Agreement and are incorporated into this Agreement by reference.

r. Amendments. Except as otherwise provided herein or in an applicable Exhibit, Statement of Work or Quote, this Agreement and any Exhibit, Statement of Work or Quote may be changed or modified only in a written document signed by duly authorized representatives of both parties.

s. Counterparts/Duplicate Originals. This Agreement and any Exhibit, Statement of Work or Quote may be executed by the parties in one or more counterparts or duplicate originals, and each of which when so executed shall be an original, but all such counterparts shall constitute one and the same document.

t. Publicity/Use of Trademarks. ESi and Client herein agree to permit the occasional use of each other's name and logo as well as reference to this Agreement and the Services in their respective promotional advertising, press releases and public relations efforts. All such use will be only in a manner that reflects positively upon the other party. ESi may, without obtaining Client's prior written consent, place Client's name on a list of ESi's customers.

u. Non-Solicitation. Client shall not, without ESi's prior written consent, directly or indirectly, solicit for employment or hire any Restricted Employee (as defined herein) while such person is employed by ESi and for the 12-month period starting on the earlier of: (i) termination of such Restricted Employee's employment with ESi, or (ii) termination or expiration of this Agreement. "Restricted Employee" means any former or current employee of ESi or its Affiliates that provided services on behalf of ESi hereunder or that Client became aware of or came into contact with during ESi's performance of its obligations under this Agreement.

v. Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other mail transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Agreement upon request.

w. Cooperative Purchasing / Piggybacking. This Agreement is intended to be made available for use by other governmental entities, including but not limited to states, territories, counties, municipalities, school districts, special districts, and other political subdivisions, to the extent permitted by their applicable laws and regulations. ESi agrees to extend the same pricing, terms, and conditions of this Agreement to such entities, subject to ESi's approval at the time of use. Each participating entity shall be solely responsible for the issuance of its own purchase orders, invoices, and payments, as well as for compliance with its own procurement requirements. Neither the Client nor ESi shall bear any liability or responsibility for the performance, obligations, debts, or liabilities of any other participating entity. Participation by other governmental entities shall be voluntary, and nothing herein shall be construed as a guarantee of additional purchases under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate originals by their duly

authorized representatives as of the day and year set forth above. This Agreement becomes null and void if the time between the earlier dated signature and the later dated signature exceeds sixty (60) days, unless waived by ESi.

ESi Acquisition, Inc.	**City of Carson, California ("Client")**
Signed by: 04544D6495BF46A...	
By: _____	By: _____
Name: Bryan Kaplan	Name: _____
Title: EVP, CI&SO	Title: _____
Date: May 20, 2026 | 12:46:39 PDT	Date: _____

ATTEST:

_____
Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

/End of the Agreement; Exhibits follow

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EXHIBIT A TO WEBEOC SUBSCRIPTION AGREEMENT

1. *Term of Hosted Services Subscription*

The Subscription to the Hosted Services for the Software identified forth on this Exhibit A shall commence on the Agreement Effective Date set forth above and continue thereafter for an initial period of **five (5) years** (the "**Initial Period**"). Thereafter, the Subscription to the Hosted Services for the Software shall renew for successive additional 12-month periods (each a "**Renewal Period**"), provided that Client makes an affirmative election to renew the Subscription to the Hosted Services for the Software as of the end of the Initial Period or any subsequent Renewal Period, on not less than 60 days' prior written notice of renewal to ESi. "**Term**" means the Initial Period and any Renewal Period of the Subscription to the Hosted Services for the Software as set forth herein. Any such renewal shall be effective as of the end of the Initial Period or subsequent Renewal Period, as applicable, following the expiration of such 60-day notice period.

2. *Subscription Software*

The Subscription includes the following Software:

Number of Instance	***Software***
1	-ESi WebEOC® Software Nexus version 11 or latest *Latest version at time of Agreement* -WebEOC Standard Board Set -WebEOC Premium Boards -Single Sign-On -Maps Add-ON -Dashboard -Board Data Manager -Non-Production Instance (1) -User Importer Tool -Active Users -Standard Express Implementation Juvare Exchange DesignStudio® Software Basic Bundle ArcGIS Extension

The Subscription includes the following purchased "non-production" Instances for the identified purpose:

Number of Instance	***Purpose***
1	Development/testing of Software Updates prior to placing in production (internal use only)
-	Training (internal use only)
-	Disaster Recovery

3. *Authorized Number of Users for WebEOC*

Client may provide access to the following number of Administrators, Sub-Administrators, and Active Users, all authorized on a named and active user basis; does not include DesignStudio® User counts.

User Type	**Qty of Users**
Administrators	(Up to the Number of Authorized Active Users)
Sub-Administrators	0
Active Users	50 inclusive of Administrators and Sub-Administrators

4. *DesignStudio®*

User Type	**Qty of Users**
Users	3

5. Client Storage Capacity: 100 GB

6. *Emergency Response Program*

Emergency Response Program has been purchased for Term: [ ] Yes [X] No

/End of Exhibit A

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EXHIBIT B TO WEBEOC SUBSCRIPTION AGREEMENT

DESCRIPTION OF SUPPORT SERVICES FOR THE SOFTWARE

Support Services for the Software shall include the following (in addition to what is stated in the Agreement):

1) Telephone Assistance: Client's "Support Contact" (as defined below) may contact the ESi's Support Center for telephone assistance to seek advice relating to the use of Hosted Services and/or to identify and work to provide a "workaround" for Software problems, if available. Telephone assistance for non-Emergency Support Services shall be available during Standard Business Hours.
2) Problem Assistance: Client may submit problem assistance requests for Software assistance via the published ESi's support escalation procedures. ESi will notify Client if any request is beyond the scope of this Agreement and is, therefore, subject to additional charges. Requests for problem assistance for non-Emergency Support Services shall be available during Standard Business Hours.
3) Software Updates: ESi will update the Software as such updates and future versions of the applicable Software are made generally available to other ESi clients receiving Support Services at no additional charge. Any training required by Client related to such Software Updates and subsequent versions of the Software are provided for an additional charge. ESi shall provide Client with Software Updates to the Software, except for modules, as such Software Updates become available. Software Updates may include correction releases (i.e. patches provided to correct software anomalies), point releases (i.e. modifications to current generation of software including enhancement and improvements), and level releases (i.e. new releases or new generation of software), but shall not include new products, modules or plug-ins released commercially by ESi as independently priced items. For Modules, ESi shall provide Client any Software Updates released by ESi to correct errors affecting the operation of the Module, whether such error is caused by the Module itself or by an error in the Software, and any Software Updates required to maintain compatibility with the Software. ESi shall not provide for any enhancements to the Module.

Process to Obtain Support Services. To obtain Support Services or telephone or problem assistance, Client's designated Support Contact (an assigned Administrator that has completed the Administrator training and is listed as the Support Contact for Client) may contact ESi's Support Center as pursuant to ESi's published support procedures. Such support procedures include contacting ESi's Support Center via telephone, email and, when required, remote session support during Standard Business Hours and during Non-Standard Business Hours.

"Routine" Support Services includes assistance with the use and configuration of the software; assistance with identification and resolution of errors or defects assistance with application and use of new releases; general support for Board Builder and boards built by ESi or an ESi-certified technician; and access to WebEOC best practices, community-use status boards, "help" resources and other content made available through https://www.juvare.com/customers/technical-support, a "client only" web forum. Support Services may be accessed by Client by calling the Support Center via (877) 771-0911 or by electronic mail at support@juvare.com (subject to updates and changes by ESi).

"Emergency" Support Services shall be available 24 hours per day, 365 days per year. Emergency telephone support includes any assistance needed by Client while Software is in use operationally, whether for actual incidents or exercises excluding assistance with GIS interfaces, mapping or products, which is licensed by a third-party vendor is available only during Standard Business Hours. Emergency Support Services may be accessed by calling the Support Center via (877) 771-0911 (subject to updates and changes by ESi).

Client may request performance of additional services by ESi. Such services shall be invoiced separately by ESi at ESi's then current rate for such services and Travel Expenses, if applicable.

Limitations on Support Services. ESi will provide Support Services for only the current version of any Software. Client is obligated to promptly implement all Software Updates, work arounds and error corrections provided by ESi.

Problems or Issues Not Covered by Support Services. The following issues/problems, and all issues or problems caused by the following, are not covered by Support Services:

1. Alterations to the Software not authorized by ESi;
2. Unless otherwise agreed in an Exhibit or Statement of Work hereto, customizations to the Software from consulting or professional services provided by ESi, including applications design or recommendations by Client;
3. Software problems created by Client negligence or fault or failure to comply with any specifications, policies, procedures or requirements for use of the Software, including, without limitation, those set forth in Juvare's Terms & Conditions;
4. Software problems caused by or related to a change in Client's service provider or internet access provider. Without limiting the generality of the foregoing, no reconfiguration of the Software due to a change in a service provider is covered under Support Services. Client should notify ESi prior to changing its service provider to enable ESi to provide configuration specifications to the new service provider. Any programming and configuration changes will be charged to Client at the then-current ESi's daily/hourly rates for such reconfiguration services;
5. Software problems that do not significantly impair or affect the operation of the Software;
6. Assistance with third party products; Training; Installation of plug-ins, boards or modules; API support; Board building; and
7. Client's failure to allow for the prompt implementation of Error corrections, Software updates, or any work-around provided or made available by ESi (including, without limitation and applicable at all times, implementation of more recently released, generally available versions or releases of the Software made available through Support Services that contain corrections to the relevant Error or where such Error does not occur when using such more recently released version or release of the Software).

Client Responsibilities. Client agrees to limit its requests for Support Services after Standard Business Hours to occasions when the problem related to the Software is critical to Client's operation and cannot wait to be addressed until Standard Business Hours on the next succeeding Contractor business day.

/End of Exhibit B

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EXHIBIT C TO WEBEOC SUBSCRIPTION AGREEMENT
FEES AND PAYMENT SCHEDULE

Fees (further to Quote No. 23147 dated April 22, 2026): Upon payment of the following Fees pursuant to the Payment Schedule below, the following Subscription(s) shall be made available for use and access by Client and its Users on a SaaS Subscription basis for the Term set forth in the Agreement and all use of the Software shall be governed by the Agreement:

Year 1

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$23,615.55	1.00	$23,615.55
101-S-PBS-1	WebEOC Premium Board Subscription	$6,615.00	1.00	$6,615.00
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,273.00	1.00	$2,273.00
700-P-W-SI-T2	Professional Services - WebEOC - SaaS Implementation – ArcGIS Extension One-time service fee for installation of a WebEOC Tier 2 Add On. Quoted price includes up to 10 hours for installation, overview training, oversight, and minor configuration services.	$3,000.00	1.00	$3,000.00
702-T-BOOTCAMP	Training Center - WebEOC Virtual Bootcamp Training - New Implementation Clients (1 Seat) One prepaid slot in client's choice of WebEOC Virtual Bootcamp sessions. Expires one year from express implementation completion.	$1,500.00	2.00	$3,000.00
			Year 1 Total:	$38,503.55

Year 2

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$24,324.02	1.00	$24,324.02
101-S-PBS-1	WebEOC Premium Board Subscription	$6,813.45	1.00	$6,813.45
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,341.19	1.00	$2,341.19
			Year 2 Total:	$33,478.66

Year 3

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$25,053.74	1.00	$25,053.74
101-S-PBS-1	WebEOC Premium Board Subscription	$7,017.85	1.00	$7,017.85
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,411.42	1.00	$2,411.42
			Year 3 Total:	$34,483.01

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Year 4

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$25,805.35	1.00	$25,805.35
101-S-PBS-1	WebEOC Premium Board Subscription	$7,228.39	1.00	$7,228.39
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,483.77	1.00	$2,483.77
			Year 4 Total:	$35,517.51

Year 5

ITEM NUMBER	DESCRIPTION	SALES PRICE	QTY	TOTAL PRICE
100-WEB-B	WebEOC Subscription 50 Users Annual subscription for WebEOC.	$26,579.51	1.00	$26,579.51
101-S-PBS-1	WebEOC Premium Board Subscription	$7,445.24	1.00	$7,445.24
101-S-AGIS-1	SaaS - ArcGIS Extension Annual subscription for the ArcGIS Extension module.	$2,558.28	1.00	$2,558.28
			Year 5 Total:	$36,583.03

Contract Total *plus applicable taxes	USD 178,565.76

Payment Schedule

For purposes of this Exhibit C, ESi shall invoice, and Client shall pay, the amounts set forth below according to below payment schedule:

(i) The "Year One" set forth above in the amount of **$38,503.55 USD** (plus applicable taxes) shall be invoiced by ESi to Client upon ESi's receipt of this Agreement (executed by Client);
(ii) Subsequent annual charges as set forth above shall be invoiced by ESi to Client so that such amounts are due and payable prior to the commencement of each applicable year; and
(iii) No travel is expected to be performed by ESi pursuant to this Exhibit C.

All charges in this Agreement are exclusive of taxes and Travel Expenses incurred by ESi in the performance of services and are in addition to any charges set forth in any other Statement of Works or Addenda or Quotes to the Agreement or in the Agreement. All invoices are due and payable thirty (30) days from the date of the invoice.

If Client is tax exempt, Client shall be responsible for providing all necessary documentation to show such tax-exempt status to ESi or to the taxing entity.

Work cannot be started and dates for services cannot be secured until the applicable initial payment has been received by ESi.

Pricing contained herein is based on configuration outlined above. Some items may not be sold separately. Pricing is valid for 90 days from the date of Quote date.

Notwithstanding anything to the contrary in this Exhibit C and the Agreement, Client has 60 days from execution of this Agreement by Client to permit ESi to implement the Subscription provided hereunder into production. Should Client fail to permit ESi to implement the Subscription into production within such 60-day period, all unpaid amounts set forth above shall be immediately due and payable by Client to ESi and the implementation shall be deemed complete as of the end of such 60-day period. Client may then provide ESi written notice when Client is ready to implement the Subscription. ESi shall not have any obligations for warranties applicable to the Subscription, Software and services, if any, provided hereunder, and Support Services for such Subscription, shall not apply to issues experienced by Client,

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to the extent caused by Client's use of such Subscription prior to ESi's completion of the implementation of the Subscription.

/End of Exhibit C

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EXHIBIT D TO WEBEOC SUBSCRIPTION AGREEMENT
HOSTED SERVICES

1. Definitions. For the purposes of this Exhibit, the following words have the meaning set forth below:
   a. "**Hosted Services**" means the installation and management of specified software applications in the Juvare Cloud shared environment on behalf of a ESi customer and exclusively for the benefit of permitted users of the Software.
   b. "**Hosted System**" means the combination of hardware, software and networking components used by the application service provider to deliver the Hosted Services.
   c. "**Juvare Cloud**" means the shared hardware environment for the purpose of hosting and maintaining software and data on behalf of ESi's customers; may also be referred to as the application service provider or the "ASP."

   All other capitalized terms in this Exhibit D shall have the same meaning set forth in the Agreement, except where otherwise stated in this Exhibit.

2. Scope of Services. ESi shall provide the following services to address the Software hosting needs:
   a. ESi shall provide Hosted Services to Client according to the provisions set forth in the Agreement and this Exhibit. ESi shall notify Client promptly upon creation of Hosted Services account and provide Client with all information required to access such account. ESi, at its sole discretion, may provide and maintain such Hosted System and/or deliver such Hosted Services internally or through a qualified subcontractor.
   b. ESi shall provide and maintain the facilities, hardware, and networking components as it sees fit to provide access to the Juvare Cloud for the benefit of Client.
   c. ESi shall perform, at its convenience and after notice to Client, scheduled updates of the Juvare Cloud as ESi or its hosting subcontractor sees fit. Such updates shall be scheduled to enable the simultaneous update to all of ESi-hosted customers.
   d. ESi or its hosting subcontractors shall be entitled to perform, as needed, emergency security updates to the Hosted System to protect the Juvare Cloud or the subcontractor's hosted environment from newly identified and widespread threats to the internet or internet-based services posed by worms, viruses and Trojans, or to address other vulnerabilities, with little or no notice to Client.
   e. ESi shall provide and maintain a redundant shared environment of the Juvare Cloud at a location that is geographically separated from its primary ASP Environment to ensure continuity of Software access and operation in the event of any unforeseen outage, disaster or other event that may interrupt service at the primary location of the Juvare Cloud. Failover to the redundant shared environment of the Juvare Cloud is a manual process and service will be activated by ESi immediately upon notification of malfunction, unavailability or failure of primary shared environment of the Juvare Cloud.
   f. ESi will notify (via ESi's Support Center) the Client of any planned service outages, i.e., for the purpose of performing Software updates or testing, or other inability to perform the services outlined in this Agreement.
   g. ESi shall schedule, perform and maintain a duplicate ("backup") record of Client's data within the Juvare Cloud.
   h. In addition to the Support Services pursuant to the Agreement and Exhibit B, ESi shall provide Client with Support Services for the Hosted Services which include assistance with problems related to the Juvare Cloud, data access, Hosted System access, or similar problems. Such Support Services for the Hosted Services may be accessible to Client via the same contact information provided to Client for Support Services; ***provided, however***, services to be provided by ESi under this Exhibit and the Agreement do not include assistance with third party products; training; installation of plug-ins, boards or modules; API support; or board building; or repair or correction of errors, defects or other operational or performance defects caused by Software configuration, modification, enhancement or programming provided by any party other than ESi or an ESi-certified technician. Any professional services described in this Section 2(h), or services required to repair or correct the errors and defects described in this Section 2(h), shall be provided on a fee-for-services basis at rates consistent with the ESi published price list in effect at the time services are rendered.
   i. Client may request performance of additional services by ESi. Such services shall be invoiced separately by ESi at the current published rate for labor and actual costs for materials and travel, if applicable.

3. Client Obligations
   a. The Client shall maintain, at Client's expense, a secure high-speed internet connection through which to access its hosted Software.
   b. The Client shall appoint a designated point of contact and two alternate points of contact for its interactions with ESi. Client shall provide ESi with the name, job title, physical address, telephone number, facsimile number and electronic mail address for each of the contact persons. Client shall keep such contact information up-to-date and promptly notify ESi, in writing via electronic mail, of any changes.

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c. The Client shall use reasonable security precautions in connection with the use of Services provided under this Agreement.
d. The Client is responsible for any and all use and access to the Hosted System and Hosted Services by its employees, agents, contractors and permitted users of the Software and Hosted Services.
e. The Client shall make best efforts to notify ESi in writing, via electronic mail or facsimile, of any planned non-emergency use of its Software, such as the occurrence of training sessions, drills and exercises, to aid ESi with the planning of any scheduled outages.
f. The Client shall promptly notify ESi Support Center of any identified Hosted Services outage that impairs Client's access to the Software so that ESi may manually activate the redundant shared environment of the Juvare Cloud and immediately commence work to restore service to the primary shared environment of the Juvare Cloud.
b. The Client shall not conduct any load testing, performance testing or any other test of the Hosted System which may degrade performance or limit or adversely impact availability of the Juvare Cloud for other customers.

4. Limitations on Use of Hosted Services.
a. Client's usage of the Hosted Services in the Juvare Cloud is subject to capacity and performance constraints. Monthly active users do not equal maximum concurrent users. Concurrent user capacity will be variable based on Juvare Cloud load.
b. Access to the Hosted System may not be rented, leased, sold, sub-leased, assigned or otherwise transferred for value or for no value by Client to any third party.
c. Hosted System and Hosted Services are provided to support the Software which is an information management tool. Hosted Services are not guaranteed to be fault-tolerant or to provide fail-safe performance. Hosted Services are not appropriate for use in ultra-hazardous environments where failure of the Hosted System or the Juvare Cloud may lead to bodily injury, death or destruction of property.
d. Installation of Software applications in the Juvare Cloud is limited to the Software included in the Subscription to Client by ESi and Software supplied by ESi either as a component of the Hosted System or to support delivery of Hosted Services.
e. ESi shall only be responsible for performance of components of the Hosted System and Services under its control. ESi shall not be responsible for performance deficiencies caused by processes, hardware and software beyond its control including, but not limited to, information transmission delays due to excessive internet traffic, internet outages, or failure of Client to perform its obligations under this Agreement.
f. The warranties set forth in the Agreement shall be void if any breach of this warranty or failure of the hosting environment or Software is caused by unauthorized use, improper use or modification to Software made by Client or its authorized users.

/End of Exhibit D

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EXHIBIT E TO WEBEOC SUBSCRIPTION AGREEMENT
STATEMENT OF WORK (SOW)

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STATEMENT OF WORK (SOW) BEGINS ON NEXT PAGE

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Statement of Work

City of Carson, CA

Net New WebEOC® Express Implementation

04/23/2026

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Statement of Work

City of Carson, CA
Net New WebEOC® Express Implementation

This Statement of Work ("SOW") is governed by, incorporated into, and supplements the terms and conditions of the Agreement. Unless defined herein, all capitalized terms shall mean as defined in the Agreement. This SOW shall be subject in all respects to the terms of the Agreement. In the event of any conflict between the terms of this SOW and the Agreement, the terms of this SOW shall govern this SOW and the Services, as defined below, provided hereunder.

1 Scope of Services

ESi Acquisition, Inc. (hereafter referred to as "Juvare") will provide implementation services to City of Carson, CA ("Client") utilizing the four-phased approach described in section 3 ("Services".) Services begin with an Express Implementation that provides Client's Net New WebEOC® Express Implementation administrators with access to Net New WebEOC® Express Implementation as soon as fourteen (14) days following the last dated signature of this SOW ("SOW Effective Date".) After the Express Implementation and within sixty (60) days of the Kickoff call, unless otherwise mutually agreed in writing, the in-scope WebEOC Add-On modules will be installed. Net New WebEOC® Express Implementation will be available via web browser and if client desires via the Net New WebEOC® Express Implementation mobile app on supported devices. Following completion of Services, Juvare will transition Client to Juvare's Client Success and Support teams for 24/7 ongoing technical support.

2 Governance and Change Management Plan

Juvare utilizes industry best practice project management tools and methodologies, the cornerstone of which is the Project Management Body of Knowledge ("PMBOK") guide. The PMBOK is a collection of guidelines, terminology, and best practices that are the gold standard for project management. Juvare follows the five (5) project management phases of Project Initiation, Project Planning, Project Execution, Project Monitoring and Controlling, and Project Closing. This management method provides clients with success and flexibility throughout the delivery process, ultimately ensuring client satisfaction. In addition, Juvare employs an Agile Software Development Life Cycle ("SDLC") method that focuses on collaborative decision-making, development, and deliverables over multiple short cycles or sprints, rather than a top-down process with a single series of stages.

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During implementation of the Services, Client may desire a change for additional functionality or to alter the agreed-upon deliverables. Any request that changes the Services or the functionality beyond those identified and agreed upon in this SOW will require a written request that must be reviewed and approved by the project stakeholders. Change requests will follow the procedure in APPENDIX A: CHANGE PROCESS and will be reviewed based on the impact of the proposed change in scope, deliverables, schedule, and cost. Project sponsors will approve or reject all changes. If approved, a new SOW or SOW addendum detailing the approved changes will be generated and the change acceptance or denial will be recorded in a Change Management Log.

3 Juvare's Four-Phase Implementation Plan

3.1 Phase I: Express Implementation

The objective of the first phase is to rapidly deliver a working Net New WebEOC® Express Implementation solution with minimal configuration sufficient to allow for initial use by the Client's administrators and less than 10 selected users ("Technical Implementation".) Specifically, Juvare will

Install Net New WebEOC® Express Implementation and its standard Board set, accessible to Client,
Load common Net New WebEOC® Express Implementation positions that support typical Emergency Management roles and responsibilities, and
Schedule and conduct the project kick-off call.

When the Client's first URL is accessible the Technical Implementation will be complete, and the system will be considered "Go Live." Go Live is defined as the point when Net New WebEOC® Express Implementation standard Boards are available for Client. Go-live does not imply completion of training, enhancements, or full solution capabilities.

Key Activities

Technical Implementation completed by Juvare.
Project kickoff meeting conducted between Juvare and Client.
Go Live acknowledged in writing by Client.

3.2 Phase II: Training

This phase of the project includes training aimed at providing immediate value to Client to ensure Client understands what is being delivered. Instructional methods may vary to include on-demand video, instructor-led virtual classes, or documentation, depending on Client needs and requests.

Juvare provides general training for all WebEOC products at https://learning.juvare.com.

Upon completion of all training, Client will have a solid understanding of WebEOC, including how to further configure the solution and add processes and methods applicable to your organization and mission.

Key Activities

Juvare provides Client with access to Net New WebEOC® Express Implementation on-demand training.

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Client completes the following courses, ideally prior to the project kickoff call.

a. Introduction to Net New WebEOC® Express Implementation: https://learning.juvare.com/introduction-to-webeoc.
b. Net New WebEOC® Express Implementation how to access help centers: https://learning.juvare.com/webeoc-user-and-admin-help-centers.
c. One or more of the standard Board trainings: https://learning.juvare.com/page/standard-boards.

Client is registered to 2 seat(s) of Net New WebEOC® Express Implementation Bootcamp training course. Note registration is the project deliverable, not course completion. Client is expected to complete the course during the registered dates or make alternative arrangements directly with the Juvare Learning and Development team, if training is scheduled after the completion of this project.

To access on-demand training

Note first-time users must register an account.

a. Go to https://learning.juvare.com/page/webeoc.
b. Click the Intro to WebEOC & Standard Boards tile.
c. Complete desired training courses by clicking their respective tiles.
d. Consider taking the optional WebEOC Add-Ons & Plug-Ins courses: https://learning.juvare.com/page/webeoc-add-ons. Add-on courses may be taken any time.

All WebEOC users are advised to take as much free training as possible to increase knowledge of and drive maximum benefit from the product.

3.3 Phase III: Configuration

Juvare requires Client engagement throughout all phases of the project with this Configuration phase being of critical importance. Given that importance, Client resources should expect an average engagement of four (4) hours per week until configuration is complete. Engagement includes meetings on a bi-weekly or as otherwise agreed frequency, configuration demonstrations, review of project documentation, and testing and validation activities. The typical WebEOC Express project duration is six (6) calendar weeks from kickoff meeting to project closure.

This SOW includes up to 32 hours for configuration of the following products, components, and services purchased by Client, refer to Quote Q-23147. Hours beyond this allotment are out of scope, although Client may add hours via the change process.

Basic Configurations

Activation of one (1) WebEOC SaaS Production instance for no more than 50 Users.
Activation of one (1) WebEOC SaaS Secondary instance for no more than 25 Users for the project purpose of demonstrations and testing, and post-project purpose of backup and recovery.
Integration of one (1) Single Sign-on (“SSO”) vendor.
Maps & configuration of local maps, if purchased.
Implementation and configuration of the ArcGIS map extension.
Installation of Premium Boards, configuration not included

Key Activities

The Juvare Project Manager provides Client POC with a project timeline and communicates status via e-mail on a regular basis.
Juvare informs Client when solution is Ready for Test and helps Client understand what to test.
Client completes user acceptance testing (“UAT”) - Round 1 within 3 days of Ready for Test notice in accordance with APPENDIX B: UAT EXIT CRITERIA, recording all defects in writing so Juvare can properly investigate.

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Juvare resolves documented defects.
Client re-tests, if needed, providing confirmation of fixes or details of further issues.
Client and Juvare complete UAT - Round 2, if needed.
Client and Juvare agree to production deployment schedule.

If additional hours are needed, Juvare will provide Client with an estimated level of effort and costs to complete the desired tasks so Client can determine if you wish to move forward.

3.4 Phase IV: Final Deployment and Project Closure

This phase represents the end of the project. It includes deployment into Production, transition of Client to Juvare Client Support, and Client's confirmation of project completion.

Key Activities

Juvare moves Client's solution into Client's Production instance.
Client validates solution is working as tested in Production.
Juvare Client Support provides Client with access to Juvare's Knowledge and Support center.
Juvare facilitates a project completion and Client Transition Meeting between Juvare Client Support and the Client's designated support team.
Client and Juvare accept the project as complete via a project closeout document. If Client does not acknowledge the project closeout document with five (5) days of the Client Transition Meeting and does not indicate in writing a valid reason for the lack of acknowledgement, Juvare will deem the project and the Services of this SOW to have been successfully delivered.

4 Assumptions

The scope and pricing of this SOW are based on the following assumptions. Deviations from these assumptions must be discussed and may result in a change order.

a. Client will manage internal stakeholders to assist in the forward progression of the project.
b. Client is not using Browser Compatibility Mode.
c. The Client can access web conferencing tools such as Teams and Zoom for remote meetings and validation.
d. Client will provide a named resource to serve as the primary point of contact ("Client POC") for all project planning and communications.

Project Manager: _____

Phone Number: _____

Email: _____

e. Services provided by Juvare under this SOW shall be performed between 8:00 a.m. and 5:00 p.m. Eastern Time, Monday through Friday, excluding holidays ("Standard Business Hours") at the fees set forth herein. Services that both parties agree in writing will be provided outside of Standard Business Hours shall be subject to additional charges.

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f. Scheduling of resources and Services will be provided upon Juvare's receipt of the Agreement, with this SOW incorporated, signed by Client. The dates for performing all Services hereunder are subject to the parties' mutual written agreement.

g. If the Client requests that the project be delayed for more than 30 calendar days once the project schedule has been agreed upon, the Client must notify Juvare in writing of such request. When the Client is ready to reengage on the project, written notice must be provided to Juvare. All project resources will be unassigned from the project at the time the project is put on hold. Juvare will work with the Client during re-engagement to determine a new, mutually agreeable project schedule. The original Juvare project team is not guaranteed to be available for the new project schedule.

h. Onsite Services by Juvare resources are not expected for purposes of this SOW. Should travel or on-site Services be deemed necessary, all travel, living, and out-of-pocket expenses ("Travel Expenses") incurred by Juvare in the performance of Services hereunder shall be paid by the Client to Juvare, shall be invoiced by Juvare monthly as incurred, and are due and payable by Client consistent with the terms applicable to other invoices under this SOW and the Agreement.

i. Juvare shall not be obligated to provide Services hereunder on or after six (6) months of the SOW Effective Date. A change request may extend these Services before the expiration date; however, such a change request is not enforceable unless and until executed by both parties.

j. Client shall provide Juvare with remote access to the Software as a condition to provide all Services.

k. Other than the Subscription provided under the Agreement and implemented under this SOW, no new Software licenses are being provided or purchased by the Client under the Agreement or this SOW. The Client is receiving a Software-as-a-Service subscription to the software.

l. Client is responsible for the dissemination and modification of project and process documentation.

m. Any additional person-hours of Services required to be performed by Juvare because the Client fails to comply with its obligations hereunder, for example, the Client delays or increases in the scope of Services under this SOW, shall be invoiced to the Client at Juvare's then-current rate for such Services (and such charges are in addition to the charges set forth below). All invoiced charges are due and payable according to the payment terms outlined in this SOW or, if none, the terms of the Agreement.

5 Service Deliverables

The following deliverables are included in this SOW as identified in and defined by the Services. No other deliverables are provided hereunder.

Technical Implementation.

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Project kickoff meeting.

Client access to WebEOC on-demand training.

One (1) WebEOC SaaS Production instance.

One (1) WebEOC SaaS Secondary instance

Client access to Juvare's Knowledge and Support center.

Project closeout document.

6 Charges

Juvare's price for the Services described in this SOW is in USD as provided to Client under quote number/ Q-23147.

7 Juvare Contact Information

Business Solutions	**Professional Services**
Patrick Niles	Tatiana Garcia
Senior Account Executive	Director Professional Services
(410) 353-9370	954-242-9934
patrick.niles@juvare.com	tatiana.garcia@juvare.com

8 Additional Terms and Conditions

a. This SOW is valid for 90 days from the date on front cover if not executed.

b. Requests for modifications to this SOW after Juvare's receipt of the Agreement, with this SOW incorporated and signed by the Client, will require a written change order like APPENDIX A: CHANGE PROCESS executed by both parties.

c. Significant changes in scope may require a new or revised SOW and additional expenses.

d. Receipt by Juvare of the Agreement, with this SOW incorporated and signed by the Client, authorizes work to begin.

e. The Client requests to reschedule the Services once scheduled by Juvare are subject to a USD 500.00 rescheduling fee in addition to any non-refundable Travel Expenses incurred by Juvare.

f. Rescheduling will be subject to Juvare's standard scheduling policies based on available resources.

g. Nothing herein obligates either party to enter engagements beyond that stated herein.

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h. Notwithstanding participation by the Client's user community members in requirements development, payment, or other project activities, the Client's rights and obligations under the Agreement may not be transferred or assigned.

i. This SOW, the Agreement, and any mutually agreed upon change orders set forth the entire agreement of the Client and Juvare concerning the Service and the Deliverables, if any, to be provided by Juvare hereunder and supersede any oral or written agreements or understandings between the parties as to the subject matter of this SOW or the Agreement.

j. CLIENT EXECUTION OF THE AGREEMENT, WITH THIS SOW INCORPORATED, INITIATES WORK SCHEDULING. THE ACTUAL START TIME WILL BE SUPPLIED AFTER SCHEDULING IS DETERMINED. CANCELLATIONS (IF AGREED UPON) WILL INCUR SERVICES PERFORMED AND TRAVEL EXPENSES INCURRED TO DATE.

9 Agreement of Parties

IN WITNESS OF WHICH, the parties have caused this SOW to be executed by their duly authorized representatives.

City of Carson, CA

By: _____

Name: _____

Title: _____

Date: _____

Juvare

Signed by:

By: _____
04544D6495BF40A...

Name: Bryan Kaplan

Title: EVP, CI&SO

Date: May 20, 2026 | 12:46:39 PDT

ATTEST:____

Dr. Khaleah R. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP___

Sunny K. Soltani, City Attorney
[rjl]

PLEASE RETURN THIS SOW (EXECUTED BY CLIENT) BY EMAIL TO: patrick.niles@juvare.com.

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APPENDIX A: CHANGE PROCESS

During implementation of the Services, Client may desire a change for additional functionality or to alter the agreed-upon deliverables. Any request that changes the Services or the functionality beyond those agreed upon in this SOW will require a written request that must be reviewed and approved by the project stakeholders. The change request process is shown in Figure 1 - Change Request Process. A sample approval form follows.

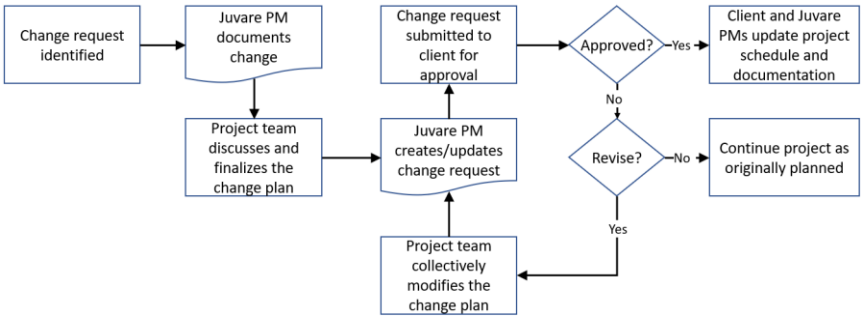

Figure 1 - Change Request Process

Change Order Form

Change Number	Date Submitted	Description of Change	Requestor
Special Notes or Comments			

Juvare Approvals

	Name	Signature	Date	Approved (Yes/No)
Juvare				
Juvare				

Client *Approvals*

	Name	Signature	Date	Approved (Yes/No)
Client				

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Client				

APPENDIX B: UAT EXIT CRITERIA

Acceptance testing and review of each milestone or deliverable will be completed upon a mutually agreed schedule, with Client having a period of 10 days following availability of the deliverable to validate. Juvare's Jira system will be utilized to enter, track, and manage defects, unless mutually agreed otherwise. Juvare will provide support for the user acceptance activities as well as defect correction. Client will provide testing resources that will perform tests using scripts created by Client. Each variance from a deliverable outlined in the test scripts will be categorized by severity as defined in the following table.

Category	Definition
Severity 1	A severe problem with the system or deliverable. Production deployment may not progress because the system or deliverable is unavailable for access and impacts most users, or it wholly misrepresents the deliverable.
Severity 2	A major problem with a specific component of the application or deliverable. Production deployment may continue but the identified component may not be utilized until the issue is resolved.
Severity 3	A minor problem with, or a small number of users affected by, a specific component of the application or deliverable. The application and business objectives may be completed with a defined work around. Production deployment may continue with the defined work around.
Severity 4	A modification to a defined deliverable or a request for additional functionality. Severity 4 issues may be completed under the change control process, a statement of work or submitted to Juvare for consideration of future product releases.

The criteria for moving from one test phase to the next and for reviewing deliverables ("Exit Criteria") is determined by the number of outstanding, documented defects as described in the following outline.

There are zero (0) open Severity 1 Juvare defects.
There are no more than two (2) open Severity 2 Juvare defects.
There are no more than Fifteen (15) open Severity 3 Juvare defects.
All open defects have a planned resolution or viable workaround agreed to by Client.
Severity 4 defects are not applicable.

Provided Client offers Juvare written notice within 10 days of the date of performance of any Service that fails to comply with the preceding, Juvare shall re-perform such Services in compliance with this SOW at no additional charge; provided however, delays or changes in scope will incur extra person-hours of Services by Juvare and such additional person-hours of Services shall be invoiced as outlined in this SOW or the Agreement. The remedies in this Section shall be the Client's sole and exclusive remedy, and Juvare's entire liability, for any failure of any Services to comply with Section 3 of this SOW.

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Defects or other issues related to software, database, or hardware that are beyond Juvare's control are not subject to this Acceptance or Exit Criteria.

/End of Exhibit E

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Juvare Artificial Intelligence Addendum

In the course of providing the Products and Services to Client by ESi Acquisition, Inc. (hereinafter "Juvare"), Artificial Intelligence ("AI") (as defined below), may be used. This Juvare Artificial Intelligence Addendum ("AI Addendum"), as amended from time to time, forms part of and is incorporated by reference as part of the Master Contract for Emergency Information Management System, Juvare's Privacy Policy, and any Statement of Work or Order Form or other agreement for the license and/or purchase of the Products or Services (hereinafter collectively "Agreement") between Client and Juvare.

This AI Addendum reflects the Parties' agreement for the use of Artificial Intelligence in the Juvare Services. In the event of any conflict or inconsistency between this AI Addendum and the Agreement, the AI Addendum shall prevail with respect to the use of any AI Features (as defined below). However, this Addendum shall be in supplement to, rather than instead of, any AI Feature specific terms in an Order Form and/or Statement of Work. This AI Addendum will terminate automatically upon termination of the Agreement.

1. DEFINITIONS

To the extent not defined in the Agreement, the following definitions shall apply. In the event of any inconsistencies or conflict between the Agreement and the definitions set out below, the definitions in the Agreement shall prevail. Capitalized terms not defined in this AI Addendum are defined in the main body of the Agreement.

"**AI Features**" means features incorporated within or made available by Juvare in its Products and Services which include, use, require, or are supported, created or powered by machine learning or Artificial Intelligence (as defined below), whether it be Juvare AI Features or Third-Party AI Features. AI Features include Juvare AI (JAI).

"**AI System**" means a machine-based system designed to operate with varying levels of autonomy and that may exhibit adaptiveness after deployment and that, for explicit or implicit objectives, infers, from the input it receives, how to generate outputs such as predictions, content, recommendations, or decisions that can influence physical or virtual environment. "AI System" includes without limitation any system meeting the definition of AI system, generative AI system, high-risk AI system, or general-purpose AI model, as such terms, or similar terms, may be used under Applicable Laws.

"**Applicable Laws**" means laws applicable to either Party, as well as, without limiting the foregoing, all laws directly applicable to the Parties or the Products or Services relating to Artificial Intelligence (as defined below), data privacy, and intellectual property.

"**Artificial Intelligence**" means machine-based functionality which has been developed to generate, create or predict Output based on Input.

"**High-Risk AI System**" means an AI System the actual or intended use of which would be deemed 'high risk,' or as constituting a 'high risk AI system,' as that or similar terms are defined under Applicable Law.

"**Input**" means any data or other information Client or Client's User provides to Juvare to be processed by an AI Feature.

"**Output**" means any data, information, functionality, or action, carried out, prompted, predicted, or generated by an AI Feature using the Input.

"**Third Party AI Features**" means the AI Features built, trained, developed, and deployed by Third Party AI Providers but integrated into the Juvare Services.

"**Third Party AI Providers**" means those third parties directly engaged by Juvare to provide the Third Party AI Features.

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"**Juvare AI Features**" means the AI Features built, trained, developed, and deployed by Juvare whether or not they are based on Third Party AI Providers.

2. OBLIGATIONS

2.1. **General**. Juvare is committed to fair, ethical, and responsible practices in the development of its AI Features. Client acknowledges and agrees that it is solely responsible for determining the lawfulness of whether it choses to use of AI Features, and for its compliance with Applicable Laws with respect to the use of AI Features. Client will advise Juvare if it believes that Juvare's AI Features can no longer be lawfully provided to Client. Juvare may, thereafter without penalty, suspend access to or use of the AI Features.

2.2. **Representations**. Without limitation, Client represents, warrants, and covenants that:

2.2.1. Client does and will at all times comply with Applicable Law with respect to its use of AI Features and its development, deployment, or other use of AI Systems, including without limitation any legal obligations of "covered providers," "developers," "deployers," and/or "operators" under Applicable Law;

2.2.2. Client will not use, and will prevent the use of, AI Features for any discriminatory purpose prohibited by law;

2.2.3. Client will adhere to any acceptable use policy with respect to its use of AI Features that Juvare may now or in the future provide, including the acceptable use policy or any other applicable policies;

2.2.4. Client will not use AI Features for any purpose which would render the same a High-Risk AI System;

2.2.5. Client will not use AI Features to any extent or in any manner such as would render Juvare a "covered provider" under the California AI Act or any similar law;

2.2.6. to the extent required by law, Client will adhere to the NIST AI Risk Management Framework with respect to its use of the AI Features; and

2.2.7. prior to any use of the AI Features, Client will ensure provision of appropriate notices to, and/or collection of consents from, its users sufficient to enable Juvare to provide the AI Feature and process Input.

2.3. **Cooperation**. Client will cooperate with any Juvare audit or request for information regarding Client's use of the AI Features.

2.4. **Availability**. Client acknowledges and agrees that AI Features may become unavailable or suspended at any time. Without limitation, Juvare expressly reserves the right to cancel or suspend services immediately and without notification in case of any violation of law or the conditions set forth herein.

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3. **INDEMNITY**. Client will defend, indemnify and hold harmless Juvare and its employees, affiliates, agents, attorneys, and officers from and against any and all claims or damages which may result from the Client and its Authorized Users' use of the AI Features including, but not limited to, claims, damages, liabilities, fines, assessments, penalties, suits, fees, judgments, costs, expenses (including attorneys' fees) (collectively, "Losses"), and including inquiries and investigations by local, state and federal regulators, and costs associated with responding to the same. Without limitation, Client's obligation to defend, indemnify and hold harmless under the previous sentence shall extend to all Losses resulting from or relating to any and all of Client's actions which constitute a failure to comply with this Addendum, including without limitation a failure to comply with the Applicable Laws and/or acceptable use policies. Juvare may assume control of the defense with counsel of its choice immediately upon written notice to Client. Client agrees to participate with Juvare as requested and at Client's own expense in any litigation, investigation or regulatory action impacting Juvare that arises under or relates to Losses resulting from or relating to Client's use of AI Features.

4. LIMITATIONS

4.1. Client acknowledges and accepts that AI Features may produce Output that is inaccurate, unreliable, inappropriate, infringing, or otherwise unsuitable for Client's intended purpose. In addition, Outputs may not be unique and similar Outputs may be generated for other users if Inputs are substantially similar.

4.2. THE OUTPUT OF THE AI FEATURES OF THOSE PROVIDED BY JUVARE AND BY THIRD PARTY AI PROVIDERS IS PROVIDED AS-IS, WITHOUT WARRANTY OF ANY KIND, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN. JUVARE EXPRESSLY DISCLAIMS, AND MAKES NO WARRANTY OF ANY KIND REGARDING, THE USE OF ANY AI FEATURES, INCLUDING WITH RESPECT TO TITLE, LEGALITY, OUTPUT QUALITY OR OTHER QUALITY, CONTINUED AVAILABILITY, AND/OR SUITABILITY FOR ANY SPECIFIC PURPOSE. UNDER NO CIRCUMSTANCES WILL JUVARE OR ANY OF ITS PROVIDERS BE RESPONSIBLE FOR ANY LOSS, DAMAGE, OR LIABILITY ARISING OUT OF THE AI FEATURES OR USE THEREOF, INCLUDING WITHOUT LIMITATION AS A RESULT OF ANY MISTAKES CONTAINED IN THE OUTPUT, THE USE, TRANSMISSION OR DELIVERY OF THE OUTPUT, OR ANY SERVICE OUTAGES OR TRANSMISSION DELAYS.

4.3. Without limiting the limitations and disclaimers on Juvare's liability contained herein, Juvare's liability in any case arising out of or related to this AI Addendum, whether in contract, tort or under any other theory of liability, shall not exceed the scope or limits of Juvare liability set forth in the Agreement.

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 24.

To: Honorable Mayor and City Council

From: Gary Carter, Director, Information Technology and Security ITS Administration

Subject: CONSIDER APPROVAL OF AMENDMENT NO. 3 TO THE CONTRACT SERVICE AGREEMENT WITH TRANSTECH ENGINEERS INC. TO PROVIDE ON-CALL PROJECT MANAGEMENT AND INSPECTION SERVICES FOR THE PUBLIC WORKS DEPARTMENT AND INFORMATION TECHNOLOGY & SECURITY DEPARTMENT (CITY COUNCIL)

I. SUMMARY

The Public Works Department is responsible for the implementation of the Capital Improvement Program (CIP) through design and construction. The five-year CIP mostly consists of several improvements to the City's bikeways, building facilities, parks, roadway infrastructure and stormwater systems. Augmentation of the staffing level with on-call Project Management Services for the Public Works Department is necessary to ensure delivery of projects in a timely manner. At the November 21, 2023 Council Meeting, City Council approved a thirty (30) month term, and a not-to-exceed contract sum of $615,776 with Transtech Engineering Inc. (Transtech) to provide on-call project management services. The initial contract with Transtech was established based on the estimated needs at the time and includes two City options to extend the term for additional one-year periods, with not to exceed pricing at $255,220 for the first extension period and $260,324 for the second extension period.

At the July 1, 2025 Council Meeting, City Council approved Amendment No. 1 to the Contract Services Agreement with Transtech Engineers Inc. to add on-call construction inspection services, in the amount of $340,000.00 for an adjusted not-to-exceed amount of $955,776.00. With the initiation of the City's Capital Improvement Program Project No. 1797: Citywide Municipal Fiber Optic Network Phase I, City Council approved Amendment No. 2 at the September 30, 2025 Council meeting to add on-call project management services and on-call construction inspection, in an amount of $461,750.00, for a further adjusted amount not-to-exceed $1,417,526.00.

Staff is requesting that City Council approve Amendment No. 3 to the Contract Services Agreement with Transtech Engineers Inc. to exercise both optional renewal years at the previously established pricing and add one additional year for $265,530.00, for continued on-call project management, on-call construction management, and on-call construction inspection services related to the Citywide Municipal Fiber Optic Network. This will result in a new total Contract Sum not to exceed amount of $2,198,600.00 and an additional term of three years.

II. RECOMMENDATION

TAKE the following actuion:

1. APPROVE Amendment No. 3 to the Contract Services Agreement with Transtech Engineers Inc. for continued on-call project management, on-call construction management, and on-call construction inspection

services for an additional $781,074.00 resulting in an adjusted amount not-to-exceed $2,198,600.00 for an additional three years; and,

2. AUTHORIZE the Mayor to execute Amendment No. 3 with Transtech Engineers Inc. following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action City Council deems appropriate.

IV. BACKGROUND

The initial contract with Transtech was executed based on the estimated needs at the time. Due to the shortage of inspectors for ongoing projects, the large volume of capital projects the city is managing, and multiple concerned inquiries from utility companies unable to proceed with their work due to lack of available inspectors, staff recommended amendment of the existing scope with Transtech to include inspection services implemented through Amendment No. 1. At the July 1, 2025 Council Meeting, City Council approved Amendment No. 1 to the Contract Services Agreement with Transtech Engineers Inc. to add on-call construction inspection services, for an additional $340,000.00 resulting in an adjusted contract sum not-to-exceed $955,776.00.

The Citywide Municipal Fiber Optic Network Phase I was included in the Fiscal Year 2024-25, Fiscal Year 2025-26 and Fiscal Year 2026-27 Capital Improvement Program. This project is the first phase of the citywide network and includes constructing a fiber network backbone in the public right-of-way on Avalon Blvd. within District 1, District 2, District 3, and District 4, and several city streets required to connect City Hall, City Yards Facility, and twelve (12) city parks. The twelve (12) city parks that will connect to the fiber network include Anderson Park, Calas Park, Carriage Crest Park, Carson Park, Del Amo Park, Dolphin Park, Dominquez Park, Foisia Park, Mills Memorial Park, Hemingway Park, Stevenson Park, and Veterans Park. The Phase I fiber network backbone project will enhance broadband for city operations and provide business continuity supporting a resilient community, and improve the City's free Wi-Fi services to residents at City parks.

With the continuation and progress of Phase 1, staff is requesting that the City Council approve Amendment No. 3 to the Contract Services Agreement with Transtech Engineers Inc. to continue on-call project management services and construction inspection services, and increase the contract by $781,074.00, for a new amount not-to-exceed $2,198,600.00. The increase in project management and construction inspection services will continue to support the Information Technology and Security Department with on-call tasks required for the Citywide Municipal Fiber Optic Network Phase 1 Construction.

V. FISCAL IMPACT

The total cost for the Amendment No. 3 on-call project management services and on-call construction inspection services is $781,074.00, for an amount not-to-exceed $2,198,600.00. Contract budget will be encumbered each fiscal year on an As-Needed basis for the remaining three year term.

Fiscal Year	Amount	Account Number
FY2026-27	$255,220.00	510-99-999-904-8012
FY2027-28	$260,324.00	510-99-999-904-8012
FY2028-29	$265,530.00	510-99-999-904-8012

VI. EXHIBITS

1. Transtech Engineers Inc. Original Agreement
2. Transtech Engineers Inc. Amendment No. 1
3. Transtech Engineers Inc. Amendment No. 2
4. Transtech Engineers Inc. Amendment No. 3

Attachments

Transtech Engineers Inc. Original Agreement

Transtech Engineers Inc. Amendment No. 1

Transtech Engineers Inc. Amendment No. 2

Transtech Amendment No. 3

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

TRANSTECH ENGINEERS, INC.

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
TRANSTECH ENGINEERS, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 19th day of December, 2023 by and between the CITY OF CARSON, a California municipal corporation ("City") and TRANSTECH ENGINEERS, INC., a California corporation ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

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

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

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

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

OPERATIVE PROVISIONS

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

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

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

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

1.2 Consultant's Proposal.

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

1.3 Compliance with Law.

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

1.4 Licenses, Permits, Fees and Assessments.

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

1.5 Familiarity with Work.

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

1.6 Care of Work.

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

1.7 Further Responsibilities of Parties.

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

1.8 Additional Services.

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

1.9 Special Requirements.

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

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed Six Hundred Fifteen Thousand Seven Hundred Seventy Six Dollars and Zero Cents (**$615,776.00**) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase consistent with the additional not to exceed compensation applicable to each Extension Term, as set out in in Exhibit "C."

2.2 Method of Compensation.

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

2.3 Reimbursable Expenses.

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

2.4 Invoices.

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

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

2.5 Waiver.

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

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

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

3.2 Schedule of Performance.

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

3.3 Force Majeure.

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

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

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

Okan Demirci, PE, QSD/P, MBA	Principal Project Manager
(Name)	(Title)

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

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

4.2 Status of Consultant.

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

4.3 Contract Officer.

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

4.4 Independent Consultant.

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

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

4.5 Prohibition Against Subcontracting or Assignment.

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

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

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

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

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

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

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

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

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

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

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

5.2 General Insurance Requirements.

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

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

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

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

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

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

[to be initialed] _____
Consultant Initials

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

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

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

5.3 Indemnification.

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

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

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

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

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

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

5.4 Sufficiency of Insurer.

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

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

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

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

6.2 Reports.

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

6.3 Ownership of Documents.

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

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

6.4 Confidentiality and Release of Information.

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

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

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

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

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

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

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

7.2 Disputes; Default.

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

7.3 Retention of Funds.

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

7.4 Waiver.

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

7.5 Rights and Remedies are Cumulative.

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

7.6 Legal Action.

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

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

7.9 Attorneys' Fees.

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

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

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

8.2 Conflict of Interest.

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

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

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

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

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

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

9.2 Interpretation.

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

9.3 Counterparts.

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

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

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

9.6 Warranty & Representation of Non-Collusion.

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

Consultant's Authorized Initials

9.7 Corporate Authority.

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

TRANSTECH ENGINEERS, INC.
a California corporation

By: _____
Name: Allen Cayir
Title: President

By: _____
Name: Sybil Cayir
Title: Secretary
Address: 13367 Benson Avenue
Chino, CA 91710

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

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

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

CONSULTANT:

TRANSTECH ENGINEERS, INC.
a California corporation

By:_____
Name: Allen Cayir
Title: President

By:_____
Name: Sybil Cayir
Title: Secretary
Address: 13367 Benson Avenue
Chino, CA 91710

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On November 21, 2023 before me, Jocelyn Avila, Notary Public, personally appeared Allen Cayir, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: Jocelyn Avila

Jocelyn Avila
COMM# 2445212
NOTARY PUBLIC—CALIFORNIA
San Bernardino County
MY COMM. EXPIRES 4/25/2027

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

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

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

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

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Jocelyn Avila
COMM# 2445212
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_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

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TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Project Manager Services on an on-call basis:

STAFF AUGMENTATION:

Assist the City in executing various projects. Consultant will conduct plan reviews and project management services for various public facility projects. Consultant shall be the main point of contact with City staff in project or task development from concept to close out. Consultant may be stationed at City facilities to perform assignments and coordinate activities as directed by the Contract Officer, Director of Public Works or assigned designee.

Upon request, Consultant will conduct public workshops and have an explicit understanding of the California Public Contract Code and the City of Carson's Municipal Code efficiently and effectively.

GENERAL PROJECT MANAGEMENT STAFF AUGMENTATION SERVICES:

General services include, but are not limited to the following:

- General Contract Administration/Project Management.
- Review of conceptual and final plans along with project specifications and construction documents.
- Development and preparation of Project Studies.
- Research of various project related items such as local, State, Federal provisions, grant opportunities. Investigation and management of possible grant opportunities for Public Works projects, including grant application, reporting, and monitoring.
- Coordination with, or obtaining approvals from, various private and public agencies.
- Preparation of and/or presenting information at City Council, public workshops, or other public meetings.
- Development or review of various project related reports, diagrams, exhibits.
- Development of databases for capital improvement projects including schedules, budgets and priorities.
- Research and review of, record drawings, field investigations, site conditions, restrictions, California Environmental Quality Act (CEQA) status.

- Coordinate projects with outside agencies such as utility companies, Los Angeles County Department of Public Works, Sheriff station, Caltrans.
- Preparation of Request for Proposals (RFP).
- Coordination of Public Works projects for the bidding process.
- Management of project budgets and working closely with the City's Public Works Administrative staff.
- Review, evaluate, process, and provide approval recommendation to City staff for payments to consultants, consultants, and various agencies.
- Review, evaluate, and approve proposed changes from other consultants and consultants.
- Verification of field work such as field investigations, inspections, job walks.

II. Consultant will perform Services, if any, in accordance with project-specific Task Orders, as follows:

When the City requests proposals from on-call consultants (including the Consultant) on a project-specific Task Order, and if the City accepts Consultant's proposal, then the Task Order and Notice to Proceed shall provide in detail Consultant's Scope of Services on that Task Order. **This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders. This Agreement does not provide for Consultant's compensation except for Consultant's services rendered pursuant to a Notice to Proceed on a Task Order.**

III. Consultant must perform all on-call Services in compliance with the following requirements:

A. Each task shall be indicated by a written request ("Task Order") produced by the Contract Officer with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Consultant must prepare a written description of the requested tasks including all components and subtasks; the costs to perform the task ("Task Budget"), using the itemized fees in Exhibit C, Schedule of Compensation, whenever a requested task is provided for in Exhibit C; explain how the cost was determined; and, a schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. Contract Officer shall in writing approve, modify, or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Consultant shall complete the task and deliver all deliverables to Contract Officer by the Task Completion Date.

IV. In addition to the requirements of Section 6.2 and pursuant to the Task Order's project-specific Scope of Services, the Contract Officer may require the Consultant to provide the following deliverables, as applicable:

A. Project Studies

B. Project related reports, diagrams, exhibits

C. Databases for capital improvement projects including schedules, budgets and priorities

D. RFPs

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

VI. Consultant will utilize qualified personnel with the following titles to perform the Services required by the applicable Task Order. Consultant shall obtain the Contract Officer's advanced written approval when replacing any individual assigned to perform services on Task Orders:

A. AHMAD ANSARI, PE, Contract Principal

B. OKAN DEMIRCI, PE, QSD/P, MBA, Principal Project Manager

C. AZITA FAKOORBAYAT, PE, Sr. Engineer/Project Manager

D. JOHN OSKOUI, PE, Sr. Engineer/Project Manager

E. MICHAEL ACKERMAN, PE, QSD, QSP, QISP, Sr. Engineer/Project Manager

F. ZIAD Y. MAZBOUDI, PE, QSD, QSP, CPSWQ, Sr. Engineer/Project Manager

G. MOHAMMAD MOSTAHKAMI, PE, Sr. Engineer/Project Manager

H. CARLOS A. PINEDA, PE, QSD, QSP, LEED, Sr. Engineer/Project Manager

I. DAVID RAGLAND, PE, PLS, QSD, QSP, Sr. Engineer, Technical Review Support for Engineering Projects

J. ALI F. ZAGHARI, PE, PMP, Sr. Engineer, Caltrans Involved Projects Coordination PM/QC/QA Support/Oversight

K. BAHMAN JANKA, TE, Sr. Traffic Engineer, Technical Review Support for Traffic and Transportation Eng/Planning Projects

L. KEITH A. WYATT, Sr. Project/Construction Manager

M. CRAIG MELICHER, PE, Vice President, PM/QC/QA Support

N. ALI CAYIR, PE, Principal, PM/QC/QA Support

O. RUDOLPH RODRIGUEZ, Project Manager

P. MELISSA DEMIRCI, Project Manager

Q. FURKAN CETINKALE, Project Manager

R. EARL FRASER, Construction Manager/Supervising Inspector

S. LEONARDO MARTINEZ, Project Manager

T. EMANUEL MENDEZ, Office Engineer

U. JEFFREY HIRSH, Construction Manager/Senior Inspector

V. ANDY CARLTON, Senior Inspector

W. CRAIG WHEELER, Construction Manager/Senior Inspector

X. ROBERT GARCIA, Senior Inspector

Y. ROBERT QUINTERO, Project Manager

Z. GEO-ADVANTEC, INC., Geotechnical Engineering Support (subconsultant)

AA. AVANT GARDE, INC., Funding / Labor Compliance Support (subconsultant)

BB. LOSTWEST LANDSCAPE, INC., Landscape Architecture Support (subconsultant)

CC. VANLENCO, INC., Survey Support (subconsultant)

DD. IDS GROUP, INC., Architectural, Structural, MEP Consulting Support (subconsultant)

EE. IMPACT SCIENCES, INC., Environmental Consulting Support (subconsultant)

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

The Agreement is hereby amended as follows (deletions shown in ~~strikethrough~~ and additions shown in ***bold italics***):

I. Section 1.1 (Scope of Services) of the Agreement is hereby amended to read in its entirety as follows:

"1.1 Scope of Services.

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

II. Section 1.3 (Compliance with Law) of the Agreement is hereby amended to read in its entirety as follows:

"1.3 Compliance with Law.

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

III. Section 1.5 (Familiarity with Work) of the Agreement is hereby amended to read in its entirety as follows:

"1.5 Familiarity with Work.

By executing this Agreement, Consultant ~~warrants~~ ***represents*** that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant ~~warrants~~ ***represents*** that Consultant has or will investigate the site and is or will be fully acquainted with the ***visible*** conditions there existing, prior

to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer."

IV. Section 1.6 (Care of Work) of the Agreement is hereby amended to read in its entirety as follows:

"1.6 Care of Work.

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

V. Section 2.4 (Invoices) of the Agreement is hereby amended to read in its entirety as follows:

"2.4 Invoices.

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

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

VI. Section 3.3 (Force Majeure) of the Agreement is hereby amended to read in its entirety as follows:

"3.3 Force Majeure.

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

VII. Section 3.4 (Term) of the Agreement is hereby amended to read in its entirety as follows:

"3.4 Term

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services ***commencing January 1, 2024 and expiring June 30, 2026*** ~~but not exceeding one (1) years from the date hereof~~, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ***The City may, at its sole discretion, elect to extend the Term by two (2) additional one-year terms (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C."***"

VIII. Section 4.5 (Prohibition Against Subcontracting or Assignment) of the Agreement is hereby amended to read in its entirety as follows:

"4.5 Prohibition Against Subcontracting or Assignment

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, ***with the exception of the subcontractors identified in the immediately following sentence,*** Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. ***The subcontractors City has consented to are as follows: Geo-Advantec, Inc., which will provide geotechnical engineering support services, Avant Garde, Inc., which will provide funding/labor compliance support services, Lostwest Landscape, Inc., which will provide landscape architecture support services, Vanlenco, Inc., which will provide survey support services, IDS Group, Inc., which will provide architectural, structural, MEP consulting support services, and Impact Sciences, Inc., which will provide environmental consulting support services.*** In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the

prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City."

IX. Subsection (d) (Professional Liability) of Section 5.1 (Insurance Coverages) of the Agreement is hereby amended to read in its entirety as follows:

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

X. Section 5.2 (General Insurance Requirements) of the Agreement is hereby amended to read in its entirety as follows:

"5.2 General Insurance Requirements.

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

All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified ***U.S.*** mail return receipt requested to the City ***(or ten (10) days if cancellation is due to nonpayment of premiums)***. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with Section 5.1 to the Contract Officer.

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

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

All certificates shall name the City as additional insured ***(except with respect to professional liability insurance)*** (providing the appropriate endorsement) and shall conform to the following "cancellation" notice:

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

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

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

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

XI. Section 5.3 (Indemnification) of the Agreement is hereby amended to read in its entirety as follows:

"5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity ***to the extent*** arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or ***to the extent*** arising from Consultant's or indemnitors' reckless or willful misconduct, or ***to the extent*** arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

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

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

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

With respect to any claims or liabilities related to Consultant's "design professional services", if any, as defined in California Civil Code Section 2782.8, Consultant's duty to the Indemnified Parties shall be limited to extent they are caused by the negligence, recklessness or willful misconduct of Consultant. In no event shall Consultant's cost to defend exceed Consultant's proportionate percentage of fault.

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

design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement."

XII. Section 6.3 (Ownership of Documents) of the Agreement is hereby amended to read in its entirety as follows:

"6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's ~~guarantee and warranties~~ ***responsibility*** shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City."

XIII. Section 7.8 (Termination for Default of Consultant) of the Agreement is hereby renamed "Termination for Default" and amended to read in its entirety as follows:

"7.8 Termination for Default~~ of Consultant~~.

If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

If termination is due to the failure of the City to fulfill its obligations under this Agreement, Consultant may, after compliance with the provisions of Section 7.2, terminate the Agreement upon written notice to the City's Contract Officer. Consultant shall be entitled to payment for all work performed and accepted by the Contract Officer up to the date of termination."

XIV. Section 8.1 (Non-liability of City Officers and Employers) of the Agreement is hereby renamed "Non-liability of Officers and Employers" and amended to read in its entirety as follows:

"8.1 "Non-liability of ~~City~~ Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement. ***Similarly, it is intended that the Consultant's services in connection with this Agreement shall not subject the Consultant's individual employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. Therefore, and notwithstanding anything to the contrary contained herein, the City agrees that any claim, demand or suit that may arise out of this Agreement shall be directed and/or asserted only against the Consultant, the business entity to this Agreement, and not against any of the Consultant's individual shareholders, members, employees, officers or directors, except for acts of fraud or willful misconduct or as otherwise permitted by law.***"

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. **This Schedule of Compensation governs Consultant's compensation in the event the Consultant performs services pursuant to a Notice to Proceed on a Task Order. This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders.**

The not to exceed compensation amounts are as follows:

January 1, 2024 through June 30, 2024:	$120,250.00
July 1, 2024 through June 30, 2025:	$245,310.00*
July 1, 2025 through June 30, 2026:	$250,216.00*
Total:	$615,776.00
July 1, 2026 through June 30, 2027:	$255,220.00 (extension period)*
July 1, 2027 through June 30, 2028:	$260,324.00 (extension period)*

*Amount reflects 2% increase from prior year.

II. **Consultant responding to the City's request for proposals on a project-specific Task Order shall establish a Task Budget for the Task Order, identifying the subtasks based on the time and rates of the personnel performing the subtasks, and itemizing all materials and equipment utilized and the costs thereof. If payment is to be made other than at completion of the services, then the phases of the performance and percentage of payment due shall also be shown in the Task Proposal. Consultant's proposals on Task Orders shall be based on hourly rates identical to the rates attached as Exhibit C-1.**

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

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

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

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

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

IV. The total compensation for the Services shall not exceed $615,776.00 as provided in Section 2.1 of this Agreement.

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

EXHIBIT "C-1"
BILLING RATES

ENGINEERING			
Field Technician	$85	-	$95
Engineering Technician	$95	-	$105
Assistant CAD Drafter	$105	-	$120
Senior CAD Drafter	$120	-	$135
Associate Designer	$135	-	$150
Senior Designer	$150	-	$165
Design Project Manager	$190	-	$200
Assistant Engineer	$115	-	$125
Associate / Staff Engineer	$145	-	$160
Senior Civil Engineer	$200	-	$220
Traffic Analyst Technician	$100	-	$110
Associate Traffic Analyst	$150	-	$160
Senior Traffic Analyst	$160	-	$170
Professional Transportation Planner	$170	-	$185
Traffic Engineer Technician	$95	-	$105
Associate/Staff Traffic Engineer	$145	-	$160
Traffic Engineer	$170	-	$185
Senior Traffic Engineer	$185	-	$205
Project Manager	$185	-	$205
Senior Project Manager	$205	-	$220
Deputy City Engineer	$170	-	$190
City Engineer	$190	-	$205
Principal Engineer	$205	-	$225
BUILDING & SAFETY			
Permit Technician	$75	-	$85
Plan Check Technician/Analyst/Supervisor	$125	-	$140
Building Inspector	$115	-	$130
Senior Inspector	$125	-	$140
Plans Examiner/Checker	$140	-	$155
Plan Check Engineer	$150	-	$170
Deputy Building Official	$160	-	$170
Building Official	$165	-	$180

CONSTRUCTION MANAGEMENT			
Labor Compliance Analyst	$145	-	$155
Funds Coordinator	$150	-	$160
Office Engineer	$145	-	$155
Construction Inspector	$140	-	$150
Senior Construction Inspector	$150	-	$160
Construction Manager	$170	-	$185
Resident Engineer	$185	-	$200
PUBLIC WORKS INSPECTION			
Public Works Inspector	$140	-	$150
Senior Public Works Inspector	$150	-	$160
Supervising PW Inspector	$160	-	$170
SURVEY AND MAPPING			
Survey Analyst	$150	-	$155
Senior Survey Analyst	$155	-	$160
2-Man Survey Crew	$345	-	$360
Survey & Mapping Specialist	$185	-	$200
Licensed Land Surveyor	$210	-	$220
FUNDING & GRANT WRITING			
Funds Analyst	$145	-	$150
Senior Funds Analyst	$150	-	$160
Grant Writer	$165	-	$170
Funds & Grant Project Manager	$185	-	$195
PLANNING			
Community Development Technician	$80	-	$90
Planning Technician	$90	-	$100
Assistant Planner	$100	-	$120
Associate Planner	$120	-	$140
Senior Planner	$145	-	$165
Planning Manager	$170	-	$190
ADMINISTRATIVE STAFF			
Administrative/Clerical	$70	-	$80
Project Accountant	$80	-	$90

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. **Consultant shall perform all Services on an on-call basis as set forth in Exhibit "A."**

II. **If the City selects the Consultant's proposal to perform a project-specific Task Order, the Task Order's Scope of Work/Services or the Notice to Proceed, or both, shall provide the detailed schedule of performance, and all services shall be completed timely in accordance with the approved Task Proposal and by the Task Completion Date.**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745
TRANENG-09

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Company	29424
INSURER E :	
INSURER F :	

INSURED
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 2083674340 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab [ ] Included GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	Y	6805H737478	12/31/2023	12/31/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X NoOwnedAutos	Y	Y	BA3R067451	12/31/2023	12/31/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0	Y	Y	CUP4F17434A	12/31/2023	12/31/2024	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	57WEGAA5O8A	9/1/2023	9/1/2024	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			107328311	12/31/2023	12/31/2024	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies. Professional Liability is E&O Liability.
The Umbrella Policy is follow form to its underlying Policies: General Liability/Auto Liability/Employers Liability/Employee Benefits Liability.
Re: All Operations as pertains to the Named Insured for the City of Carson -- City of Carson, its elected and appointed officers, employees, volunteers and agents are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Insurance coverage includes waiver of subrogation per the attached endorsement(s). Cancellation: 30 day notice will be sent to the certificate holder.

CERTIFICATE HOLDER

City of Carson
701 E Carson Street
Carson CA 90745

INSURANCE APPROVED
RG
1/3/2024

CANCELLATION 30 Day Notice will be sent to holder

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the products-completed operations hazard, provided that such contract was signed by you before, and is in effect when, the "bodily injury or "property damage" occurs.

Location And Description Of Completed Operations
Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before,and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

CG D3 61 03 05

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c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2023 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5.**, **Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment") by and between the CITY OF CARSON, a California municipal corporation ("City"), and TRANS TECH ENGINEERS, INC., a California corporation ("Consultant"), is effective as of the 1st day of July, 2025. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated December 19, 2023 ("Agreement"), whereby Consultant agreed to perform certain on-call project manager services on a Task Order basis for an initial contract term of two and one-half (2.5) years and a not-to-exceed Contract Sum of $615,776.00.

B. City and Consultant now desire to amend the Agreement to expand the Scope of Services to include public works inspections ("Additional Services") for an additional not to exceed amount of $340,000.00, thereby increasing the Contract Sum to $955,776.00.

C. Section 2611(m)(3) of the Carson Municipal Code ("CMC") provides that any proposed amendment to a contract exceeding $75,000 requires solicitation unless the amendment concerns a change order under Section 2601(d) of the CMC in which event bidding will not be required irrespective of the amount of the change order.

D. The Additional Services qualify as a change order because they concern a change to the scope of work and price arising out of reasonably unforeseeable circumstances borne out of the original scope of the Agreement. It is a change to the scope of work because it is not included in the Scope of Services and it is borne out of the original Scope of Services because the nature of services is similar to the original scope except the description contains more specificity, and at the time the Parties entered into the Agreement the Additional Services were reasonably unforeseeable.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein (new text is indicated in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***Nine*** ~~Six~~ Hundred ***Fifty Five*** ~~Fifteen~~

Thousand Seven Hundred Seventy Six Dollars and Zero Cents (*$955,776.00*~~$615,776.00~~) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase consistent with the additional not to exceed compensation applicable to each Extension Term, as set out in in Exhibit "C."

B. Exhibit "A" (Scope of Services) of the Agreement is hereby amended to read in its entirety as follows:

See attached.

C. Exhibit "C" (Schedule of Compensation) of the Agreement is hereby amended to read in its entirety as follows:

See attached.

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by the Amendment to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority.** The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[rjl]

CONTRACTOR:

TRANSTECH ENGINEERS, INC.
a California corporation

By: _____
Name: Allen Cayir
Title: President

By: _____
Name: Sybil Cayir
Title: Secretary

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

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of San Bernardino }

On 7.3.25 before me, Dominque Rodriguez, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Allen Cayir
Name(s) of Signer(s)

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

Dominque Rodriguez
COMM# 2481413
NOTARY PUBLIC—CALIFORNIA
San Bernardino County
MY COMM. EXPIRES 2/10/2028

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____, notary public
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of San Bernardino }

On 7.3.25 before me, Dominque Rodriguez, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Sybil Cuyir
Name(s) of Signer(s)

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

Dominque Rodriguez
COMM# 2481413
NOTARY PUBLIC—CALIFORNIA
San Bernardino County
MY COMM. EXPIRES 2/10/2028

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature , notary public
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT "A"
SCOPE OF SERVICES

I. **Consultant will perform the following Project Manager Services on an on-call basis:**

STAFF AUGMENTATION:

Assist the City in executing various projects. Consultant will conduct plan reviews and project management services for various public facility projects. Consultant shall be the main point of contact with City staff in project or task development from concept to close out. Consultant may be stationed at City facilities to perform assignments and coordinate activities as directed by the Contract Officer, Director of Public Works or assigned designee.

Upon request, Consultant will conduct public workshops and have an explicit understanding of the California Public Contract Code and the City of Carson's Municipal Code efficiently and effectively.

GENERAL PROJECT MANAGEMENT STAFF AUGMENTATION SERVICES:

General services include, but are not limited to the following:

- General Contract Administration/Project Management.
- Review of conceptual and final plans along with project specifications and construction documents.
- Development and preparation of Project Studies.
- Research of various project related items such as local, State, Federal provisions, grant opportunities. Investigation and management of possible grant opportunities for Public Works projects, including grant application, reporting, and monitoring.
- Coordination with, or obtaining approvals from, various private and public agencies.
- Preparation of and/or presenting information at City Council, public workshops, or other public meetings.
- Development or review of various project related reports, diagrams, exhibits.
- Development of databases for capital improvement projects including schedules, budgets and priorities.
- Research and review of, record drawings, field investigations, site conditions, restrictions, California Environmental Quality Act (CEQA) status.

- Coordinate projects with outside agencies such as utility companies, Los Angeles County Department of Public Works, Sheriff station, Caltrans.
- Preparation of Request for Proposals (RFP).
- Coordination of Public Works projects for the bidding process.
- Management of project budgets and working closely with the City's Public Works Administrative staff.
- Review, evaluate, process, and provide approval recommendation to City staff for payments to consultants, consultants, and various agencies.
- Review, evaluate, and approve proposed changes from other consultants and consultants.
- Verification of field work such as field investigations, inspections, job walks.
- ***Public Works inspections.***

II. **Consultant will perform Services, if any, in accordance with project-specific Task Orders, as follows:**

When the City requests proposals from on-call consultants (including the Consultant) on a project-specific Task Order, and if the City accepts Consultant's proposal, then the Task Order and Notice to Proceed shall provide in detail Consultant's Scope of Services on that Task Order. **This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders. This Agreement does not provide for Consultant's compensation except for Consultant's services rendered pursuant to a Notice to Proceed on a Task Order.**

III. **Consultant must perform all on-call Services in compliance with the following requirements:**

A. Each task shall be indicated by a written request ("Task Order") produced by the Contract Officer with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Consultant must prepare a written description of the requested tasks including all components and subtasks; the costs to perform the task ("Task Budget"), using the itemized fees in Exhibit C, Schedule of Compensation, whenever a requested task is provided for in Exhibit C; explain how the cost was determined; and, a schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal."

C. Contract Officer shall in writing approve, modify, or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceed the Task Budget.

E. Consultant shall complete the task and deliver all deliverables to Contract Officer by the Task Completion Date.

IV. **In addition to the requirements of Section 6.2 and pursuant to the Task Order's project-specific Scope of Services, the Contract Officer may require the Consultant to provide the following deliverables, as applicable:**

A. Project Studies

B. Project related reports, diagrams, exhibits

C. Databases for capital improvement projects including schedules, budgets and priorities

D. RFPs

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

VI. **Consultant will utilize qualified personnel with the following titles to perform the Services required by the applicable Task Order. Consultant shall obtain the Contract Officer's advanced written approval when replacing any individual assigned to perform services on Task Orders:**

A. AHMAD ANSARI, PE, Contract Principal

B. OKAN DEMIRCI, PE, QSD/P, MBA, Principal Project Manager

C. AZITA FAKOORBAYAT, PE, Sr. Engineer/Project Manager

D. JOHN OSKOUI, PE, Sr. Engineer/Project Manager

E. MICHAEL ACKERMAN, PE, QSD, QSP, QISP, Sr. Engineer/Project Manager

F. ZIAD Y. MAZBOUDI, PE, QSD, QSP, CPSWQ, Sr. Engineer/Project Manager

G. MOHAMMAD MOSTAHKAMI, PE, Sr. Engineer/Project Manager

H. CARLOS A. PINEDA, PE, QSD, QSP, LEED, Sr. Engineer/Project Manager

I. DAVID RAGLAND, PE, PLS, QSD, QSP, Sr. Engineer, Technical Review Support for Engineering Projects

J. ALI F. ZAGHARI, PE, PMP, Sr. Engineer, Caltrans Involved Projects Coordination PM/QC/QA Support/Oversight

K. BAHMAN JANKA, TE, Sr. Traffic Engineer, Technical Review Support for Traffic and Transportation Eng/Planning Projects

L. KEITH A. WYATT, Sr. Project/Construction Manager

M. CRAIG MELICHER, PE, Vice President, PM/QC/QA Support

N. ALI CAYIR, PE, Principal, PM/QC/QA Support

O. GEO-ADVANTEC, INC., Geotechnical Engineering Support (subconsultant)

P. AVANT GARDE, INC., Funding / Labor Compliance Support (subconsultant)

Q. LOSTWEST LANDSCAPE, INC., Landscape Architecture Support (subconsultant)

R. VANLENCO, INC., Survey Support (subconsultant)

S. IDS GROUP, INC., Architectural, Structural, MEP Consulting Support (subconsultant)

T. IMPACT SCIENCES, INC., Environmental Consulting Support (subconsultant)

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. **This Schedule of Compensation governs Consultant's compensation in the event the Consultant performs services pursuant to a Notice to Proceed on a Task Order. This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders.**

The not to exceed compensation amounts are as follows:

January 1, 2024 through June 30, 2024:	$120,250.00
July 1, 2024 through June 30, 2025:	$245,310.00*
July 1, 2025 through June 30, 2026:	~~$250,216.00~~ ***$590,216.00****
Total:	~~$615,776.00~~ ***$955,776.00***
July 1, 2026 through June 30, 2027:	$255,220.00 (extension period)*
July 1, 2027 through June 30, 2028:	$260,324.00 (extension period)*

~~*Amount reflects 2% increase from prior year.~~

II. **Consultant responding to the City's request for proposals on a project-specific Task Order shall establish a Task Budget for the Task Order, identifying the subtasks based on the time and rates of the personnel performing the subtasks, and itemizing all materials and equipment utilized and the costs thereof. If payment is to be made other than at completion of the services, then the phases of the performance and percentage of payment due shall also be shown in the Task Proposal. Consultant's proposals on Task Orders shall be based on hourly rates identical to the rates attached as Exhibit C-1.**

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

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

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

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

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

IV. **The total compensation for the Services shall not exceed *$955,776.00* ~~$615,776.00~~ as provided in Section 2.1 of this Agreement.**

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/2/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : HARTFORD INSURANCE COMPANY	38288
INSURER E :	
INSURER F :	

INSURED TRANENG-09
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 1794307450 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	6805H737478	12/31/2024	12/31/2025	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 10,000
	[ ] Included						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
C	AUTOMOBILE LIABILITY	Y	Y	BA3R067451	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X NoOwnedAutos							$
B	X UMBRELLA LIAB X OCCUR	Y	Y	CUP4F17434A	12/31/2024	12/31/2025	EACH OCCURRENCE	$ 5,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 5,000,000
	[ ] DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	57WEGAA5O8A	9/1/2024	9/1/2025	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liability			107328311	12/31/2024	12/31/2025	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies. Professional Liability is E&O Liability.
The Umbrella Policy is follow form to its underlying Policies: General Liability/Auto Liability/Employers Liability.
Re: All Operations as pertains to the Named Insured for the City of Carson -- City of Carson, its elected and appointed officers, employees, volunteers and agents are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Insurance coverage includes waiver of subrogation per the attached endorsement(s). Cancellation: 30 day notice will be sent to the certificate holder.

CERTIFICATE HOLDER

City of Carson
701 E Carson Street
Carson CA 90745

INSURANCE APPROVED
RG
7/9/2025

CANCELLATION 30 Day Notice will be sent to holder

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the products-completed operations hazard, provided that such contract was signed by you before, and is in effect when, the "bodily injury or "property damage" occurs.

Location And Description Of Completed Operations
Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before,and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

   1. Your acts or omissions; or
   2. The acts or omissions of those acting on your behalf;

   in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

   This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

   1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
   2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. **Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. **Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. **Premium Audit**

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. **Representations**

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. **Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. **Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. **When We Do Not Renew**

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2024 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Sandy Peters

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5., Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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AMENDMENT NO. 2

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 2 TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 2") by and between the CITY OF CARSON, a California municipal corporation ("City"), and TRANSTECH ENGINEERS, INC., a California corporation ("Consultant"), is effective as of the 30th day of September, 2025. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated December 19, 2023 ("Agreement"), whereby Consultant agreed to perform certain on-call project manager services on a Task Order basis for an initial contract term of two and one-half (2.5) years and a not-to-exceed Contract Sum of $615,776.00.

B. City and Consultant entered into an amendment to the Agreement dated July 1, 2025 ("Amendment No. 1") to expand the Scope of Services to include public works inspections for an additional $340,000, thereby increasing the Contract Sum to $955,776.00.

C. City and Consultant now desire to amend the Agreement to increase the contract amount by $461,750.00, thereby increasing the Contract Sum to $1,417,526.00 to cover the cost of continued services for project management, construction management, and construction inspection services related to the City's fiber optic network.

D. Section 2611(m)(3) of the Carson Municipal Code ("CMC") provides that any proposed amendment to a contract exceeding $75,000 requires solicitation unless the amendment concerns a change order under Section 2601(d) of the CMC in which event bidding will not be required irrespective of the amount of the change order.

E. This Amendment No. 2 qualifies as a change order because it concerns a change to the price arising out of reasonably unforeseeable circumstances borne out of the original scope of the Agreement.

TERMS

1. **Incorporation of Recitals**. The Recitals set forth above are incorporated into and are a part of this Amendment No. 2.

2. **Terms and Definitions**. All words, terms and phrases used or referenced in this Amendment No, 2, not expressly defined in this Amendment No. 2, shall have the same meaning ascribed to them in the Agreement.

3. **Contract Changes**. The Agreement is amended as provided herein (new text is indicated in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***One Million*** ~~Nine~~ ***Four*** Hundred ~~Fifty Five~~ ***Seventeen*** Thousand ~~Seven~~ ***Five*** Hundred ~~Seventy~~ ***Twenty***-Six Dollars and Zero Cents (***$1,417,526.00*** ~~955,776.00~~) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase consistent with the additional not to exceed compensation applicable to each Extension Term, as set out in in Exhibit "C."

B. Exhibit "C" (Schedule of Compensation) of the Agreement is hereby amended to read in its entirety as follows:

See attached.

4. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 2, all provisions of the Agreement and Amendment No. 1 shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 and this Amendment No. 2 to the Agreement.

5. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement and Amendment No. 1. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein and Amendment No. 1. Each party represents and warrants to the other that the Agreement and Amendment No.1, as amended by this Amendment No. 2, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 2, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 2, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

7. **Authority.** The persons executing this Amendment No. 2 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said party, (iii) by so executing this Amendment No. 2, such party is formally bound to the provisions of this Amendment No. 2, and (iv) the entering into this Amendment No. 2 does not violate any provision of any other agreement to which said party is bound.

8. **Counterparts.** This Amendment No. 2 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 2

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[pks; rjl]

CONTRACTOR:

TRANSTECH ENGINEERS, INC.
a California corporation

Signed by:
By: Allen Cayir
5390828F75B84DD...
Name: Allen Cayir
Title: President

By: Sybil Cayir
EC2F26A445AC488...
Name: Sybil Cayir
Title: Secretary

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

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EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. This Schedule of Compensation governs Consultant's compensation in the event the Consultant performs services pursuant to a Notice to Proceed on a Task Order. This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders.

The not to exceed compensation amounts are as follows:

January 1, 2024 through June 30, 2024:	$120,250.00
July 1, 2024 through June 30, 2025:	$245,310.00
July 1, 2025 through June 30, 2026:	~~$590,216.00~~ ***$1,051,966.00***
Total:	~~$955,776.00~~ ***$1,417,526.00***
July 1, 2026 through June 30, 2027:	$255,220.00 (extension period)
July 1, 2027 through June 30, 2028:	$260,324.00 (extension period)

II. Consultant responding to the City's request for proposals on a project-specific Task Order shall establish a Task Budget for the Task Order, identifying the subtasks based on the time and rates of the personnel performing the subtasks, and itemizing all materials and equipment utilized and the costs thereof. If payment is to be made other than at completion of the services, then the phases of the performance and percentage of payment due shall also be shown in the Task Proposal. Consultant's proposals on Task Orders shall be based on hourly rates identical to the rates attached as Exhibit C-1.

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

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

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

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

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

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IV. The total compensation for the Services shall not exceed *$1,417,526.00* ~~$955,776.00~~ as provided in Section 2.1 of this Agreement.

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/1/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd Suite 230
Lafayette CA 94549

License#: 6003745

CONTACT NAME: Sandy Peters
PHONE (A/C, No, Ext): 626-696-1901 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty and Surety Co of America	31194
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : Hartford Casualty Insurance Company	29424
INSURER E :	
INSURER F :	

INSURED TRANENG-09
Transtech Engineers, Inc.
909-595-8599
13367 Benson Ave
Chino CA 91710-3009

COVERAGES **CERTIFICATE NUMBER:** 1969949590 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	6805H737478	12/31/2024	12/31/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 10,000
	Included						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY	Y	Y	BA3R067451	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X NoOwnedAutos							$
B	X UMBRELLA LIAB X OCCUR	Y	Y	CUP4F17434A	12/31/2024	12/31/2025	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	57WEGAA5O8A	9/1/2025	9/1/2026	X PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N/A						E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liability			107328311	12/31/2024	12/31/2025	Per Claim Aggregate Limit	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies. The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability.
Re: All Operations as pertains to the Named Insured for the City of Carson -- City of Carson, its elected and appointed officers, employees, volunteers and agents are named as an additional insured as respects general liability and auto liability as required per written contract. General Liability is Primary/Non-Contributory per policy form wording. Insurance coverage includes waiver of subrogation per the attached endorsement(s). Cancellation: 30 day notice will be sent to the certificate holder.

CERTIFICATE HOLDER

INSURANCE APPROVED
RG
9/24/2025

City of Carson
701 E Carson Street
Carson CA 90745

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Sandy Peters

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POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

Location And Description Of Completed Operations

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

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POLICY NUMBER

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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c. **Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. **Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

(1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

(2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. **Premium Audit**

a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.

b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.

c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. **Representations**

By accepting this policy, you agree:

a. The statements in the Declarations are accurate and complete;

b. Those statements are based upon representations you made to us; and

c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. **Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom claim is made or "suit" is brought.

8. **Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. **When We Do Not Renew**

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and

b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

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occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph **7.** of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph **5.** above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

a. $10,000; or

b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage **A** or Coverage **B**.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 57WEGAA5O8A **Endorsement Number:**
Effective Date: 09/01/2025 Effective hour is the same as stated on the Information Page of the policy.
Named Insured and Address: Transtech Engineers, Inc.
13367 Benson Ave
Chino, CA 91710-3009

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	**Job Description**
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

Countersigned by _____
Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5., Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **BUSINESS AUTO COVERAGE FORM** and Paragraph **e.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE** in the **MOTOR CARRIER COVERAGE FORM**, whichever Coverage Form is part of your policy:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

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AMENDMENT NO. 3

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT NO. 3 TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 3") by and between the CITY OF CARSON, a California municipal corporation ("City"), and TRANSTECH ENGINEERS, INC., a California corporation ("Consultant"), is effective as of the _____ day of June, 2026. City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services dated December 19, 2023 ("Agreement"), whereby Consultant agreed to perform certain on-call project manager services on a Task Order basis for an initial contract term of two and one-half (2.5) years and a not-to-exceed Contract Sum of $615,776.00. The Agreement includes two City options to extend the Term both for one-year periods, at pre-established not to exceed amounts, with the first extension period being for $255,220.00 and the second extension period being for $260,324.00.

B. City and Consultant entered into an amendment to the Agreement dated July 1, 2025 ("Amendment No. 1") to expand the Scope of Services to include public works inspections for an additional $340,000, thereby increasing the Contract Sum to $955,776.00.

C. City and Consultant subsequently entered into another amendment to the Agreement ("Amendment No. 2") on September 30, 2025 to increase the contract amount by $461,750.00, thereby increasing the Contract Sum to $1,417,526.00 to cover the cost of continued services for project management, construction management, and construction inspection services related to the City's fiber optic network. Amendment No. 2 qualified as a change order because it concerns a change to the price arising out of reasonably unforeseeable circumstances borne out of the original scope of the Agreement.

D. Now, the Parties desire to amend the Agreement for a third time to reflect City's exercise of its two options to extend the Term and an additional Term extension for one additional year, for a total incremental Contract Sum of $781,074.00 ($515,544.00 for the two optional extension periods and $265,530.00 for the third newly added period) to cover the cost of continued services for project management, construction management, and construction inspection services related to the City's fiber optic network, resulting in an adjusted Contract Sum of $2,198,600.00.

E. Section 2611(m)(3) of the Carson Municipal Code ("CMC") provides that any proposed amendment to a contract exceeding $75,000 requires solicitation unless the amendment concerns a change order under Section 2601(d) of the CMC in which event bidding will not be required irrespective of the amount of the change order.

F. This Amendment No. 3 qualifies as a change order because it concerns a change to the price arising out of reasonably unforeseeable circumstances borne out of the original scope of the Agreement.

G. Under the scope of this Amendment No. 3, administration and oversight of the Agreement will transition from the Public Works Department to the Information Technology and Security Department.

TERMS

1. **Incorporation of Recitals**. The Recitals set forth above are incorporated into and are a part of this Amendment No. 3.

2. **Terms and Definitions**. All words, terms and phrases used or referenced in this Amendment No, 3, not expressly defined in this Amendment No. 3, shall have the same meaning ascribed to them in the Agreement.

3. **Contract Changes**. The Agreement is amended as provided herein (new text is indicated in ***bold italics*** and deleted text in ~~strikethrough~~).

A. Section 2.1 (Contract Sum) of the Agreement is hereby amended to read in its entirety as follows:

"2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ***Two*** ~~One~~ Million ***One*** ~~Four~~ Hundred ***Ninety Eight*** ~~Seventeen~~ Thousand ***Six*** ~~Five~~ Hundred ~~Twenty-Six~~ Dollars and Zero Cents (***$2,198,600.00***~~$1,417,526.00~~) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8. In the event City elects to exercise its options to extend the Term pursuant to Section 3.4 hereof, the Contract Sum will increase consistent with the additional not to exceed compensation applicable to each Extension Term, as set out in in Exhibit "C.""

B. Section 3.4 (Term) of the Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services commencing January 1, 2024 and expiring June 30, 202***9***~~6~~, except as otherwise provided in the Schedule of Performance (Exhibit "D"). ~~The City may, at its sole discretion, elect to extend the Term by two (2) additional one-year terms (each, an "Extension Term"). The pricing to be applied for each Extension Term is listed in Exhibit "C."~~"

C. Exhibit "C" (Schedule of Compensation) of the Agreement is hereby amended to read in its entirety as follows:

See attached.

4. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 3, all provisions of the Agreement, Amendment No. 1 and Amendment No. 2 shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 3, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1, Amendment No. 2 and this Amendment No. 3.

5. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement, Amendment No. 1 and Amendment No. 2. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein, Amendment No. 1 and Amendment No. 2. Each party represents and warrants to the other that the Agreement, Amendment No. 1 and Amendment No. 2, as amended by this Amendment No. 3, is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment No. 3, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 3, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

6. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 3.

7. **Authority.** The persons executing this Amendment No. 3 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 3 on behalf of said party, (iii) by so executing this Amendment No. 3, such party is formally bound to the provisions of this Amendment No. 3, and (iv) the entering into this Amendment No. 3 does not violate any provision of any other agreement to which said party is bound.

8. **Counterparts.** This Amendment No. 3 may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles or digital. All such counterparts shall together constitute but one and the same Amendment No. 3

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 3 on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[rjl]

CONTRACTOR:

TRANSTECH ENGINEERS, INC.
a California corporation

By:_____
Name: Allen Cayir
Title: President

By:_____
Name: Sybil Cayir
Title: Secretary

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

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. This Schedule of Compensation governs Consultant's compensation in the event the Consultant performs services pursuant to a Notice to Proceed on a Task Order. This Agreement does not guarantee that Consultant will be selected to perform services on Task Orders.

The not to exceed compensation amounts are as follows:

January 1, 2024 through June 30, 2024:	$120,250.00
July 1, 2024 through June 30, 2025:	$245,310.00
July 1, 2025 through June 30, 2026:	$1,051,966.00
Total:	$1,417,526.00 ***(original term)***
July 1, 2026 through June 30, 2027:	$255,220.00 (extension period)
July 1, 2027 through June 30, 2028:	$260,324.00 (extension period)
July 1, 2028 through June 30, 2029:	***$265,530.00 (extension period)***
Total:	***$2,198,600.00***

II. Consultant responding to the City's request for proposals on a project-specific Task Order shall establish a Task Budget for the Task Order, identifying the subtasks based on the time and rates of the personnel performing the subtasks, and itemizing all materials and equipment utilized and the costs thereof. If payment is to be made other than at completion of the services, then the phases of the performance and percentage of payment due shall also be shown in the Task Proposal. Consultant's proposals on Task Orders shall be based on hourly rates identical to the rates attached as Exhibit C-1.

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

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

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

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

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

IV. The total compensation for the Services shall not exceed *$2,198,600*~~$1,417,526.00~~ as provided in Section 2.1 of this Agreement.

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

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 25.

To: Honorable Mayor and City Council

From: Michael Whittiker, Community Services Director CS Parks & Recreation

Subject: CONSIDER APPROVAL OF A REQUEST BY REAL RUN ENTERPRISE INCORPORATED TO WAIVE FEES ASSOCIATED WITH SUMMER YOUTH WORKER SERVICES FOR THE ADULT REAL RUN BASKETBALL LEAGUE (CITY COUNCIL)

I. SUMMARY

Real Run Enterprise Incorporated (Real Run), a nonprofit organization (see Exhibit No. 1), is seeking fee waivers to operate a summer adult basketball league for college and prospective National Basketball Association (NBA) players at the Veterans SportsComplex (see Exhibit No. 2). The request includes a 100% waiver of facility rental fees at a cost of $20,880, an administrative fee of $2,088, and one-time security deposit of $125, for a total of $23,093 (see Exhibit No. 3). Real Run is also requesting a waiver of the $3,920.80 fee for the provision of Summer Youth Workers to assist with the operations of the program. Therefore, the total City commitment would be up to $27,013.80.

The City Manager has agreed to utilize his approval authority to waive all costs associated with the use of the Veterans SportsComplex - the facility use fee, the administrative fee, and the one-time security deposit - totaling $23,093. The City Council is asked to consider approving a waiver for the use Summer Youth Workers in the amount of $3,920.80.

II. RECOMMENDATION

1. APPROVE a request by Real Run Enterprise Incorporated to waive fees in the amount of $3,920.80 for the use of Summer Youth Workers for the Adult Real Run Sports League.

III. ALTERNATIVES

1. DO NOT APPROVE the recommendation.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Established in the 1990s, Real Run Enterprise Incorporated (Real Run) is a 501 (c)(3) non-profit. Its relationship with the City began with the Summer Basketball Program that hosted professional players at the Veterans SportsComplex. Since then, Real Run's Summer Basketball Program has been held in the City every few years.

The City Council has co-sponsored the Real Run league four (4) times:

DATE	FEE WAIVER	SUMMER YOUTH WORKER COST
May 17, 2015	$40,848	$9,806
June 22, 2021	$21,729	$5,208
February 21, 2023	$24,863	$3,139
June 3, 2025	$39,485	$3,432

This year, Real Run is proposing to operate a summer adult basketball league for college and prospective NBA players. The program will also present workshops for participating college and high school athletes, as well as interested local high school or college athletes in the City of Carson. Topics discussed include financial literacy, mental health, legal and law enforcement collaborations, and health and fitness concepts.

Real Run wishes to conduct this program at the Veterans SportsComplex for a total of 6 weeks, from June 20, 2026, through August 1, 2026, on Saturdays and Sundays, from 12:00 PM to 6:00 PM. An additional week is scheduled for playoffs on Wednesday, August 5, 2026, from 6:00 PM - 9:00 PM. Semi-Final games will be held on Saturday, August 8, 2026, from 6:00 PM - 9:00 PM, and the Championship is scheduled for Sunday, August 9, 2026, from 6:00 PM - 9:00 PM. The program will encourage full participation by college athletes by eliminating conflicts between their summer commitments and their athletic or academic programs. In addition, the games are open to the public for the community to view and experience high-quality basketball games with elite players.

Staff has in the past explored the possibility of supporting this program as a City-operated adult sports league. However, as outlined by Real Run, registration is restricted to college athletes and current/prospective NBA players within 100 miles of the SportsComplex gymnasium. Due to its closed registration, participation in the league would not be open to the general public and would not be eligible to be operated as a City sports league.

To keep registration fees low while delivering a quality league to elite adult players in the region, Real Run is requesting a fee waiver for facility use and the provision of Summer Youth Workers to assist with the operations of the program for a total cost of $27,013.20. The City Manager, using his approval authority, will waive the $23,093 in facility use fees. The City Council is asked to consider approving a waiver for the use Summer Youth Workers in the amount of $3,920.80.

V. FISCAL IMPACT

Should the City Council approve staff's recommendation, a fee waiver in the total amount of $3,920.80 for the use of Summer Youth Workers will be approved.

VI. EXHIBITS

1. Real Run - Non-Profit Status
2. Real Rune 2026 - Assistance Letter
3. 2026 Real Run Permit #R8615

Attachments

Real Run - Non-Profit Status
Real Run 2026 - Assistance Letter.pdf
2026 Real Run Permit #R8615.pdf

DEPARTMENT OF THE TREASURY

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

Date: **MAY 2 2 2019**

REAL RUN ENTERPRISE INCORPORATED
19210 REINHART AVENUE
CARSON, CA 90746-0000

Employer Identification Number:
83-4653039
DLN:
26053529003219
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
April 01, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

REALRUN®

Real Run Foundation
Phone: (310) 936-1975
Email: realrun54@gmail.com
web: www.realrun.org

May 26, 2026

City of Carson
Attn: City Council and City Manager
City of Carson
701 E. Carson Street
Carson, CA 90745

Subject: Request for Fee Waiver and Subsidized Support for Real Run Summer Basketball League

Dear Honorable Mayor, City Council Members, and City Manager:

On behalf of Real Run Enterprise Incorporated ("Real Run"), a 501(c)(3) nonprofit organization, we respectfully request consideration for a fee waiver and financial assistance associated with the operation of our 2026 Summer Adult Basketball League at the Veterans SportsComplex.

Real Run has proudly partnered with the City of Carson since the 1990s, hosting summer basketball programming that has featured professional, collegiate, and prospective NBA athletes while providing valuable opportunities and experiences for the Carson community. Over the years, the City Council has generously co-sponsored the Real Run League on multiple occasions, including in 2015, 2021, 2023, and 2025.

For the summer of 2026, Real Run proposes to operate a six-week adult basketball league from June 20, 2026 through August 9, 2026, at the Veterans SportsComplex. Games are scheduled on Saturdays and Sundays, with playoff and championship games to follow in August. The program will feature elite college and prospective NBA players while also incorporating workshops and mentorship opportunities focused on financial literacy, mental health awareness, legal and law enforcement collaboration, and health and fitness education for participating athletes and local youth.

To keep registration costs affordable while maintaining a high-quality and professionally operated league, Real Run respectfully requests the following support from the City of Carson:

- Waiver of facility rental fees
- Waiver of staffing and administrative fees
- Assistance through the provision of Summer Youth Workers
- Subsidization of sports official/referee costs

Based on current estimates, the requested assistance includes:

- Facility rental fees: $20,880
- Staff fees: $9,396
- Administrative fees: $2,088
- One-time security deposit: $125
- Summer Youth Worker assistance: $3,920.80
- Subsidized support for sports officials/referees: $14,820

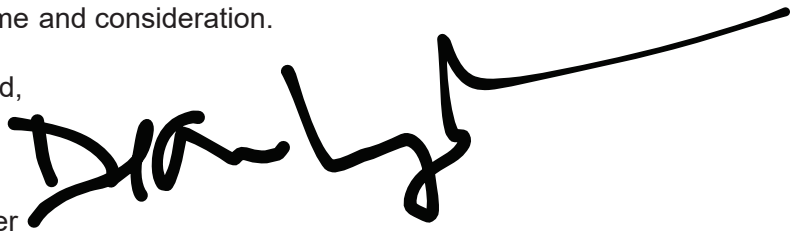
The total estimated City commitment, including sports officials, would not exceed approximately $51,229.80.

Real Run remains committed to providing a positive, organized, and impactful program that benefits both participants and the Carson community. The league attracts spectators and visitors to the City while creating opportunities for mentorship, recreation, and community engagement.

We sincerely appreciate the City's continued partnership and support of programs that positively serve the residents of Carson. We respectfully request your favorable consideration of this proposal and welcome the opportunity to provide any additional information needed.

Thank you for your time and consideration.

Respectfully submitted,



DeAnthony Langston
Chief Executive Officer
Real Run Enterprise Incorporated

Permit

Corporate Yard
18601 S Main St
Carson, CA 90248

PHONE:(000) 000-0000

Permit # R8615
Status Tentative
Date of Issue Apr 22, 2026 9:37 AM
Expiration Date Jan 14, 2029

Customer Name DeAnthony Langston - 6393
Customer Type General Public

Rental Fee	$32,364.00
Discounts	$0.00
Subtotal	$32,364.00
Deposits	$125.00
Deposit Discounts	$0.00
Total Permit Fee	$32,489.00
Total Payment	$0.00
Refunds	$0.00
Balance	$32,489.00

De' Anthony Langston-Real Run

1 resource(s) **16** booking(s) **Subtotal: $32,489.00**

Event Notes:
- Customer will have Main Gym 6/20/26 - 8/1/26 $240 per hour from 12:00pm - 6:00pm. Total hours of usage per day 6.0 hours from 6/20/26 - 8/1/26. Total amount is $18,720.00. $240 per hour on 8/5/26, 8/8/26 and 8/9/26 from 6:00pm - 9:00pm for a total of 3 hours. Total amount is $2,160.00. Overall total from 6/20/26 - 8/9/26 is $20,880.00.
- Reservation will include three staff for each day for $36 per hour from 6/20/26 - 8/1/26. Total staff fees $8,424.00. Staff fees $36 per hour from 8/5/26, 8/8/26 and 8/9/26. Total staff fees $972.00. Overall total staff fees $9,396.00.
- There's a 10% Admin fee included for $24.00 from 6/20/26 - 8/1/26. Total admin fees are $1,872.00. There's a 10% Admin fee for $24.00 from 8/5/26, 8/8/26 and 8/9/26. Total Admin fees are $216.00. Overall total Admin fee is $2,088.00.

- A one time security deposit of $125 is required and will be refunded at the end of the permit.

- Grand Total Facility Rental Fee, $20,880.00

- Grand total Staff Fee $9,396.00

- Grand Total Admin fee $2,088.00

- Grand total Summer Worker fee $3,920.80

- Overall total including summer workers $36,409.80

- Staff fees includes utilization of the shot clock and stats.

Booking Summary

VSP Gymnasium-Main Gym (P&R Reservations)		Center: Veterans Sports Complex	
START DATE/TIME	END DATE/TIME	ATTENDEE	AMT W/O TAX
Sat, Jun 20, 2026 12:00 PM	**Sat, Aug 1, 2026 6:00 PM**	**--**	**$29,016.00**
Occurs on selected dates effective 06/20/2026 until 08/01/2026.			
Wed, Aug 5, 2026 6:00 PM	Wed, Aug 5, 2026 9:00 PM	1	$1,116.00

Sat, Aug 8, 2026 6:00 PM	Sat, Aug 8, 2026 9:00 PM	1	$1,116.00
Sun, Aug 9, 2026 6:00 PM	Sun, Aug 9, 2026 9:00 PM	1	$1,116.00
Resource level fees			$125.00

Facility Notes

Main Gym

Waivers and Information

INFORMATION DESCRIPTION	SIGNING STATUS
Jumper Company Information	Unchecked

Jumper Information
• $30 Resident / $35 Non-Resident Fee for Jumper to be on the Park
• Grass area is reserved for Jumper Only
• Size Limits 15' x 15' Jumper, 1 Per Permit Only
• JUMPER COMPANY MUST PROVIDE GENERATOR
• NO WATER SLIDES, NO PETTING ZOOS, NO MECHANICAL EQUIPMENT, NO OBSTACLE COURSES, NO TRACKLESS TRAINS, AND NO FOOD TRUCK VENDORS
• The Following jumper companies hold current City of Carson Business Licenses and $1,000,000 Liability Insurance Policy

Jumper Rental Companies
Cindys Jumpers Inc. (562) 841-7719
Jump For Fun (800)281-6792
Jumpers El Manas (310) 809-1972

WAIVER NAME	DUE DATE	FOR	SIGNING STATUS
CS Refund Policy Programs	Jun 20, 2026		Unsigned

Refund Policy Details
1. No refunds will be issued without original receipt.
2. In the event of emergencies or special circumstances, the Community Services Director or Division Manager, or a designee, may approve a refund for the full amount less the prorated value of the services received and an administrative fee of $10.
3. If payment is made by check, the approved refund cannot be made until that check clears the bank. Proof of bank clearance must be provided to the City.
4. The Community Services Director or Division Manager reserve the right to approve exceptions or revise the refund policy as necessary.
5. No processing fee will not be returned in the event a refund is granted.

UNDER CALIFORNIA CIVIL CODE, CHAPTER 522 SECTION 1719...IF YOUR CHECK BOUNCES...YOU COULD BE LIABLE FOR THREE (3) TIMES THE AMOUNT OF THE CHECK OR $100, WHICHEVER IS MORE...PLUS THE FACE VALUE OF THE CHECK AND COURT COSTS (BAD CHECK WRITERS ALSO FACE CRIMINAL PENALTIES)

NO REFUNDS WILL BE GIVEN UNLESS THE EVENT IS CANCELED BY THE CITY OF CARSON. THERE WILL BE A $25.00 SERVICE CHARGE ON ALL RETURNED CHECKS. In consideration of your accepting this registration, I hereby agree to indemnify and hold harmless the City of Carson, their officers, agents, or employees from any liability or claim of action resulting from the participation in this program by the person registered, excepting inquiries and other damages caused solely by City negligence.

P&R Facility Reservation R&R, Release Indem.	Jun 20, 2026	DeAnthony Langston	Unsigned

City of Carson Community Services Department
Parks and Recreation Division
Facility Reservation Request Form/Permit Application
Including Waiver, Release and Indemnification Agreement and Rules and Regulations
for Use of Park and Recreation Facilities

I. RULES AND REGULATIONS

Park Ordinances
-Animals are prohibited on park grounds. Carson Muni. Code ("CMC") §3300 et seq.; Animal Control Ordinance §10.40.110.
-No Smoking on park grounds. CMC §41107.

-No alcohol on park grounds. CMC §4209.
-No littering/vandalism of park property. CMC §5309.
-No amplified sound to exceed a distance of 50 feet. CMC §4139.1.
-No vending of food, drinks or other items on park premises, except as otherwise provided for sidewalk vendors in the CMC (CMC §4118.1, §31000 et seq.).
-Groups using Park facilities outside of regular park hours are required to obtain a permit and may be required to have City-contracted sheriffs and additional staff at their activity. CMC §4137.
-Use of Park picnic shelters requires a permit. CMC §4138.
-Groups of 25 or more must obtain a permit to utilize parks. CMC §4139.
The foregoing is a non-exclusive/non-exhaustive list of applicable Park Ordinances.

General Reservations Rules and Regulations
Customer must be at least 21 years of age to request a reservation
1. A Facility (as defined below) reservation request/application must be submitted using this Facility Reservation Request Form/Permit Application including Waiver, Release and Indemnification Agreement and Rules and Regulations ("Application") a minimum of fourteen (14) days before the requested date of use. If the form is submitted less than fourteen (14) days in advance, a non-refundable late processing fee of $25 will be applied. No Facility reservation will be issued more than three (3) months in advance.
2. Reservations for use of City Parks and Recreation facilities ("Facilities") are for a minimum of three (3) hours' duration of permitted use.
3. The undersigned Applicant/Customer (""Customer") shall be solely responsible for making ALL payments on any contract entered into pursuant to approval of this Application (the "Contract"). The Customer must be present at the reserved Facility for the duration of the reservation, or the reservation will be cancelled and all security deposits and fees will be forfeited. Reservations are NON-TRANSFERABLE. Proof of identification must be present at start and conclusion of reserved Facility use.
4. Facility evaluations must be filled out prior to and at the conclusion of the reserved use by the Customer ONLY, as a pre-condition of return of Customer's security deposit.
5. No date, time or location may be changed after the Facility reservation is paid in full.
6. The City of Carson ("City") reserves the right to cancel, reject or disqualify pending or future Facility reservations due to misuse of City facilities, evident violation of or refusal to agree to any of the Rules and Regulations, or mistreatment of staff.
7. The use of candles, open flames, or fog machines is strictly prohibited. Customer may be liable for Fire Department charges for false fire alarms.
8. All parking is on a first-come first-serve basis. The City is not responsible for any parking violations, towing, or damage of or to any vehicles present on Facility premises.
9. Vehicles are not allowed to be driven onto Facility premises (with the exception of parking lots or designated loading areas) to unload/load equipment, supplies, etc.
10. Use of Facilities for non-City sponsored programs for purposes such as promotion of or registration for programs that may conflict with an existing City program, as determined by the City's Recreation Supervisor or designee in his/her sole discretion, is prohibited. This includes using the City's logo or seal on banners, flyers, invitations, and other forms of advertising (see CMC §4131-4134).
11. RENTAL /REGULAR RATES – the City's rental/regular fee applies to residents, non-residents, and non-profit organizations. STAFF COSTS – Eighteen dollars ($18) per hour, per staff member for work on each Application for any resident/non-resident/non-profit prior to 5 p.m. The fee is Thirty-Six dollars ($36) per hour, per staff member for work on each Application after 5 p.m. Any group present for a Facility reservation during hours of closure must pay for two (2) to four (4) L.A. County Sheriffs, as determined by City in its sole discretion based on review of the Application for issuance of the required permit (see paragraph 12 below; CMC §4137). There are no exceptions.
12. Permits are REQUIRED during hours of closure and on holidays (CMC §4137).
13. NO adult entertainment allowed on Facility premises.
14. NO deceased bodies allowed on Facility premises.
15. Complete Facility reservations may be cancelled, and pending Applications may be denied, in favor of conflicting City programs or events at the sole discretion of the City's Recreation Supervisor or designee. Otherwise-valid reservations that are so cancelled or denied may be moved or rescheduled to a later date.
16. The reservation time/duration stated on the Contract includes set-up, tear down, and clean-up.
17. NO food trucks/game trucks/beauty trucks and/or workout trucks allowed on or near park premise.
18. NO DJ, live performance bands, and sound/loudspeaker vehicles allowed on park premise.
19. NO Dancing Clowns and/or group allowed on park premise.

Indoor Facilities Rules and Regulations
1. Kitchen rental is ONLY available with rental of activity/community room.
2. The Customer (who may be assisted by his or her reservation group) is responsible for all cleaning, which includes sweeping/mopping of floors, removing all decorations, and cleaning tables and chairs. Customer is responsible for cooking/cleaning supplies (i.e. pots, pans, soap, sponge, etc.). City staff will provide broom, mop, dustpan, and trash bags ONLY.
3. Events must conclude to allow cleaning to begin at least 30 minutes prior to the reservation conclusion time stated in the Contract.
4. No decorations may be fastened to fixtures, walls or tables. When decorating, Do Not Use pins, nails, thumb tacks or duct tape.
5. Existing City decorations shall not be removed.
6. The number of attendees/participants shall not exceed the maximum occupancy of the reserved Facility or room.
7. Food vendors preparing food outdoors or on patio areas must cover the ground and leave the area clean.
8. Additional hours may not be purchased on day of reserved Facility use.
9. All fees and deposits will be forfeited if the Customer does not show up or if the Customer or his or her group exceeds their allotted reservation time.

Outdoor Picnic Grass/ Shelter Areas
1. The Customer (who may be assisted by reservation group) is responsible for all cleaning, which includes removing all decorations, disposing of trash, and removing of any adhesives that hold decorations.
2. Food vendors preparing food outdoors or on patio areas must cover the ground and leave the area clean.
3. No electrical is provided for outdoor areas (Customer must bring their own generator if they wish to have power).
4. The number of attendees/participants shall not exceed maximum occupancy of the picnic grass/shelter area or other reserved Facility.
5. No person shall ride, operate or use a skateboard or in-line skates within a City park except as provided in CMC Section 4139.2 with respect to the Veteran's Park skate facility. CMC §4139.2
6. All fees and deposits will be forfeited if the Customer does not show up or the Customer or his or her group exceeds their allotted reservation time.
7. A jumper reservation is required in order for a jumper or moon bounce to be used on Facility premises (see below).

Jumper/Moon Bounce Companies
-Size limit on jumper is 15 ft. X 15 ft.
-Clowns, face painting, popcorn, cotton candy and snow cone machines are allowed.
-NO OTHER FORMS OF ENTERAINMENT ARE ALLOWED (NO water slides, petting zoos, mechanical rides, trackless trains, obstacle courses, or food vendors).
- Jumper/Moon Bounce company/customer must provide generator.
- No refund on Jumper/Moon Bounce reservation
- (1) Jumper Permit per each rental space is required.

Staff will provide interested prospective applicants/customers with an approved list of vendors that hold a current City of Carson business license and liability insurance. No vendor not appearing on the list may be used.

**NO dancing clown/groups permitted on park premises.

Resident/Non-Resident Policy
The Customer must provide one of the following as proof of Carson residency.
- Valid California Driver's License or Identification Card.
- Utility bill in Customer's name (gas, electric, phone).
If Customer is not able to provide proof of residency per above, Customer will be charged the non-resident fee. (NO Exceptions)

Deposit/Cancellation/Payment/Refunds
1. No Cash Payments Accepted. Payment options: credit card, debit card, money order & cashier checks. No other payment method is accepted.
2. Full Payment must be made at the time of Facility reservation. NOTE: Reservation work days are Monday through Thursday from 8:00 a.m. to 5: 00 p.m.
3. Any cancellation will automatically result in a $50 cancellation fee, except for cancellations due to City events or rain-outs (as defined below).
4. No refund will be given for any Facility reservation that is cancelled fourteen (14) days or less prior to the reserved Facility use date.
5. All cancellation notices must be emailed to reservations@carsonca.gov or written and sent to 18601 S. Main Street, Carson CA 90248 ATTN: Reservations Department.
6. Please allow four to six weeks after the event/use is completed for processing of any refunds and security deposits.
7. Any Customer or group remaining at a Facility beyond the allotted time on their Facility reservation will cause the subject Customer to automatically FORFEIT the entire security deposit.

Rainy Day Schedule
Refunds will be issued for outdoor picnic grass/shelter area Facility reservations if the reservation is cancelled by City due to a rain-out. Rain-out, for purposes of these Rules and Regulations, means a day of inclement weather which prohibits Customer's usage of the shelter. Rain-out cancellation will be determined at the sole discretion of the City's Recreation Supervisor or his/her designee.

ACKNOWLEDGMENT OF RULES AND REGULATIONS
Customer agrees to abide by and make reasonable efforts to ensure compliance by the persons using the Facility pursuant to his/her reservation with all ordinances, policies, rules, regulations and requirements of the City applicable to Customer's use or occupancy of the Premises, including but not limited to all of those set forth above (the "Rules and Regulations"), and hereby acknowledges that it has read, understands, and agrees to the Rules and Regulations.

II. LIABILITY WAIVER, RELEASE AND INDEMNIFICATION AGREEMENT
In consideration for City's review and processing of Customer's Application, the undersigned Customer, on behalf of itself and its organization, group, members, affiliates, constituents and/or invitees using or occupying the Premises pursuant to or in connection with Customer's Application ("Customer"), hereby certifies, acknowledges and agrees as follows:

Customer shall be solely, fully and personally responsible for any damage to the reserved Facility or any other City facility or property (collectively, the "Premises") arising from or related in any way to Customer's use or occupancy of the Premises in connection with Customer's Application (Customer's "use" of the Premises).

Customer hereby waives, releases and discharges the City and its officers, agents and employees (each, a "City Party") from and against any and all claims or liabilities to Customer or any other person or entity, including but not limited to claims or liabilities for bodily injury, illness, death,

or property damage, arising from or related in any way to Customer's use of the Premises, including the negligence of the City or any users or occupants of the Premises, and Customer agrees to waive its rights to make any such claims through any action or proceeding against the City or any City Party. Customer also understands that an inherent risk of exposure to and spread of COVID-19 exists in any public space where people are present, including with respect to Customer's use of the Premises. Customer acknowledges that COVID-19 is an extremely contagious disease that can lead to severe illness and death. Customer voluntarily assumes all risks of exposure to or spread of COVID-19 or any variant thereof related to or arising from Customer's use of the Premises, and Customer assumes sole responsibility therefor and agrees to hold harmless City and each City Party in connection therewith. Customer is voluntarily using or occupying the Premises notwithstanding these risks, and Customer acknowledges that it must comply with all applicable federal, state and local laws and guidelines related to preventing the spread of COVID-19 or any variant thereof in connection with Customer's use of the Premises, and further acknowledges that even where Customer is in full compliance with such laws and guidelines, there is no guarantee that any person who uses or occupies the Premises, including but not limited to Customer, will not become infected with COVID-19 or any variant thereof. However, Customer understands that this paragraph is not intended to release any party from any act or omission of "gross negligence."

In giving the foregoing release and waiver, Customer expressly waives any and all rights conferred upon Customer by the provisions of California Civil Code Section 1542, which Customer understands reads as follows:

"A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

This waiver shall be effective as a bar to any and all actions, fees, damages, losses, claims, liabilities and demands of whatsoever character, nature and kind, that are known or unknown, or suspected or unsuspected, that may arise from or relate in any way to Customer's use of the Premises.

To the full extent permitted by law, Customer agrees to indemnify, defend and hold harmless the City and each City Party from and against any and all actions, claims, proceedings, damages, forfeitures, losses, costs, fees, penalties, obligations, errors, omissions or liabilities, whether actual or threatened, that may be asserted or claimed by any person, firm or entity, which in any way arise out of or relate to Customer's reckless or willful misconduct or prohibited or negligent use of the Premises.

Customer hereby grants the City the right to photograph or video-record Customer during or in connection with Customer's use of the Premises, and to use Customer's photographed or video-recorded likeness, and any image, silhouette, or reproduction of Customer or its voice or appearance taken during or in connection with Customer's use of the Premises ("Likeness"), for any purpose, including publicity and promotion of the City and its events, and creation or production of materials in any form for such purpose, with no claim of entitlement to any license fee or royalty of any kind from the City. Customer hereby waives any right to the intellectual property of its Likeness.

The obligations of and rights granted by Customer hereunder shall be binding on Customer's successors and assigns and shall not expire. If any portion of this form is declared invalid by a court of competent jurisdiction, the remainder shall continue in full force and effect.

III. Insurance Requirements

Customer, at its sole cost and expense, shall secure and maintain the following policies of insurance covering Customer's use and/or occupancy of the Premises: (1) commercial general liability and property damage insurance with a limit of no less than One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate; and (2) if Customer has any employees, worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for Customer against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by Customer in the course of its use or occupancy of the Premises.

Customer's insurance shall: (1) name the City as an additional insured; (2) contain a severability of interest clause and a provision that such policy shall be primary and non-contributing with respect to any policy carried by City and that any coverage carried by City shall be in excess of and non-contributing unless the policy limit of Customer's insurance is exceeded; and (3) be written by companies rated "A" or better in the most recent edition of Best's Insurance Guide and authorized to do business in California, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Management Director or his/her designee due to unique circumstances. The insurer shall waive all rights of subrogation and contribution it may have against the City, each City Party, and their respective insurers. A Certificate of Insurance and endorsements documenting the above insurance coverage must be supplied to the City PRIOR to Customer's use or occupancy of the Premises.

NOTE: (1) All fees and deposits are subject to change without notice. (2) Violation of any provision of this Application may result in forfeiture of fees and deposits and denial of future requests to utilize City Facilities.

By signing below, I acknowledge and represent that I have read and understand the above, and that I voluntarily agree to its terms.

Signature of Applicant/Customer: _____ Date:_____

Print Name: _____

Signature _____

Deposit

EVENT	RESOURCE	DEPOSIT FEE	CHARGE	TAX	AMOUNT PAID	REFUNDS	BALANCE
De' Anthony Langston-Real Run	VSP Gymnasium-Main Gym	Security Deposit	$125.00	$0.00	$0.00	$0.00	$125.00

Payment Schedules

Original Balance: $32,489.00 Current Balance: $32,489.00

DUE DATE	AMOUNT DUE	AMOUNT PAID	WITHDRAWAL ADJUSTMENT	BALANCE
Jun 20, 2026	$32,489.00	$0.00	$0.00	$32,489.00

X: _____

Date: _____

X: _____

Date: _____

Corporate Yard
Mailing Address: 18601 S Main St, Carson, CA 90248
Phone Number: (000) 000-0000

DeAnthony Langston
Customer ID: 6393

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 26.

To: Honorable Mayor and City Council

From: Michael Whittiker, Community Services Director CS Operations

Subject: CONSIDER APPROVING A PURCHASE AGREEMENT WITH DEERE & COMPANY, DBA JOHN DEERE, FOR THE PROCUREMENT OF ONE (1) JOHN DEERE 4066R COMPACT UTILITY TRACTOR WITH ACCESSORIES FOR THE COMMUNITY SERVICES DEPARTMENT/PARK MAINTENANCE DIVISION (CITY COUNCIL)

I. SUMMARY

The Community Services/Recreation/Park Maintenance Department, through its Park Maintenance Division (Division), is requesting City Council approval to purchase one (1) John Deere 4066R Compact Utility Tractor (52 PTO hp), with accessories that include one (1) Frontier AY 11E-72 In. 4-in-1 Bucket for the current 300/400/500 series and one (1) Frontier BB2172 – medium duty box blade. These items are intended to support and improve daily park maintenance operations. Specifically, the tractor will allow Division staff to conduct ongoing park maintenance needs, such as field improvements, in-house construction, and enhancement projects throughout the City's parks system. To ensure cost efficiency and compliance with public purchasing standards, the equipment is proposed to be acquired via Sourcewell Cooperative Contract No. 112624-DAC, in an amount not to exceed $78,801.50

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE the formal bid process as defined and permitted by the Carson Municipal Code, Section 2610;
2. APPROVE a Purchase Agreement with Deere & Company dba John Deere, an authorized Sourcewell vendor via Contract #112624-DAC, for the purchase of one (1) John Deere 4066R Compact Utility Tractor (52 PTO hp) with accessories for a total not-to-exceed cost of $78,801.50 (Exhibit No.1); and,
3. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

III. ALTERNATIVES

1. TAKE any other action the City Council deems appropriate, consistent with the requirements of applicable law.

IV. BACKGROUND

The Park Maintenance Division of the Department of Community Services, is responsible for maintaining the landscaped areas and grounds at the City's parks, recreational facilities, City Hall, the Corporate Yard, and the Carson Event Center. To enhance its operational efficiency and reduce dependence on rented equipment, staff is recommending the purchase of a John Deere 4066R tractor. The tractor will provide the Park Maintenance Division with a versatile and reliable piece of equipment capable of supporting a wide variety of maintenance and construction-related tasks. The equipment's versatility allows it to be utilized with multiple attachments and accessories, making it a valuable long-term investment for the Division.

Key operational benefits include:

- Increased efficiency in transporting soil, mulch, decomposed granite.
- Enhanced capability to perform grading and field preparation work.
- Improved support for irrigation and drainage improvement projects.
- Increased productivity for turf renovation and sports field maintenance.
- Reduced labor time associated with manual material handling.
- Reduced operational delays caused by equipment availability limitations; and
- Greater ability for staff to respond quickly to park maintenance needs and emergency situations.

This equipment will play a key role in the Division's ongoing efforts to undertake more proactive preventative maintenance projects to improve the condition of City parks and athletic fields. By utilizing in-house staff and equipment, the City has been able to complete tasks more cost-effectively while maintaining greater oversight of workmanship and scheduling. The addition of the tractor will further strengthen the Division's operational capabilities and support the City's continued investment in maintaining safe, functional, and aesthetically pleasing parks for residents and visitors.

Section 2611(g) of the City's Municipal Code (CMC) authorizes the City to participate in cooperative purchasing programs with other public agencies, allowing the City to purchase materials, supplies, and equipment without conducting a separate local bidding process. This method is permitted when the cooperative program has already conducted a competitive procurement process that complies with applicable public contracting laws. The City is a registered member of Sourcewell (Member ID #38521), a national cooperative purchasing agency that allows public entities to leverage competitively awarded contracts to reduce costs and increase efficiency. Sourcewell's Grounds Maintenance Contract #112624-DAC provides pre-negotiated pricing for John Deere equipment through Deere & Company.

The City's Purchasing Manager has verified that the Sourcewell procurement process satisfies the requirements of CMC Section 2611(g) and has therefore waived the formal bidding process for this purchase (see Exhibit No. 2). Consequently, should the City Council approve staff's recommendation, the City will purchase a John Deere 4066R tractor and accessories that include one (1) Frontier AY 11E-72 In. 4-in-1 Bucket for the current 300/400/500 series and one (1) Frontier BB2172 – medium duty box blade via the Sourcewell cooperative purchasing contract for a not-to-exceed total contract amount of $78,801.50.

V. FISCAL IMPACT

Funds for this purchase were included in the FY 2025-26 Operating Budget in Account No. 101-90-970-105-8004.

VI. EXHIBITS

1. Purchase Agreement
2. Purchasing Waiver

Attachments

JOHN DEERE PURCHASE AGREEMENT - 4066R TRACTOR.pdf

Purchasing Waiver.pdf

PURCHASE AGREEMENT
BY AND BETWEEN
THE CITY OF CARSON AND
DEERE & COMPANY

THIS PURCHASE AGREEMENT ("Agreement") is executed this _____ day of _____, 2026 ("Effective Date"), by and between the CITY OF CARSON, a California municipal corporation ("City"), and DEERE & COMPANY DBA JOHN DEERE, a Delaware corporation ("Seller"). City and Seller may be referred to, sometimes individually or collectively, as "Party" or "Parties."

1. Purchase and Sale of Goods. On and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and deliver to City and City agrees to purchase and accept from Seller the John Deere Gators and accessories described herein and specified in Exhibit "A" attached hereto and incorporated herein by this reference ("Goods"), for the total purchase price ("Purchase Price") set forth in Section 3.

2. Description of Goods. The Goods being sold by Seller to City consists of one (1) John Deere 4066R Compact Utility Tractor (52 PTO hp) and accessories including one (1) Frontier AY 11E-72 In. 4-in-1 Bucket for current 300/400/500 series and one (1) Frontier BB2172 – medium duty box blade, as described herein and as specified in Exhibit "A."

3. Purchase Price. The total Purchase Price which City agrees to pay to Seller for purchase and sale of the Goods and their delivery is not to exceed **Seventy-Eight Thousand Eight Hundred One Dollars and Fifty Cents ($78,801.50)**, as provided in further detail in Exhibit "A."

4. Term. The term of this Agreement shall expire after City's acceptance of the Goods and City's payment therefor following Seller's submission of the requisite invoice, and subject to any applicable warranty of the Goods.

5. Representations and Warranties of Seller. Seller makes the following representations and warranties to City:

5.1. Authority and Consents. Seller has the right, power, legal capacity and authority to enter into and perform its obligations under this Agreement. No approvals or consents of any persons are necessary in connection with Seller's execution, delivery, and performance of this Agreement, except for such as have been obtained on or prior to the date hereof. The execution, delivery, and performance of this Agreement by Seller have been duly authorized by all necessary action on the part of Seller and constitute legal, valid and binding obligations of Seller, enforceable against Seller in accordance with their respective terms.

5.2. Title and Operating Condition. Seller has good and marketable title to the Goods. The Goods are free and clear of any restrictions on or conditions to transfer or assignment, and City will acquire absolute title to the Goods free and clear of mortgages, liens, pledges, charges, encumbrances, equities, claims, covenants, conditions and restrictions except for such as may be created or granted by City. The Goods are in conformity with the manufacturer's specifications, descriptions, representations and warranties. Seller is aware that City is purchasing

the Goods for use in City's operations and that City is relying on Seller's warranties that the Goods are fit for this purpose and the ordinary purposes for which the Goods are normally used.

6. Time of Delivery. The date and time of delivery of the Goods shall be no later than 6 months following issuance of a Notice to Proceed by City's Contract Officer, or if elected by the City's Contract Officer, as otherwise requested by the City, during City's business hours which are Monday through Thursday 7:00 am to 3:30 pm. In the latter case, City will provide Seller with a scheduled delivery date for the site listed in Section 7.

7. Place of Delivery. The Goods shall be delivered to City of Carson - Receiving Warehouse, 18620 S. Broadway, Building B, Gardena, CA 90248, and offloaded there by Seller. Seller may use the following Seller-contracted delivering dealer to complete this obligation: Stotz Equipment ("Delivering Dealer").

8. Title and Risk of Loss; Payment and Invoicing. Title to and the risk of loss, damage and destruction of the Goods shall remain with the Seller until after inspection and acceptance of the Goods by City, and payment by City of the Purchase Price. Seller shall invoice City in the amount of the Purchase Price for purchase of the Goods, and City shall remit payment by no later than forty-five (45) days after City's acceptance of the Goods. If directed by Seller in the invoice, the payment may be mailed or submitted initially to Delivering Dealer for subsequent transmittal to Seller, but in all cases the payment will be made out to and ultimately remitted to Seller.

9. Inspection. After delivery of the Goods, City shall inspect the Goods within a reasonable time not to exceed thirty (30) days and provide written notice to the Seller specifying any defects or other objections, unless City intends to accept the Goods in whole, in which case no notice will be necessary. Acceptance of the Goods, whether in whole or in part, shall not be deemed a waiver of any defects identified by the City, nor any defects later discovered by the City, and specified to the Seller in writing.

10. No Replacements or Cures. This Agreement calls for strict compliance. Seller expressly agrees that both the Goods tendered and the tender itself will conform fully to the terms and conditions of the Agreement on the original tender. In the event of rejection by City of the whole of the Goods or any part thereof, City may, but is not required to, accept any substitute performance from Seller or engage in subsequent efforts to effect a cure of the original tender by Seller.

11. Insurance Coverages.

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

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

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

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis for bodily injury and property damage in an amount not less than $1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars, and any other automobile.

(d) Subcontractors. Seller shall include all subcontractors and Delivering Dealer as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors and Delivering Dealer shall be subject to all of the requirements stated herein.

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

11.2 General Insurance Requirements. All of the above policies of insurance shall be primary insurance and shall name the City, its elected and appointed officers, employees and agents as additional insureds and any insurance maintained by City or its officers, employees or agents may apply in excess of, and not contribute with Seller's insurance. The insurer is deemed hereof to waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. The insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to the City. In the event any of said policies of insurance are cancelled, Seller shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section to the Contract Officer. No work or services under this Agreement shall commence until Seller has provided the City with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City. City reserves the right to inspect complete, certified copies of and endorsements to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to City. The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Manager or other designee of the City due to unique circumstances.

12. Indemnification. Seller agrees to defend, indemnify, protect and hold harmless the City, its officers, officials, employees, agents and volunteers from and against any and all

claims, demands, losses, damages, costs and liability of any kind or nature (including reasonable attorney's fees) which the City, its officers, officials, employees, agents or volunteers may sustain or incur or which may be imposed upon them for injury to or death of persons, or damage to property (i) arising out of or from the Goods or delivery of the Goods, and (ii) to the extent arising from (a) Seller's or Delivering Dealer's negligent acts, omissions or willful misconduct, (b) Seller's or Delivering Dealer's ownership or possession of the Goods during any period ending on or prior to the Effective Date, (c) Seller's replacement of the Goods or any part thereof pursuant to this Agreement, and (d) Seller's breach of any of its representations, warranties or covenants under this Agreement.

13. Remedies. The remedies and rights conferred on the City by this Agreement are in addition to and cumulative with all other remedies and rights accorded the City under law or equity. Without limiting the generality of the foregoing, Seller agrees that if there is any defect in the Goods, as determined in City's sole and absolute discretion, and upon written notice thereof given to Seller, Seller shall replace the defective Goods without delay or cost to the City. In the event of Seller's failure to replace the Goods within ten (10) calendar days after being notified of such defects, City is hereby authorized to contract with another party for the purchase of replacement of Goods, and Seller shall reimburse City for all such costs immediately upon demand.

14. Survival of Representations and Warranties. All representations, warranties, covenants and agreements of the Parties contained in this Agreement shall survive the execution, delivery and performance of this Agreement.

15. Assignment. This Agreement may not be assigned by Seller without the express written consent of City. This Agreement shall be binding on, and shall inure to the benefit of, the Parties to it and their respective heirs, legal representatives, successors and assigns. All Goods manufacturer's warranties shall be assigned to and turned over to the City.

16. Severability. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the Parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the Parties.

17. Entire Agreement: Modification: Waiver. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and thereof and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties, whether oral or written. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

18. Contract Officer. Modesto Bolanos, Park Maintenance Superintendent, or such person as may be designated by the City Manager is hereby designated as being the representative of the City authorized to act on its behalf with respect to this Agreement and to make all decisions in connection therewith ("Contract Officer").

19. Notices. All notices, requests, demands, and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service

if served personally on the Party to whom notice is to be given, or on the third day after mailing if mailed to the Party to whom notice is to be given, by first class mail, registered or certified, postage prepaid, and properly addressed as follows:

To Seller at: Deere & Company
2000 John Deere Run
Cary, NC 27513

To City at: City of Carson
701 East Carson Street
Carson, CA 90745
Attn: City Manager

Any Party may change its address for purposes of this paragraph by giving the other Party written notice of the new address in the manner set forth above.

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

Seller's Authorized Initials _____

21. Effects of Headings. The subject headings of the sections and subsections of this Agreement are included for convenience only and shall not affect or be considered in the construction or interpretation of any of its provisions.

22. Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile and electronic signatures shall be deemed the same as original signatures.

23. Governing Law. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California as applied to contracts that are executed and performed entirely in California.

24. Termination. City may terminate this Agreement for any reason whatsoever, prior to delivery of the Goods and City's payment of the Purchase Price therefor as set forth herein.

25. Venue. All proceedings involving disputes over the terms, provisions, covenants or conditions contained in this Agreement and all proceedings involving any enforcement action related to this Agreement shall be initiated and conducted in the applicable court or forum in Los Angeles County, California.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties to this Agreement have duly executed in on the day and year first above written.

CITY:

CITY OF CARSON, a California municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[brj, mav]

SELLER:

DEERE & COMPANY DBA JOHN DEERE, a Delaware corporation

_____
Name:
Title:

_____
Name:
Title:
Address: 2000 John Deere Run
Cary. NC 27513

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER
_____
TITLE(S)

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

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

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2025 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

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

_____

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

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT A

DESCRIPTION OF GOODS AND PRICING

Equipment Summary

JOHN DEERE

STOTZ EQUIPMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):	ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Deere & Company	Stotz Equipment
2000 John Deere Run	4811 Brooks Street
Cary, NC 27513	Montclair, CA 91763
FED ID: 36-2382580	909-626-8586
UEID: FNSWEDARMK53	salesleads@stotzeq.com

Quote Summary

Prepared For:

CITY OF CARSON
701 E CARSON ST
CARSON, CA 90745
Business: 310-952-1758
MBOLANOS@CARSONCA.GOV

Delivering Dealer:

Stotz Equipment
Zachary Moore
4811 Brooks Street
Montclair, CA 91763
Phone: 909-626-8586
Mobile: 909-664-3209
zmoore@stotzeq.com

Customer agrees to read Operator's Manual before operation of equipment.

Quote Id: 33716310
Created On: 12 May 2026
Last Modified On: 12 May 2026
Expiration Date: 28 August 2026

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 4066R Compact Utility Tractor (52 PTO hp) **Contract:** Sourcewell Grounds Maint 112624-DAC (PG NB CG 70) **Price Effective Date:** May 11, 2026	$ 66,422.50 X	1 =	$ 66,422.50
Frontier AY11E - 72 In. 4-In-1 Bucket for Current 300/400/500 Series Carrier **Contract:** Sourcewell Grounds Maint 112624-DAC (PG NB CG 70) **Price Effective Date:** May 11, 2026	$ 3,079.10 X	1 =	$ 3,079.10
Frontier BB2172-Medium Duty Box Blade **Contract:** Sourcewell Grounds Maint 112624-DAC (PG NB CG 70) **Price Effective Date:** May 11, 2026	$ 1,805.64 X	1 =	$ 1,805.64
Equipment Total			**$ 71,307.24**

Trade In Total **$ 0.00**

* Includes Fees and Non-contract items

Quote Summary	
Equipment Total	$ 71,307.24
Trade In	
SubTotal	**$ 71,307.24**
Sales Tax - (10.50%)	$ 7,487.26
ca tire fee	$ 7.00

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):	ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Deere & Company 2000 John Deere Run Cary, NC 27513 FED ID: 36-2382580 UEID: FNSWEDARMK53	Stotz Equipment 4811 Brooks Street Montclair, CA 91763 909-626-8586 salesleads@stotzeq.com

Total	$ 78,801.50
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	**$ 78,801.50**

JOHN DEERE

STOTZ EQUIPMENT

Selling Equipment

Quote Id: 33716310 **Customer Name:** CITY OF CARSON

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Stotz Equipment
4811 Brooks Street
Montclair, CA 91763
909-626-8586
salesleads@stotzeq.com

JOHN DEERE 4066R Compact Utility Tractor (52 PTO hp)

Contract: Sourcewell Grounds Maint 112624-DAC (PG NB CG 70)

Price Effective Date: May 11, 2026

Selling Price *
$ 66,422.50

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
038BLV	4066R Compact Utility Tractor (52 PTO hp)	1	$ 54,245.00	18.00	$ 9,764.10	$ 44,480.90	$ 44,480.90
	Standard Options - Per Unit						
0202	United States	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
0409	English Operator's Manual and Decal Kit	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1520	eHydro™	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1715	Factory Installed Loader with Bucket	1	$ 10,265.00	18.00	$ 1,847.70	$ 8,417.30	$ 8,417.30
2060	Deluxe Cab with Air Ride Seat	1	$ 13,055.00	18.00	$ 2,349.90	$ 10,705.10	$ 10,705.10
2660	Factory Installed Stereo	1	$ 730.00	18.00	$ 131.40	$ 598.60	$ 598.60
4061	Less iMatch™ Quick Hitch Category 1	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
5243	44x18-20 (4PR, R3 Turf, 1 Position)	1	$ -610.00	18.00	$ -109.80	$ -500.20	$ -500.20
6243	27x10.50-15 (4PR, R3 Turf, 2 Position)	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
	Standard Options Total		**$ 23,440.00**		**$ 4,219.20**	**$ 19,220.80**	**$ 19,220.80**
	Dealer Attachments/Non-Contract/Open Market						
BLV11095	7-Pin Trailer Connector Connector (Cab Only)	1	$ 167.20	18.00	$ 30.10	$ 137.10	$ 137.10
BXX11094	Cab Beacon Light Kit	1	$ 324.59	18.00	$ 58.43	$ 266.16	$ 266.16
BXX11116	EH 3rd SCV Kit 4R Cab	1	$ 1,223.37	18.00	$ 220.21	$ 1,003.16	$ 1,003.16
BLV10764	Electrohydraulic Third SCV Kit with Mid and Rear Tubing (OOS Only)	1	$ 1,252.90	18.00	$ 225.52	$ 1,027.38	$ 1,027.38
1234	open market for wiring for plug	1	$ 350.00	18.00	$ 63.00	$ 287.00	$ 287.00
	Dealer Attachments Total		**$ 3,318.06**		**$ 597.26**	**$ 2,720.80**	**$ 2,720.80**

JOHN DEERE

STOTZ EQUIPMENT

Selling Equipment

Quote Id: 33716310 **Customer Name:** CITY OF CARSON

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Stotz Equipment
4811 Brooks Street
Montclair, CA 91763
909-626-8586
salesleads@stotzeq.com

Value Added Services Total	**$ 0.00**		**$ 0.00**	**$ 0.00**
Total Selling Price	**$ 81,003.06**	**$ 14,580.56**	**$ 66,422.50**	**$ 66,422.50**

Frontier AY11E - 72 In. 4-In-1 Bucket for Current 300/400/500 Series Carrier

Contract: Sourcewell Grounds Maint 112624-DAC (PG NB CG 70)

Price Effective Date: May 11, 2026

Selling Price * $ 3,079.10

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2212XF	AY11E - 72 In. 4-In-1 Bucket for Current 300/400/500 Series Carrier	1	$ 3,755.00	18.00	$ 675.90	$ 3,079.10	$ 3,079.10
Total Selling Price			**$ 3,755.00**		**$ 675.90**	**$ 3,079.10**	**$ 3,079.10**

Frontier BB2172-Medium Duty Box Blade

Contract: Sourcewell Grounds Maint 112624-DAC (PG NB CG 70)

Price Effective Date: May 11, 2026

Selling Price * $ 1,805.64

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1063XF	BB2172-Medium Duty Box Blade	1	$ 2,202.00	18.00	$ 396.36	$ 1,805.64	$ 1,805.64
			Standard Options - Per Unit				
0202	United States	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
0409	English	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
	Standard Options Total		**$ 0.00**		**$ 0.00**	**$ 0.00**	**$ 0.00**
Total Selling Price			**$ 2,202.00**		**$ 396.36**	**$ 1,805.64**	**$ 1,805.64**

Pricing is per Sourcewell Grounds Maintenance Contract 112624-DAC (PG NB CG 70).

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Purchasing Waiver

In compliance with Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code (CMC), Staff are seeking to exercise waiver of the following requirements (check all that apply):

- [x] Formal Bidding (Section 2611])
- [ ] Written Contract (Section 2605(1)(iii))

Waiver is being recommended pursuant to the following exception as identified in CMC Section 2611:

- [ ] (d) Emergency Purchasing (Section 2611(d))
- [ ] (e) Sole Source Purchasing (Section 2611(e))
- [ ] (f) Piggyback Purchasing (Section 2611(f))
- [x] (g) Cooperative Purchasing (Section 2611(g))
- [ ] (i) Other Purchases (Section 2611(i)(1) through (18))

If (f) or (g) are selected above, specify the master contract details:

Awarding Agency: Sourcewell

Vendor: Deere and Company

Contract #: 112624-DAC

Solicitation #: 112624

Contract Effective Date: 11/26/24

Contract Expiration: 01/31/2029

Specify the purchase details:

Amount: $78,801.50

Vendor: Deere and Company

Written justification/description of purchase:

The Park Maintenance Division of the Department of Community Services, is responsible for maintaining the landscaped areas and grounds at the City's parks, recreational facilities, City Hall, the Corporate Yard, and the Carson Event Center. To enhance its operational efficiency and reduce dependence on rented equipment, staff is recommending the purchase of a John Deere 4066R tractor.

**Attach all relative documentation including, but not limited to vendor quote, statement of sole source justification on vendor letterhead, master contract agreement, etc.*

Authorized Department Staff:

Signature: Michael Whittiker

Date: 5/27/26

Name/Title: Michael Whittiker, Jr.
Director - Community Services/ Recreation/ Park Maintenance

Purchasing:

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

CONSENT 27.

To: Honorable Mayor and City Council

From: Dr. Arlington Rodgers, Director of Public Works PW Operations

Subject: CONSIDER ADOPTION OF RESOLUTION NO. 26-045, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DISPOSITION BY PUBLIC AUCTION OF CERTAIN SURPLUS CITY VEHICLES AND EQUIPMENT" (CITY COUNCIL)

I. SUMMARY

The City utilizes professional auctioneer services on an as-needed basis to dispose of surplus vehicles and equipment. "Surplus" items are vehicles or equipment that are no longer needed for City operations due to age, obsolescence, excessive repair costs, or because they are no longer operational. Currently, several City vehicles and pieces of equipment have been identified for disposal through the public auction process. The City Council is being asked to approve the disposition and auction of the surplus City vehicles and equipment identified on the auctioneer's consignment forms attached as Exhibit 1.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-045, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DISPOSITION BY PUBLIC AUCTION OF CERTAIN SURPLUS CITY VEHICLES AND EQUIPMENT" (Exhibit 2).

III. ALTERNATIVES

TAKE such other action(s) as the City Council deems appropriate.

IV. BACKGROUND

The City utilizes professional auctioneer services on an as-needed basis to dispose of surplus City vehicles and equipment. "Surplus" items are vehicles, machinery, tools, or equipment that are no longer needed for City operations due to age, condition, excessive repair costs, obsolescence, or because they are no longer operational. Examples of surplus items may include vehicles and equipment previously used by landscaping, construction, maintenance, transportation, or other City Department-related divisions and crews.

Under Article II of the Carson Municipal Code (CMC), specifically Section 2614(d), the City Council is authorized to approve the disposal of surplus City vehicles and equipment through a public auction process. The Carson Municipal Code requires that if surplus property includes capitalized equipment, meaning vehicles or equipment of significant value that are tracked as City assets, the Purchasing Manager must first obtain City Council approval before proceeding with the auction. The Municipal Code also requires that surplus property be sold to the highest bidder through a public auction conducted by a licensed auctioneer or through participation in a cooperative government auction program. In addition, the Municipal Code requires the City to publish a public notice at least three (3) days before the auction in a local newspaper identifying the date, time, location, and general description of the items being sold. All items are sold "as-is," meaning without warranties or guarantees regarding condition or performance.

To assist with these services, the City has contracted with J.J. Kane Associates, Inc., doing business as Ken Porter Auctions, a licensed professional auctioneer. Under the existing agreement, Ken Porter Auctions is responsible for conducting the auction, selling the surplus property to the highest bidder, and preparing purchaser release of liability documentation prior to the completion of each sale. The proposed resolution, together with the City's existing contract with Ken Porter Auctions, provides for compliance with all applicable requirements of Carson Municipal Code Section 2614(d). Consistent with these requirements, the Purchasing Manager will ensure that a public notice describing the surplus property and auction details is published in a local newspaper at least three (3) days prior to the auction date.

The Public Works Department currently has several vehicles and pieces of equipment that have been identified for disposal through the auction process due to age, obsolescence, excessive repair costs, or because they are no longer operational. Fleet staff have evaluated these items and determined that continued storage and maintenance is no longer practical or cost-effective. In addition to reducing ongoing maintenance and storage burdens, disposing of these items will help maximize available space at the City's Corporate Yard, where many surplus vehicles and equipment are currently occupying parking and storage areas needed for newer operational fleet vehicles and equipment. The Transportation Division has also identified Bus 1503 for disposal. The bus has reached its 10-year useful life expectancy and is currently inoperable due to significant engine failure requiring a complete engine replacement. Estimated replacement costs for the engine exceed approximately $10,000 to $15,000. Based on the age and condition of the bus, staff has determined that replacement of the engine is not financially practical, particularly because the estimated current market value of the bus is approximately $8,000 to $15,000. Accordingly, staff recommends that the bus be declared surplus and sold through the public auction process. The surplus items identified for auction include, among other items, small portable power generators, tow-behind trailers, utility equipment, aerial/vertical personnel lifts, utility trucks, heavy-duty fleet vehicles, and other miscellaneous maintenance and operational equipment. These items are identified in both the auctioneer's consignment forms and the proposed resolution presented to the City Council.

Consequently, the City Council is being asked to approve the disposition and public auction of the surplus City vehicles and equipment identified in the proposed resolution. Consistent with prior City auctions, Ken Porter Auctions will deduct its contracted service fees from the proceeds generated from each sale. Following the completion of the auction process, the remaining net proceeds will be deposited back into the funding account(s) originally used to purchase the vehicle or equipment, as applicable.

V. FISCAL IMPACT

Net proceeds generated from the sale of the surplus vehicles and equipment are expected to fully cover all auctioneer-related service fees and associated auction costs. In the event auction proceeds are insufficient to cover these expenses, any remaining costs associated with Public Works Department surplus items will be charged to Public Works Department Account No. 101-80-850-275-6004.

VI. EXHIBITS

1. Consignment forms

2. Resolution No. 26-045

Attachments

Consignment Forms PW_TSD.pdf
Exhibit No. 2 - Resolution 26-045 final.pdf

ALL TRAILERS MUST HAVE A VISIBLE VIN FOR PICKUP/DELIVERY

JJ Kane AUCTIONS

CONSIGNMENT FORM

DATE: _____

Business / Consigner's Name	Pickup Location	Contact Name / Phone Number / E-mail	Transportation Requested (Y/N)
City of Carson	18620 S. Broadway, Carson, CA 90248	Markland Watson/310.847.3534	Y

If you are self-delivering vehicles/equipment, please call to schedule delivery.

Auction Site: 4510 Muth Way Jurupa Valley CA 92509 | (310) 353-7140
Account Representative: Carlos Enriquez | (760) 518 - 4191 | Carlos.Enriquez@jjkane.com
Account Manager: Gene Govoreau | (310) 613 - 9501 | Gene.Govoreau@jjkane.com
Transportation Manager: Lance Alford | (818) 738 - 4402 | Lance.Alford@jjkane.com

Unit#	Year	Make	Model	VIN/SERIAL #	Condition Notes	Smogged (Within Last 90 Days) (Y/N) Please Provide	Branded Title (Y/N)	Have Title (Y/N) (please send) / Remarks
430	N/A	Winco	3000-Watt	58247-Y83	Surplus Generator/City ID #: P-3336497			
497	1986	SPCNS	Carrier	CA476195	Surplus			
539	1988	Husky	Trailer	1M9K17101EA069192	Surplus			
637	N/A	Case	30+4	X1203741X	Surplus			
741	N/A	Honda	EM3500S	N/A	Surplus			
840	N/A	Sanpro	3020	N/A	Surplus			
None	N/A	Genie	AWP-24	3895-10951	Surplus			
865	N/A	Genie	AWP-25S	N/A	Surplus			
923	2002	GMC	C8500	1GDP7H1C32J503662	Replaced by 1981			
1024	2003	Ford	F750	3FDXF75823MB06158	Out of Service/Schedule for Replacement			

*** Titles MUST be free and clear; lienholders must have the lien satisfied or release signed on the title.**

*We will prepare a release of liability and a bill of sale. Upon receipt, please sign off and return with ownership certificates (signed off) and registration, and where necessary, all government license plates will be removed.

*If the title has been lost, please mark it in the remarks column, and we will prepare a duplicate title/transfer sheet.

*Advertising, cleaning services, lotting, and insured costs will be provided. All Bonds are on file with California Secetary of State.

UNIT #	YEAR / MAKE / MODEL	VIN	CONDITIONS NOTES	SMOGGED (WITHIN LAST 90 DAYS) (Y/N)	BRANDED TITLE (Y/N)	TITLE (Y/N)
1038	2003/Ford/F250	3FTBX20L03M849338	Surplus			
1105	2005/Allmand/NLPR04581-1	2071PR005	Surplus			
1144	Agrimetal/Tuff Vac 4000	28228	Surplus			
1358	2013/Nissan/Altima	1N4AL3AP2DN568032	Accident/Total Loss			
1359	2013/Nissan/Altima	1N4AL3AP9DN582042	Replaced with EV			
1368	2013/Ford/Focus	1FADP3E25D2373862	Replaced with EV			
1371	2013/Leeboy/7000B	97185	Replaced with Later Model			
1393	2014/Ford/Fusion	1FA6P0G72E5401011	Replaced with EV			
1484	2015/Ford/F150	1FTEX1CP6FKE25252	Accident/Total Loss			
1556	Edco 7"/TMC-7-5-5H/57100	170310095	Surplus			
1631	Kubota/ZD1211Z	25046	Surplus			
421	Dayton/Speedaire 9K323J	R602886J	Surplus Air Compressor			
N/A	Husky/C271H	131510iX2800050	DIR Order To Dispose. Non-Code Air Tank			
N/A	Husky/C303H	1315101X0850020	DIR Order to Dispose. Non-Code Air Tank			
728	Trimmer	N/A	Inoperative			
1155	Weed Wacker	N/A	Inoperative			
1309	Weed Wacker	N/A	Inoperative			
1311	Weed Wacker	N/A	Inoperative			
1480	Pressure Washer	N/A	Inoperative			
1556	Trimmer	N/A	Inoperative			
1625	Weed Wacker	N/A	Inoperative			
Misc	Box of Sanders	N/A	Inoperative			
Misc.	Kaival-No-Touch Cleaning Machine	N/A	Surplus			
Misc.	Ecolab Cleaner	N/A	Surplus			

ALL TRAILERS MUST HAVE A VISIBLE VIN FOR PICKUP/DELIVERY

JJ Kane AUCTIONS

CONSIGNMENT FORM

DATE: _____

Business / Consigner's Name	Pickup Location	Contact Name / Phone Number / E-mail	Transportation Requested (Y/N)
City of Carson	18601 Main St., Gardena, CA 90248	Jason Jo / 626-940-8904 / jjo@carsonca.gov	Y

If you are self-delivering vehicles/equipment, please call to schedule delivery.

Auction Site: **4510 Muth Way Jurupa Valley CA 92509 | (310) 353-7140**
Contacts:
Account Manager: **Gene Govoreau | (310) 913 - 9501 | gene@jjkane.com**
Transportation Manager: **Lance Alford |(818) 738 - 4402 |lance.alford@jjkane.com**

Unit#	Year / Make / Model	VIN	Condition Notes	Smogged (Within Last 90 Days) (Y/N)	Branded Title (Y/N)	Title / Remarks (Y/N)
1503	2016 Freightliner Glaval	4UZADRDU7GCHK2101		N	N	Y

* Titles MUST be free and clear; lienholders must have the lien satisfied or release signed on the title.
*We will prepare a release of liability and a bill of sale. Upon receipt, please sign off and return with ownership certificates (signed off) and registration, and where necessary, all government license plates will be removed.
*If the title has been lost, please mark it in the remarks column, and we will prepare a duplicate title/transfer sheet.
*Advertising, cleaning services, lotting, and insured costs will be provided. All Bonds are on file with California Secetary of State.

RESOLUTION NO. 26-045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE DISPOSITION BY AUCTION OF CERTAIN SURPLUS CITY VEHICLES AND EQUIPMENT

WHEREAS, per subsection (d) of Carson Municipal Code (CMC), Section 2614, "DISPOSITION OF SURPLUS PROPERTY":

"(d) Auction. If the Purchasing Manager elects to dispose of surplus property by auction, the following procedures shall be used:

(1) If the auction of such surplus property includes capitalized equipment, then the Purchasing Manager shall seek the approval of the City Council prior to initiating disposition by auction.

(2) Surplus property shall be sold to the highest bidder at a public auction conducted by a licensed auctioneer or through participation in a cooperative auction of government agencies.

(3) The Purchasing Manager shall cause to be published at least three (3) days before the sale, in a locally adjudicated newspaper, a notice setting forth a general description of the surplus personal property to be sold, and the date, time and location of the auction. If the auction is part of a cooperative auction, the notice given by or on behalf of the agency coordinating the auction will satisfy the requirements of this subsection and no additional notice is required.

(4) The surplus property shall be sold to the highest bidder, provided the bid exceeds the minimum bid price, if any.

(5) All surplus property shall be sold "as-is" without warranty express or implied.

(6) The Purchasing Manager may contract with a professional auctioneer and allow a flat fee, hourly fee or percentage of the amount of the sale to be paid based upon that which is common and customary method and rate for such auctioneering services."

WHEREAS, the City currently has a contract in place with a professional auctioneer for auctioneering services as referenced in CMC Section 2614(d)(6); and

WHEREAS, the City has numerous surplus City vehicles and equipment that are in need of disposition, and the City Council now sees fit and intends to authorize disposition of such items by auction in accordance with CMC Section 2614.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City Council hereby approves of disposition by auction of the surplus City vehicles and equipment identified in Exhibit "A" hereto, pursuant to Carson Municipal Code Section 2614(d). The Purchasing Manager is authorized to initiate disposition by public auction conducted by a licensed auctioneer to facilitate the sales of such surplus City vehicles and equipment "as-is," without warranty express or implied, to the highest bidder, provided the bid exceeds the minimum bid price, if any. The Purchasing Manager shall cause to be published at least three (3) days before the sale, in a locally adjudicated newspaper, a notice setting forth a general description of the surplus personal property to be sold, and the date, time and location of the auction.

Section 2. Proceeds from the auction sales in excess of associated auctioneer fees shall be deposited into the respective funding account (s) from which the surplus City vehicle or equipment was originally purchased.

Section 3. The City Clerk shall certify to the adoption of this resolution and shall keep a copy of this resolution, and effective as of May 20, 2026, the same shall be in force and effect.

PASSED, APPROVED, AND ADOPTED this 20th day of May 2026. APPROVED

_____
Sunny K. Soltani, City Attorney

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-045 adopted by the City of Carson City Council at its meeting held on May 20, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

_____

Dr. Khaleah K. Bradshaw, City Clerk

EXHIBIT "A"

Unit#	Year	Make	Model	VIN/SERIAL #
430	N/A	Winco	3000-Watt	58247-Y83
497	1986	SPCNS	Carrier	CA476195
539	1988	Husky	Trailer	1M9K17101EA069192
637	N/A	Case	30+4	X1203741X
741	N/A	Honda	EM3500S	N/A
840	N/A	Sanpro	3020	N/A
None	N/A	Genie	AWP-24	3895-10951
865	N/A	Genie	AWP-25S	N/A
923	2002	GMC	C8500	1GDP7H1C32J503662
1024	2003	Ford	F750	3FDXF75823MB06158

UNIT #	YEAR / MAKE / MODEL	VIN/SERIAL	REMARKS
1038	2003/Ford/F250	3FTBX20L03M849338	Surplus
1105	2005/Allmand/NLPR04581-1	2071PR005	Surplus
1144	Agrimetal/Tuff Vac 4000	28228	Surplus
1358	2013/Nissan/Altima	1N4AL3AP2DN568032	Accident/Total Loss
1359	2013/Nissan/Altima	1N4AL3AP9DN582042	Replaced with EV
1368	2013/Ford/Focus	1FADP3E25D2373862	Replaced with EV
1371	2013/Leeboy/7000B	97185	Replaced with Later Model
1393	2014/Ford/Fusion	1FA6P0G72E5401011	Replaced with EV
1484	2015/Ford/F150	1FTEX1CP6FKE25252	Accident/Total Loss
1556	Edco 7"/TMC-7-5-5H/57100	170310095	Surplus
1631	Kubota/ZD1211Z	25046	Surplus
421	Dayton/Speedaire 9K323J	R602886J	Surplus Air Compressor
N/A	Husky/C271H	131510iX2800050	DIR Order To Dispose. Non-Code Air Tank
N/A	Husky/C303H	1315101X0850020	DIR Order to Dispose. Non-Code Air Tank
728	Trimmer	N/A	Inoperative
1155	Weed Wacker	N/A	Inoperative
1309	Weed Wacker	N/A	Inoperative
1311	Weed Wacker	N/A	Inoperative
1480	Pressure Washer	N/A	Inoperative
1556	Trimmer	N/A	Inoperative
1625	Weed Wacker	N/A	Inoperative
Misc	Box of Sanders	N/A	Inoperative
Misc.	Kaival-No-Touch Cleaning Machine	N/A	Surplus
Misc.	Ecolab Cleaner	N/A	Surplus

Unit#	Year / Make / Model	VIN	Condition Notes	Smogged (Within Last 90 Days) (Y/N)	Branded Title (Y/N)	Title / Remarks (Y/N)
1503	2016 Freightliner Glaval	4UZADRDU7GCHK2101		N	N	Y

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 28.

To: Honorable Mayor and City Council

From: Dr. Arlington Rodgers, Director of Public Works PW Operations

Subject: CONSIDER APPROVAL OF A CONTRACT SERVICES AGREEMENT WITH SOUTHERN COUNTIES OIL CO., DBA SC FUELS, TO PROVIDE CARDLOCK AND ON-CALL GASOLINE AND DIESEL FUEL SERVICES FOR A FIVE-YEAR PERIOD IN AN AMOUNT NOT-TO-EXCEED $1,500,000 (CITY COUNCIL)

I. SUMMARY

Southern Counties Oil Company, doing business as SC Fuels (“SC Fuels”), has provided the City with bulk gasoline and diesel fuel services since July 1, 2012. These services support essential City operations by supplying fuel for City vehicles, equipment, and operational fleet activities used by departments such as Public Works and other City divisions. The City’s current agreement with SC Fuels for bulk fuel purchasing and Cardlock fuel card services is scheduled to expire on June 30, 2026. “Cardlock” services allow authorized City staff and vehicles to access fuel through secure fueling stations using designated fuel cards and account controls, helping the City efficiently manage fuel usage and operational needs. To ensure continued uninterrupted fuel services for City operations, staff is requesting City Council approval of a new five-year agreement with SC Fuels for continued on-call gasoline and diesel fuel services for the period of July 1, 2026, through June 30, 2031. The proposed agreement would authorize a total contract amount not-to-exceed $1,500,000 over the five-year term (Exhibit 1).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a five-year agreement with Southern Counties Oil Company, dba SC Fuels (“SC Fuels”), to provide Cardlock and on-call gasoline and diesel fuel services for the period of July 1, 2026, through June 30, 2031, in an amount not-to-exceed $1,500,000; and,
2. AUTHORIZE the Mayor to execute the agreement, subject to approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE such other action(s) as the City Council deems appropriate and consistent with applicable laws and City requirements.

IV. BACKGROUND

In 2012, the City entered into an agreement with Southern Counties Oil Company, doing business as SC Fuels, for the bulk purchase and delivery of gasoline and diesel fuel used to support City operations and fleet vehicles. The original agreement covered the period from July 1, 2012, through June 30, 2015, and was procured through a "piggyback" purchasing method. A piggyback agreement allows a public agency to utilize the competitively bid contract of another public agency or cooperative purchasing organization rather than conducting its own separate bidding process. In this case, the City utilized an existing contract between The Cooperative Purchasing Network (TCPN) and SC Fuels.

Between 2015 and 2018, the City Council approved several short-term extensions of the original agreement in order to ensure uninterrupted fuel supply services for City operations while evaluating future service needs and contract options. These extensions included additional purchase order authorizations and funding adjustments that ultimately extended the agreement through June 30, 2018. On June 19, 2018, the City Council approved the City's current agreement with SC Fuels for on-call fuel supply services in an amount not-to-exceed $1,250,000 over an initial five-year term running from July 1, 2018, through June 30, 2023. The agreement also included two optional one-year extensions that could be exercised by the City if continued services were needed.

On June 20, 2023, the City Council approved the first one-year extension through Amendment No. 1, increasing the total contract amount to $1,650,000 and extending the agreement through June 30, 2024. On September 9, 2024, the City Council approved the second one-year extension through Amendment No. 2, increasing the total contract amount to $2,005,000 and extending the agreement through June 30, 2025. On May 6, 2025, the City Council approved Amendment No. 3, extending the agreement for an additional one-year period from July 1, 2025, through June 30, 2026, with compensation not-to-exceed $345,000 for that extension period. Although the agreement had no remaining extension options available under the original contract, the City was permitted to continue utilizing the agreement pursuant to Section 2611(i)(11) of the Carson Municipal Code (CMC). This section of the City's Purchasing Ordinance exempts fuel purchases and similar commodities subject to market-based pricing fluctuations from the City's formal competitive bidding requirements. In simple terms, because fuel pricing changes regularly based on market conditions, the agreement is not required to undergo a traditional competitive bid process under the CMC.

Fuel costs, particularly gasoline prices in California, have continued to increase significantly in recent years due to a variety of market and regulatory factors, including taxes, supply constraints, and statewide fuel standards. As a result, maintaining a reliable and operationally efficient fuel provider remains critical to supporting essential City services, including Public Works operations, fleet maintenance, transportation activities, emergency response support, and other day-to-day municipal operations that rely on City vehicles and equipment.

Consequently, staff recommends that the City Council approve a new five-year agreement with SC Fuels for continued Cardlock and on-call fuel supply services using the same pricing methodology established under the current agreement (Exhibit 1). "Cardlock" services refer to a fuel access system that allows authorized City vehicles and staff to obtain fuel through secured fueling stations using designated fuel cards or account access controls. The proposed agreement would authorize compensation in an amount not-to-exceed $1,500,000 over the five-year contract term. Consistent with Section 2611(i)(11) of the Carson Municipal Code, the proposed agreement remains exempt from the City's formal bidding requirements because it involves fuel purchases subject to market pricing conditions.

V. FISCAL IMPACT

The estimated annual cost for fuel services under the proposed agreement is approximately $300,000 per year. To support these operational fuel needs, funding allocations totaling $300,000 have been included in the proposed Fiscal Year 2026-2027 General Fund budget under Account Nos. 101-80-850-275-7005 and 101-80-850-275-7006. These funds are intended to support the continued purchase of gasoline and diesel fuel necessary for daily City operations, fleet services, and related municipal activities.

VI. EXHIBITS

1. Draft SC Fuels Contract Services Agreement

Attachments

(SC Fuels) Service Contract 2026.pdf

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF CARSON

and

SOUTHERN COUNTIES OIL CO., dba SC FUELS

AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CITY OF CARSON AND
SOUTHERN COUNTIES OIL CO., dba SC FUELS

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this ___ day of _____, 2026 by and between the CITY OF CARSON, a California municipal corporation ("City") and SOUTHERN COUNTIES OIL CO., a California Limited Partnership, dba SC FUELS ("Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

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

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

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

OPERATIVE PROVISIONS

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

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

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

1.2 Consultant's Proposal.

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

1.3 Compliance with Law.

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

1.4 Licenses, Permits, Fees and Assessments.

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

1.5 Familiarity with Work.

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

1.6 Care of Work.

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

1.7 Further Responsibilities of Parties.

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

1.8 Additional Services.

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

1.9 Special Requirements.

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

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **One Million Five Hundred Thousand Dollars and Zero Cents ($1,500,000.00)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.8.

2.2 Method of Compensation.

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

2.3 Reimbursable Expenses.

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

2.4 Invoices.

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

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

2.5 Waiver.

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

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

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

3.2 Schedule of Performance.

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

3.3 Force Majeure.

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

3.4 Term.

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

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

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

Valerie Evans	Account Manager
(Name)	(Title)

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

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

4.2 Status of Consultant.

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

4.3 Contract Officer.

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

4.4 Independent Consultant.

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

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

4.5 Prohibition Against Subcontracting or Assignment.

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

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

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

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

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

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

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

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

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

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

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

5.2 General Insurance Requirements.

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

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

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

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

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

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

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

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

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

5.3 Indemnification.

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

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

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

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

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

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

5.4 Sufficiency of Insurer.

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

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

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

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

6.2 Reports.

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

6.3 Ownership of Documents.

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

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

6.4 Confidentiality and Release of Information.

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

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

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

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

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

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

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

7.2 Disputes; Default.

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

7.3 Retention of Funds.

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

7.4 Waiver.

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

7.5 Rights and Remedies are Cumulative.

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

7.6 Legal Action.

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

7.7 Termination Prior to Expiration of Term.

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

7.8 Termination for Default of Consultant.

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

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

7.9 Attorneys' Fees.

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

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

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

8.2 Conflict of Interest.

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

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

8.3 Covenant Against Discrimination.

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

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

8.4 Unauthorized Aliens.

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

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

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

9.2 Interpretation.

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

9.3 Counterparts.

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

9.4 Integration; Amendment.

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

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

9.5 Severability.

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

9.6 Warranty & Representation of Non-Collusion.

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

Consultant's Authorized Initials _____

9.7 Corporate Authority.

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

[SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF CARSON, a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[pks; rjl]

CONSULTANT:

SOUTHERN COUNTIES OIL CO., a California Limited Partnership, dba SC FUELS

By:_____
Name:
Title:

By:_____
Name:
Title:
Address: 1800 W Katella Ave., Suite 400
P.O. Box 4159
Orange, CA 92863-4159

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

EXHIBIT "A"
SCOPE OF SERVICES

I. Consultant will perform the following Services on an on-call basis:

A. Provide departmental motor vehicle Cardlock fuel cards for use at secondary fuel sites.

II. Consultant must perform all on-call Services in compliance with the following requirements:

A. Each task shall be indicated by a written request produced by the Contract Officer with a description of the work to be performed, and the time desired for completion. All tasks shall be carried out in conformity with all provisions of this Agreement.

B. Consultant must prepare a written description of the requested tasks including all components and subtasks; the costs to perform the task ("Task Budget"), using the itemized fees in Exhibit C, Schedule of Compensation, whenever a requested task is provided for in Exhibit C; explain how the cost was determined; and, a schedule for completion of the task ("Task Completion Date"); which shall all collectively be referred to as the "Task Proposal".

C. Contract Officer shall in writing approve, modify or reject the Task Proposal, and may issue a Notice to Proceed.

D. The task shall be performed at a cost not to exceeding the Task Budget.

E. Consultant shall complete the task and deliver all deliverables to Contract Officer by the Task Completion Date.

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

A. Cardlock Detail Invoicing.

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

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

A. Karen Koep

B. Christian Rothery

C. Valerie Evans

EXHIBIT "B"
SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

I. Section 3.4 (Term) of this Agreement is hereby amended to read in its entirety as follows:

"3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect ***commencing July 1, 2026 and continuing through June 30, 2031*** until completion of the services ~~but not exceeding five (5) years from the date hereof~~, except as otherwise provided in the Schedule of Performance (Exhibit "D")."

II. Subsection (d) (Professional Liability) of Section 5.1 (Insurance Coverages) of this Agreement is hereby deleted in its entirety.

EXHIBIT "C"
SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the rates shown herein. Pricing shall be based on the Los Angeles OPIS Rack Average Daily AM ("Pricing Methodology"). This Pricing Methodology shall apply during the Term of this Agreement unless otherwise approved in writing by the Contract Officer following delivery of written notice by Consultant to Contract Officer not less than ten (10) days prior to the date a change in the Pricing Methodology takes effect:

Cardlocks for Fleet Per Gallon (offsite fueling sites):

		RATE	OPIS Contract Average
A.	Gasoline (Motor vehicle fuel)	$0.15	$0.04
B.	Diesel	$0.15	$0.04

California Sales and Use Tax Rate (per gal):

		RATE
A.	Gasoline (Motor vehicle fuel)	2.25%
B.	Diesel	13.00%

Federal Oil Spill Fee (per gal):

		RATE
A.	Diesel	0.002143%

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

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

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

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

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

III. The total compensation for the Services shall not exceed $1,500,000.00 as provided in Section 2.1 of this Agreement.

EXHIBIT "D"
SCHEDULE OF PERFORMANCE

I. Consultant shall establish a Task Budget for each Task identifying the subtasks, based on the time and rates of the personnel performing the subtasks, and itemizing all materials and equipment utilized and the costs thereof. If payment is to be made other than at completion of the services, then the phases of the performance and percentage of payment due shall also be shown in the Task Proposal.

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

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

CONSENT 29.

To: Honorable Mayor and City Council

From: Dr. Arlington Rodgers, Director of Public Works PW Operations

Subject: CONSIDER APPROVAL OF A PURCHASE ORDER TO CROWN EQUIPMENT CORPORATION OF LONG BEACH, CALIFORNIA, FOR THE PURCHASE OF ONE NEW WAV60-118 ELECTRIC ORDER PICKER FOR THE PUBLIC WORKS DEPARTMENT, WAREHOUSE MANAGEMENT DIVISION (CITY COUNCIL)

I. SUMMARY

Staff is requesting City Council approval for the issuance of a Purchase Order to Crown Equipment Corporation for the purchase of one new WAV60-118 electric order picker (Exhibit 1) for use by the Public Works Department's Warehouse Management Division. The proposed equipment will support warehouse operations by improving employee safety, operational efficiency, and inventory management activities within the City's warehouse facilities.

The WAV60-118 electric order picker is intended to serve as a safer and more efficient alternative to traditional warehouse ladders and manual material retrieval methods. The equipment allows employees to safely access, retrieve, transport, and organize materials stored at elevated heights while reducing physical strain and minimizing potential workplace safety risks associated with climbing ladders or manually handling inventory. In many cases, tasks that previously required two employees can be completed more safely and efficiently by a single operator using the equipment. In addition, the electric order picker is designed to allow the operator to drive, navigate, and elevate simultaneously, creating a smoother and more efficient workflow during warehouse operations. This functionality is expected to improve productivity, reduce operational inefficiencies, and support the Warehouse Management Division's ongoing efforts to modernize equipment and improve service delivery.

Consequently, City Council approval is required because the total cumulative spending with Crown Equipment Corporation during the current fiscal year will exceed the City's $75,000 purchasing approval threshold for a single vendor.

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE the formal competitive bidding process and authorize the use of cooperative purchasing and a written contract, as permitted under Sections 2611(g) and 2605(b)(1)(ii) of the Carson Municipal Code; and,
2. AUTHORIZE the issuance of a Purchase Order to Crown Equipment Corporation in the amount of $33,211.98 for the purchase of one new WAV60-118 electric order picker for the Public Works Department's Warehouse Management Division.

III. ALTERNATIVES

1. DO NOT WAIVE the formal competitive bidding process.
2. DO NOT WAIVE the formal contracting requirements of the Carson Municipal Code.
3. DO NOT AUTHORIZE the Purchasing Manager to utilize cooperative purchasing pursuant to Section 2611(g) of the Carson Municipal Code or to issue a Purchase Order for the proposed equipment purchase.
4. TAKE such other action(s) as the City Council deems appropriate and consistent with applicable legal requirements.

IV. BACKGROUND

The Warehouse Management Division serves as the City's central operation for purchasing, receiving, storing, and distributing supplies, equipment, and materials used by various City departments. The division plays an important role in supporting day-to-day City operations by helping ensure that departments have timely access to the tools, materials, safety equipment, and operational supplies needed to provide services to the public. In addition to inventory and supply management, the division also supports emergency preparedness efforts and oversees important service vendors that provide operational support functions such as laundry services and protective safety equipment. Through inventory control, strategic purchasing practices, and vendor coordination, the division helps improve operational efficiency, reduce costs, and maintain reliable City services.

Warehouse staff continue to provide a high level of service to both internal departments and external partners. As part of the City's ongoing efforts to improve operational efficiency and workplace safety, staff has identified the need to purchase updated material-handling equipment to support warehouse operations. The proposed equipment, a Crown WAV60-118 electric order picker, is designed to assist staff with safely retrieving, transporting, and organizing materials and inventory within warehouse and storage environments. An "order picker" is a specialized lift device that allows workers to safely access and retrieve materials stored at elevated heights, improving efficiency while reducing physical strain and safety risks associated with manual lifting or climbing. The proposed Crown WAV60-118 unit can be used for both indoor and outdoor applications and operates using an electric power system rather than a traditional fuel-powered engine. The electric design helps reduce emissions, lowers maintenance needs, minimizes operational noise, and supports environmentally friendly operations while still providing reliable performance for warehouse activities.

To procure the equipment, staff is utilizing a cooperative purchasing agreement through Sourcewell. Sourcewell is a national public purchasing cooperative that allows government agencies, including cities, counties, and public agencies, to purchase equipment and services through competitively solicited contracts that have already been publicly bid and awarded. Cooperative purchasing programs help local agencies reduce procurement time, improve pricing, and increase purchasing efficiency by leveraging nationally negotiated contracts and volume pricing. The City is an active member of Sourcewell (Member ID No. 38521). Sourcewell previously conducted a competitive solicitation process and awarded Contract No. 053024-CRO to Crown Equipment Corporation for the purchase of various warehouse and material-handling equipment, including the proposed WAV60-118 electric order picker (Exhibit 2). The City's Purchasing Manager has reviewed the Sourcewell procurement process and determined that it satisfies the requirements of Section 2611(g) of the Carson Municipal Code (CMC), which allows the City to utilize cooperative purchasing agreements in lieu of conducting its own separate formal competitive bidding process. Accordingly, the formal bidding process has been waived for this purchase consistent with the provisions of the Carson Municipal Code (Exhibit 3).

V. FISCAL IMPACT

The estimated cost to purchase the WAV60-118 Electric Order Picker is $33,211.98. Funding for this purchase has already been included in the City's Fiscal Year 2025-2026 Operating Budget within the Public Works Department - Warehouse Operations Equipment Account No. 101-80-850-287-8004. As a result, no additional budget appropriation or new funding allocation is required for this purchase.

VI. EXHIBITS

1. Quotation/Equipment Specifications

2. Sourcewell Contract
3. Draft Purchasing Waiver

Attachments

DPW WAV60 Quote May.pdf

Crown Equip. Contract 053024.pdf

Purchasing Waiver Crown Equipment.pdf

Crown Lift Trucks - Long Beach
4061 Via Oro Ave.
Long Beach, CA 908101458
3109526600
crown.com

Quotation
06/05/26
Quote No. 1091304
Department Of Public Works

Department Of Public Works
18620 S Broadway # B
Gardena, CA 90248

Dear Sean,

Crown is pleased to present this proposal for a material handling solution designed to help you meet your company's operational goals. Our dedicated team of professionals is committed to providing integrated solutions that deliver a low total cost of ownership and exceptional long-term value.

Crown's award-winning line of lift trucks demonstrates its reputation for advanced product design, engineering, and integrated manufacturing processes. Offering a broad range of forklifts, as well as automation and fleet management technologies, Crown seeks to provide customers with innovative, forward-thinking solutions designed to improve performance and reduce operating cost.

Many top ranked companies choose Crown due to the extraordinary trust they place in the company and its products, as well as the support they receive from the most comprehensive customer support and service network in the industry. Our goal is to be one of your best business decisions.

Thank you for the opportunity to present this proposal and the prospect of supporting your business success.

Sincerely,

Brian Adams
Account Representative
BRIAN.ADAMS@CROWN.COM

THE CROWN ADVANTAGE

WAVE SERIES

WAV 60
THE MOBILITY REVOLUTION

The WAVE® Work Assist Vehicle changes the way you work for the better. Beyond boosting productivity, the Wave provides significant savings opportunities through greater efficiency, task flexibility and preventative safety measures.

Crown's Wave offers superior value with exceptional productivity, flexibility and safety. Discover why it's time for the Wave.

Productivity

The Wave with AC motors and controls, allows operators to accomplish more with maximum speeds of 5 mph. While traveling, simultaneously lift to the appropriate heights in one smooth, seamless operation.

Safety

The Wave provides comprehensive safety features, including hand sensors, interlocking gates, foot pedals and sensors below the operator compartment.

Flexibility

The Wave is available with an optional Power Load tray which allows the operator to automatically adjust the load tray to adapt to virtually any application.

Energy Solutions

Crown's V-Force® lead acid and lithium-ion batteries and charger options can be tailored to meet the requirements of your application.

Technology

The Wave features an Access 1 2 3® Comprehensive System Control. The system monitors and controls the Wave's operation while providing operators with prompting messages.

Rolling ladders are a thing of the past, it's time for the Wave.

Contact your local Crown dealer or visit crown.com today.

CROWN

Crown Lift Trucks - Long Beach
4061 Via Oro Ave.
Long Beach, CA 908101458
3109526600
crown.com

Quotation
06/05/26
Quote No. 1091304
Department Of Public Works

Features and Options

WAV60-118, Work Assist Vehicle®

Model Number with Capacity	WAV60-118
Manufacturing Standard	Domestic
Destination Country	United States
Lift Height	118"/2995mm
Bumper Type	Steel Bumper
Power Source Type	Maintenance Free
Battery Ampere hour (Ah) Options	190 Amps
Service Panel Options	NEMA 5-15 Style
Retractable Cord Reel	Retractable Cord Reel
Charger Cords	Retractable Cord with NEMA 5-15 Plug
Operator Storage Compartment Color	Orange
Keyless On/Off Switch	Key Switch
Load Tray Type	Power Adjustable Load Tray
Load Tray Style	Stamped Tray
Flashing Light - Front and Rear	Amber LED
Travel and Lift Alarms	Adjustable Travel and Lift Alarm
Travel Alarm	Forward, Reverse
Mast Alarm	Lifting Alarm
Aisle Guidance Roller Assembly	No
Mast Storage Options	1
Right Side Storage Options	Storage Pocket
Storage Tray	Yes
Label & Decal Language	US English
Shipment Handling	Standing

Warranties:

Standard Warranty	Standard - 1 Year / Unlimited Hours

Crown Lift Trucks - Long Beach
4061 Via Oro Ave.
Long Beach, CA 908101458
3109526600
crown.com

Quotation

06/05/26
Quote No. 1091304
Department Of Public Works

Pricing Information

Quantity	Products	Price Each	Extended
1	WAV60-118	$25,640.10	$25,640.10
1	BATTERY	INCLUDED	INCLUDED
1	CHARGER	INCLUDED	INCLUDED
1	FREIGHT	$1,421.00	$1,421.00
1	ALTERNATE OPTIONS SELECTED	$2,995.00	$2,995.00

Sales Tax;	**$3,155.88**
Total Package Price (Tax included)	**$33,211.98**

Crown's Sourcewell Contract #: 053024-CRO
Village of New Bremen Sourcewell Agency #: 84875

Crown Lift Trucks - Long Beach
4061 Via Oro Ave.
Long Beach, CA 908101458
3109526600
crown.com

Quotation

06/05/26
Quote No. 1091304
Department Of Public Works

CUSTOMER AGREES: (1) PRICES ARE FIRM FOR FIFTEEN (15) DAYS FROM THE DATE OF THIS QUOTATION; (2) THIS QUOTATION INCORPORATES CROWN'S TERMS AND CONDITIONS OF SALE AVAILABLE AT crown.com/en-us/terms-and-conditions ("TERMS") AS IF FULLY RESTATED IN THIS QUOTATION (THIS QUOTATION AND THE TERMS ARE COLLECTIVELY THE "AGREEMENT"); (3) IT HAS READ, OR HAS HAD THE OPPORTUNITY TO READ, THE AGREEMENT; AND (4) UNDERSIGNED HAS THE AUTHORITY TO BIND CUSTOMER AND ENTER INTO THE AGREEMENT.

Prices quoted are based upon quantities specified above.
If **Department Of Public Works** cannot accept merchandise at the time of shipment from our supplier, **Department Of Public Works** will be invoiced and normal terms will apply.

Above prices are subject to all state and local taxes
FOB: Delivered
Terms: Net 10 DAYS

Crown Lift Trucks

Brian Adams

Brian Adams
Account Representative

Department Of Public Works

By _____

Title _____

Date _____

THE CROWN ADVANTAGE

InfoLink

MAKE EVERY CONNECTION COUNT

Crown's InfoLink® Operator and Fleet Management System opens a world of data that matters most, enabling you to:

- Promote and manage safety
- Uncover hidden risk
- Find cost-savings
- Reinforce training
- Empower operators and managers
- Accelerate improvement

InfoLink wirelessly connects your entire fleet, capturing critical operator and lift truck data to provide valuable insights about your operation. Real time alerts, intuitive dashboards and detailed reports provide the information you need, when and how you need it, to make data-driven decisions. With InfoLink, it's easy to define benchmarks and measure results for continued progress in improving safety, reducing expenses and increasing productivity.

7" Touch Shown

Learn how InfoLink can give your business the Crown Advantage:

Improve Productivity

Understand actual productivity levels and where improvements can be made: processes, operators, infrastructure.

Promote Safety Compliance

Operator certification and customizable inspection checklists help to prevent unauthorized use of equipment and ensure compliance.

Increase Lift Truck Uptime

Schedule planned maintenance based on actual usage to improve uptime.

Enhance Asset Management

Visibility of equipment utilization allows for proper allocation and elimination of unneeded rentals and leases.

Reduce Damage Expense

Reduce lift truck, facility and product damage with impact monitoring that enables timely feedback and operator coaching.

InfoLink - Connect to the information that matters.

Contact your local Crown dealer or visit crown.com.

CROWN

Solicitation Number: 053024

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Crown Equipment Corporation, 44 South Washington St., New Bremen, OH 45869 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Forklifts, Lift Trucks with Related Products and Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires July 23, 2028, unless it is cancelled sooner pursuant to Article 22. This Contract allows up to three additional one-year extensions upon the request of Sourcewell and written agreement by Supplier. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

B. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances. In addition, Supplier's warranties as provided in the Proposal apply. Copies of these warranties will be provided to Participating Entities for each transaction. In instances where the Equipment, Products, and Services sold under this Contract are from other manufacturers, however, such Equipment, Products, and Services are instead covered by the manufacturer's standard published warranties. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in

the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;

- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized

subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

Termination of an order may require payment for work in process.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and

Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any third party claims or causes of action, including reasonable attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any negligent act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property. alleged to have been caused by some defect in the Supplier's Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications, However, any obligation of Supplier to indemnify hereunder will not apply to the extent such claim, injury, death, or damage results from the negligence, willful misconduct, or violation of law of Sourcewell, the Participating Entity, or any other third party not under Supplier's control. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
    a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.
    b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.
2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.
3. *Use; Quality Control.*
    a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.
    b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.
4. *Termination*. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for products liability-completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms

no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier in accordance with the ISO CG 20 10 04 13 endorsement. The policy provision(s) or endorsement(s) must further provide that coverage is

primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier's Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared

ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in

guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

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T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

23. LIABILITY

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN OR IN ANY ORDER OR RELATED MATERIALS, IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR 1) CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, OR LOST PROFITS OR REVENUES, ARISING OUT OF OR RELATING TO THIS CONTRACT, OR 2) FOR CLAIMS HEREUNDER EXCEEDING $500,000 IN THE AGGREGATE (EXCLUDING CLAIMS FOR PAYMENT FOR PURCHASES). THE REMEDIES AND LIMITATIONS SET FORTH IN THIS SECTION SHALL APPLY TO ALL CLAIMS AND DAMAGES, WHETHER ARISING FROM NEGLIGENCE, BREACH OF CONTRACT, WARRANTY, TORT, PRODUCT LIABILITY, OR OTHERWISE, AND WHETHER OR NOT SUCH CLAIMS AND/OR DAMAGES WERE FORESEEABLE.

Sourcewell	Crown Equipment Corporation
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Tom Keller ACFF16B3799B451...
By: _____	By: _____
Jeremy Schwartz	Tom Keller
Title: Chief Procurement Officer	Title: Senior Vice President-Global Accounts
Date: 9/4/2024 | 4:03 PM CDT	Date: 9/4/2024 | 3:20 PM CDT

Docusign Envelope ID: 5002811E-25FD-40AA-8DBA-DAD000AAA89D

RFP 053024 - Forklifts, Lift Trucks with Related Products and Services

Vendor Details

Company Name:	Crown Equipment Corporatin
Does your company conduct business under any other name? If yes, please state:	Crown Lift Trucks
Address:	44 South Washington St. New Bremen, OH 45869
Contact:	Nathan Brewer
Email:	nathan.brewer@crown.com
Phone:	419-629-2311 12753
HST#:	34-4412691

Submission Details

Created On:	Wednesday April 17, 2024 07:42:46
Submitted On:	Wednesday May 29, 2024 07:49:12
Submitted By:	Thomas Keller
Email:	tom.keller@crown.com
Transaction #:	eefe1806-fb29-4daa-a392-7b65ff3a2aee
Submitter's IP Address:	206.51.157.133

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Crown Equipment Corporation	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	No subsidiary entities will be utilized.	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	DBA: Crown Lift Trucks	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	Cage Code: 1D3P6 SAM UEI: CDU5SCJP1LP5	*
5	Proposer Physical Address:	Crown Equipment Corporation 44 South Washing St. New Bremen, OH 45869	*
6	Proposer website address (or addresses):	www.crown.com	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Tom Keller, Senior Vice President-Global Accounts 44 South Washington St. New Bremen, OH 45869 Email: Tom.keller@crown.com Phone: 419-629-2311 x 12048	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Nathan Brewer, Manager-Government Sales 44 South Washington St. New Bremen, OH 45869, Email: nathan.brewer@crown.com Phone: 419-629-2311 x 12753	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Aaron Powers, Director - National Accounts 44 South Washington St. New Bremen, OH 45869 Email: aaron.powers@crown.com Phone: 419-629-2311 x 12506	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	

10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Crown Equipment is a privately owned company headquartered in New Bremen, Ohio. Since 1945, Crown has grown from a one-room operation to one of the largest lift truck manufacturers in the world. Crown entered the material handling industry in 1960 and became the fastest-growing material handling company in its range of products. Today, Crown manufactures a full line-up of Class I through Class V material handling products; designs, manufactures, sells and supports its own fleet management solutions; offers allied lines consisting of racking, shelving, dock and door equipment, in-plant offices, etc.; offers warehouse solutions consulting as well as fleet management consulting services. Crown is a vertically integrated organization and manufactures up to 85% of the content of its lift trucks. As a sampling of Crown's vertical integration, Crown manufacturing facilities are responsible for producing electric motors, LPG engines, printed circuit boards, wire harnesses, masts, gears, etc. Crown designs, engineers, manufactures, services and supports material handling products. Product sales and service are supported by Crown's retail network of more than 500 factory-owned Branches and independent dealers in more than 80 countries. Crown's strategic direction is centered around technology; automation, connected solutions, and alternative power. This direction goes beyond the forklift and is focused on moving your organization forward. Crown's next generation of integrated technology offers new value by turning reactive operations into proactive ones.	*
11	What are your company's expectations in the event of an award?	Upon award Crown would immediately begin planning, strategizing, and ultimately implementing the Sourcewell contract within our robust branch and dealer network. This would be achieved with multiple internal departments including, but not limited to, government sales department, marketing, legal, and branch/dealer operations. Crown expects to add resources to properly launch, offer ongoing training, create marketing collateral/website/social media, maintain/adhere to the contract, and to monitor success. Crown would also utilize Sourcewell resources to work with our branch/dealer network to achieve a successful contract. Crown's expectations with this investment are that we would realize $3 million dollars in sales in first year with a minimum of 25% increases each year thereafter.	*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Crown continues to be one of the largest lift truck manufacturers in the world with global revenue in excess of $5 billion. The Company has grown steadily with organic, disciplined growth for the last several decades and experienced a revenue compound annual growth rate in excess of 8% over the last 30+ years. Recent audit reports consistently reflect positive working capital ratios and increasing retained earnings balances. The company has lines of credit and available capital totaling over $200 million.	*
13	What is your US market share for the solutions that you are proposing?	As a privately held company, Crown does not disclose market share information. However, Crown's industry ranking is 4th largest forklift manufacturer in the world. Crown is also recognized domestically as the largest manufacturer of electric forklifts.	*
14	What is your Canadian market share for the solutions that you are proposing?	As a privately held company, Crown does not disclose market share information. However, Crown's industry ranking is 4th largest forklift manufacturer in the world.	*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	Crown has never petitioned for bankruptcy protection.	*
16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Crown can be described as a manufacturer, distributor, and service provider. Crown manufactures a full line-up of Class I through Class V material handling products. Crown's dealer network is comprised of wholly owned factory stores as well as independently owned dealers. Crown's wholly owned factory stores represent more than 65% of its retail network – known as Crown Lift Trucks. Where Crown is represented by an independent dealer, we have a contractual relationship that is renewed based upon the measured level of support delivered to our customer base within their area of prime responsibility. That contract sets guidelines as it relates to maintaining an effective service and support organization. Specifically, our dealers must staff a sufficient quantity of experienced and capable technicians, provide for routine training, and inventory repair parts in such reasonable variety and amount as to meet the service requirements of their territory. Crown routinely performs Integrity Service audits on our dealer network to ensure that the proper standards are being maintained. These audits include service response time, first-call-fix-ratios, off-shelf parts availability, and equipment uptime, among others.	*

17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	ISO 9001:2008 - US, Mexico and Germany Crown holds ISO 14001 certification: ISO 14001 – Crown Plant 7, New Bremen, Ohio ISO 14001 – Crown New Knoxville Plant, New Knoxville, Ohio ISO 14001 – Crown Minster Plant, Minster, Ohio In addition, Crown has earned three gold-level Encouraging Environmental Excellence (E3) Awards from the Ohio EPA for Crown's sustainability efforts within its manufacturing and assembly plants. Crown also has five facilities, including manufacturing and sales and service locations, that have achieved zero landfill status. C-TPAT Tier 2	*
18	Provide all “Suspension or Debarment” information that has applied to your organization during the past ten years.	Crown has never had a suspension or debarment.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
19	Describe any relevant industry awards or recognition that your company has received in the past five years	Crown has received numerous awards ranging from design, environmental, employer and product over the past five years. As a sampling, please see the following. • IFOY – International Forklift Truck of the Year Award 2024 SP1500 – Received for other products multiple times. • Crown was named to the Top 100 Supply Chain Projects List - Received multiple years. • Named a Top Green Provider by Food Logistics -Received multiple years. • FL100 Food Logistics list of the top 100 software and technology providers - Received multiple years. • SDCE Green Supply Chain Award - Received multiple years. • Crown's ESR 1000 Series reach truck earned a GOOD DESIGN Award from The Chicago Athenaeum: Museum of Architecture and Design and the European Centre for Architecture Art Design and Urban Studies • Crown was selected by Inbound Logistics as a Green Supply Chain Partner - Received multiple years. • Forbes 2023 America's Best-In-State Employers -Received multiple years. • Forbes America's Best Large Employers 2024 – Received multiple years. • Military Friendly Employer Designation 2024 – Received multiple years. For additional listing of Crown's awards, visit https://www.crown.com/en-us/awards.html	*
20	What percentage of your sales are to the governmental sector in the past three years	We have historically netted less than 1% of our sales to governmental agencies. Crown is a high-quality premium product, and in many cases where the sole criteria is lowest price technically acceptable, as is the case with many sectors of the government, we will not experience success. With governmental customer's that have the flexibility to make long-term cost of ownership as part of their sourcing criteria, we have had a much higher success rate and regularly become the preferred supplier in their applications. For example, one of our largest government accounts has an exclusive agreement with Crown. We were awarded this business after they had worked with various other vendors with unsatisfactory results in quality and support. The results speak for themselves. Crown has been awarded their contract three additional times since inception. Additionally, our advancements in safety features have created opportunities even when price was initially the sole criteria. For example, a federal government agency now requires our RM MonoLift™ mast reach truck in all their facilities due to the unmatched all-around visibility it offers when compared to any competitor unit. Safety trumped price in their decision-making process.	*
21	What percentage of your sales are to the education sector in the past three years	Crown does not track sales to the education sector but estimates it to be less than 0.01% of our global sales. Crown routinely receives requests from our retail network on whether we have a cooperative or state contract available. Their customers voice their frustration with contracting and their inability to get the quality product they need. This is part of the reason why we believe a Sourcewell contract is so vital to our mutual customers and our retail network.	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Crown does not currently hold any state, provincial, or cooperative purchasing contracts directly. Currently there are third-party entities which have CMAS, TXMAS and Florida State contracts with Crown products. Since Crown does not hold these contracts, we are not notified when sales fall within them.	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	GSA Contract: GSA contracts with Crown products are held by third-party vendors. Average of approximately $3.5 million per year. DLA Troop Support Contract: Average of approximately $1.22 million per year. Other Government Contract: Average of approximately $3.82 million per year.	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
As a condition of Crown's NDA and policies we do not disclose customer information.	As mentioned previously, Crown regularly receives requests for Sourcewell or other state contracts. If required, we may be able to facilitate a call with Sourcewell eligible entities.	N/A	*
N/A	N/A	N/A	*
N/A	N/A	N/A	*

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
NDA	Government	Texas - TX	Reach Trucks, Turret Trucks, Sit Down Electric, I/C Pneumatic, Pallet Trucks, Walkie Pallet Trucks, Batteries, Chargers. Misc.	$ 5K to $ 250K+	$ 8.58 Million	*
NDA	Government	Pennsylvania - PA	I/C, Turret Trucks, Walkie Stackers, Pallet Trucks, Batteries, Chargers, Misc.	$ 25K to $ 250K+	$ 3.65 Million	*
NDA	Government	Hawaii - HI	Reach Trucks, Batteries, Chargers	$ 59K to $ 250K+	$ 2.1 Million	*
NDA	Government	District of Columbia - DC	Walkie Stackers, Reach, Sit Down Electric, WAV, Batteries, Chargers	$ 5K To $ 100K+	$ 2.07 Million	*
NDA	Government	District of Columbia - DC	Walkie Stackers, Reach, Sit Down Electric, WAV, Batteries, Chargers	$ 5K to $ 100K+	$ 1.1 Million	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	In the United States and Canada alone, Crown has an employee count of more than 16,000 and more than 190 branch and dealer retail locations. Crown's sales force has coverage throughout the US and Canada that is strategically located to best serve customers. Each Crown wholly owned branch location boasts 1 – 2 sales managers who are responsible for managing the activities in their local markets. Each sales manager is responsible for 6 – 9 salespeople who have a dedicated territory focused on sales support in that specific area. Crown utilizes our extensive resources to help manage sales activities within our retail network through regional sales managers, training (in-person and online), and other internal communication. Crown has it covered.	*
27	Dealer network or other distribution methods.	Crown's independent dealer network in the United States and Canada consists of over 100 locations. Crown manages their activities and ensures our standards and practices are met through corporate, regional, and district managers.	*

28	Service force.	Similarly, to our sales force, Crown's service force is represented in the more than 190 branch and dealer locations in the United States and Canada. Crown's wholly owned branch locations may include service managers, field service managers, account service representatives, parts managers, customer care representatives, dock and door technicians, lead technicians, and multiple service technicians. Crown strives to maintain measured response times of 4-hours or less which is accomplished in part by staffing an adequate level of skilled road technicians. Crown, once again, has it covered.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Crown plans on keeping the ordering process simple. Orders will be entered and handled by its dealer network but monitored by Crown's Corporate Headquarters. • Crown will require a special discount code to access Sourcewell's contracted pricing when placing an order. o If branch/dealer is using an in-stock unit, a credit adjustment will be submitted for and applied in the same manner. • The discount code will require a signed customer purchase order with pricing and their original quote to ensure contractual adherence. • Once Crown has deemed that the pricing, terms, and specifications are correct, we will accept and process the order. • The local retail location will handle communication with the customer, delivery, and the preparation.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Crown offers a variety of service and parts programs to ensure customers receive maximum value for their investment and the lowest total cost of ownership. Long-term value increases when total cost of ownership is reduced. Crown's Integrity Parts and Service System is designed for the parts and the service that goes with them to work together to minimize cost of ownership over the life of the forklift leading to increased uptime and productivity. As part of Crown's Integrity Service, Key Performance Indicators and Assured Performance Measurements are tracked which include, but are not limited to: RESPONSE TIME Crown defines response time as the time from when the request is made for a repair, until the technician arrive at the customer's site. By tracking this key factor, we can focus on improving equipment uptime - Quick Response = Uptime. FIRST CALL FIX RATIO Crown defines first call fix ratio as the number of times the technicians fix our customer's trucks on the first visit out of the total number of technician service calls - this is based on service calls on Crown equipment and all makes of trucks. First visit implies no additional trips to pickup parts or access additional dealer support. This feature allows for maximum uptime by having technicians that are technically able to diagnose the problem, have the retailers support when needed and have the right part on their service van. Integrity Service Goal: 75% OFF SHELF AVAILABILITY Crown defines and calculates this percentage by comparing the parts requested against orders filled. Having parts on-hand when needed reduces freight expense and customer downtime. Integrity Service Goal: 95% PM COMPLETION The PM process of inspection, lubrication, and adjustment at the recommended intervals is key to limiting breakdown repairs. Having a high percentage assures the customers that we can handle their business. It also provides the customers a program for maximum uptime. Integrity Service Goal: 100% TECHNICIAN TRAINING With the evolution of new technology being utilized in newer trucks, it is imperative to keep the service technicians up to date on latest repair procedures and troubleshooting. By having higher skilled technicians, the customer will realize quicker repair times. Integrity Service Goal: minimum 40 Hours per Tech per Year	*

31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Crown's extensive retail network covers the entirety of the United States including Alaska and Hawaii. In the United States alone, there are over 160 retail locations. Crown is fully committed to offering Sourcewell to any eligible entity and realizes the numerous benefits for the customer, dealer network, and Crown. • Ease of procurement for eligible entities. • Majority of contractual guidelines would already be in place to streamline amount of time spent with legal. • With our pricing model, the specifications and expectations are clear for the customer, dealer, and Crown. • The sheer number of requests that we have already received inquiring about a Sourcewell contract leads Crown to believe that this would have an immediate impact on our customers and dealer network. • This is truly a win-win proposition for our retail network, customers, and Crown.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	As in the United States, Crown is fully capable of providing its products and services to Sourcewell entities throughout Canada thanks to our extensive dealer network. In Canada we have 10 independent dealer locations and 14 company-owned branch locations to service our customers. While we have not experienced the same demand for Sourcewell in Canada as we have had in the United States, the other numerous benefits mentioned previously still apply.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	We can service all geographic areas of Canada and the United States.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Crown is not aware of any sectors that we will not be serving through this contract.	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Shipping of batteries and other hazardous materials can be of concern when going overseas and add costs. This may also require the use of government or third-party freight forwarders. In the US Territories of American Samoa and Northern Mariana Islands, Crown does not currently have a servicing dealer. Warranty could not be honored, and we would recommend that we do not offer equipment due to lack of support.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Crown would begin by utilizing its robust training department to create training materials for its retail network. Training would be supplemented with digital marketing materials and tactics, such as emails, social media, posts, etc., to be utilized when selling to eligible entities. Crown envisions the development of specific crown.com landing pages supporting the Sourcewell contract. In addition. Crown offers online purchase capability for its customers through https://shop.crown.com/crown/en/ and would investigate adding the ability for Sourcewell clients to purchase available materials via this platform.	*
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Crown is a leader in its industry in the use of digital marketing tactics. The company was one of the first to develop a social media presence and actively utilizes nearly 50 social media accounts worldwide in its organic social media programs. In addition, Crown is active in conducting paid social media advertising campaigns. Both its organic and paid social media programs include a robust analytics component to measure engagement and effectiveness. Crown maintains 35 versions of its crown.com website globally, with local language versions provided in key locations around the globe. The company maintains active search engine optimization (SEO) and search engine marketing (SEM) programs to help ensure that Crown content is ranked high in search engine results. Webpage content and metadata are optimized to enhance customers' ability to locate the information they need. Crown can evaluate keywords and terms provided by Sourcewell to determine how they might be incorporated into its SEO and SEM programs. Crown marketing collateral is made available electronically via crown.com. Special crown.com landing pages are also created for specific marketing campaigns, especially those targeting specific products or customer types. The website also includes a Live Chat feature to encourage visitors to interact. Live Chats sessions are handled in-person by dedicated staff in our Customer Experience Center. The crown.com website also includes the Crown Blog, which contains a variety of content to engage with customers and help them learn about the products and technologies that can help them operate more effectively. Individual Crown Blog entries are promoted via organic and paid social media campaigns to help extend their reach. Crown marketing also includes a dedicated analytics department to provide reporting on the effectiveness of its online content and campaigns. The department produces and variety of recurring and custom reports to ensure that the company's digital tactics are effectively reaching their target audiences.	*
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	By providing training and marketing materials supporting the Sourcewell contract to Crown's retail network, which interfaces directly with potential customers, we will enable the retail network to fully integrate the contract into Crown's standard sales process. The potential addition of an online purchase capability for Sourcewell customers will further integrate the contract into Crown's standard sales processes. We believe that support from Sourcewell will be very important to our success. We hope to gain a wealth of knowledge on how to effectively serve Sourcewell clients. Ongoing support from Sourcewell will be key to continued mutual success.	*
39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Crown currently offers customers the ability for customers to purchase online through https://shop.crown.com/crown/en/. This platform enables customers to create personal profiles. In theory, current government and education customers can purchase products through this portal using a credit card, but it currently cannot process tax exempt purchases. However, if awarded the Sourcewell contract, Crown will investigate adding the capability for Sourcewell customers to purchase through this platform.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Crown offers award-winning training options for service and operators. These optional sessions would be quoted and fulfilled at the dealer/branch level. Pricing is dependent on the number of people and location. All training offered by Crown Branch locations is delivered by Crown Certified Trainers. Training can be catered to each customer's individual needs. Following is a sample of the options. • Forklift Operator Training Crown's network of trained instructors offers full-service Demonstrated Performance (DP) MoveSafe Train-the-Operator programs. Conducted at your site, these highly trained instructor-led sessions present powered industrial lift truck safety information with clear, understandable and highly visual presentations. Hands-on time is structured to assure operators are trained not only in lift truck operation and task performance, but in safe operating habits and practices as well. These are crucial in effective operator training. • Model-Specific, Web-Based Training Combine a learning management system and the streaming capability of our wide range of model specific MoveSafe Operator Training options to empower your operators. Streaming enables them to complete training at a pace consistent with their individual knowledge and experience, allowing both operators and trainers to train more efficiently. • Pedestrian Safety Training Safety training for pedestrians is an important piece of a comprehensive lift truck safety program for employees and for visitors to your facilities. Crown offers comprehensive pedestrian training including two online resources you can incorporate into your own employee orientation and visitor programs. • Supervisor Training Supervisors of lift truck operators play a critical role in reinforcing the safe operating skills and habits taught during operator training sessions. Crown offers the award-winning DP LeadSafe Train-the-Supervisor program to demonstrate how to effectively supervise lift truck operators and reinforce safe operating habits. • Training for the Trainer Crown’s DP TrainSafe Train-the-Trainer program uses the award winning, hands-on, Demonstrated Performance approach to deliver comprehensive operator train-the-trainer programming. Participants in the two-day Train-the-Trainer program will learn and practice implementing Crown’s MoveSafe operator training programs, 11 step hands-on training and safe skill and habit development process. Participants are provided the training needed to conduct these workshops, as well as three-year re-evaluations, safety refreshers (workshops), warehouse inspections and much more. • Forklift Service Technician Training Our award-winning Demonstrated Performance Service Training workshops give service technicians the Crown-specific skills and knowledge they need to keep a fleet up and running. Since many technicians are hands-on learners, they’re more likely to retain information learned through first-hand experience than material presented in a lecture. Crown’s DP Service Technician Training goes above and beyond traditional classroom training, allowing participants to work on lift trucks with instructor supervision. Technicians can move at their own pace and focus on the particular tasks and skill groups that best serve their organization’s needs. Demonstrated Performance workshops are customizable to the needs of each technician. They’ll only spend time on what they need to learn, and only work on lift trucks that apply to them.	*

41	Describe any technological advances that your proposed products or services offer.	Crown offers many advancements in our product lines. Examples may include comfort, safety, technology, and enhanced quality improvements. • Access 123 Operating System - The majority of our products include our Access 123 operating system, which allow for customizable performance settings and onboard diagnostics. • Gena® Operating System Display – A 7" touchscreen available on some units o Includes customizable widgets displaying key performance metrics-Such as load weight, operating time, and battery charge at a glance. o Dynamic Coaching - This gives interactive performance and safety feedback to the operator in real time. It promotes ongoing training and safety awareness. o Multiple languages support. o Capacity limit alerts o Simplified InfoLink® operator and fleet management integration o Service simplicity – Step-by step calibration, easy to adjust settings, wireless operating system updates. • InfoLink® Operator and Fleet Management – Impact Sensors and Alerts, Inspection Checklists, Safety Reminders, Operator Certification Reminders, Productivity Metrics – Visit https://www.crown.com/en-us/fleet-management/infolink.html • V-Force® Batteries & Chargers o Lithium-Ion Batteries– Available on most electric units. Intelligent battery management system extends life by preventing operation outside of warranted conditions. Full integration into Crown lift trucks, with a lateral charge port for easy access and charging. Works in conjunction with the lift truck's operating system, utilizing the lift truck's on-board display to show discharge levels and event codes. o Lead-Acid Batteries – Available on most electric units. o Modular High Frequency Multi-Voltage Chargers Flexibility for lead-acid or lithium-ion Charge multiple voltages with one charger Compact and lightweight o All V-Force® products are backed by Crown's extensive service and support. Warranty is handled by Crown, not third parties. Visit https://www.crown.com/en-us/v-force-energy-solutions.html for additional information. • Many products also include e-GEN® braking which returns power back to the battery and virtually eliminates brake maintenance. • On-Trac® - traction control is also standard on many lift trucks. This system reduces tire wear and spin and lengthens drive tire life. • Intrinsic Stability System® – Designed to address potential causes of unstable conditions. Standard on many lift trucks. o System Controlled Hydraulic Speeds o Travel Speed Control o Tilt Interlock o Cornering Speed Control o Ramp Speed Control o Hill Hold o Counterweight • Work Assist® Accessories – Crown offers many integrated truck solutions that are designed to make the operator's job faster, easier, and more productive. Items such as storage pockets, shrink wrap holders, mounting brackets etc. Visit https://shop.crown.com/crown/en/Forklift-Parts-And-Accessories/Work-Assist/c/work_assist • Crown manufactured electric motors and engines are specific to the material handling industry. Many competitors use engines derived from the auto or other industries. • Entry Bar® and two presence pedals on stand-up units promotes safety by disabling travel if the operator places their foot outside the compartment. • FlexRide™ Floorboard – Offers shock and vibration protection beyond typical self-adjusting floor. • MonoLift® and MonoMast® mast designs on the RM and TSP series offers best-in-class visibility, stability, and capacity at height. • Operator Assist Options: o DualMode o QPR (QuickPick®) Order Picking Technology o APS (Auto Positioning Assist) o Visit: https://www.crown.com/en-us/automation.html This list is not all-inclusive of our technological advances. Crown is tirelessly developing, investing, and testing new features and technologies to enhance our customer's experience with safety, productivity, and reliability.	*

42	Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	• Crown has a Global management system that includes ISO 9001, 45001 and 14001. Crown is in initial stages of adding ISO 50001 (energy standard) to this system – National Quality Assurance Global Certification Body • Six zero-waste-to-landfill facilities – EPA • Crown has identified all Scope 1 and 2 Greenhouse Gas emissions for all North American manufacturing facilities. In 2024, Crown is working to identify all Greenhouse Gas Emissions for the entire company including Scope 1, 2 and 3. Identification has been accomplished by using emission factors from EPA’s AP-42, Compilation of Air Pollutant Emission Factors, Chapter 1, Section 4 for natural gas-fired external combustion sources. • Crown has hired a Director of Sustainability to manage all sustainability direction for the company. • Crown is replacing lead-acid batteries with lithium-ion batteries in its own lift truck fleet. • Crown has a recycling program for Mexico skids that is anticipated to generate over $77,000 in savings. • We use low global warming potential (GWP) refrigerant in our AC units throughout Crown facilities – the refrigerant is 410A. • Crown is using solar panels at our Mexico and China facilities. • Crown has replaced the majority of metal-halide lighting with LED lighting in their manufacturing facilities which has generated a huge amount of energy savings. • More than 570,000 square meters of brownfield space redeveloped	*
43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	• The Ohio EPA has recognized Crown as a three-time recipient of the Environmental Excellence gold-level award in Ohio. • Crown submits to the Ecovadis Platform annually. • We purchase SFI Certified Sourced copy and print paper. • Crown is identifying life cycle analysis of several processes within our facilities (wire harness assembly, stator mfg, engine building as examples) and then evaluating the environmental impacts that are generated from these processes. This identification process is part of each plants’ objectives and targets to support their ISO 14001 obligations. • Crown's Encore Certified Renewed Forklift program and our Renewed Components program allows us to recycle 99% of the forklifts and parts in the program.	*
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Crown Equipment is a large business. We work with suppliers that are certified in the below categories: • 28 Certified Small Businesses • 8 Certified Minority Owned • 20 Certified Woman Owned • 3 Certified Veteran Owned	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	One of the most unique features of Crown is that we are a privately held US owned and operated company. Most other companies in the material handling market are publicly traded companies that answer to the stockholders and/or foreign owned. Being privately held has given us stability and the flexibility to make decisions based upon our customer’s needs versus always considering the bottom line. For example, most, if not all, MHE providers use plastics throughout their forklifts where it may not always be practical in rough material handling environments. Crown made the decision that steel power unit doors and castings for control handles will be better suited for longevity for our customers. It costs more, but the customer can rest assured that their equipment will be up to the task for years to come. Crown is vertically integrated in the manufacture of our products. This means we manufacture up to 85% of the components in our forklifts. This corresponds to better quality control by allowing us to quickly identify and address concerns as they come up. This includes labor, burden, and process costs at the factory level. This advantage became even more evident during the COVID pandemic when many other manufacturers were unable to source parts due to overseas production interruptions. In addition, more than 65% of our distribution channel is Crown-owned, allowing Crown the ability to control costs at the retail level. The advantage of this, collectively, is Crown's ability to deliver high quality in the form of both products and services at very competitive prices on a global scale. It also ensures that parts are readily available. Crown employees live and work in many of the same areas that Sourcewell’s participating entities operate in and serve. This coupled with the quality, safety, and technological advantages of our products make Crown an ideal partner.	*

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	Crown offers a variety of standard and supplemental warranties covering our wide range of products. Crown's standard one-year warranty covers most of our products offered against defects in material and workmanship under normal and proper usage to the original purchaser. Highlights are as follows. • Wearable items such as wheels, tires, and light bulbs are covered for 90 days. • Crown shall provide both the labor and parts required to repair. • Batteries, chargers, and attachments not manufactured by Crown will not be covered and may have their own respective manufacturer warranty. • PTH manual pallet jack is not included and has its own warranty. • CB, CD, CG, CGC and CD are not included and have their own warranty. • See document Warranty Statements Page 1. Crown's CB/CD/CG/CGC product warranty covers these products against defects in material and workmanship under normal and proper usage to the original purchaser. Highlights are as follows: • Standard Warranty Period of 12 Months or 2,000 Hours of use. • Drive Train Warranty Period of 24 Months or 4,000 Hours of use. • Oil Cooled Disc Brake Warranty: 60 Months or 10,000 Hours of use. • The battery and third party attachments will not be covered and may have their own respective manufacturer warranty. • See Warranty Statements Page 2. Crown's PTH manual pallet jack has its own warranty which shall remain in effect for 6 months after delivery to the original purchaser. • This includes parts and labor for the first 3 months and parts only during the last 3 months. • See Warranty Statements Page 3. Crown also offers multiple supplementary warranties including but not limited to the following. • e-GEN Braking System – For Crown models equipped with e-GEN braking system for 2 years or 4000 hours parts and labor. See Warranty Statements Page 4. • Access 123 Modules – For Crown models equipped with Access 123 for 3 years or 6000 hours, parts and labor first year and parts only years two and three. See Warranty Statements Page 5. • C-5 Product Warranty – Includes warranties on specific parts from 1 to 5 years with varying hour limitations on items covered with parts. See Warranty Statements Page 6. • Supplemental Power Unit/Fork Weldment Guarantee for WP – Covers parts and labor for one year, and weldment coverage for years two through five. See Warranty Statements Page 7.	*
47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Our standard 1-year warranty offered on most products does not include an hour limitation. The warranty documentation does indicate conditions when it would not be covered. Typically abuse, wearable items, not performing recommended maintenance etc. I have included our standard warranty in the solicitation. As described in question 47, the CB/CG/CD/CGC, PTH and other supplemental warranties do have hour limitations which are listed above and on the included attachment.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	The applicable warranties will cover the Crown authorized branch/dealer for one round trip of travel if a valid claim and within the warranty period. If additional trips are deemed necessary, we have an internal process to approve if necessary and valid.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Crown is not aware of any geographic areas that we may not be able to service in the US and Canada. There may be conditions where an entity may have heightened security restrictions to access the facility, or other out of the normal scope of business conditions that may need to be handled on a case-by-case basis.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Warranties from other manufacturers of items such as third-party attachments will be covered under their warranty and servicing dealers. In some circumstances that may be our branch or dealer. We will assist and guide the customer to the right supplier if not Crown.	*

51	What are your proposed exchange and return programs and policies?	Situations that require a return are extremely rare and occur much less than 1% of the time. Crown does not typically allow returns, but these can be handled on a case-by-case basis depending upon the criteria that initiated the need. Exchanges are also extremely rare. These situations will also be handled on a case-by-case basis and may be considered but it may be based upon trade in value of the item and not purchase price. In either a return or exchange scenario, Crown will in good faith consider all factors before arriving at a decision. Our mutual customer's satisfaction is very important, and we do not take that lightly.	*
52	Describe any service contract options for the items included in your proposal.	Crown dealers and branches offer a variety of service options that cater to our customer's needs. They include, but are not limited to, the following. Time and Material This is ideal for customers that prefer to manage their own repairs. The customer would be responsible for ensuring planned and other needed maintenance is performed. Our dealer/branch would be utilized at time and material if needed and billed when service is rendered. Planned Maintenance Program This program covers all the essentials and the basic maintenance that should be performed to help ensure that a lift truck's functions and features operate as intended. When our dealer/branch perform this regular interval maintenance, any items outside of the planned maintenance program would be quoted and billed at time of needed repair. Full Maintenance Program Crown's Full Maintenance program covers both planned and routine maintenance for the customer's peace of mind. It covers all unscheduled maintenance, repairs due to normal truck operation, and planned maintenance. It does not cover wearable items or abuse. Those items would be billed separately when needed. Complete Maintenance Program Covers all planned and routine maintenance, repairs due to normal truck operation, misuse and abuse up to $500 or less per incident, and wearable items. This is the most complete maintenance option. All the maintenance options can have the battery and charger maintenance optioned out with them. The maintenance program pricing may be dependent upon region and hour usage. These would be quoted as a line-item option to the customer at time of quote. Please visit https://www.crown.com/en-us/service-parts/integrity-service.html for additional information.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
53	Describe your payment terms and accepted payment methods.	Crown's standard payment terms are Net 10. For Sourcewell's participating entities we will be offering extended payment terms of Net 30. Payment methods accepted by our dealers/branches may include ACH, P-card (additional charges may apply), checks, money orders, and possibly cash for smaller orders such as parts.	*
54	Describe any leasing or financing options available for use by educational or governmental entities.	Crown Equipment Corporation has internal and external funding sources through partnership agreements. Crown Credit Company provides financing for short and long-term leasing options. Additionally, Crown's worldwide operating companies have regional and local financing sources. Crown does offer a program to purchase and lease back new and existing equipment. This program can include maintenance. This type of arrangement is predicated upon replacing equipment with Crown supplied equipment. Independent dealers may have their own leasing and financing options that can include third party funding sources. In the event of a finance or lease option, Crown will review the documentation to ensure that the rates were based upon the discounted price.	*
55	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Crown will be including our standard terms and conditions to our proposal. Please reference FORM_OF04859_Terms and Conditions of Sale (Rev. 05-22).pdf. When independent dealers are involved, they may include their own terms and conditions which will be included when quoting participating entities. Additionally, branch and independent dealer locations may include additional terms and conditions regarding items such as service agreements, leasing, and financing which may come from third parties. These would be included when quoting.	*
56	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Crown's wholly owned branch network will be able to accept P-card and currently the fee of using this service is 2.5% where local laws and regulations permit it. This fee is subject to change. The majority of Crown's independent dealer network will be able to accept a P-card payment. The fee for procurements through independent dealers may range from 0-4%.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	

57	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Crown desired to differentiate ourselves while adding the most value possible to Sourcewell and their participating entities. To achieve this, we began by determining the most common specifications/options for each model in Class I-V products that we currently offer. We then used that as a basis for what we would offer on our submission. Depending upon model, this may include truck, normally optional items, a battery, charger, and basic dealer prep. With this approach we were able to offer a unique real-world unit to Sourcewell participating entities with deep additional savings of upwards of 30%. This was achieved in part due to the common specifications and parts that we regularly offer. This pricing model also ensures that the Sourcewell participating entities can easily identify all items included in their contract price with no surprises. It also gives Crown the flexibility to potentially offer online purchasing options for Sourcewell participating entities and to have specific marketing collateral. Please see attached document “Price Structure – Sourcewell 2024” which indicates the additional savings off standard pricing offered to Sourcewell.	*
58	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Crown has offered additional savings from standard discounted pricing which ranges from 4% to 30%.	*
59	Describe any quantity or volume discounts or rebate programs that you offer.	Crown is offering very aggressive discounting in our proposed pricing strategy with the anticipation of considerable overall volume with a Sourcewell contract. However, with the knowledge that we can always offer lower pricing to Sourcewell participating entities, we will consider additional individual order volume discounts when reasonable with our dealers and branches.	*
60	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Any “open market” items not included in this proposal, will be listed as line item(s) by the branch or dealer at time of quotation.	*
61	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Our pricing matrix includes a standard pre-delivery inspection and basic installation. This may assume that equipment be furnished by the entity’s site for assembly (standing up a unit, installing a battery) when needed and that there are no abnormal conditions for setting up the equipment. Although rare, installation may have additional cost if the entity does not have equipment available to assist, in which case we may have to rent a crane, forklift, or other equipment. Another example, if a customer has unusual conditions to get the unit into the facility such as extremely low door heights or tight dock conditions, there may also be additional costs. This is not all inclusive of possible scenarios that may require additional installation costs. Any costs outside of the normal pre-delivery inspection and installation process will be quoted as a line item to the customer by the branch/dealer.	*
62	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Delivery is an additional cost to the Sourcewell participating entity that will be quoted by the branch or dealer. Crown utilizes many carriers and logistics companies to ensure our customers gets the best price possible for freight. Freight may go direct to the customer’s site if they have a full dock that a semi-truck and trailer could utilize, or it may first go to the branch/dealer location and then delivered on a rollback or similar truck. A Sourcewell participating entity may also have the option to arrange their own freight from our factory locations at no charge; provided the carrier meets certain requirements	*
63	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Crown and our respective dealers have freight forwarders that we work with regularly that handle Alaska, Hawaii, and Canada. Some participating entities may choose to use their own freight forwarders and that can be accommodated as well. These costs will be quoted to the customer as line items.	*

64	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Crown regularly has freight going throughout the US and Canada. We consolidate many of these loads at our factories and ship them to regional facilities. We also utilize rail for many west coast consolidated loads. This saves money on freight for Crown and the customer. Thanks to our extensive dealer/branch network, we can also drop ship products to customers that may not have a dock available.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
65	d. other than what the Proposer typically offers (please describe).	As described in Table 11 and Table 12, Crown has taken close consideration to create a unique packaged product that will meet the needs of the most users. This allowed us to offer deeper discounts than what is typical due to the commonality of specs and parts being used. This approach enables flexibility if needed, but by design ensures an easy to understand and maintain pricing guide for the participating entities and Crown dealers/branches.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
66	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Crown plans to ensure dealer/branch adherence of the contract by using our internal systems. To ensure compliance, Crown will be paying the administrative fee from our corporate headquarters. In order to obtain the special pricing we have offered, dealers/branches will have to input the correct discount code when entering the order. This will require a quote, and a signed purchase order from the customer. We will review the order to ensure it is placed with the correct pricing and contractual terms prior to acceptance. This will allow us to quickly view all Sourcewell orders via a system generated report. Previously mentioned training will also be used to ensure the dealers/branches are utilizing and adhering to the contract. Dealers and branches may also be required to complete quarterly reports indicating sales to Sourcewell participating entities to check any discrepancies with our system. There will be no penalty or disadvantage for the dealer/branch to report Sourcewell sales since Crown headquarters is paying the administrative fee. Any orders discovered that did not follow the contract or pricing will be addressed and corrected. Crown also requires the name of a customer to place an order in our system or to register a user for warranty. Crown plans on reviewing order and warranty records as another way of determining compliance and auditing. This will be used for educational purposes as well. For example, if a dealer sold a unit to a local school entity but did not utilize Sourcewell it will be a chance to inform them of the benefits of using the contract in the future.	*
67	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Crown plans to begin by developing primary objectives to formulate a KPI. This will serve as the basis to create quantifiable metrics to gauge success. This may include, but may not be limited to: • Monthly, Quarterly, and Annual Reports. • Reports may include specific products, regions, and individual dealers/branches/salesperson. • Relevant information from reports may be shared with various departments such as regional sales managers, upper management, dealers/branches, marketing, and training. • The Government Sales Department will act as a project manager to help interpret and guide efforts of each area to achieve Crown's strategic objectives. • This will help each area understand resource allocation for marketing efforts and training by highlighting success and underperformance. • Additionally, surveys may be utilized and sent to our dealers/branches. This may assist in determining future additions to the contract, overall knowledge/adoption/training, marketing success/failures, and general feedback.	*
68	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Crown will offer 1.5% of the purchase price less freight, taxes (as applicable), and additional items not covered by the contract.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *
69	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Crown has offered Class I, II, III, IV and V products in our proposal. This includes, manual pallet jacks, walkie and rider pallet trucks, tow tractors, walkie stackers, order pickers, turret trucks, reach trucks, deep reach trucks, and cushion/pneumatic forklifts. Electric, propane and diesel options are offered. Capacities ranging from 2,000 lb to 36,000 lb are represented. Crown can also offer additional services and products including, but not limited to: 1. Operator and Fleet Management Service – InfoLink®: Visit https://www.crown.com/en-us/fleet-management/infolink.html 2. Lithium-Ion Battery & Charger Solutions – Visit https://www.crown.com/en-us/batteries-and-chargers/lithium-ion-battery.html 3. Site Surveys (Typically No Charge) 4. Fuel Cell Options 5. Battery and Charger Tracking – Visit https://www.crown.com/en-us/v-force-energy-solutions.html 6. Maintenance Options – Visit https://www.crown.com/en-us/service-parts/integrity-service.html 7. Operator and Technician Training Options – Visit https://www.crown.com/en-us/safety-training.html 8. FleetSTATS® Fleet Management System – Visit https://www.crown.com/en-us/fleet-management/fleetstats.html 9. Semi and Fully Automated Products a. Dual-Mode (Fully Automated or Operator Ran): Visit https://www.crown.com/en-us/automation/dualmode.html b. QuickPick Rapid: Visit https://www.crown.com/en-us/forklifts/quickpick-order-picker.html c. APS for Turret (Auto Positioning System): Visit https://www.crown.com/en-us/forklifts/man-up-order-pickers/tsp-turret-stockpicker.html 10. Future Technologies – Crown is always developing and testing technologies that will be available soon to complement our offering to Sourcewell. 11. Crown is in the final stages of releasing a 5K-6K pneumatic electric unit and additional diesel units up to 55K capacity. Crown plans on updating Sourcewell to add these if awarded. *
70	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	The subcategories offered are as follows. • Class I: Stand-Up Counterbalance, Sit Down Counterbalance (3 and 4-Wheel Options), Cushion and Pneumatic Tire. • Class II: Narrow Aisle, Moving Mast Sit-Down Reach Truck, Stand-Up Rider Reach Truck, Double Deep Reach Truck, High-Level Order Picker, Very Narrow Aisle Turret Truck. • Class III: Low-Level Order Picker, Order Picker with Auxiliary Mast, Center-Control Pallet Truck, Walkie Rider Pallet Truck, Rider Pallet Truck, Tow Tractor, Fork Over Pallet Stacker, Walkie Straddle Stacker, Walkie Reach Stacker, Walkie Counterbalanced Stacker, Electric Pallet Jack, Work Assist Vehicle. • Class IV: Small, Mid and Large Capacity Internal Combustion, Propane, Cushion Tire, Box Car Special. • Class V: Small, Mid and Large Capacity Internal Combustion, Propane or Diesel, Pneumatic Tire. *

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
71	Class I: Electric Motor Rider Trucks	(•) Yes ( ) No	CB – 8,000 to 10,000 lb Sit-Down Counterbalance FC – 4,000 to 6,500 lb 4-Wheel, Sit-Down Counterbalance RC – 3,000 to 4,000 lb Stand-Up Counterbalance SC – 3,000 to 4,000 lb 3-Wheel, Sit-Down Counterbalance SCF – 3,500 to 4,300 lb 4-Wheel, Sit-Down Counterbalance *

72	Class II: Electric Motor Narrow Aisle Trucks	(•) Yes ( ) No	ESR – 3,000 to 4,500 lb Sit-Down Reach Truck RR – 3,500 to 4,500 lb Stand-Up Reach Truck RD – 3,200 lb Stand-Up Double Reach Truck RM – 4,500 lb MonoLift Mast Reach Truck RMD – 4,500 lb MonoLift Mast Double Reach Truck SP – 1,500 to 3,000 lb High-Level Order Picker TSP – 3,300 Very Narrow Aisle Turret Truck	*
73	Class III: Electric Motor Hand Trucks or Hand Rider Trucks	(•) Yes ( ) No	ES – 3,500 lb Fork Over Pallet Stacker GPC – 6,000 lb Low-Level Order Picker M – 2,000 lb Walkie Stacker MPC – 2,600 lb Order Picker with Mast PC – 6,000 and 8,000 lb Center-Control Pallet Truck PE – 6,000 and 8,000 lb Walkie Rider Pallet Truck PR – 6,000 & 8,000 lb Rider Pallet Truck PW – 6,000 and 8,000 lb Heavy-Duty Walkie Pallet jack RT – 4,500 lb Rider Pallet Truck TR – 10,000 lb Tow Tractor SH – 4,000 lb Heavy Duty Walkie Straddle Stacker SHC – 2,500 to 4,000 lb Heavy Duty Counterbalance Walkie Stacker SHR – 2,500 to 3,500 lb Heavy Duty Walkie Straddle Reach Stacker ST – 2,500 lb Walkie Straddle Stacker SX – 3,000 & 4,000 lb Walkie Straddle Stacker WP - 4,500 lb Electric Pallet Jack WAV – 200 lb Man Up Work Assist Vehicle	*
74	Class IV: Internal Combustion Engine Trucks (Solid/Cushion Tires)	(•) Yes ( ) No	C5C – 4,000 to 6,500 lb Internal Combustion Cushion Tire LPG Forklift CGC – 3,000 to 4,000 & 8,000 to 12,000 lb Internal Combustion Cushion Tire Forklift	*
75	Class V: Internal Combustion Engine Trucks (Pneumatic Tires)	(•) Yes ( ) No	C5P – 4,000 to 6,500 lb Internal Combustion Pneumatic Tire LPG Forklift CGP – 3,000 to 4,000 & 8,000 to 15,500 lb Internal Combustion Pneumatic Tire Fortlift C5D – 5,000 & 6,500 lb Pneumatic Diesel, Internal Combustion Truck CD – 8,000 to 36,000 lb Pneumatic Diesel, Internal Combustion Truck	*
76	Class VI: Electric and Internal Combustion Engine Tractors	( ) Yes (•) No	Not Available	*
77	Class VII: Rough Terrain Forklift Trucks	( ) Yes (•) No	Not Available	*
78	Container Handlers (Reach stackers, loaded or empty container handlers)	( ) Yes (•) No	Not Available. Some of our Class V CD series trucks can be outfitted with attachments that can handle containers. Some of these are also used by customers today with containers that have fork pockets.	*

79	Forklift, lift truck and container handler accessories, attachments to the extent that the solutions are complementary to the offering of 71-78 above	(•) Yes ( ) No	We offer many different attachments that can be used in applications that have special needs. This may include, but not limited to, carton clamps, layer pickers, bale clamps, fork extensions, drum clamps, sideshifters and fork positioners. There are numerous customizable attachments and accessories that can be offered.	*
80	Related services complementary to the offering of the solutions described in Sections 71-78 above	(•) Yes ( ) No	Crown has offered our PTH manual pallet jack line which does not have a specified class. We also offered lead-acid batteries and chargers included on all electric units. Crown offered optional V-Force lithium-ion battery and charger pricing. As indicated previously, we also offered Infolink operator and fleet management service and FleetSTATS fleet management options for the Sourcewell eligible entities. Other items such as service will be line-itemed at time of quote given the number of variables such as geographic location, hours, and model.	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Price Structure - Sourcewell 2024.pdf - Thursday May 23, 2024 14:12:59
- Financial Strength and Stability (optional)
- Marketing Plan/Samples - Crown Equipment Marketing Samples.pdf - Thursday May 23, 2024 11:33:14
- WMBE/MBE/SBE or Related Certificates (optional)
- Warranty Information - Warranty Statements.pdf - Monday May 20, 2024 14:23:39
- Standard Transaction Document Samples - FORM_OF04859_Terms and Conditions of Sale (Rev. 05-22).pdf - Monday May 20, 2024 13:51:09
- Requested Exceptions - Contract_Template_Forklifts_RFP_053024 Crown mkd 5.16.24 (002).docx - Monday May 20, 2024 13:51:19
- Upload Additional Document (optional)

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor’s objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:
    1. Included on the “Specially Designated Nationals and Blocked Persons” list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Tom Keller, Vice President - Global Accounts, Crown Equipment Corporation

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_2_Forklifts_Lift Trucks_RFP053024 Thu May 23 2024 09:20 AM	☑	1
Addendum_1_Forklifts_Lift Trucks_RFP053024 Fri April 12 2024 08:51 AM	☑	1

Docusign Envelope ID: BDCD84AB-ABC4-4D4A-9FA4-678DA2067F17

AMENDMENT #1
TO
CONTRACT # 053024-CRO

THIS AMENDMENT, effective upon the date of the last signature below, is by and between **Sourcewell** and **Crown Equipment Corporation** (Supplier).

Sourcewell awarded a contract (053024-CRO) to Supplier to provide Forklifts, Lift Trucks with Related Products and Services (Contract).

Supplier requests to update the Contract.

NOW, THEREFORE, the parties amend the Contract as follows:

The Response in Line 58 of Table 11: Pricing and Delivery, is deleted in its entirety and replaced with:

> Crown has offered additional savings from standard discounted pricing which ranges from 1% to 30%.

Except as amended, the Contract remains in full force and effect.

Sou Signed by: Jeremy Schwartz C0FD2A139D06489...

By:

Jeremy Schwartz
Chief Operating and Procurement Officer

Date: 12/29/2025 | 2:21 PM CST

Cro DocuSigned by: NATHAN BREWER FDCF280B5569450... **on**

By:

Nathan Brewer
National Accounts Manager - Govt Sales

Date: 12/29/2025 | 10:10 AM EST

Purchasing Division
701 E. Carson Street
Carson, CA 90745

Purchasing Waiver

Use this form to request an exemption from formal bidding and/or written contract requirements, pursuant to Chapter 6 (Purchasing System) of Article II (Administration) of the Carson Municipal Code (CMC). This waiver must be completed before proceeding with procurement activity.

Exemption sought:

- [x] Formal Bidding (Section 2611])
- [ ] Written Contract (Section 2605(1)(iii))

Pursuant to CMC Section 2611:

- [ ] (d) Emergency Purchasing (Section 2611(d))
- [ ] (e) Sole Source Purchasing (Section 2611(e))
- [ ] (f) Piggyback Purchasing (Section 2611(f))
- [x] (g) Cooperative Purchasing (Section 2611(g))
- [ ] (i) Other Purchases (Section 2611(i)(1) through (18))

If (f) or (g) are selected above, specify the master contract details:

Awarding Agency: Sourcewell

Vendor: Crown Equipment

Contract #: 053024-CRO

Solicitation #: 053024

Contract Effective Date: 09/04/24

Contract Expiration: 07/23/2028

Specify purchase details:

Amount: $22,002.06

Vendor: Crown Equipment

Written justification/description of purchase. Explain urgency, product uniqueness, and intended use. Attach all relevant backup documentation.

Racking materials to build shelving/storage unit for Sign Shop supplies.

Authorized Department Staff:

Signature:

Date: 5/18/26

Name/Title: Arlinda Rogers, Director, PW

Purchasing:

05/26/26

Rev. 0825JT

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

DISCUSSION 30.

To: Honorable Mayor and City Council

From: Saron Shiferaw, Senior Clerk CMO Administration

Subject: CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

I. SUMMARY

This report transmits a monthly ongoing informational update to the City Council, at Mayor Davis-Holmes' request, regarding various City projects that are underway or will begin soon. Detailed updates on projects are provided in the following City function areas: Community Development Department (Exhibit 1), Public Works Department (Exhibit 2), Information Technology Department (Exhibit 3), and the Public Safety Department within the City Manager's Office (Exhibit 4)

II. RECOMMENDATION

RECEIVE and FILE this report.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate and that is consistent with applicable laws.

IV. BACKGROUND

The projects included in this report are meant to provide an update on current projects underway and those that will begin soon.

V. FISCAL IMPACT

The purpose of this item is to provide information only and there is no direct fiscal impact associated with this staff report. Most of the projects included within this report have fiscal impacts and these expenditures have either already been approved by the City Council or will be presented to the City Council for approval once ready and as needed. Any item that staff identifies as needing additional or new funding beyond the budgets that were previously approved by the City Council will be addressed separately from this report.

VI. EXHIBITS

1. Community Development Projects
2. Public Works Projects
3. Information Technology and Security Projects
4. Emergency Management and Public Safety Projects

Attachments

Community Development Projects
Public Works Projects
Information Technology and Security Projects
Emergency Management and Public Safety Projects

COMMUNITY DEVELOPMENT
PROJECT STATUS REPORT
June 3, 2026

CITY COUNCIL

	Name	Description	Status
1 D1	Envision Carson Apartments Manhattan Square Townhomes	21207 S. Avalon Blvd. Existing: 27.31 acres. Proposed: 1,115 residential dwelling units (consisting of 351 townhomes, 764 apartments), 10,000 square feet of restaurant area, and 111,581 square feet of publicly accessible but privately maintained open space	Under Construction - Estimated completion 24 months. Apartments product A-B in plan check for building plan check. Building C-D building submittal forthcoming. Building permits issued for models and first phases of Townhome products A, B, C and D, which are under construction. Remaining phases of Townhomes in plan check – revisions to solar, rails, retaining walls. Six-month deferral issued on signal COA on April 6 to allow temporary CofOs for townhome product. Grace Avenue improvements required prior to first CofO for any building. Engineering and traffic approval for Avalon Blvd. improvements and signal pending. Amended and Restated Development Agreement approved by City Council April 7, 2026. Waiting on Grace Ave. encroachments. Completing reimbursement agreement review process for Lennar.
2 D4	Carson Triangle Kott property at Avalon and 213th St.	21140 S. Avalon Blvd. Existing: automobile dealerships and vehicle storage. Proposed: 315-unit residential project including 283 townhomes and 32 very low-income affordable rental units on 14 acres. No proposal has been received on the remaining parcels	Under Construction - Estimated completion 20 months. Demolition complete Building permits stamped ok to plan check only on April 6. Outstanding COAs, including affordable housing covenant.

	Name	Description	Status
			Final Map in Progress Coordinating affordable housing covenant
3 D1	The District Specific Plan Amendment Carson Goose Owner LLC Cells 3, 4 and 5.	Existing: Former landfill. Proposed: Cells 3, 4 and 5 will contain 1,567,090 square feet of light industrial development including 75,000 square feet of office space and approximately 12 acres of publicly accessible but privately owned and maintained open space community amenity areas and 10,000 square feet of commercial/retail uses, 12,600 square feet of restaurants	In Plan Check (Specific Plan Planning Areas 3) Lenardo Street improvements – second plan check for rough grading approved, structural footings, traffic signal location adjustments review in progress, and Del Amo median improvements in plan check with public works – planning approved. Specific Plan Amendment is forthcoming
4 D2	Kim Family Trust	21240-21250 Main St. Existing: Vacant lot. Proposed: 19-unit market rate apartment consisting of two separate three-story buildings with at grade parking	Under Construction
5 D2	Golden State Alliance, LLC	138 W. 223rd St. Existing: Single Family Residence. Proposed: Ten (10) attached condominiums consisting of two separate buildings with all market rate units, at grade 2 car garages, guest parking and private driveway	Closed due to inactivity.
6 D1	Chevron	17453-17455 Central Ave. Existing: Chevron service station with McDonald's restaurant. Proposed: Add a new self-service car wash	Approved by Planning Commission
7 D3	21611 Perry Street LLC	21611 S. Perry St. Existing: Vacant lot. Proposed: Self storage facility comprised of approximately 120,000 SF in a mix of one and two-story buildings and a 5,000 SF retail component. New application submitted requesting 62 residential condominium units	Approved. Residential application for 62 units was approved by Planning Commission and City Council. DA fully executed on 9/15/25. Agreement to Conditions executed on 9/15/25. Site is subject to a CLRRA agreement. Site is subject to a CLRRA agreement. Deposit replenishment on 7/21/25. Faring is transferring property to Lennar May 2026 (pending). Lennar will coordinate cleanup with DTSC through CLRRA process. Cleanup has not started. Construction schedule pending approval of Remediation Action Plan by DTSC. Lennar must assume DA and establish reimbursement agreement.

	Name	Description	Status
8 D2	Carson Main Street LLC	20601 S. Main St. Existing: Vacant lot (formerly KL Fenix). Proposed: Three industrial buildings comprised of approximately 256,000 square feet including 137,000 square feet of warehouse, 92,000 square feet of manufacturing, 23,000 square feet of office, and 4,000 square-foot retail pad with 419 parking spaces, 18 dock doors, 6 at grade doors, and 3 trailer stalls	Approved. Pending plan check submittal
9 D3	Watson Land	2277 E. 220th St. Existing: two-story office buildings. Proposed: One 58,937 SF industrial building with 73 parking spaces and 12 dock doors. Development Agreement requesting increase in FAR from 0.4 to 0.5	In Plan Check. Planning Commission approved on 11/25/25.
10 D4	Prologis	24760 Main St., Permit trucking activities (existing building) within 100 feet from residential properties	Complete
11 D4	LiT 9th St. 223rd Carson LP	2104 E. 223rd St. Existing: Former Poly One Corporation facility. Proposed: one industrial building comprised of approximately 130,000 square feet including 124,324 square feet of warehouse, 5,000 square feet of office, 5,000 square feet of mezzanine with 122 parking stalls and 15 dock doors	Under Construction
12 D3	BSREP III Dominguez, LLC	2001 E. Dominguez St. Existing: Western Tube & Conduit Corporation. Proposed: one industrial building comprised of approximately 424,000 square feet including 408,990 square feet of warehouse, 15,000 square feet of office with 283 parking stalls, 136 trailer parking stalls and 68 dock doors	Complete
13 D3	California Water Service Group	21718 S. Alameda St. California Water has completed construction of a new groundwater production well to provided potable water to the public. Water quality of a new well has been established and has provided design parameters for the future onsite improvements. A new building will be used to house the well appurtenances, electrical, controls and pumping equipment. The preliminary building will be approximately 1,000 square feet	In Plan Check. Revisions submitted
14 D4	Avocet Battery	23320 Alameda. Existing: Aggregate recycling center. Proposed: A 200-megawatt Battery Energy Storage system on an approximately seven-acre site that will help augment Edison during power shortages	Approved. In Plan Check. Conditions under review. AMMR approved. CAO confirmed License Agreement is not needed since applicant has an agreement with railroad for encroachment purposes. All required fees paid. In Plan check for landscape, grading, demolition, and walls.
15 D1	Ormat for VESI	18800 Broadway. Existing: Industrial/topsoil supplier operation. Proposed: A 100-megawatt Battery Energy Storage system on an approximately three-	Under Review. Community meeting held in January 2026. To ensure community participation, second

	Name	Description	Status
		acre site that will help augment Edison during power shortages	community meeting held on 2/10/26. Project was deemed complete. Item scheduled for 3/10/26 PC public hearing meeting and PC approved denial in 5-2 vote. An appeal to be heard by the CC was submitted on 3/23/26. Under review. Appeal heard on 5/5/26. Approval resolution with DA additional community benefits/point of sale & 1st reading of DA approval ordinance to occur on 5/20/26. 5/20/26 CC in 3-2 vote restored DA to original with CC community benefits and applicant's defined point of sale. 2nd reading ordinance for DA is 6/3/26.
16 D2	Chris Barker	605 W. 228th St. Proposed closure of existing Ocean Villa mobile home park	PAR considered withdrawn (inactive)
17 D1	Carson TH	18101 Avalon Blvd. Existing: Religious institution. Proposed: A 30-unit condominium development	Project Closed April 4, 2026, due to inactivity
18 D2	Maupin Development	215 W. Carson Street. Existing: 64,500 SF (4 lots), comprised of 3 single-family homes, storage sheds and an unpaved empty lot. Proposed: 35 Townhomes – two floors over parking; 29 units/3 bedrooms; 6 units/2 bedrooms with common and private open space	Approved. Applicant working with Engineering to schedule Final Map to CC. Landscape in plan check
19 D1	Anastasi	336 E. Carson Street. Existing: 90,000 SF (lot), formerly a collection of automotive repair businesses within two multi-tenant buildings measuring a total of 40,000 SF. Proposed: 50 Townhomes – two floors over parking; all 3 bedrooms/2 baths with common and private opens space	Approved. Applicant working with Engineering to schedule Final Map to CC. New property owner/developer obtained approval for a one-year extension of time application.
20 D4	Infinity CF, LLC	23820 Avalon Blvd. Existing: Former Scottsdale Discount Center building. Proposed: Two lot subdivision with a proposed Starbucks on one parcel and a carwash on the other	Construction complete.
21 D2	DOR 1959-24, TTM 1000008-24	21135 ½ Bolsa Ave., Eight (individual) single-family residences (SFR)	Concurrence letter signed. On 12/9/25 Planning Commission continued the matter. Community meeting scheduled for 6:30PM on March 4, 2026, at Carson Park Activity Room. Follow-up Community Meeting required. Targeting 2nd week of April at same location.

	Name	Description	Status
22 D2	Vinfast	2009 East 223rd St. Vinfast electric car showroom, service center, and car storage for delivery to customers	Site vacated (business decision). Vinfast has submitted a letter to the City stating they will be vacating the site by end of June 2025. 07/29/25 staff conducted a site visit, confirmed unoccupied, and noted the property is for sale.
23 D2	SyWest	20100 Figueroa St. (placeholder address 20151 Main St.) Specific Plan, General Plan Amendment, Development Agreement, DOR for development of a big box user and associated retail	Under Review The preparation of the Specific Plan and technical studies for the DEIR are underway.
24 D4	Carson Hospitality Group Inc.	888 E. Dominguez St. Existing: Vacant restaurant. Proposed: Marriot TownePlace Suites Hotel and new bar/lounge, (111 key) and Tentative Parcel Map (TPM) to split one lot into two so that the new hotel	Hotel development project withdrawn/closed out. Plan Check for the new hotel expired. Applicant allowed entitlement to expire. Related Tentative Parcel Map (TPM) approved. Applicant moving forward with TPM.
25 D4	Target	20700 Avalon Blvd. Drive-up spaces	Under Construction/Awaiting Final Inspection
26 D4	Air Products	23300 Alameda St. Hydrogen Pipeline	Approved
27 D2	Birch Specific Plan	21809-21811 S. Figueroa St. Existing: Residential structures. Proposed: 4-story, 32-unit condominium development with public seating & public art	Partially constructed and going through ownership change. Construction expected to restart mid-2025
28 D1	Argo Warehouse	439 W. Gardena Blvd. Existing: Vacant lot. Proposed: New 3,754 SF warehouse	Under Construction
29 D4	Mobile Mini	22632 S. Alameda St. Construction of a cargo container storage facility that will consist of three modular office units and a maintenance canopy structure on a 14-acre site	Complete
30 D4	Air Products	23000 Alameda St. Existing: Industrial gas supplier. Proposed: Construct a new 2,626 SF modular bldg. with parking lot at the existing facility	Approved. In Plan Check
31 D4	Live Wire EV dealership	20507 Belshaw Ave. EV Motorcycle Dealership (Live Wire)	Approved. Operating
32 D4	Petroleum Tanks	2365 E. Sepulveda Blvd. Installation of two petroleum tanks at an existing tank farm. Capacity increasing from 22 to 24 storage tanks	Under Construction
33 D4	AT&T Monopine Foisia Park	23410 Catskill Ave. Wireless Communication antenna	On Hold
34 D4	Hyundai Dealership	2201 E. 223rd St. Existing: Car dealership. Proposed: New Service Building	Under Construction
35 D2	Grace Orthodox Presbyterian Church	22511 Figueroa, A request for approval of a Tentative Parcel Map to subdivide a 1.59-acre parcel into two parcels	Approved

	Name	Description	Status
36 D1	South Bay Fleet Specialist	17126 S. Broadway St. Conditional Use Permit to operate an auto body and paint shop including a paint spray booth located inside the existing building.	Approved. Monitoring completion of conditions of approval
37 D1	ASPCA Animal Clinic	16300 Figueroa St. Existing: Vacant occupancy. Proposed: Animal Clinic development on an industrial site	Under Construction
38 D1	PowerPlay Pickleball	19401 S. Main St. Existing: Industrial building. Proposed: Redevelop site with a pickleball facility. This is a three-phased project. Interior tenant improvement: Indoor court and commercial areas (Phase 1), clubhouse (Phase 2) and outdoor courts (Phases 3). Commercial (10,264 SF) and court area (30,663 SF) <u>Phase 1:</u> Ten (10) Indoor Courts Status: Built Commercial (10,264 SF) consists of office, retail, employee areas, podcast studio, athlete recovery rooms, and seating area for juice bar portion Status: Under construction <u>Phase 2:</u> 6,878 SF Clubhouse includes a restaurant Status: Approved <u>Phase 3:</u> Twenty-one (21) Outdoor Courts Status: Under Review	Phase 1: Ten (10) Indoor Courts Status: Built Commercial (10,264 SF) consists of office, retail, employee areas, podcast studio, athlete recovery rooms, and seating area for juice bar portion Status: Under Construction A temporary certificate of occupancy (TCO) was issued while awaiting completion of the second-floor space. Phase 2: 6,878 SF Clubhouse includes a restaurant has been approved by Planning for obtaining permits. Phase 3: Under construction
39 D1	16325 -16407 S MAIN ST	Renovate an existing 159,373 SF industrial building on a 5.88-acre site including removing approx. 6,503 SF of existing office/mezzanine/warehouse space, exterior building facade improvement, interior tenant improvement and site and landscaping improvements. After renovation, the new building footprint will be reduced to approx.138,616 SF. The project also includes a lot line adjustment of the parcels	Approved
40 D1	KB Home	427 E. 220th St. Willow (formerly Cambria Ct.) Existing: Residential structures. Proposed: 35-unit condominiums designed as 2-story detached homes	Construction complete.
41 D2	22511 Figueroa St.	Specific Plan, DOR, Zone Change for 28-unit residential apartment development on a .69-acre lot	Under Review
42 D4	Carson Companies	1281 E. University Dr. at the northwest corner of University Dr. and Central Ave. Existing: Vacant site. Proposal: 5-acre retail center development with approx. 29,000 square feet of retail shops, 11,300	Under Review

	Name	Description	Status
		square feet of restaurant space, 25,500 square foot Boys and Girls Club	
43 D4	Shippers	1150 E. Sepulveda Blvd. Existing: 20AC lot in the Manufacturing Heavy, GP Heavy Industrial zone. Proposed: Request approval for a conditional use permit for truck parking, cargo container storage yard, installation of (4) modular enclosures with 5 standard vehicle parking spaces	Under Review. Awaiting applicant resubmittal. Site vacated per settlement agreement.
44 D1	Dutch Bros.	20377 Avalon Blvd. Existing: Former Pizza Hut. Proposed: 950 SF coffee business with drive-through.	Approved. Demo/Grading in Plan Check Building.
45 D2	Cal-Water	410 W Carson St. Updating and adding new equipment at an existing Cal Water facility	Formal submittal is pending
46 D2	McDonalds Drive-Through Preapplication Review (PAR)	22309 Main St. Existing: Vacant Proposed: PAR conceptual review of a 3,694 SF drive-through restaurant	Pre-application Review completed
47 D1	Carson Plaza Façade Improvement	615 E University Dr. Existing: Multi-tenant commercial center Proposed: Commercial façade improvement of an existing retail plaza	Approved. Under Construction
48 D1	Woojin Is. America Inc.	130 W. Victoria St. Existing: Industrial site. Admin DOR, tenant improvement (TI). Proposed: Refurbishing facility that provides transit vehicle assembly for Metro trains at an existing industrial building site	Approved. In Plan Check with Building and Safety
49 D1	Haro Property	20715 Avalon Blvd. Existing: Multi-tenant office building with retail and restaurant; Proposed: Hawaiian BBQ restaurant with drive through	On Hold (Interim Urgency Ordinance Moratorium Drive-through Restaurants)
50 D1	Rain for Rent	400 & 436 W. Walnut St. Existing: A warehouse & office building. Proposed: Demolish the warehouse and develop equipment rental yard (400) and retain the office (436) building with site and landscape improvements throughout both parcels (new landscaping, pavement, construction of an 8-foot-tall perimeter wall, add a new driveway, interior tenant improvements to support the operation of the equipment rental company)	Withdrawn
51 D1	404 E. Carson St.	404 E. Carson St. Existing: Samoan Federation Building, Proposed: Three-story, podium style mixed-use residential & commercial development (rental). Three 2-bed/2-bath townhouse units, two 1-bed/1-bath flats, and four studio units totaling 9 units built over ground floor level 752 SF commercial retail space and parking area on a 9,772 SF (0.22 AC) lot	Under Review, awaiting applicant resubmittal

	Name	Description	Status
52 D2	316 W. 214th St	316 W. 214th St., Existing: Single-family residence Proposed: 4 rental units	Under Review
53 D1	SUR Auto Body	510 E. Alondra Blvd. Existing: Multi-tenant Warehouse 16,840 SF Proposed: Building 2 (approx. 7,200 SF), change use from warehouse to an auto body repair business located on a 0.90 AC lot	Under Review
54 D3	Crown Castle	21350 Alameda St. Existing: Wireless communications facility (cell tower) Proposed: Major modification to conditions request for extended expiration date	Approved
55 D3	Porsche Engineering U.S.	1154 Annalee Ln. Existing: Warehouse Proposed: Porsche Lithium Battery Evaluation Facility	Approved. Fire determined the amount (one to two EV batteries per month) is not considered to be hazardous material, so no CUP is required.
56 D4	A Better Tomorrow	20630 Leapwood Ave., Unit F Existing: Multi-tenant Industrial Condo center. Proposed: Social Services Office replacing former office use	Complete
57 D1	KL Fenix	19204 Figueroa, Existing: Warehouse. Proposed: New 83770 SF warehouse/office building with 6 dock doors replacing existing structures	Under Review
58 D1	J&J Carson, LLC	100 Carson Mall, Existing: 1 parcel. Proposed: Subdivide 1 parcel into 3 parcels	Approved
59 D1	ECM Management	18001 Main St. Proposed: New 60558 SF speculative warehouse building	Complete
60 D2	Maupin Development	438 W. Carson St. Existing: Credit Union Bank; Proposed: Acquire a portion of the property to build a 51-unit condo development with related site improvements. The bank remains as located.	Approved. Next step: applicant work with Transtech Engineering and Engineering Services and for Final Map
61 D1	Manilla Sunrise Restaurant	21828 Main St. Existing: Restaurant Proposed: Kitchen addition	Under Review
62 D4	Hyundai / Chevrolet Dealership Lot Split	2201 E. 223rd St. Proposed: Lot split. Division of a single lot containing two existing new car dealerships, Carson Hyundai and Carson Chevrolet.	Under Review
63 D1	125 W. 219th Pl. Lot Split	125 W. 219th Pl. Proposed: Lot Split of a single parcel between two single family residences	Approved. Next step: applicant work with Transtech Engineering and Engineering Services for Final Map
64 D1	Carson Plaza Sign Program Modification	603 E. University Dr. Proposed: Sign Program Modification	Under Review
65 D1	Auto Collision/Repair	16200 Main Street. Existing Light Industrial Building, Proposed: Change use from warehouse/manufacturing to auto collision/repair	Approved
66 D1	Rexford Warehouse Pre-application Review	1065 E. Walnut St., Existing: 143,640 SF warehouse; Proposed: Demolish the existing warehouse and construct a new 135,760 SF industrial building (127,760 SF warehouse space and 8,000 SF ground	Complete

	Name	Description	Status
		floor/mezzanine office space) with associated loading, parking, and landscaping areas.	
67 D1	2 Luv One Another	520 E Carson Plaza Ct Unit 104 Existing Multi-tenant Office Building. Proposed: social service center to replace a former medical office	Complete
68 D3	1443 E. Carson St	1443 E. Carson St. Proposed: Demo an existing house and construct a 13-unit multifamily apartment and associated Tentative Parcel Map (TPM)	Due to inactivity, application is pending closure by staff.
69 D2	20920 Jamison Ave.	20920 Jamison Ave. Existing: Single-family residence Proposed: Build two new single-family residences	Approved, in plan check
70 D3	Papadakis Engineering	20909 S Brant Ave. Existing: Papadakis Racing + Engineering Division provides prototype Fuel Cell System (testing); Proposed: CUP for storage of Bottled Hydrogen on site for intermittent testing process of new prototype Fuel Cell System (RSOC)	Withdrawn
71 D3	Preapplication Review (PAR)	2320 E. Dominguez St. Existing: Proposed: "Dockzilla" Relocate and install new dock high modular building (33,600 SF) including new foundations, building slab, & necessary electrical, mechanical, and plumbing	Under Review
73 D2	Target (South Carson)	651 W. Sepulveda Blvd. Existing: Target Proposed: Façade improvement and remodel signage	Approved
74 D2	United Oil Convenience Store Remodel	22235 Figueroa St. Updated Façade, Interior renovation, and exterior repairs/maintenance	Approved, awaiting plan check submittal
75 D3	Promise Energy BESS	2011 E Carson St. Installation of new 368.64-Kilowatt BESS system and related new inverters to be integrated with an existing photovoltaic (solar) system	Under Review, pending resubmittal
76 D3	Lamberton Truck Yard	20915 Lamberton Avenue. Existing: Vacant Proposed: truck yard.	Under Review, pending resubmittal
77 D3	CenterPoint	2850 E. Del Amo Blvd. Existing: 264,000-square-foot warehouse building Proposed: Redevelop 19.18 acre with a new 154,351-square-foot concrete tilt-up building, truck yard, container/trailer storage, and related site improvements.	Under Review
78 D4	Phillips 66	1520 E. Sepulveda Blvd. Existing: Phillips 66 refinery Proposed: Diamond Gateway Project. Demolition, remediations, and redevelop 223-acre site with six (6) new tilt-up industrial buildings with ancillary office uses. Three of the proposed industrial buildings would include cross-docks. Specific Plan and EIR required.	Under Review. Staff comment letter sent to applicant, CAO, and City environmental consultants. Draft Specific Plan under review. NOP is in progress. Scoping meeting held Wed., April 29, 2026. NOP public

	Name	Description	Status
			comment period extended until June 12, 2026
79 D1	Avalon West	21243 Avalon Blvd. and 640 E. 213th St. Proposed: 157-unit condominium project (17 deed-restricted very low income HH units, and 140 market-rate units)	Under Review
80 D1	North Carson Residences	1760, 1762, 1800 E. Glenn Curtiss St., 18701 Wilmington Ave., and 1815 University Dr. Existing: Business Park facilities Proposed: 396-unit multiple-family development (356 market-rate townhomes and 40 affordable housing rental units)	Under Review
81 D3	Dominguez Pizza	2653 E. Carson St. Construct a new two-story, 4,445 SF mixed-use building containing a restaurant at ground level and three rental units above. Also requesting reduction in required parking spaces.	Under Review
82 D2	Preapplication Review (PAR) KB Homes	23529 Figueroa St. PAR proposal to demolish a storage facility and redevelop site with a new gated 82-unit condominium designed as townhomes.	Review completed and response letter provided.
83 D1	18700 Broadway	18700 Broadway. Transloading company proposing to demolish the existing building, have outdoor storage, and related parking improvements.	Under Review, pending resubmittal & fee payment
84 D1	18121 Broadway	Renovation of 4-unit warehouse building and parking lot	Under Review
85	Carson Civic Center Specific Plan	Propose a Specific Plan for the Carson Civic Center campus redevelopment	1/6/26 City Council approved
86 D3	Preapplication Review (PAR) Nathan Battle	21111 Wilmington Ave. Pre-application review. (Conceptual) Proposing construct a 52,500 SF warehouse containing 5,000 SF front office area including mezzanine, eight (8) loading doors and one drive-in door.	Complete
87 D4	Preapplication Review (PAR) Pacific Industrial	2403 E 223rd St. Pre-application review. Existing: Vacant. (Conceptual) Proposing to redevelop an approximately 4.2-acre site with a private, fleet-oriented electric vehicle charging facility	Complete
88	Preapplication Review (PAR) LA County Sanitation	21024 Main Street. Pre-application review. Existing: Small structure identified as an existing pumping plant and generator. (Conceptual) Proposing new LA County Sanitation pumping plant, small building above ground, and major underground work.	Comment letter provided to applicant, awaiting comments from other divisions to provide to applicant and closeout review.
89	Brownfield Grants Awarded	Since 2022, City has been awarded five ECRG grants for $1,426,000 and plus two EPA grants for $1,500,000. Implementation is underway.	CSUDH / City kicked off the required community engagement efforts to tackle city-wide brownfield redevelopment and promote environmental health. Sites being environmentally assessed for redevelopment readiness:

	Name	Description	Status
			• Carson Housing Authority (526 W. Carson / 21704 S. Figueroa) - submitted Phase II ESA Workplan for DTSC approval. Bids for supplemental site investigation have been solicited. Oversight now being overseen by Regional Waterboard. • SyWest site - DTSC provided final approval of the Supplemental Site Investigation Workplan. Additional site assessment to determine the lateral extend of landfill is scheduled for later this year • Staff is assisting ALMA Backyard Farms with environmental assessment work for a site they are looking to Purchase 17505 S. Main Street. Staff is working on setting up a city-wide revolving loan fund (RLF) program with EPA awards. On 1/26, staff kickstarted the Brownfield Fellowship Program with CSUDH as part of its ECRG community engagement efforts. This effort will engage students in the university to learning more about brownfield redevelopment in Carson.
90	Brownfields (Grants Submitted)	US EPA brownfields job training grant to assist workers impacted closing refineries transition to green jobs	Grant application submitted on 9/26. Awarded week of Feb. 16th.
91	Brownfields (Grants Under Review)	Transformative Climate Communities	Evaluating funding under this program for Carson and are actively developing a project list. A community engagement contract with CSUDH has been entered to further expand existing partnerships and make a more competitive TCC application.
92	Real Property (Acquisition Grant)	Successfully was awarded $1.43 Million from LA County Regional Park and Open Space District (RPOSD)	Discussing next steps in the acquisition process with the property owner. Environmental assessment work has commenced. Staff is meeting with DTSC this week to discuss potential regulatory oversight to ensure that the site is clear for park use.

	Name	Description	Status
93	City of Carson	Proposed Ordinance to satisfy HCD requirements to Certify the City's Housing Element	Approved at the May 13th Planning Commission and the June 3rd City Council meeting. 2nd Reading approved on June 17, 2025. June 18, 2025, the signed Ordinance was provided to HCD. On June 25, 2025, received HCD HE certification letter.
94	City of Carson	Carson 2040 General Plan Update, the Housing Element update will be presented to the Planning Commission in January and to the City Council in February to meet the state mandated deadlines	HCD informed the City the adopted housing element meets the statutory requirements of State Housing Element Law. However, the housing element cannot be found in full compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the Regional Housing Needs Allocation (RHNA). Staff worked with HCD to make necessary revisions to the City's zoning code and obtained the City's Housing Element certification. The implementation of the General Plan and the Housing Element are ongoing
95	City of Carson	Phase 1 Comprehensive Zoning Code Update to implement the General Plan. NOTE: Phase 1 excludes the non-residential portions of the code which will be prepared and presented later as Phase 2	Approved by Planning Commission and City Council
96	City of Carson	Phase 2 Comprehensive Zoning Code Update to implement the General Plan. NOTE: Phase 2 includes non-residential portions of the code	In Progress
97	City of Carson	Refining the Zoning Code - Amend Noise Ordinance and Noise Element for consistency purposes	On February 17, 2026, Approved by the City Council. Planning Commission recommended approval to City Council.
98	City of Carson	Focused sign ordinance amendment proposing to update and clarify on-site, business signage-related code sections.	Under Review. On June 24, 2025, the Planning Commission continued the item.
99	City of Carson	General Plan Amendment to request Safety Element Update in order recognizing the City of Carson Local Hazard Mitigation Plan as approved by the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) and to amend the safety element of the general plan to incorporate the city's 2024 Local Hazard Mitigation Plan in accordance with Assembly Bill 2140	Approved. On March 25, 2025, approved by the Planning Commission; and approved by the Council on April 1, 2025. On June 17, 2025, the related GPA was continued by the Council to September 2, 2025. Approved by Council on September 2, 2025.

	Name	Description	Status
100	City of Carson	Urgency Moratorium Carwash	In Progress. City Council approved extension.
101	City of Carson	Urgency Moratorium Drive-through Restaurants	In Progress. City Council approved 45-day moratorium. CC Approved Urgency Ord. No. 26-2604U extension request on 3/3/26
102	City of Carson	Artificial Turf Ordinance for all residential uses only	In Progress
103	City of Carson	Proposed amendment allowing administrative approval of tract and parcel maps for condominium purposes (Subdivision Ordinance)	Presented to the Planning Commission (PC) 2/25/25, PC approved recommendation for City Council adoption, Continued by City Council. On June 17, 2025, Ordinance Second Reading approved by City Council
104	City of Carson	Zone Text Amendment to consider approving various amendments to the text of the City's Zoning Ordinance related to the Community Development Director approval authority and requirements and City Council review procedures	June 10, 2025, Planning Commission recommended approval; Ordinances to be presented to the City Council on July 1, 2025. Second Reading approved by City Council
105	City of Carson	Consider approval of Resolution regarding authority for certain Density Bonus applications to the City's Community Development Director with the concurrence of the City Manager	June 10, 2025, Planning Commission approved Resolution No. 2889 and ratified adoption and execution of the PC Resolution with the corrected title as a Consent item on June 24, 2025.
106	City of Carson	Prohibition of storage of hazardous materials	Under Review, New buildings in industrial zone over 5,000 square feet requiring a CUP is scheduled for April 5th City Council meeting, continued off calendar by City Council Subcommittee has met with the business community and has obtained their input Approved by City Council. Staff has notified over 2,000 business that maybe effected by the ordinance that requires submittal of an application for Director's Permit. Staff has received applications from businesses. Next step is to issue an RFP to hire an inspection consultant. RFP prep complete, staff working with City Attorney's office
107	City of Carson	Continued the development of the Carson Enhanced Infrastructure Financing District (EIFD)	The EIFD Board approved its FY 25-26 budget including authorizing $300,000 for Victoria Golf Course predevelopment studies and plans. The County is working on reimbursement

	Name	Description	Status
			agreement with the Carson EIFD to get started on the work.
108	City of Carson	Short Term Rentals	A subcommittee meeting was held, and Subcommittee provided direction to staff. Public Safety lead. City Attorney's office will be drafting the ordinance.
109	City of Carson	Commercial Façade Program for retail centers Citywide	Six Funding Agreements were approved in May 2024. Notable updates: • MBC Travel - New sign installation is complete. • Victoria Park Plaza - Structural plans for CJ Wings approved by Building & Safety. Staff prepared new renderings to account for a larger budget. • 302 E. Carson St – Planning application is received. Approval is pending. • Two new applicants: Plaza 219th & Avalon Blvd and Carson Plaza at Carson St. near Vera St. Council Façade Presentation Update completed on 11/05/25 with a New Façade Loan Program Under Development. Three additional grant funding agreements are anticipated to be presented to City Council for approval in March 2026.
110	City of Carson	Commercial Facade Improvement for corridor on East Carson between Harbor View and Santa Fe Avenue	Architect has completed renderings for the corridor. A community meeting was held in May 2025. Bids have been received. Staff is preparing funding agreements for future Council approval. A budget request will also be made to fully fund the project at a future City Council meeting (anticipate March 2026).
111	City of Carson - Comprehensive CD Fee Study	Study to analyze various development-based fees including Development Impact Fees, Community Benefits, Inclusionary Housing, In-Lieu Fees, Commercial & Industrial Linkage Fees, and	Project kick-off in Spring 2025. Currently in data gathering phase. Scheduling departmental meetings to assess long-term infrastructure needs of

	Name	Description	Status
		Community Facilities Districts or other Alternative Funding Mechanisms.	each department. Council Subcommittee meetings were held in November 2025. Meetings with key stakeholders including large developers and landowners are being held in January 2026. Community-wide engagement to start next month (Town Hall Meeting on February 25).
112	City of Carson - Pipeline Franchise Ordinance	Update and modernize the City's Pipeline Franchise Ordinance pipeline franchise ordinance to improve compliance with existing regulations and update rates, fees, insurance and other related requirements.	A stakeholders meeting was held on June 11, 2025, with franchisee. Completed an update on the draft Ordinance based on feedback received and sent the draft to the franchisee for final input in October 2025. One on One meetings were held in November and December with Franchisees. The Ordinance is scheduled to go to Council in 2026.
113	City of Carson – Petroleum Administration	Annual Audit of Oil and Gas Operations	Last Fall 2025, the City's Petroleum Administrator began the annual audit of oil and gas operation facilities in Carson. Draft reports are being prepared and will be brought forth to City Council once completed.

CITY OF CARSON
PUBLIC WORKS DEPARTMENT
18620 S. Broadway, Carson CA 90248

MAY 2026
Monthly Report

Dr. Arlington Rodgers Jr., Director

The Public Works Department is comprised of three divisions: Administration, Engineering, and Operations. The Department maintains a total area of nineteen (19) square miles of streets which also includes maintaining twelve (12) park building facilities, two (2) aquatic centers, two (2) pools, a sports complex, and a boxing and weightlifting center, Carson Event Center, City Hall, and Corporate Yard. The Public Works staff is comprised of 116 positions with 103 full-time regular employees and 13 part-time employees. The Public Works team collaborates both internally and externally to accomplish projects that enrich the quality of life for Carson's residents and visitors.

ENGINEERING DIVISION

The Engineering Division provides the technical foundation for a modern Public Works Department, and its primary responsibility is to assist the Administration and Operations & Maintenance Divisions with project management and specialized design and construction skills. The Engineering Division determines which studies are needed to advise the department on deficiencies, regulatory requirements, compliance with applicable local, state, and federal laws, cost effectiveness, prudent approaches, and strategic plans. These activities inform executive management and the City Council in determining project priorities.

Street Improvements

- PW675: SEPULVEDA BRIDGE WIDENING FROM ALAMEDA TO EAST CITY LIMIT
  - Location: Sepulveda Blvd. from Alameda to East City Limit
  - Description: The project involves the widening and improvement of the roadway and bridge along Sepulveda Boulevard to provide three lanes of traffic in both directions, construction of new sidewalk, relocation of existing electrical poles, and the modification of the existing traffic signal.
  - Budget: $12,000,000.00
  - Current Phase: FINAL DESIGN
    - Status as of January 22, 2026: Notice To Proceed (NTP) was issued for January 19, 2026, with a completion date of March 9, 2028.
    - Status as of February 19, 2026: Pre-construction activities with the contractor, submittal review and utility coordination.
    - Status as of March 19, 2026: Submittal review and approval
    - Status as of April 23, 2026: Construction is underway. Traffic control is in place, and the contractor is demolishing the site.
    - **Status as of May 21, 2026:** Workers hit contaminated soils; an updated permit from the US Army Corps of Engineers (USACE)

- PW1823: WAYFINDING SIGNS – PLANNING AND DESIGN CONCEPT ONLY
  - Location: Citywide
  - Description: Comprehensive Signage Plan – Planning and Design Concepts Only
  - Budget: $23,500.00
  - Consultant: Graphic Solutions
  - Schedule: 3 Months
  - Contract: 25-282
  - Purchase Order FY 25/26: 22061283

- Status as of January 22, 2026: Project kick-off meeting was held on January 14, 2026. First deliverable item is expected the first week of February 2026.
- Status as of February 19, 2026: A meeting took place on Thursday, January 29, 2026, with Graphic Solutions and the City of Carson stakeholders to review first conceptual drawing package. A second deliverable from Graphic Solutions is expected by the end of February 2026. Planning phase with Graphic Solutions is expected to be complete by March 2026.
- Status as of March 19, 2026: Vendor: "Graphic Solutions" has failed to submit final deliverables. 3-month project schedule ends on March 22,2026. Staff has requested a recovery schedule from vendor.
- Status as of April 23, 2026: The recovery schedule from Graphic Solutions shows the final comprehensive signage plan to be submitted to the City by April 24, 2026. Staff has not received final comprehensive signage plan from Graphic Solutions.
- **Status as of May 21, 2026:** On May 20,2026, staff received a deliverable from Graphic Solutions showing updated renderings for the Carson Gateway, and list of directional sign destinations. Staff will meet on Tuesday May 26,2026, to discuss latest deliverable from Graphic Solutions.

- <u>PW1608: MLK JR. STREET/ROAD IMPROVEMENTS</u>
  - Status as of January 22, 2026: Lowest Responsible Bidder: RJ Noble at $4.9 Million.
  - Status as of February 19, 2026: Seeking to identify funding for project.
  - Status as of March 19, 2026: Continuing to pursue funding for the project.
  - **Status as of May 21, 2026:** Continuing to pursue funding for project, Contractor has reached out for status Bid of $4.9 Million still on the table

- <u>PW1694: PROJECT: BRIDGE MAINTENANCE INSPECTION REPORTS – WORK RECOMMENDED</u>
  - Location: All bridges with an open inspection report
  - Description: Complete work recommended items as noted in the bridge inspection reports from Caltrans.
  - Status: CONTRACT EXECUTION
    - Staff will make a recommendation to the City Council on June 6, 2023, to award a contract to Beador Construction Company, Inc. (Staff report 2023-0379)
  - Status as of January 22, 2026: As directed, the painting of the 213th Street Bridge steel girders was suspended from project scope due to added costs and requirements for lead abatement. Staff are working on closing out the project.
  - Status as of February 19, 2026: Contractor is working on final invoice to close out the project.
  - Status as of March 19, 2026: Staff is reviewing final invoices to closeout project. Staff is working on project closeout staff report for the May 2026 council agenda.
  - Status as of April 23, 2026: No update. Staff Report for project closeout no longer required per City Management.
  - **Status as of May 21, 2026:** Staff have processed the final invoice. Staff are working on project closeout and release of retention.

- <u>PW1765: LOMITA BLVD</u>
  - Status as of January 22, 2026: Going to Council to request increase in the Task Order amount to cover the consultant fees.
  - Status as of February 19, 2026: Issuing task order for potholing and storm water design work.

  - Status as of March 19, 2026: Consultant is doing geotechnical and utility investigation.
  - Status as of April 23, 2026**:** Consultant is reviewing the geotechnical and utility data.
  - **Status as of May 21, 2026:** Consultant has started potholing and working with the City of Los Angeles on outreach.

- PW1780: VICTORIA TRANSIT CENTER
  - Location: Victoria Street near Tamcliff Avenue
  - Design and construction of a new transit center adjacent to CSUDH.
  - Budget: $3,525,000
  - Status as of January 22, 2026: City and consultants met with CSUDH staff on December 10, 2025; to continue collaboration on design. The staff report to propose naming the transit center, “University Transit Center” is anticipated to go to City Council in February 2026.
  - Status as of February 19, 2026: Consultant submitted design documents for review by staff. Staff report for naming transit center anticipated to go to City Council in March 2026.
  - Status as of March 19, 2026: Staff reviewed design documents and submitted comments back to the design consultant.
  - Status as of April 23, 2026: Consultant working on utility plan with CSUDH staff.
  - **Status as of May 21, 2026:** Consultant is finalizing the utility plan and beginning to work with CSUDH coordinating the work for the Mobility Hub. Staff are reviewing traffic study.

- PW1785: BICYCLE MASTER PLAN UPDATE
  - Location: City-wide
  - Description: Update City Bicycle Master Plan
  - Budget: $897,000
  - Status: PRE-DESIGN
  - Status as of January 22, 2026: Several outreach events were held in December 2025 and January 2026. Additional outreach will be offered via a virtual meeting on February 5, 2026.
  - Status as of February 19, 2026: Planning project ongoing. After first period of outreach, consultant’s focus is now on conceptual design development and policy development.
  - Status as of March 19, 2026: Staff is reviewing design deliverables; staff coordinating internal stakeholder engagement meeting for late April.
  - Status as of April 23, 2026: Internal stakeholder engagement meeting took place on April 20, 2026. Concept development is ongoing. Planning for the second public engagement phase.
  - **Status as of May 21, 2026:** Internal stakeholder meetings with Public Safety and Community Development were held on May 12, 2026. Concept development and outreach planning ongoing.

- PW1753: UNIVERSITY DRIVE STREET IMPROVEMENT – AVALON TO WILMINGTON FEDERAL PROJECT NO. STPL-5403(033)
  - Status as of January 22, 2026: PS&E are 90% complete. Staff are finalizing the bid package and submitting a request for authorization for construction in January 2026.
  - Status as of February 19, 2026: Request for Authorization for Construction was submitted to Caltrans on February 17, 2026.
  - Status as of March 19, 2026: Staff is working on finalizing right-of-way certification. Right-of-way approval is pending utility agreements.
  - Status as of April 23, 2026: Staff received comments from Caltrans regarding the Request for Authorization/Preliminary Environmental Study on April 20, 2026. Staff is reviewing comments and will resubmit application week of April 27, 2026.

- **Status as of May 21, 2026:** Staff resubmitted the revised request for authorization for construction to Caltrans on Wednesday May 13,2026.

- PW1801: MEDIAN STREETSCAPE – CIVIC CORRIDOR, ALONG CARSON STREET (From the I-405 Freeway to Grace Avenue) and Avalon Boulevard (From 220th Street to I-405 Freeway, and from Del Amo Boulevard to the SR-91 Freeway)
  - Location: Carson Street and Avalon Boulevard
  - Description: Irrigation upgrades, landscaping upgrades in City medians
  - Budget: $2,000,000
  - Status: DESIGN COMPLETE
  - Status as of January 22, 2026: Project to be bid for construction in Fiscal year 26/27.
  - Status as of February 19, 2026: Funding anticipated to be secured for current fiscal year. Consultant working to address revisions to PS&E package.
  - Status as of March 19, 2026: Staff has reviewed PS&E package and requested final changes from the consultant. Advertisement for construction is anticipated for next week.
  - Status as of April 23, 2026: Project was advertised on March 26, 2026. Bid opening is anticipated for May 4, 2026.
  - **Status as of May 21, 2026:** Bid opening anticipated for June 4, 2026.

Traffic Signal Improvements

- PW1612: TRAFFIC SIGNAL INSTALLATION – BROADWAY AND GRIFFITH
  - Location: Intersection of Broadway and Griffith Street
  - Description: Installation of new traffic signal
  - Budget: $600,000
  - Status: DESIGN
  - Status as of January 22, 2026: City returned comments to consultant on the 60% plans; consultant is working to address comments.
  - **Status as of May 21, 2026:** Consultant is working on 90% plans.

- PW1657: FOR MR 312.46 AND MR 312.41, TRAFFIC SIGNAL UPGRADES
  - Location: Figueroa St at Victoria St; Main St at 220th St; Main St at Victoria St.
  - Main St at Albertoni St; and Figueroa St at 223rd St; and Figueroa Street at 234th St.
  - Description: Traffic Signal Upgrade at six (6) intersections. The proposed upgrades aim to improve signal coordination and traffic progression to alleviate arterial congestion by installing, replacing and/or updating traffic signal poles, mast arms, signal heads, controllers, cabinets, left turn phasing, CCTVs, countdown pedestrian signal heads, ADA compliant curb ramps and pedestrian push buttons, and traffic signal timing.
  - Budget: $4,220,000 (Measure R Grant)
  - Status: DESIGN AND PERMITTING
    - Status as of January 22, 2026: Notice to Proceed (NTP) was issued in December. Construction manager is reviewing RFIs and coordinating a site visit to review signal pole conflicts.
    - Status as of February 19, 2026: City Staff, LA County, and CM consultant performed site walk on February 5, 2026, to review clearances and respond to RFIs.
    - Status as of March 19, 2026: Contractor is working on submittals.

- **Status as of May 21, 2026:** Contractor began potholing to confirm equipment order.

- PW1667: TRAFFIC SIGNAL IMPROVEMENT AT AVALON BLVD. & GARDENA BLVD.
  - Location: Intersection of Avalon Blvd and Gardena Blvd
  - Description: Traffic signal upgrade design to include protected left-turn phasing for north-south traffic.
  - Budget: $500,000
  - Status: DESIGN
  - Status as of January 22, 2026: No update
  - Status as of February 19, 2026: Contractor performed potholing, submittals of RFIs and equipment orders.
  - Status as of March 19, 2026: Contractor working on proposal for additional work to address required changes from plans.
  - **Status as of May 21, 2026:** Contractor performed switch over to temporary power to prepare for other construction activities.

- PW1784: CENTRAL AVE. AT UNIVERSITY DR. TRAFFIC SIGNAL IMPROVEMENT
  - Location: Intersection of Central Avenue and University Drive.
  - Description: Installation of left turn arrows at existing signalized intersection
  - Budget: $640,000
  - Status: DESIGN
    - Status as of January 22, 2026: Project is being advertised for construction bids on January 20, 2026. Bidding closes on March 12, 2026.
    - Status as of February 19, 2026: Bidding is still in progress.
    - Status as of March 19, 2026: Bidding closed March 12, 2026. Seven bids were received. Notice of intent to award was issued March 17, 2026.
    - **Status as of May 21, 2026:** Award of contract approved at May 20, 2026 City Council Meeting.

Summary of All Traffic Signal Projects:

Location/Intersection	Construction Start Date	Anticipated Construction Completion Date
PW 1612 – Broadway at Griffith St	In Design	TBD
PW 1667-Avalon Blvd at Gardena Blvd	February 2026	TBD
PW 1649-Avalon Blvd at Victoria Ave	March 2026	TBD
PW 1784- Central Ave at University Dr	May 2026	TBD
PW 1647-Del Amo Blvd at Figueroa St	In Design	TBD
PW 1647 Del Amo Blvd at Hamilton Ave	In-Design	TBD
PW 1736 Dolores St. at 223rd St.	(CIP 24-25 Design)	
PW 1647 Hamilton Ave at I-110 SB On/Off-ramps	In Design	TBD
PW 1657-Main St at 220th St	March 2026	TBD
PW 1649 -Main St at 223rd St	March 2026	TBD
PW 1657-Main St at Albertoni St	March 2026	TBD
PW 1649-Main St at Sepulveda Blvd	March 2026	TBD
PW1657-Main St at Victoria St	March 2026	TBD

PW 1647-Main St. at I 405 NB On-ramp	In Design	TBD
PW 1647-Main St. at I 405 NB Off-ramp	In Design	TBD
PW 1657-Figueroa St at 223rd St	March 2026	TBD
PW 1657-Figueroa St at 234th St	March 2026	TBD
PW 1647-Figueroa St at I-110 NB on/off ramps	In Design	TBD
PW 1649-Figueroa St at Torrance Blvd	March 2026	TBD
PW 1657-Figueroa St at Victoria St	March 2026	TBD

* Delays due to long-lead items and supply chain issues

Stormwater Improvements

- PW1682: STORMWATER FACILITIES & IMPLEMENTATION PLAN
  - Location: Citywide
  - Description: Developing a plan to identify potential new stormwater facilities that are needed for compliance with the City's National Pollutant Discharge Elimination Systems (NPDES) permit. Ensures that we have clean water in our local waterbodies and helps with climate resiliency through water capture and pre-treatment and reduces our impact on the oceans. To also update the Enhanced Watershed Management Plan, which is a document that is used to maintain compliance with the City's NPDES permit. This is needed to keep up to date with permits from the State.
  - Current Phase: PLAN DEVELOPMENT AND SITE SELECTION
    - Status as of March 19, 2026: Grant funding opportunities are being processed through the Safe Clean Water Program and we expect updates by the end of the fiscal year.
    - Status as of April 23, 2026: Grants were provisionally awarded for two projects.

- PW1776 CALAS PARK STORMWATER SUPPLEMENTAL ENVIRONMENTAL PROJECT
  - Location: Calas Park
  - Description: Joint project with Los Angeles County Sanitation Districts to construct a stormwater treatment and capture facility. This project will divert water from the storm drain and allow it to be cleaned and/or reused in the park while also improving park facilities.
  - Current Phase: Request for Proposals to perform design services.
  - Status as of January 22, 2026: Project will be presented to Council for acceptance of design. Still pending state water board decision on funding.
  - Status as of February 19, 2026: Authorization for construction scheduled for the March 17, 2026, City Council meeting.
  - Status as of March 19, 2026: Approved through City Council. Finalizing the documents required for permits and awaiting approval from the State Water Boards for changes in design.
  - Status as of April 23, 2026: Awaiting final approval and permits.

- PW1676 STORMWATER GREEN STREET ENGINEERING, DESIGN & IMPLEMTATION
  - Location: Gardena and Main Street
  - Description: Stormwater treatment project to construct tree wells and a dry well on Gardena and Main Street, which will filter and clean water from the streets.
  - Current Phase: IN DESIGN

- Status as of February 19, 2026: 90% Design has been submitted and is under review.
- Status as of March 19, 2026: Comments to be provided on 90% design
- Status as of April 23, 2026: Field review was performed on April 22, 2026, in preparation for the final design.

Bike Lane Projects

- PW1451 & 1452: BIKE LANE INSTALLATION
  - Location: Figueroa Street, Main Street, Victoria Street, and Carson Street. University Drive, Avalon Boulevard, Central Avenue, Del Amo Boulevard, and 223rd Street.
  - Description: Design and construction of bike lane facilities
  - Budget: PW1451 = $4,900,000.00; PW1452 = $4,900,000.00
  - Current Phase: DESIGN AND PERMITTING
  - Status as of February 19, 2026: No update on SCE plans, Program Supplemental Agreement for 1451 approved at City Council on February 17, 2026.
  - Status as of March 19, 2026: SCE communicated that City should receive 60% electrical plans for City to review in April 2026.
  - **Status as of May 21, 2026:** City working with consultant on revising street lighting plans.

- PW1490 & 1600: DOMINGUEZ CHANNEL BIKE PATH INSTALLATION PHASES I & II
  - Location – Phase I: Main Street to Avalon Boulevard
  - Location – Phase II: Avalon Boulevard to Carson St.
  - Description: Installation of Bike path along Dominguez Channel
  - Budget: $9,000,000.00 (PW1490); $5,500,000.00 (PW1600)
  - Current Phase: DESIGN AND PERMITTING
    - Status as of January 22, 2026: Consultant completed additional soil-boring activities. Once soil data is received, the environmental document will be updated, and structural design will commence.
    - Status as of March 19, 2026: Structural engineer is working on reaction loads and anticipates completion by end of March 2026. The environmental document will be updated, and the civil plan can be revised.
    - **Status as of May 21, 2026:** Structural design ongoing, City to receive samples of decking materials for selection.

- PW1534: ACTIVE TRANSPORTATION PROGRAM – SANTA FE BIKE LANE
  - Location: Santa Fe Ave and City-wide
  - Description: Construct bike lane on Santa Fe Ave; install curb ramps city-wide; install speed feedback signs city-wide; install crosswalks city-wide; install pedestrian push buttons and countdown heads city-wide
  - Budget: $3,491,000
  - Status: DESIGN
    - Status as of January 22, 2026: No update
    - **Status as of May 21, 2026:** Categorical Exemption approved by City Council May 20, 2026.

Park Improvements

- PW 1368: CARRIAGE CREST PARK REDEVELOPMENT
  - Location: Carriage Crest Park
  - Description: Improve site condition of existing park and develop newly acquired 10-acre parcel for new athletic ballfields (baseball & soccer) with a new dog park, installation of all-abilities playground, renovation to the existing building, construction of new picnic shelters, concession stand, restroom, and walking path.
  - Status: Construction
    - Status as of January 22, 2026: Monument sign footing installation has been completed, including placement of the base plate, and the MWS Unit #1 over-excavation and compaction work is finished. A temporary concrete patch has also been installed at the damaged construction entrance to maintain site access. It should be noted that persistent rain and wet site conditions over the past month and a half have slowed overall construction progress, resulting in reduced productivity and temporary delays to planned concrete pours.
    - Status as of February 19, 2026: Playground Equipment has been set and foundations poured. The structure is fully installed and progressing well toward completion. Restroom & Storage Buildings Concrete slabs have been poured, and CMU block walls are rising — currently at four (4) feet of constructed block. Door frames are set, underground plumbing is in place, and work continues to advance toward enclosure. Concession Stand / Restroom Building Over-excavation has been completed, and foundations are progressing. BMPs have been deployed to protect the work from rain impacts. Monument Sign Steel structure has been installed, and concrete footings are poured. Both MWS #1 and MWS #2 have been installed and backfill is currently underway. Manhole installations are complete and walkway/manhole structure concrete pours are ongoing. In the Figueroa parking lot, gutters and flow lines have been cut and are ready for compaction and inspection.
    - Status as of March 19, 2026: Monument Sign CMU has been installed to the second level and is ready for the second/bottom arch installation. CMU work for the Sepulveda parking lot buildings is complete. V-ditch installation along the retaining wall is complete. Methane mitigation barrier installation is underway at the concession building, where sewer pipe encasement in concrete has also been completed. MWS #1 inlet storm drain has been installed and backfilled, and MWS outlet storm drain installation is currently underway. Concrete pours are ongoing along the north side of the park, with north-side walkway forms and rebar having been installed and poured. Pickleball and exercise area grading is complete and has been submitted for inspection. Restroom and storage building CMU work around the Sepulveda parking lot is complete, with formwork and successive lifts of block installation having progressed through the reporting period. BMPs were deployed during a rain event earlier in the reporting period, with standing water at MWS #1 subsequently pumped out and grading operations in the northwest corner of the site resumed.
    - Status as of April 23, 2026**:** Methane mitigation barrier for the Concession Building has been installed and tested (test #1 passed). Rebar and foundation work completed, footings cured, and the building is now ready for the first lift of CMU. Methane mitigation work remains ongoing. Monument Sign CMU installed to the second level, with the reader board, arches, and ironwork all complete. Blockwork is ongoing as the structure awaits remaining CMU installation. Sepulveda Parking Lot CMU work for the parking lot buildings is complete. Roof framing is underway

for the storage shed and restroom buildings. Curb and island concrete work has also been completed. Site Utilities & Drainage MWS backfill and storm drain outlet work completed. MWS unit filters have been filled with gravel. Storm drain outlet installation is finished. Concrete & flatwork concrete and flatwork have been progressing continuously throughout the park, including along the north side. The Figueroa driveway approach concrete work is complete. CCTV / Electrical Change order request (COR) work is underway for CCTV and electrical systems. Scoreboards have been installed. General Sitework V-ditch installation along the retaining wall is complete. Playground equipment is visible and in place.

- **Status as of May 21, 2026:** Walkway and mow curb concrete pours have been finished along the north side of the existing recreation building, and trees have been planted around the north side of the Figueroa parking lot. Near the play spaces, the hexagon shade structures, and the fitness equipment shade structure have both been erected. For the playground foundation itself, workers completed the installation of the methane mitigation barrier and poured the first 25% of the concrete base. Foundational groundwork at the Moneta ramp, including over-excavation, compaction, and form preparation is complete, and the connection ramp footings have been fully installed. Concrete operations remain active with ongoing pours taking place around the ground-up buildings and within the Sepulveda parking lot. At the playground, crews are continuing with the rebar installation for the remaining sections of the base, alongside concrete block column work for the shade structures. Structural construction for the Moneta ramp and its connection is actively moving forward, while site wide fencing installations and perimeter slope preparation for future planting continue across the property. TI work is currently underway inside the existing recreation building's kitchen area.

- PW1515: CARRIAGE CREST PARK STORMWATER CAPTURE
  - Location: Northeast corner of Sepulveda and Figueroa St.
  - Description: Installation of Stormwater chambers to capture and divert stormwater to Los Angeles County Sanitation District. This water will be used to augment the reclaimed water for regional use. This type of stormwater project is the first of its kind in California.
  - Status as of January 22, 2026: Los Angeles Sanitation District is verifying the vaults remain dry and they can go forward with commissioning.
  - Status as of February 19, 2026: Facility is capturing water, LACSD is working on repairs to the outfall actuators and testing instrumentation.
  - Status as of March 19, 2026: Facility is capturing water, grading issues and final punch list items are being addressed.
  - Status as of April 23, 2026: Storm drain connections are being completed along with the Carriage Crest Park Expansion Project.
  - **Status as of May 21, 2026:** Project is currently collecting water and finishing up final optimizations.

- PW 1610: FOISIA PARK DESIGN
  - Location: Foisia Park
  - Description: Improve site condition of the existing park with the construction of new stage area, new picnic area, shade structures and new outdoor exercise stations as well as renovations to the athletic ballfields, playground, restrooms, concession building, marquee sign and parking lot
  - Status as of January 22, 2026: Sod installation throughout the park is complete, and stage railings have been fully installed and painted. All public right-of-way concrete work has been completed, and turf installation around the stage area is finished. In addition, concrete patch

work and repairs have been completed in multiple areas, curb and gutter improvements along Ravenna have been poured, and concrete pads for benches along the pathway have been installed. These completed items represent substantial progress toward final project closeout.

- Status as of February 19, 2026: Construction is complete. Finalizing punch list items.
- Status as of March 19, 2026: Still working through punch list items. Maintenance is active.
- Status as of April 23, 2026: Still working through punch list items. Maintenance is active.
- **Status as of May 21, 2026:** Still working through punch list items.

- PW 1636: MILLS PARK DESIGN
  - Location: Mills Park
  - Description: Improve site condition of the existing park with construction of new splash pad, outdoor restroom, and an outdoor full-court basketball area as well as renovations to picnic areas, installation of shade structures, marquee sign and parking lot
    - Status as of January 22, 2026:
      - The review comments for plans were provided to the design consultant on December 18, 2025, and due to the holidays, the turnaround has stretched out, and the plans are expected to be resubmitted by the third week of January.
      - The City attorney is in the process of finalizing the settlement agreement with MBC including finalizing the previously purchased specialty items to be included in the re-bidding documents.
      - Specifications were reviewed and comments were forwarded to the design consultants in mid-January to be incorporated for a consistent and cohesive package and to reduce redundancy for the combined specifications.
      - Currently it is anticipated to be advertised in February with the award by March/April 2026.
      - Status as of February 19, 2026: Mills Park Building and Site will be combined into one project which will be advertised March 2026.
      - Status as of March 19, 2026: Rebid plans for site work were revised based on current site conditions. Project is ready to be advertised as a stand-alone project or with Mills Park Building Project No. 1795.
      - Status as of April 23, 2026: Project Nos. 1636 and 1795 will be advertised in one bid package. Proposed advertise date is April 30, 2026.
      - **Status as of May 21, 2026:** Project No. 1636 and 1795 to be advertised in one bid package through IFB 26-16 on May 21,2026. Staff anticipate releasing an addendum of plans and specifications during the bidding phase.

- PROJECT NO. 1795: MILLS PARK BLDG RENOVATION
  - Status as of January 22, 2026: See the Mills Park Site status report.
  - Advertisement of Mills Park BLDG Project is pending the completion of re-packaging the remaining work for Mills Park site, combining both projects to be advertised under one package.
  - Status as of February 19, 2026: Mills Park Building and Site will be combined into one project which will be advertised March 2026.
  - Status as of March 19, 2026: Staff rejected building and perimeter sitework plans from consultant due to the lack of quality control. Designer is currently revising and doing a quality review on plans. Staff is also reviewing plans with Park Maintenance division. Estimated date to advertise project is April 9, 2026.

- Status as of April 23, 2026: Project Nos. 1636 and 1795 will be advertised in one bid package. Proposed advertise date is April 30, 2026.
  - **Status as of May 21, 2026:** Project No. 1636 and 1795 to be advertised in one bid package through IFB 26-16 on May 21,2026. Staff anticipate releasing an addendum of plans and specifications during the bidding phase.

- PW 1806: DEL AMO PARK IMPROVEMENTS
  - Location: Del Amo Park
  - Description: Improve drainage on the northeastern portion of the park's field, improve condition of the basketball court and improve play structures.
  - Budget: $6000,000 (Design)
  - Status: Request for Proposals
  - Status as December 17, 2025: Staff are preparing to release a request for proposals (RFP) to complete the design.
  - Status as of January 22, 2026: Request for Proposals (RFP) is scheduled to be released in early February 2026.
  - Status as of February 19, 2026: Proposals for design are due on March 5, 2026.
  - Status as of March 19, 2026: Proposals were received on March 10, 2026, and are being reviewed.
  - **Status as of May 21, 2026:** Preparing to award contract in the next month.

** On-going and maintenance related efforts at the Parks are also included within other categories below depending on the project management and type of work.*

Building Improvements

- PW1632: COMMUNITY CENTER COILING WALL
  - Location: Carson Community Center – 801 Carson St.
  - Description: Removal and replacement of existing coiling wall at Community Center Hall A, B, and C. Renovations shall include, at a minimum upgrade to bring the facilities up to current standards and applicable California Building Code (CBC) standards. The project also includes upgrades to the existing lighting and sound system in Hall A, B, and C.
  - Budget: $1,700,000.00
  - Status as of January 22, 2026: Continuing to work through the disputed work and filing the Notice of Completion (NOC).
  - Status as of February 19, 2026: Working through disputed items.
  - Status as of March 19, 2026: Several panels experienced delamination; repair work is being scheduled for repairs.
  - Status as of April 23, 2026: Wall panes are expected to arrive in August. Staff is still working with the vendor to reconcile disputed items.
  - **Status as of May 21, 2026:** Wall panels are expected to be replaced in August. Staff is still working with vendor to reconcile disputed items

- PW 1726/1727: COMMUNITY CENTER COURTYARD & EAST PARKING LOT
  - Location: Community Event Center
  - Description: Construction of Courtyard, outdoor amphitheater stage, wedding venues and installation of shade structures.
    - Status: DESIGN

- Status as of February 19, 2026: Punch list items are expected to be complete by March 19, 2026. Permanent louver installation for two pergolas is estimated to start May 2026.
- Status as of March 19, 2026: Three punch list items are open.
  - Pergola Louvers – expected to be complete by July 2026
  - Broken B12 irrigation lid – complete by week of March 23, 2026
  - Missing bolts on circular irrigation lids – complete by week of March 23, 2026
- Status as of April 23, 2026: Landscape maintenance period was completed on April 9, 2026. All punch list items are complete. Louver for pergolas will be delivered in June 2026. General contractor (PCN3) completes louver installation two weeks after delivery.
- **Status as of May 21, 2026:** Per manufacturer (Bon Pergola), estimated louver arrival at the port of Long Beach is week of June 17, 2026.

- PW1786: CITY HALL RESTROOM AND KITCHENETTE UPGRADES
  - Status as of May 20,2024: Material palette for all restrooms and City Council break room was selected on 5/14/2024. Estimated accelerated project schedule is as follows:
    - 100% Construction Drawings — June 2024
    - Submit to Building and Safety for Plan Check — June 2024
    - Advertise — July 2024
    - Award Construction Contract — August 2024
    - Execute Contract and Issue Purchase Order — August 2024
    - Preconstruction and Material Order — August 2024
    - Re-locate Staff — August 2024
    - Start Construction (2nd Floor and Council Area) — September 2024
  - Status as of January 22, 2026: Removal and replacement of alternate second floor lobby toilet compartments to start February 16, 2026. Staff reached out to Mayor recommended contractor (Jacome Construction/Golden State Builder Inc.) to submit quote for Council breakroom/restroom. Per Risk Management, the proposed contractor does not satisfy the insurance requirements for small construction projects and is working on raising their insurance limits to be able to provide the city with a quote for renovating the City Council breakroom/restroom.
  - Status as of February 19, 2026: Contractor is expected to finalize the installation of the redesigned toilet compartments in the second-floor lobby restrooms by February 27,2026. The remaining portion of the project is on hold.
  - Status as of March 19, 2026: Alternate toilet compartments at the second-floor restrooms have been installed. Installation of the water heater door is pending, expected to be installed March 26, 2026. Proposed contractor by management: “Jacome Construction / Golden State Builder” is nonresponsive to submitting a proposal for the City Council breakroom and single occupant restroom.
  - Status as of April 23, 2026: Project is on hold. Staff and management met with Rene Cortez from United Building Maintenance for potential proposal for council restroom and breakroom renovations.
  - **Status as of May 21, 2026:** The remaining scope of work on the first floor and council renovations was suspended with the existing contractor (Caltec). Staff is working
  - with legal to offboard existing contractor (Caltec). The remaining parts of the project are on hold until further direction.

OPERATIONS AND MAINTENANCE DIVISION

The Operations and Maintenance (O&M) Division is the second half of Public Works' Operations at the Corporate Yard. This Division is responsible for maintaining infrastructure within the public right-of-way (ROW) to ensure public safety. Additionally, the O&M Division is responsible for environmental and hazardous waste clean-up, signage, pavement markings, striping, streets – asphalt & concrete, sidewalk sweeping, materials abatement, and construction. O&M also works with solid waste management including demolition and waste diversion, used oil collection, solid and organic waste, and streetlight maintenance/signal light malfunctions, electronic & beverage container recycling management. The assets of the Division include warehouse inventory, fleet vehicles, and heavy equipment. O&M also provides landscaping by tree trimming, ROW maintenance, median maintenance, and parkway trees. These services enable the safe use of public spaces, enhance the cleanliness of the city, and provide greenery to increase the beautification of the public ROW.

PROJECT: CONCRETE SIDEWALK GRINDING

This is an ongoing maintenance operation throughout the year for safe pedestrian travel.

- Location: Citywide
- Description: The project involves grinding sidewalks and pathways identified as requiring grinding due to uplifting or posing a hazard to pedestrians.
- In-house staff will be grinding sidewalk lifts per maintenance zones 1-7 as needed to eliminate sidewalk hazards immediately.

PROJECT: ANNUAL CITYWIDE PAVEMENT MAINTENANCE

- Status as of January 22, 2026: Phase 9 of the Annual Paving Maintenance started as of January 19, 2026.
- Status as of February 19, 2026: Phase 9 is nearing completion and Phase 10 will start up as soon as weather permits.
- Status as of March 19, 2026**:** Phase 10 of the Annual Paving Maintenance began on March 19, 2026.
- Status as of April 23, 2026: Phase 10 is nearing completion. The contractors are restriping the recently paved streets as well as raising manholes and installing signal loops.
- **Status as of May 21, 2026:** Phase 10 has been completed.

- PROJECT: ANNUAL CITYWIDE CONCRETE MAINTENANCE
  - Status as of February 20, 2025: CJ Concrete completed the list of locations provided to them in Districts 1 and 2 during this period.
  - Status as of March 20, 2025: No update
  - Status as of April 21, 2025: No update
  - Status as of May 22, 2025: No update
  - Status as of June 18, 2025: No update
  - Status as of July 24, 2025**:** No update
  - Status as of August 20, 2025: The next project, scheduled to begin in late August, will be completed by the Public Works Concrete Crew.
  - Status as of September 18, 2025: No update
  - Status as of October 23, 2025: No update
  - Status as of November 20, 2025: No update
  - Status as of December 17, 2025**:** Amended contract approved at December 2, 2025, City Council Meeting.
  - Status as of January 22, 2026: No update
  - Status as of February 19, 2026: The concrete project on Santa Fe has begun and is currently awaiting completion of work by the tree crew. The asphalt crew will be performing a skin patch (overlay) on Avalon Boulevard from 223rd Street to Bay Street.

- Status as of March 19, 2026: Crews are working on Santa Fe Avenue concrete project.
- Status as of April 23, 2026: Santa Fe Avenue project has been completed.
- **Status as of May 21, 2026:** CJ Concrete is repairing broken or lifted sidewalks along Lomita Boulevard

- ENVIRONMENTAL SERVICES-ONGOING
  - Perform regular routine patrol to identify and coordinate removal of illegal dumping, hazardous waste, and proper removal for bulky items.
  - Monitoring construction & demolition projects for residents & businesses
  - Monitoring of street sweeping contractor.
  - Perform Inspections & enforcement for SB 1383 – Organic Recycling, Edible Food Recovery, Food Recovery Organizations and Food Recovery Services
  - Interface with LA County Hazardous Waste Team to identify Haz. Mat. Items in the Right of Way.
  - Status as of March 19, 2026: Preparing for the E-Waste Recycling and Paper Shredding event scheduled for Saturday, May 9, 2026.
  - Status as of April 23, 2026: Currently planning and preparing logistics for E-Waste & Paper Shredding Event on Saturday, May 9th. 2026. Draft emails to assembly member representatives, City departments, and other vendors to coordinate attendance and logistics. Interface with PIO and other City departments to broadcast and bring awareness to the event.
  - **Status as of May 21, 2026:** Environmental Services had another successful E-Waste Recycling and Paper Shredding Event on May 9, 2026. Sanitation officers continue to perform inspections & enforcement for SB 1383 – Organic Recycling, Edible Food Recovery, Food Recovery Organizations and Food Recovery Services. Officers are monitoring construction & demolition projects for residents & businesses.

- MAINTENANCE: CONCRETE & ASPHALT
  - Location: Citywide
  - Description: Monthly summary of work performed by City maintenance crews who regularly inspect the City's infrastructure and perform preventive maintenance to ensure safe and cost-effective operations
    Status as of January 22, 2026: University Drive sidewalk project is expected to be completed by the week of January 26, 2026. The Santa Fe sidewalk project will begin shortly after the University project is finished and will take place on the east side of the street from Del Amo to Dominguez. Asphalt team continues to perform citywide pothole repairs, while the abatement team is addressing service requests related to illegal dumping.
  - Status as of February 19, 2026: University Drive sidewalk project has been completed and work on Santa Fe will begin once the identified trees have been removed. The crew is scheduled to start pouring concrete on February 19, 2026.
  - Status as of March 19, 2026: Currently working on curbs, sidewalks, and gutters in Maintenance Zone 4. The sidewalk on Santa Fe Avenue is approximately 70% complete.
  - Status as of April 23, 2026: Completed Santa Fe concrete project. Continuing to follow up on work orders by district and maintenance zones on a two-week rotation.
  - **Status as of May 21, 2026:** The concrete team removed and replaced sidewalks and aprons. Team installed sidewalk ramp at Veterans Park per service request. The asphalt team filed potholes citywide and completed skin patches at the City Yard parking lot. The abatement team cut weeds, cleared sidewalks, and illegal dumping in response to service requests.

- MAINTENANCE: SIGNING & STRIPING AND GRAFFITI ABATEMENT
  - Location: Citywide
  - Description: Monthly summary of work performed by City maintenance crews who regularly inspect the City's infrastructure and perform preventative maintenance to ensure safe and cost-effective operations.
  - Status as of January 22, 2026: Continue responding to the city ad citizen work orders for graffiti removal and completing engineering-directed street maintenance tasks throughout the city.
  - Status as of February 19, 2026: Following the recent storms the maintenance crews have been responding to flooded areas by clearing debris and buildup from storm drain entrances and pumping water from the street.
  - Status as of March 19, 2026: Ongoing
  - Status as of April 23, 2026: Continuing to follow up on work orders assigned by district and maintenance zones on a two-week rotation, while also completing daily graffiti-related work orders as they are submitted.
  - **Status as of May 21, 2026:** Installed turn lane markings and directional arrows on Bonita St. Replaced and installed traffic signs. Continued zone curb painting and graffiti abatement efforts.

TREE MAINTENANCE: TRIMMING CITYWIDE

- Status as of January 22, 2026: The crew is planting Chinese Pistache trees along University Drive. Post Grande Street for tree planting. Continuing to fill tree vacancies across the city while ensuring that all removed trees are replaced and addressing daily work order requests. Awarding the Urban Forestry Master Plan to West Coast Arborists.
- Status as of February 19, 2026: In collaboration of the Santa Fe project, the tree crew is removing the trees to allow the concrete work to proceed. Once the concrete work is finished, new trees will be planted to replace those that were removed.
- Status as of March 19, 2026: Collaborating with the concrete crew planting thirty new trees along Santa Fe Ave. Currently planting new trees in vacancies throughout the city.
- Status as of April 23, 2026: Assisting in the removal of trees while working alongside the concrete team on sidewalk upgrades and completing work orders in district and maintenance zones on a two-week rotation. Continuation of tree planting throughout the city.
- **Status as of May 21, 2026:** Since the beginning of May, the tree crew has watered more than 500 trees citywide and trimmed over 80 trees. The crew is currently completing work orders throughout the maintenance zones.

FLEET AND FACILITIES MAINTENANCE DIVISION

The Fleet & Facilities Maintenance Division is the second half of Public Works' operations at the Corporate Yard. It is responsible for the maintenance and repair of the municipal and park facilities in addition to the City's fleet vehicles and heavy equipment. These services enhance the cleanliness of the city, enable the safe use of public spaces, and provide greenery to increase the beautification of the city.

- PW1640: PARK PLAYGROUND RUBBERIZED SURFACE REPLACEMENT
  - Location: All Parks that have rubberized play surfaces. Dolphin Park excluded.
  - Description: Replace the damaged and worn-out rubberized play surface at all parks
  - Status: ON HOLD
    - City staff have used all available materials and are preparing a Purchase Order for additional materials to continue repair work.

- Status as of January 22, 2026: No update
- Status as of March 19, 2026: Ongoing
- Status as of April 23, 2026: Ongoing
- **Status as of May 21, 2026:** Patching is ongoing at Anderson Park

- PW1712: PARK HVAC SYSTEMS
  - Location: All Parks
  - Description: Assess and replace over 50 HVAC units that are past their useful and serviceable life at all 12 park facilities. Design and install brand new HVAC at Veterans Park and Gym.
  - Status: Anderson Park, Dolphin Park Office, Foisia Park Office have been completed.
  - Current Phase**: PROJECT ONGOING**
  - Status as of September 18, 2025: Procuring additional HVAC system for Stevenson Park.
  - Status as of March 19, 2026: Three HVAC units are on order for procurement.
  - Status as of April 23, 2026: Ongoing
  - **Status as of May 21, 2026:** New HVAC units have been received, and scheduling of installation is underway.

- PROJECT 1630: ELECTRICAL PANEL UPGRADE
  - Location: Anderson Park
  - Description: Install new electrical panel and switch gear
  - Status as of March 19, 2026: Soliciting proposals
  - **Status as of May 21, 2026:** Proposals have been received and evaluated. The contract agreement is being drafted.

- MODERNIZATION OF CITY VEHICLES TO ELECTRICAL VEHICLES
  - Location: Citywide
  - Description: To improve air quality, reduce noise pollution, and lower greenhouse gas emissions.
  - **Status as of May 21, 2026:** Currently there are four electric vehicles (EV) in procurement.

CITY OF CARSON
INFORMATION TECHNOLOGY & SECURITY
Capital Project Updates

May 2026

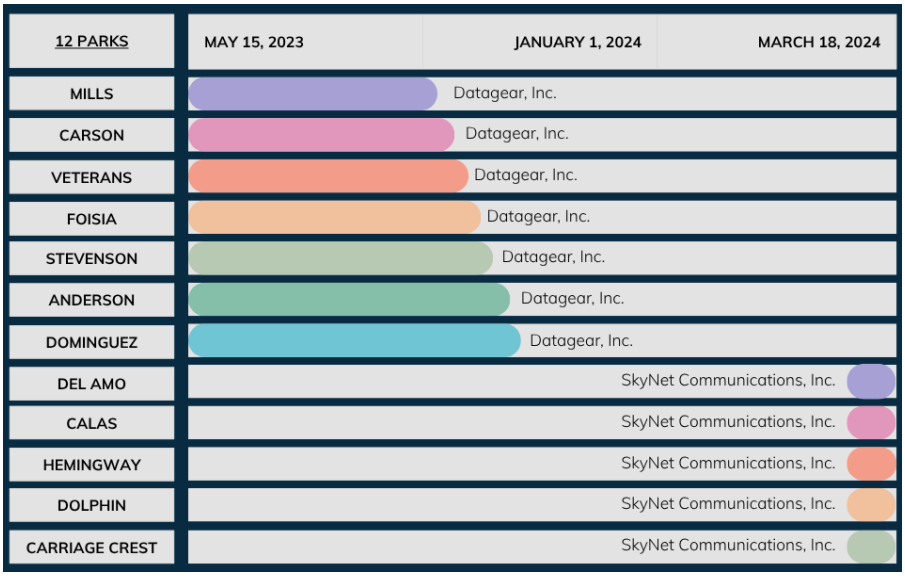
1. WIFI IN PARKS:

Description: WiFi Internet access at all City facilities to increase public safety, education, programs, and events.

Contract	1st Vendor: Datagear, Inc. 2nd Vendor: SkyNet Communications, Inc.
Term	3-year maintenance
Budget	$420,272 ($350,000 [ARPA] + 70,272)
Current Spend	$286,373.60 (68.14%)
Timeline	May 15, 2023 – March 18, 2024
Status	COMPLETED
Percentage of Completion	100%
Project Deadline	March 18, 2024
Additional Information	• Datagear completed seven (7) parks (Mills, Carson, Veterans, Foisia, Stevenson, Anderson & Dominguez). Notice of termination issued to Datagear, on December 4, 2023. • Replacement vendor, SkyNet Communications completed the remaining five (5) parks in 5 days.

Park Completion Summary:

All 12 parks completed (100%)



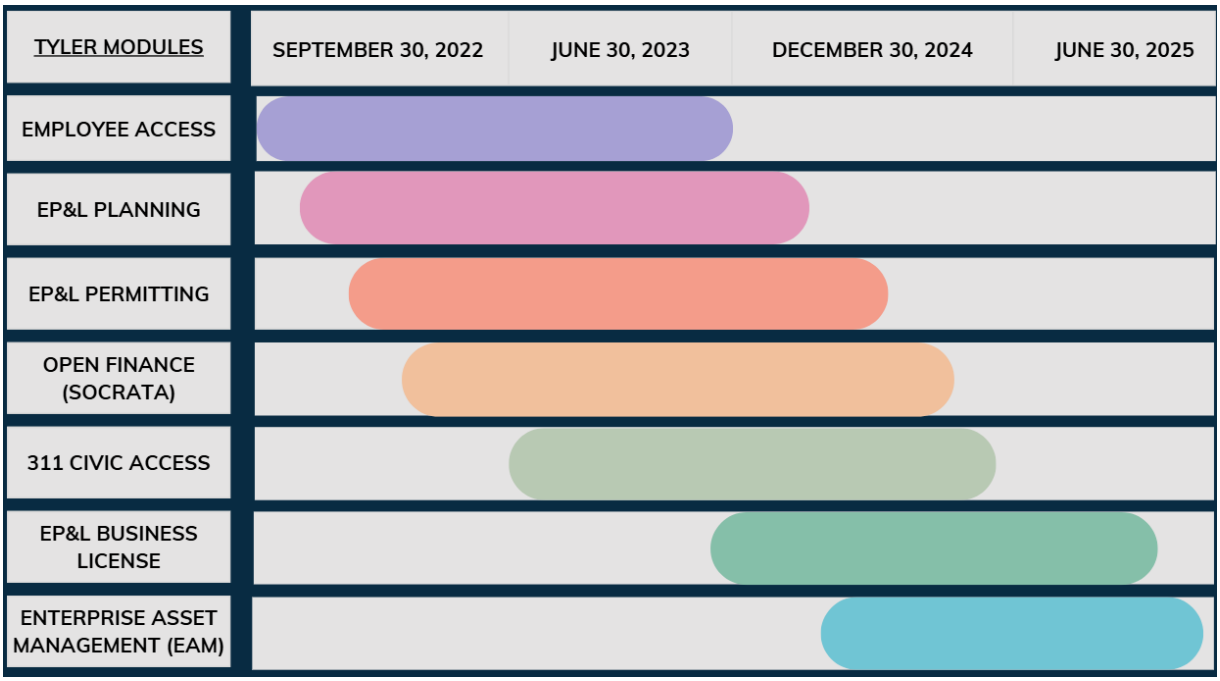
2. TYLER UPGRADE / ENERGOV IMPLEMENTATION:

Description: Upgrade Tyler Munis to latest version, enable Cloud access, and add inventory module. Implement new planning, permitting, licensing, asset management, and citizen request software platform Energov.

Contract	Tyler Munis/Integrated Technology Partners
Term	6 years
Budget	1.3M **[ARPA]**
Current Spend	$921,965 incurred to date
Timeline	September 30, 2022 - June 30, 2025
Status	COMPLETED
Percentage of Completion	100%
Project Deadline	June 30, 2025
Additional Information	• Employee Access Module - Complete • EP&L Planning Module - Complete • EP&L Permitting Module - Complete • Open Finance (Socrata) Module - Complete • 311 Civic Access Module - Complete • EP&L Business License Module - Complete • Enterprise Asset Management (EAM) Module – Complete

Tyler Modules Completion Summary:

7 modules completed (100%)



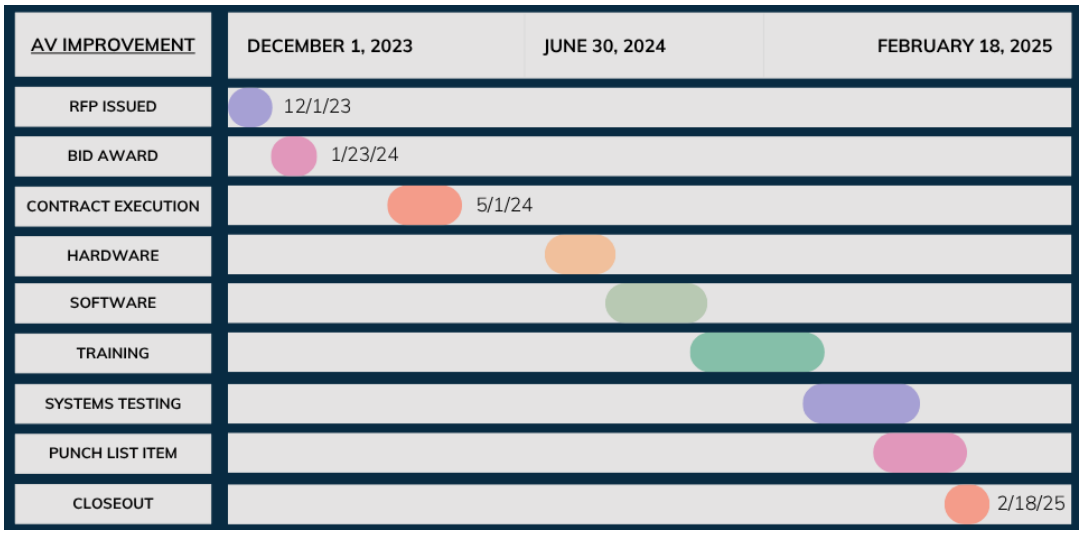
3. CITY HALL COUNCIL CHAMBERS AUDIO/VIDEO IMPROVEMENT

Description: Upgrade Council Chambers broadcast equipment.

Contract	Western AV
Term	5 years
Budget	550,000.00
Current Spend	$542,544.57
Timeline	December 1, 2023 - December 31, 2025
Status	COMPLETED
Percentage of Completion	100%
Project Deadline	December 31, 2025
Additional Information	• RFP issued 12/1/23. • Notice of Intent to Award 1/23/24. • Contract Executed 5/1/24. • Audiovisual Hardware Installation Complete. • Agenda Management/AV Control Software Implementation Complete. • Agenda Management/AV Control Software Staff Training Complete. • Systems Testing and Punch List Item Complete. • Project Completed 2/18/25.

Audio/Video Improvement Completion Summary:

Project completed (100%)



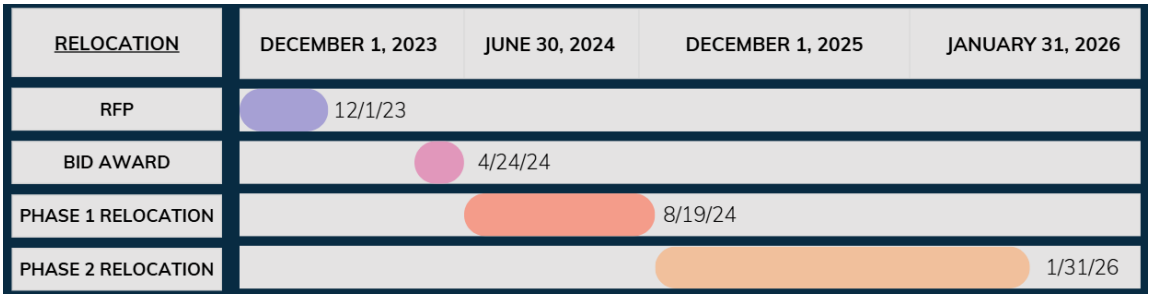
4. NETWORK SERVICES RELOCATION:

Description: Ensure rapid recovery, accessibility, and increased security for all business-critical application services by relocating to a more equipped offsite location.

Contract	Coloexchange.com a California Corporation
Term	5 years
Budget	$30,669.95
Current Spend	$21,569.95
Timeline	December 1, 2023 – January 31, 2026
Status	COMPLETED
Percentage of Completion	100%
Project Deadline	January 31, 2026
Additional Information	• RFP issued 12/1/23. • Sole bid rejected 1/23/24. • Data Center Colocation award to vendor 4/2/24. • Contract Executed. • Phase 1 Relocation completed 8/19/24. • Phase 2 Relocation completed 1/31/26.

Network Services Relocation Summary:

Project completed (100%)

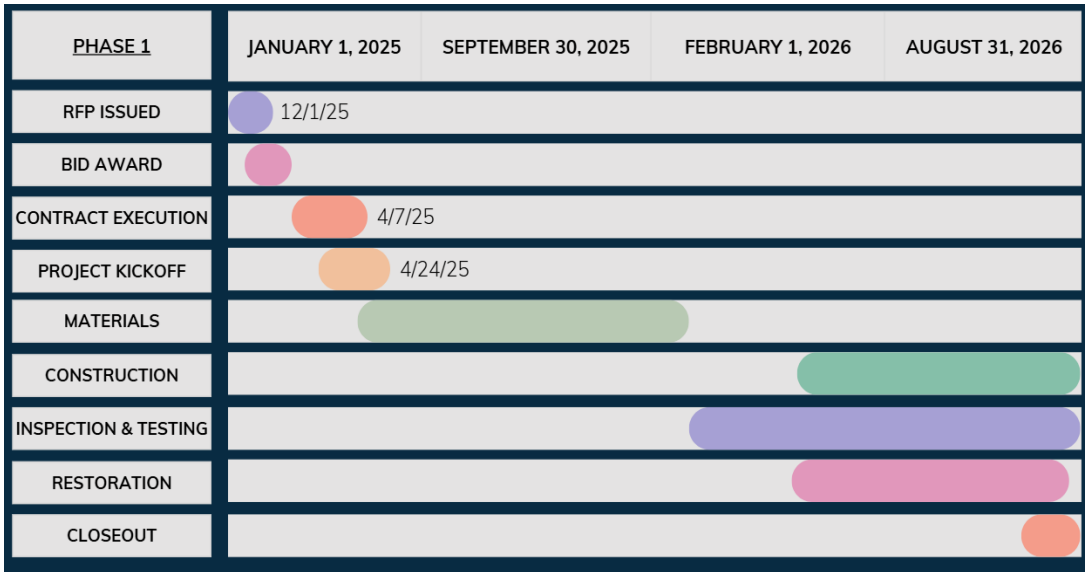


5. CITYWIDE MUNIICIPAL FIBER OPTIC NETWORK PHASE 1

Description: Launching Carson's first high-speed fiber optic network, bringing faster, more reliable connectivity to parks across Districts 1, 2, 3, and 4.

Contract	HP Communications, Inc.
Term	5 years
Budget	$27,000,000.00
Current Spend	$7,345,606.78
Timeline	January 1, 2025 – August 31, 2026
Status	ON SCHEDULE
Percentage of Completion	30%
Project Deadline	August 31, 2026
Additional Information	• Pre-Construction meeting completed on 12/1/25. • Council approval received for Interfund Loan 1/20/26 • Engineering permit received on 3/4/26. • Construction began on 3/11/26. • Construction & Restoration currently taking place at: Evonda Avenue & Carson Street, Perry Street & Carson Street, Carson Street & Wilmington Avenue, & Carson Street & 405 Freeway.

Citywide Municipal Fiber Optic Network Phase 1 Summary:

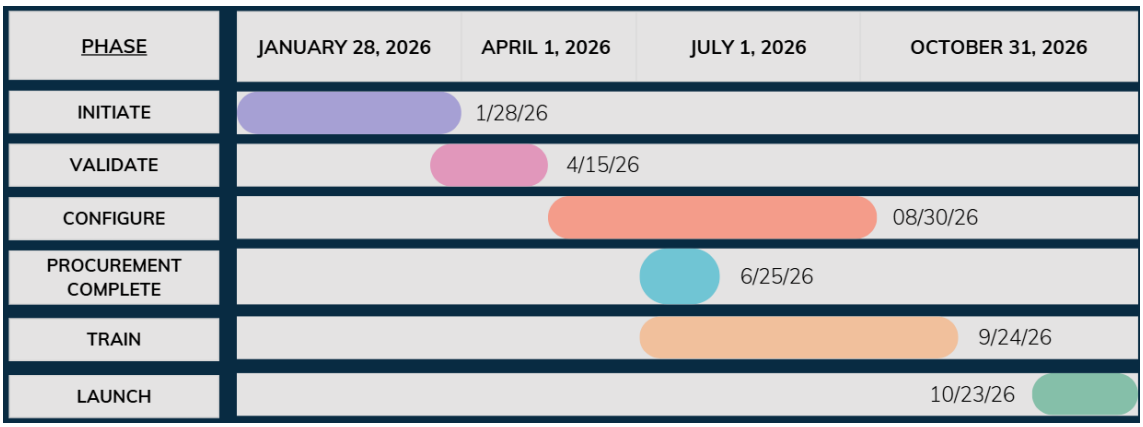


6. OPENGOV IMPLEMENTATION

Description: Implement OpenGov to streamline procurement and contract processes by centralizing workflows, improving transparency, and enhancing coordination and communication between City and bidders. This will reduce manual tasks and increase efficiency.

Contract	OpenGov
Term	5 years
Budget	$301,049.78
Current Spend	$95,911.01
Timeline	December 1, 2025 – November 30, 2026
Status	ON SCHEDULE
Percentage of Completion	45%
Project Deadline	November 30, 2026
Additional Information	• Kickoff meeting completed on 2/26/26. • System Administrator Training completed on 3/19/26. • Testing of new bidding module to be completed by 6/25/2026.

OpenGov Implementation Summary:

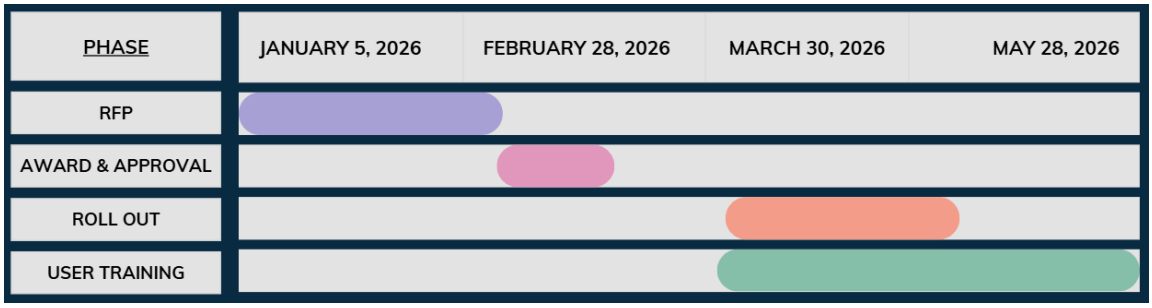


7. MULTIFUNCTIONAL DEVICES IMPLEMENTATION

Description: Replacement of the City's aging fleet of multifunction devices with modern, shared units across workgroups, enabling efficient printing, scanning, faxing, and copying through centralized machines.

Contract	Ricoh USA
Budget	$307,108.20
Current Spend	$0
Timeline	January 5, 2026 – June 4, 2026
Status	ON SCHEDULE
Percentage of Completion	90%
Project Deadline	June 4, 2026
Additional Information	• Council approval received on 2/17/26 for Ricoh USA. • Purchase order received on 3/11/26. • Deployment of 13 printers completed on 5/28/26. • User trainings completed on 3/24/26, 4/2/26, 4/8/26, 4/9/26. 5/20, & 5/27.

Multifunctional Devices Implementation Summary:



Public Safety Emergency Management Updates

Project Name	**Comprehensive Camera Coverage: City Facilities and Parks**
Service Provider	Johnson Controls
Summary	The Public Safety department is spearheading an initiative to implement video surveillance camera systems across all City and Park facilities. This proactive measure aims to discourage criminal activities and capture video evidence of any unlawful incidents. The objective is to enhance safety by reducing criminal incidents, creating a secure environment for both residents and park users.
Update	We have successfully implemented video surveillance and access control systems at multiple parks and are now expanding these efforts to further strengthen coverage citywide. The current phase includes the installation of additional pole mounted cameras and full integration of these upgrades into the City's existing security infrastructure to enhance real time visibility and coordination. Our team is continuing to review how our system is working and looking at ways to make it faster and more reliable. These efforts support our goal of keeping Carson safe and welcoming for residents, visitors, and staff. City Council has approved additional camera installations at several parks, along with expanded camera coverage at our Mini Parks. This project has gone out to RFP and a site walk has already been conducted. We are also continuing to work closely with Public Works and IT to finalize camera locations and connectivity needs at parks that are currently undergoing expansion improvements.

Project Name	**Citywide Fire Alarm Repairs and Enhancements**
Service Provider	West Coast Fire & Integration
Summary	July 5, 2022, Council approved the West Coast Fire & Integration contract for maintenance and monitoring services for all city fire systems from July 1, 2022, to June 30, 2027. Enhancing fire detection and safety for all facility users.
Update	City staff is continuously working to enhance fire systems across all municipal facilities to align with the highest safety standards.

Project Name	**Citywide Intrusion Project**
Service Provider	Johnson Controls
Summary	City Council has approved the Citywide Intrusion Project, which will modernize security systems across all parks and City facilities. These upgrades will replace current equipment with more updated, reliable technology, helping us better protect our spaces and enhance safety for the community.
Update	The RFP has officially closed, and panel evaluations are complete. A vendor has been selected. Contract negotiations and agreements have been approved. Official kick off meeting is scheduled for this month.

Project Name	**Public Safety/Emergency Services Community Initiatives**
Service Provider	Public Safety/Emergency Services Department
Summary	Public Safety and Emergency Services Community Initiatives encompass a range of proactive efforts aimed at fostering safer and more resilient community. These initiatives typically involve engagement with the public, educational programs, and collaborative events. They focus on building positive relationships between law enforcement, emergency services personnel, and the community, ultimately enhancing preparedness and trust. Examples include public education on safety measures, community outreach events, and meetings to empower local leaders. Such initiatives are pivotal in strengthening the overall safety and well-being of a community.
Update	Our Public Safety Engagement Officers will begin focused operations in areas of concern, including the MLK Library and Carson Street Library. Evening efforts will focus on connecting with individuals who remain after hours, offering support and resources. We will continue working closely with the Los Angeles County Sheriff's Department Carson Station HOST Team to address community concerns. Parking and Code Enforcement teams are also conducting proactive outreach and enforcement related to game day impacts, including vendor compliance and Permit Zone F requirements.
Project Name	**Enhancing Traffic Safety: Analysis of Accident Reduction and LPR Camera Deployment**
Service Provider	Motorola Solutions

Summary	The consultant will supply the city with the most up-to-date version of the L-Series Rapidly Deployable Solar Powered Camera. This camera system, known as an Automatic License Plate Recognition (LPR) camera, will assist the City, in collaboration with the Los Angeles County Sheriff's Department, in capturing essential investigative information and enhancing the safety of its residents. These cameras will be strategically positioned in specific locations throughout the city, including public rights of way and entrances to city facilities. The LPR system will collect comprehensive vehicle data, including make, model, color, and speed, both during daytime and nighttime conditions. The City's Public Safety department is working in partnership with LASD and Public Works to decrease traffic accidents within the city. Staff members have created data maps, and the Traffic Engineering Division will assess these maps to identify any recurring patterns and make infrastructure adjustments as necessary.
Update	Current locations of our ALPR Trailers: We are seeing an increase in illegal dumping at 18905 Anelo Avenue. A trailer has been deployed to provide added visibility and serve as a deterrent. The Sepulveda Boulevard/Intermodal Way area has experienced a decrease in illegal activity due to increased messaging and the deployment of the trailer. The Santa Fe Avenue/Dominguez area is being targeted for truck speeding deterrence. Our fourth trailer will be deployed at Galaxy Games and events at Dignity Health Sports Park to support enforcement efforts.

Project Name	**Upgrading Radio Systems Project**
Service Provider	Mission Critical Information Systems
Summary	In 2021, the City Council granted approval for the 'Radio Upgrade Project,' which allocated funds for the procurement of radios, radio equipment, batteries, and chargers necessary for transitioning the City from its UHF radio system to the Los Angeles Regional Interoperability Communication System (LA-RICS). Subsequently, the City Council sanctioned a contract with Mission Critical Information Systems to oversee the installation and programming, thus marking the successful completion of Phase 2 of the project. In September 2022, the City of Carson formalized a Hold Harmless Agreement with LA-RICS, granting the city the privilege of utilizing the platform.

Update	We're pleased to share that radio installations have been completed across multiple departments, improving communication citywide. Radios will continue to be updated and maintained to ensure they are working at their best. Staff who use radios day-to-day will be invited to upcoming trainings to support proper use and maximize effectiveness. Several departments have identified additional radio and accessory needs, and PSEM is currently coordinating with the vendor to support those requests. Public Safety is also continuing efforts to complete mobile radio installations for the new Public Works fleet vehicles.

File #: **Version:**

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

DISCUSSION 31.

To: Honorable Mayor and City Council

From: Dr. Khaleah K. Bradshaw, City Clerk CCO Administration

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

I. SUMMARY

This item is on the agenda to consider only uncontested appointments of City Commission, Committee, and Board members in accordance with the City Charter, Article VI, by Mayor and City Council.

Also, consider all (contested and uncontested) appointments to all commissions and also consider appointments to City Affiliated Organizations.

Pursuant to Section 602 of the City Charter provides, in part, the mayor and each member of the city council may appoint one member to a position on each City board or City commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

II. RECOMMENDATION

TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions except Planning Commission and Environmental Commission;
3. CONSIDER and APPOINT members to City Affiliated Organizations;
4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

III. ALTERNATIVES

N/A

IV. BACKGROUND

Every two years after the municipal election, most Commission and Board appointments expire. As unscheduled vacancies occur and/or members are frequently absent, it is best practice to consider new appointments.

Invitations to submit an appointment application for all interested person(s) were posted in accordance with the Maddy Act. Applications for individuals requesting appointments were previously provided under separate cover to the Mayor and City Council.

V. FISCAL IMPACT

Funds for member stipends are already budgeted for Fiscal Year 2025-2026.

VI. EXHIBITS

1. Updated Local Appointments List for Commissions, Committees, and Boards

Attachments

June 3rd Updated Local Appointments List for Commissions Committees and Boards.pdf

CITY OF CARSON

LOCAL APPOINTMENTS LIST FOR COMMISSIONS, COMMITTEES, AND BOARDS
(Pursuant to Government Code Section 54970 et seq.)

NOTICE IS HEREBY GIVEN that the current terms for the following Commissioners, Committee, and Board Members will expire as indicated for the respective bodies listed. Any interested resident of the City of Carson, California, is eligible to serve on any of the commissions, committees, or boards below, unless otherwise specified. Applications are available at the City Clerk's Office by request at (310) 952-1720.

* The following appointed positions may receive compensation
** Mayor's uncontested appointment
Vacant

I. COMMISSIONS

Article VI, §602 of the City Charter: To be qualified for appointment, the member shall be a qualified elector of the City, shall be domiciled in the City for at least sixty (60) days immediately preceding their appointment, and shall continue to reside in the City for the duration of his or her tenure, unless otherwise provided by ordinance.

The mayor and each member of the city council may appoint one member to a position on each City board, committee or commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

[1] Economic Development Commission

Established by: Ordinance No. 00-1191. §1 (CMC §27104.1); Ordinance No. 21-2108
Membership: 9 members; 3 alternates

Qualification: Shall be and remain a resident of, or have a place of employment or business in the City of Carson, and be at least 18 years of age. Shall include representatives of all major sectors of the Carson business community as determined in the sole discretion of the City Council.

Meetings: 1st Thursday, 8:00 a.m. (Executive Conference Room)
Staff Liaison: John Raymond, Asst. City Mgr x1773;
Support Staff: Sandy Solis, Division Secretary x1325

Commissioner		**Appointed**	**Term Expires**
Aldridge Jr., Ray (LDH)**		12-06-22	11-30-26
Childers, Christopher (CH)		12-06-22	11-30-26
Embry, Darren (LDH)		04-04-23	11-30-26
Kelley, Blake (LDH)		04-04-23	11-30-26
Jimenez, Trini (AR)		12-06-22	11-30-26
Luevano, Jose (JH)		06-17-25	11-30-26
Sparrow, Clyde (LDH)		04-04-23	11-30-26
Wallace, Deborah (LDH)		04-04-23	11-30-26
Baddeley, Kevin (JD)		06-17-25	11-30-26
Cordova, Ted (LDH)	Alt. 1	04-04-23	11-30-26
Ibarra, Victor (LDH)	Alt. 2	02-06-24	11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[2] Environmental Commission*

Established by: Ordinance No. 70-128; §1 (CMC §2750); Ordinance No. 21-2103

Membership: 9 members; 3 alternates

Qualification: Shall be and remain a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment

Meetings: 1st Wednesday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Reata Kulcsar, Innovation & Sustainability Officer x1312

Support Staff: Jessica Coria, Division Secretary x1823; Evelyne Carmona, Senior Administrative Analyst x1636; Kristin Smith, Council Aide x1743

Commissioner		Appointed	Term Expires
Vacant (JH)			11-30-26
Swayzer, Ezekiel (LDH)		12-03-24	11-30-26
Hopson, Lillian (LDH)**		12-03-24	11-30-26
Ford, Brittney (LDH)		05-21-25	11-30-26
Koons, William (JD)		12-03-24	11-30-26
Peralta, Maribel (AR)		01-07-25	11-30-26
Hunt, Joseph (LDH)		05-21-25	11-30-26
Taylor, Hourie (CH)		12-06-22	11-30-26
Watkins, Freeman (LDH)		12-03-24	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[3] Human Relations Commission*
Established by: Ordinance No. 74-294; Ordinance No. 87-812, §1; Ordinance No. 89-883,§1
Membership: 11 members (7 general, 2 youth, 2 w/ a focus on disability-related matters); 3 alternates
Qualification:Shall be a resident of the City of Carson. Youth members shall be 16-21 years of age, enrolled in school at time of appointment, maintain a 2.0 GPA, shall have interest in human relations.
Meetings: 3rd Wednesday, 6:30 p.m. (City Manager Conference Room)
Staff Liaison: Cac Le, Council Aide x1722
Support Staff:

Commissioner	Appointed	Term Expires
Junio, Teresita (LDH)	12-03-24	11-30-26
Calhoun, Jill (AR)	12-06-22	11-30-26

Davenport, Kimberley (JH)		04-04-23	11-30-26
Fuentes, Sonia (JD)		12-02-25	11-30-26
Ramos, Jessica (LDH)		12-03-24	11-30-26
Reed, Cassandra (CH)		12-06-22	11-30-26
Russ, Harriett (LDH)**		12-03-24	11-30-26
Ifeacho, Dr. Chinyere (LDH)	Alt. 1	12-03-24	11-30-26
Viernes, Irene (LDH)	Alt. 2	12-03-24	11-30-26
Ahaiwe-Simpson, Stacy (LDH)	Alt. 3	02-17-26	11-30-26
Thompson, Audra (LDH)	Disability Advocate	10-21-25	11-30-26
Padua, Luz (LDH)	Disability Advocate	10-21-25	11-30-26
Paxton, Cameron (LDH)	Youth	02-18-25	11-30-26
Vacant (LDH)	Youth		11-30-26

[4] Parks, Recreation, and Cultural Arts Commission*

Established by: Ordinance No. 69-65 (CMC §2735); Ordinance No. 21-2106

Membership: 9 members; 3 alternates
Qualification: Resident of City of Carson
Meetings: Last Thursday, 6:30 p.m. (Executive Conference Room)

Staff Liaison: Michael Whittiker, Jr. Director of Community Services x3571

Support Staff: Kimberyly Madrigal, Administrative Secretary x3581

Commissioner	**Appointed**	**Term Expires**
Cainglet, Jesus-Alex (CH)	12-06-22	11-30-26
Cortado, Kimberly (JH)	06-20-23	11-30-26
Dahilig Jr., Cesar (LDH)	12-03-24	11-30-26
Lawrence, Shannon (LDH)	12-03-24	11-30-26
Gonzalez, Walter (LDH)	12-03-24	11-30-26

Hilliard, Kisa (JD)		12-03-24	11-30-26
Hunter, Edwina (AR)		12-06-22	11-30-26
Langston, DeAnthony (LDH)		12-03-24	11-30-26
Johnson, Jo Jacqueline (LDH)**		04-01-25	11-30-26
Brown Sr., Kelvin (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Brillantes, Rudolfo (LDH)	Alt. 3	12-03-24	11-30-26

[5] Planning Commission*

Established by: Ordinance No. 13 (CMC §2700); § 606 of the City Charter

Membership: 9 members; 3 alternates
Qualification: Resident of City of Carson
Meetings: 2nd and 4th Tuesday, 6:30 p.m. (City Council Chambers)

Staff Liaison: Christopher Palmer, Economic Development Manager x1365

Support Staff: McKina Alexander, Planning Manager x1326; Laura Gonzalez, Planning Secretary x 1328

Commissioner		**Appointed**	**Term Expires**
Diaz, Louie (JD)		12-03-24	11-30-26
Docdocil, Frederick (LDH)**		12-03-24	11-30-26
Guerra, Carlos (LDH)		12-03-24	11-30-26
Balgimino, Jay (AR) *Pending Oath		02-03-26	11-30-26
Huff, Del (LDH)		12-03-24	11-30-26
Wilson, Leticia (LDH)		12-03-24	11-30-26
Mfume, DeQuita (LDH)		12-03-24	11-30-26
Johnson, Clarence (JH)		03-19-24	11-30-26
Thomas, Dianne (CH)		12-06-22	11-30-26
Montecarlo, Jaime (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[6] Public Relations Commission*
Established by: Ordinance No. 01-1239, §2 (CMC §27105.1)
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.
Meetings: 4th Tuesday, 12:00 p.m. (City Manager Conference Room)
Staff Liaison: Danielle Halsey, Public Information Analyst x1606
Support Staff: Christine Foisia, Senior Clerk x1740

Commissioner		Appointed	Term Expires
Eatman, Sonya (LDH)	Community Rep.	12-03-24	11-30-26
Waddis, Dorcas (LDH)*	Community Rep.	06-17-25	11-30-26
Stewart, Linda (LDH)	Community Rep.	12-03-24	11-30-26
Sandoz, Jeretta (AR)	Community Rep.	12-03-24	11-30-26
Ross, Dorothy (JD)	Public Relations Specialist	12-03-24	11-30-26
Nunley, Madalyn (LDH)	Public Relations Specialist	12-03-24	11-30-26
Pitcher, Pamela (LDH)	Public Relations Specialist	12-03-24	11-30-26
Smith, Byron (CH)	Public Relations Specialist	03-06-24	11-30-26
Price, Dr. Denice (JH)	Public Relations Specialist	04-04-23	11-30-26
Washington, Deborah (LDH)	Alt. 1	06-17-25	11-30-26
Smith, Shirley (LDH)	Alt. 2	03-03-26	11-30-26

Page, Brent (LDH)	Alt. 3	02-18-25	11-30-26

[7] Public Safety Commission*
Established by: Ordinance No. 99-1160 §1; Ordinance No. 01-1239 §1 (CMC §27103.6); Ordinance No. 21-2104
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.
Meetings: 3rd Thursday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Priscilla Palma, Division Secretary x1787
Support Staff:

Commissioner		**Appointed**	**Term Expires**
Allen, Jeffrey (LDH)		12-03-24	11-30-26
Arnold, Keith (LDH)		12-03-24	11-30-26
Flinton, Lawrence (AR)		08-06-24	11-30-26
Dacus, Samuel (LDH)		12-03-24	11-30-26
Dorsey, Donnie (CH)		12-06-22	11-30-26
Lewis, Prentiss (JH)		04-04-23	11-30-26
Rivers, Angela (LDH)		12-03-24	11-30-26
Romero, Heidi (LDH)**		12-03-24	11-30-26
Cogut, Louis (JD)		12-03-24	11-30-26
Wilson, Michael (LDH)	Alt. 1	12-03-24	11-30-26
Brown, Randy (LDH)	Alt. 2	12-03-24	11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[8] Public Works Commission*
Established by: Ordinance No. 99-1181 §2 (CMC §2798.6)
Membership: 9 members; 3 alternates

Qualification: Have interest, experience or ability in construction, transportation, traffic, or circulation areas to ensure that traffic, vehicle parking, bikeways, and transportation systems and other City facilities are regulated and constructed in a manner calculated to best provide for the safety and welfare of the public. Shall be and remain a resident of, or have a place of employment or business in, the City of Carson, and be at least eighteen (18) years of age at the time of the member's appointment.

Meetings: 2nd Monday, 6:30 p.m. (Executive Conference Room)
Staff Liaison: Gilbert Marquez, Principle City/Civil Engineer x1813
Support Staff: Taelour James, Division Secretary x1801

Commissioner		Appointed	Term Expires
Fields, Brandon (AR)		02-03-26	11-30-26
Calhoun, James (JD)		01-20-26	11-30-26
Fe'esago, Uli (LDH)		01-20-26	11-30-26
McNichols, Ryan (LDH)		12-03-24	11-30-26
Howard, Kobii (LDH)		01-20-26	11-30-26
Hollaway, John (LDH)		04-07-26	11-30-26
Vacant (CH)			11-30-26
Martin, Jr., Marion (LDH)		12-03-24	11-30-26
Vacant (JH)			11-30-26
Obiora, Emmanuel (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Wilson, Daniel (LDH)	Alt. 3	01-20-26	11-30-26

[9] Senior Citizens Advisory Commission*
Established by: Ordinance No. 97-1119, §1 (CMC §2799.6)
Membership: 11 members; 3 alternates

Qualification: Resident of the City of Carson and be at least 50 years of age at the time of appointment.

Meetings: 2nd Monday, 4:00 p.m. (Community Center, Carson/Donminguez room)

Staff Liaison: Mike Whittiker, Jr., Director of Community Services x1780; Dani Cook, Human Services Supervisor x1480
Support Staff: Brenda Reed, Senior Clerk x1775

Commissioner		Appointed	Term Expires
Graves, Shirley (LDH)**		12-03-24	11-30-26
Lopez, Delia (LDH)		12-03-24	11-30-26
Leverette, Ernestine (AR)		05-06-25	11-30-26
Dunn, Linda (LDH)		12-03-24	11-30-26
Bates, Billye (LDH)		12-03-24	11-30-26
Patterson, Patricia (LDH)		12-03-24	11-30-26
Ronquillo, Myrna (JD)		12-03-24	11-30-26
Ruiz-Raber, Julie (CH)		12-06-22	11-30-26
Seymore, Dr. Vergie (JH)		04-04-23	11-30-26
Simpson-Lott, Darlene (LDH)		12-03-24	11-30-26
Walker, Itelia (LDH)		12-03-24	11-30-26
Brown, LaRhonda (LDH)	Alt. 1	12-03-24	11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Davis, Pauline (LDH)	Alt. 3	12-03-24	11-30-26

[10] Veterans Affairs Commission*
Established by: Ordinance No. 99-1154, §1 (CMC §27102.6)
Membership: 11 members; 3 alternates
Qualification: Shall be a resident of the City of Carson and be at least eighteen (18) years of age at the time of the member's appointment.

Meetings: 3rd Monday, 6:00 p.m. (Veterans Sports Complex - Activity Room)

Staff Liaison: Kisheen Tulloss, Council Aide x1711
Support Staff: Mikala Multiauaopele, Division Secretary x3557

Commissioner		Appointed	Term Expires
Batucal, Arthur (JH)		04-04-23	11-30-26
Boyd, Robert (JD)		12-03-24	11-30-26
Branch, Jr., Roger (LDH)		12-03-24	11-30-26
Da Silva, Manuel (LDH)		12-03-24	11-30-26
Raber, Brian (CH)		12-06-22	11-30-26
Salomon, Emmanuel (LDH)		12-03-24	11-30-26
Mosequera, Nemie P. (LDH)**		12-03-24	11-30-26
Woods, Richard (LDH)		12-03-24	11-30-26
Woods, Thomas (LDH)		12-03-24	11-30-26
Seay, Al (LDH)		12-03-24	11-30-26
Wilvert, Karl (AR)		12-06-22	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

[11] Women's Issues Commission*
Established by: Ordinance No. 02-1246, §1 (CMC §27106.6)
Membership: 9 members; 3 alternates
Qualification: Shall be a resident of the City of Carson or work in the City of Carson during their tenure on the Commission and shall be at least eighteen (18) years of age at the time of the member's appointment
Meetings: 4th Monday, 6:00 p.m. (City Manager Conference Room)
Staff Liaison: Keichun Graves, Council Aide x1799
Support Staff:

Commissioner	Appointed	Term Expires
De La Cruz Manio, Connie (LDH)	02-03-26	11-30-26
Fielder, Yolanda (LDH)	12-03-24	11-30-26
Fields-Robinson, Dr. Leandrea (LDH)**	12-03-24	11-30-26
Foster, Carolyn (LDH)	12-03-24	11-30-26
Finley, Stephanie (JD)	10-21-25	11-30-26

Odom Houze, Susan (JH)		04-04-23	11-30-26
Price, Dr. Greta (AR)		12-06-22	11-30-26
Williams, Maria (CH)		12-03-24	11-30-26
Tresvant, Sheila (LDH)		12-03-24	11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Mackson, Monique (LDH)	Alt. 2	12-03-24	11-30-26
Gills Washington, Christina (LDH) *Pending Oath	Alt. 3	04-07-26	11-30-26

[12] Youth Commission*
Established by: Ordinance No. 98-1132, §1 (CMC §27100.6)
Membership: 11 members; 3 alternates
Qualification: Resident of the City of Carson and be at least 13, but not more than 18 years of age at the time of appointment.
Meetings: 2nd Wednesday, 7:00 p.m. (Executive Conference Room)
Staff Liaison: Brian Legaspi, Council Aide x 1721
Support Staff:

Commissioner	**Appointed**	**Term Expires**
Mitchell, Hannah (LDH)	06-06-24	11-30-26
Moore, Joshua (JH)	06-06-24	11-30-26
Redway, Khristopher (LDH)	06-06-24	11-30-26
Estrada, Juan (LDH)	06-06-24	11-30-26
Villasana, Andrea (JD)	12-03-24	11-30-26
Mitchell, Jazcidi (LDH)	12-03-24	11-30-26

Zulueta, Nathaniel (LDH)**		02-17-26	11-30-26
Smith, Zoey (CH)		06-06-24	11-30-26
Vacant (LDH)			11-30-26
Homna, Kayla (AR)		01-07-25	11-30-26
Macias, Lea (LDH)		01-07-25	11-30-26
Ortiz, Miranda (LDH)	Alt. 1	01-06-26	11-30-26
Cones-Canx, Sydney (LDH)	Alt. 2	01-06-26	11-30-26
Cruz, Jayden (LDH) *Pending Oath	Alt. 3	01-06-26	11-30-26

II. BOARDS & COMMITTEES

Article VI, §602 of the City Charter: To be qualified for appointment, the member shall be a qualified elector of the City, shall be domiciled in the City for at least sixty (60) days immediately preceding their appointment, and shall continue to reside in the City for the duration of his or her tenure, unless otherwise provided by ordinance. The mayor and each member of the city council may appoint one member to a position on each City board, committee or commission, and the remaining membership positions shall be appointed by the mayor and approved by a majority of the city council, including the three alternates.

[13] Measure C and Measure K Budget Oversight Committee
Established by: Ordinance No. 09-1423 (CMC §61119); Amended by Resolution No. 19-027; Amended by Resolution No. 221-030
Membership: 5 members; 2 alternates
Qualification: Resident of the City of Carson
Meetings: 2nd Tuesday, 6:30 p.m. (Community Center)
Staff Liaison: William Jefferson, Director of Finance x1756
Support Staff: Vicki Hernandez, Senior Clerk x1744

	Appointed	**Term Expires**
Dorsey-Reeves, Vera (CH)	04-04-23	11-30-26
Cottrell-Fulbright, Lisa (AR)	05-06-25	11-30-26
Hunter, Cynthia (LDH)	04-04-23	11-30-26
Momoli, Nora (JD)	12-03-24	11-30-26
Hemphill, Dr. Afia (JH)	12-03-24	11-30-26

Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26

[14] Mobilehome Park Rental Review Board

Established by: Ordinance No. 79-485U, §4702; §607 of the City Charter

Membership: 7 members (2 resident homeowners, 2 park owners, 3 at-large who are residents of the City and not homeowners, park owners, landlords, property managers or tenant in multifamily housing); 8 alternates (2 resident homeowners, 2 park owners, 4 at-large)
Qualification: See membership.
Meetings: 2nd and 4th Wednesday, 6:30 p.m. (City Council Chambers)
Staff Liaison: Tara Matthew, Interim Housing Program Manager x1708
Support Staff: Sandy Solis, Division Secretary x1325

		Appointed	**Term Expires**
Vacant (JH)	At-large		11-30-26
Valdez, Daniel (JD)	At-large	12-03-24	11-30-26
Hernandez, Susan (AR)	At-large	04-21-26	11-30-26
Clark Harris, Dr. Alice (LDH)	At-large Alt. 1	04-04-23	11-30-26
Muhammad, Nafis (LDH)	At-large Alt. 2	04-04-23	11-30-26
Perez, Karey (LDH)	At-large Alt. 3	04-04-23	11-30-26
Hayes, Phyllis (LDH)	At-large Alt. 4	04-04-23	11-30-26
Horton, Maria (LDH)	Park Owner	12-02-25	11-30-26
Forbath, Susy (LDH)	Park Owner	04-04-23	11-30-26
Dzikowski, Barbara (LDH)	Park Owner Alt. 1	12-02-25	11-30-26
Kleege, Robert Bruce (LDH)	Park Owner Alt. 2	03-04-25	11-30-26
Richardson, Sheila (LDH)**	Resident Homeowner	01-20-26	11-30-26
King, Tom (CH)	Resident Homeowner	01-17-23	11-30-26
Davis, William (LDH)	Resident Homeowner Alt. 1	04-04-23	11-30-26
Vacant (LDH)	Resident Homeowner Alt. 2		11-30-26

[15] Relocation Appeals Board
Established by: Ordinance No. 74-313 (CMC §21004)
Membership: 9 members; 3 alternates
Qualification: Resident of the City of Carson
Meetings: Only when necessary
Staff Liaison: Sandy Solis, Economic Development Liaison x1325
Support Staff:

		Appointed	Term Expires
Batucal, Dennis (LDH)		04-04-23	11-30-26
Evans, Linda (LDH)		04-04-23	11-30-26
Tate, Dorothy (LDH)**		01-23-24	11-30-26
Guray, Jr., Tancredo "Jun" (JD)		12-03-24	11-30-26
Witherspoon, Murphy (LDH)		01-07-25	11-30-26
Anson, Jr., Oscar (LDH)		01-23-24	11-30-26
Vacant (CH)			11-30-26
Morrison, Christopher (JH)		09-16-25	11-30-26
Vacant (AR)			11-30-26
Vacant (LDH)	Alt. 1		11-30-26
Vacant (LDH)	Alt. 2		11-30-26
Vacant (LDH)	Alt. 3		11-30-26

III. SPECIAL COMMITTEE

[16] General Plan Advisory Committee
Established by: Minute Action 10-03-17; Amended by Resolution No. 19-029;
Amended by Resolution No. 21-031
Membership: 7 members; 2 alternates
Meetings: Only when necessary
Staff Liaison: McKina Alexander, Planning Manager x1326
Support Staff: Planning Technician x1327

	Appointed	Term Expires

Mayor Lula Davis-Holmes (LDH)		04-04-23	11-30-26
Councilmember Jim Dear (JD)		12-03-24	11-30-26
Brimmer, Charlotte (LDH)**		04-04-23	11-30-26
Dudley-Kimble, Monica (CH)		04-04-23	11-30-26
Gonzalez, Leonor (AR)		04-04-23	11-30-26
Hamilton, Dr. John (JH)		04-04-23	11-30-26
Sheriff Department Representative (LDH)		04-04-23	11-30-26
Cottrell-Fulbright, Lisa (LDH)	Alt. 1	04-04-23	11-30-26
Lott, Aminika (LDH)	Alt. 2	04-04-23	11-30-26

IV. SPECIAL BOARD

[17] Carson Reclamation Joint Powers Authority (CRJPA)

Established by: Resolution No. 15-01-CRJPA; Resolution No. 21-02-CRJPA

Membership: 5 members
Meetings: 1st Monday, 4:00 p.m. (Helen Kawagoe Council Chambers)
Staff Liaison: John Raymond, Executive Director x1773
Support Staff: Sylvia Rubio, Executive Assistant x1318

	Appointed	Term Expires
Authority Chair Lula Davis-Holmes	01-20-26	01-20-31
Vice Chair Cedric Hicks	01-20-26	01-20-31
Board Member Ray Aldridge, Jr.	01-20-26	01-20-31
Board Member Lillian Hopson	01-20-26	01-20-31
Board Member Dianne Thomas	01-20-26	01-20-31

V. COUNCIL SUB-COMMITTEES

[18] Bingo/Fireworks

Established by: Minute Order 04-02-19

	Appointed
Mayor Davis-Holmes	12-03-24

Councilmember Rojas	12-03-24

[19] Community Development/Housing/Logistics & Transit Standing Committee
Established by: Minute Order 04-02-19

	Appointed
Mayor Davis-Holmes	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[20] Dignity Health Sports Park/CSUDH/Community Center Standing Committee
Established by: Minute Order 04-02-19

	Appointed
Mayor Pro Tempore Hicks, Sr.	06-01-21
Councilmember Dr. Hilton	06-01-21

[21] Legislative Ad Hoc Committee
Established by: Minute Order 02-16-21

	Appointed
Mayor Pro Tempore Hicks, Sr.	12-03-24
Councilmember Dr. Hilton	12-03-24

[22] City Hall/Community Center Renovation Ad Hoc Committee
Established by: Minute Order 01-16-21

	Appointed
Mayor Davis-Holmes	01-26-21
Councilmember Dr. Hilton	01-26-21

[23] Economic Development/E-Commerce Ad-Hoc Committee
Established by: Minute Order 03-02-21

	Appointed
Mayor Davis-Holmes	03-02-21
Mayor Pro Tempore Hicks, Sr.	03-02-21

[24] Conditional Use Permit Ad Hoc Committee
Established by: Minute Order 04-05-22

	Appointed
Mayor Davis-Holmes	04-05-22
Councilmember Dr. Hilton	04-05-22

[25] Housing Ad Hoc Committee
Established by: Minute Order 03-16-21

	Appointed
Councilmember Dr. Hilton	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[26] Diversity, Equity and Inclusion Ad Hoc Committee
Established by: Minute Order 09-07-21

	Appointed
Councilmember Dr. Hilton	09-07-21
Councilmember Rojas	03-01-22

[27] Standard Management Procedures and Special Ecents Ad Hoc Committee

Established by: Minute Order 01-04-22

	Appointed
Mayor Davis-Holmes	01-04-22
Councilmember Dr. Hilton	01-04-22

[28] Cell 2 Settlement Ad Hoc Committee

Established by: Minute Order 02-07-22 (Carson Reclamation Authority)

	Appointed
Authority Chair Lula Davis-Holmes	02-07-22
Board Member Dianne Thomas	02-07-22

[29] School Safety Ad Hoc Committee
Established by: Minute Order 02-15-22

	Appointed
Councilmember Dr. Hilton	12-03-24
Councilmember Rojas	12-03-24
Captain Jones Norman	12-03-24

[30] Carson Finance and Audit Committee
Established by: Minute Order 06-20-23

	Appointed
Mayor Davis-Holmes	06-20-23
Councilmember Rojas	06-20-23
Mayor Pro Tempore Hicks, Sr.	02-18-24

[31] Short-Term Rentals Ad Hoc Committee
Established by: Minute Order 03-02-21
Established by: Minute Order 10-03-23

	Appointed
Mayor Davis-Holmes	10-03-23
Councilmember Dr. Hilton	10-03-23

[32] Special Event Ad Hoc Committee
Established by: Minute Order 06-06-24

	Appointed
Mayor Davis-Holmes	06-06-24
Councilmember Dr. Hilton	06-06-24

[33] LA '28 Olympics Ad Hoc Committee

Established by: Minute Order 07-16-24

	Appointed
Mayor Davis-Holmes	07-16-24
Councilmember Dr. Hilton	07-16-24

[34] Refinery Ad Hoc Committee
Established by: Minute Order 12-03-24

	Appointed
Mayor Davis-Holmes	12-03-24
Mayor Pro Tempore Hicks, Sr.	12-03-24

[35] Grocery Store Ad Hoc Committee
Established by: Minute Order 06-18-24

	Appointed
Councilmember Dr. Hilton	06-18-24
Mayor Pro Tempore Hicks, Sr.	06-18-24

[36] Gil Smith Mermorial Ad Hoc Committee
Established by: Minute Order 01-07-25

	Appointed
Mayor Pro Tempore Hicks, Sr.	02-03-26
Councilmember Dr. Hilton	01-07-25

[37] Energy Ad Hoc Committee
Established by: Minute Order 09-16-25

	Appointed
Mayor Pro Tempore Hicks, Sr.	09-16-25

Councilmember Dr. Hilton		09-16-25

[38] Transportation and Dial-A-Ride Services Ad Hoc Committee
Established by: Minute Order 11-05-25

		Appointed
Mayor Pro Tempore Hicks, Sr.		11-05-25
Councilmember Dr. Hilton		11-05-25

[39] Drive Construction Project Ad Hoc Committee
Established by: Minute Order 03-03-25

		Appointed
Mayor Lula Davis-Holmes		03-03-26
Board Member Dianne Thomas		03-03-26

VI. CITY AFFILIATED ORGANIZATIONS

[40] California Contract Cities Association

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	12-03-24
Mayor Davis-Holmes	Alternate	12-03-24

[41] Clean Power Alliance
Ord. No. 17-1633; LACCE Joint Powers (Authority)

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	11-15-22
Councilmember Rojas	Alt. 1	12-03-24
Staff Member Reata Kulcsar	Alt. 2	11-15-22

[42] County of Los Angeles Public Library Commission

		Appointed
Mayor Davis-Holmes	Delegate	12-03-24

[43] County SanitationDistricts of Los Angeles (Dist. No. 8)*

Automatic designation of Mayor as Delegate per Health and Safety Code Section 4730. City Council as governing body, must select an alternate to act in place of presiding officer (Mayor) in absence, inability, or refusal to act.

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Dr. Hilton	Alternate	12-03-24

[44] Greater Los Angeles County Vector Control District (Formerly SE Mosquito Abatement)*

The District's governing power is vested in its 35 members of the Board of Trustees. One trustee is appointed by each of the 34 cities and the County Board of Supervisors appoints one to represent unincorporated areas of Los Angeles County. To be appointed, the member must reside in and be a resident voter of the representative city (or county for county member) in the District. Board member duties and responsibilities include setting policy, establishing the budget, approving expenditures, and retaining legal counsel. The vector Trustee appointment and term are governed by the State Health and Safety Code and begin and end on the first Monday in January. Additionally, the State Health and Safety code does not allow for alternate members to be appointed.

		Appointed	Term Expires
Councilmember Dear	Delegate	01-26-21	01-05-26
		(effective 01-03-22)	

[45] L.A. County City Selection Committee

Per Government Code Section 50270, the membership of each such City Selection Committee shall consist of the Mayor of each city within the county. Members of the LA County City Selection Committee include the Mayor of each city within Los Angeles County. Each city appoints an elected official as a delegate to the City Selection Committee; it usually is the Mayor. The term of office for each Member of the LA County City Selection Committee coincides with City Mayor terms, and the Committee meets three or four times a year, at the call of the Chairman. Their duties are to appoint City representatives to such Boards, Commissions and Agencies as may be required by law, i.e., LAFCO, South Coast Air Quality Management District, Los Angeles County Metropolitan Transportation Authority, Los Angeles County Hazardous Waste Management Advisory Committee; and to nominate for appointment Members to the California Coastal Commission. Nominations for the City Selection Committee appointees to the MTA are made by the Sector Subcommittees for the Sectors whose representatives' terms are expiring. The cities assigned to one of the four regions in Los Angeles County. Nominations for the City Selection Committee appointees to the MTA are made by the Sector Subcommittees for the Sectors whose representatives' terms are expiring. The cities assigned to one of the four regions in Los Angeles County (North County/San Fernando Valley, San Gabriel Valley, Southeast Long Beach and Southwest Corridor) shall meet as a Sector Subcommittee. Each candidate with a majority weighted vote will then be nominated from that Sector for consideration for appointment to the MTA.

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Dr. Hilton	Alternate	01-23-24

[46] League of California Cities

		Appointed
Councilmember Rojas	Delegate	03-01-22
Councilmember Dr. Hilton	Alt. 1	01-26-21
Mayor Davis-Holmes	Alt. 2	12-03-24

[47] League of California Cities (Los Angeles Co. Division)

		Appointed
Councilmember Dr. Hilton	Delegate	12-03-24

Councilmember Rojas	Alt. 1	01-26-21
Mayor Davis-Holmes	Alt. 2	12-03-24

[48] National League of Cities

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	01-26-21
Councilmember Rojas	Alt. 1	12-03-24
Councilmember Dr. Hilton	Alt. 2	12-03-24

[49] South Bay Cities Council of Govts (Joint Powers Authority)

		Appointed
Mayor Pro Tempore Hicks, Sr.	Delegate	01-26-21
Mayor Davis-Holmes	Alternate	12-03-24

[50] South Bay Workforce Investment Board

		Appointed	Term Expires
Ted Cordova	Member	06-18-24	06-30-28
Jeffrey Jennison	Member	06-18-24	06-30-28
Janice Jimenez	Member	07-01-21	06-30-25
Tamala Lewis	Member	07-01-19	06-30-23
Tami Lorenzen-Fanselow	Member	07-01-19	06-30-23

[51] Southern California Association of Governments (SCAG)

		Appointed
Councilmember Dr. Hilton	Delegate	01-26-21
Mayor Davis-Holmes	Alt. 1	01-26-21
Councilmember Rojas	Alt. 2	12-03-24

[52] U.S. Conference of Mayors

		Appointed
Mayor Davis-Holmes	Delegate	01-26-21
Councilmember Rojas	Alt. 1	03-01-22
Mayor Pro Tempore Hicks, Sr.	Alt. 2	01-26-21

[53] West Basin Water Association

		Appointed
Mayor Davis-Holmes	Delegate	12-03-24
Mayor Pro Tempore Hicks, Sr.	Alternate	01-26-21

CITY OF CARSON

701 East Carson Street

Report to Honorable Mayor and City Council

Wednesday, June 3, 2026, 5:00 PM

ORDINANCE SECOND READING 32.

To: Honorable Mayor and City Council

From: Nathan Freeman, Director of Community and Economic Development CD Planning

Subject: CONSIDER SECOND READING AND ADOPTION OF ORDINANCE NO. 26-2608: AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) FINDING A CEQA EXEMPTION WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 33-23; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 33-23 BETWEEN THE CITY OF CARSON AND VESI 27, LLC FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 18800 BROADWAY AVENUE, APN 7339-014-009 (CITY COUNCIL)

I. SUMMARY

On May 20, 2026, under Item 36 of the City Council meeting agenda, following a duly noticed public hearing, the City Council voted 3-2 to introduce and conduct first reading of Ordinance No. 26-2608.

II. RECOMMENDATION

TAKE the following actions:

1. CONDUCT a Second Reading by title only and with further reading waived, and ADOPT Ordinance No. 26-2608, " AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) FINDING A CEQA EXEMPTION WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 33-23; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 33-23 BETWEEN THE CITY OF CARSON AND VESI 27, LLC FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 18800 BROADWAY AVENUE, APN 7339-014-009 "; and,
2. AUTHORIZE the Mayor to execute Development Agreement No. 33-23 with VESI 27, LLC following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE any action the City Council deems appropriate that is consistent with the requirements of the law.

IV. BACKGROUND

On May 20, 2026, the City Council held a duly noticed public hearing, and voted 3-2 to introduce and conduct a first reading of Ordinance No. 26-2608, finding a CEQA exemption and approving Development Agreement No. 33-23 (Exhibit No.'s 1-2).

The Development Agreement attached to this report as Exhibit No. 2, which is Exhibit C to Ordinance No. 26-2608, includes the terms and modifications pursuant to the Council's action on May 20, 2026, including the additional community benefits set forth in Sections 3.4, 3.5, 3.6 and 5.7 of the Development Agreement as follows:

- ***Internship Program.*** Prior to building permit issuance, Developer shall make a one-time payment to the City in the amount of $40,000, to be used for a paid summer internship program at Carson High School for

students interested in renewable energy technology.

- ***Towne Avenue Elementary School.*** Prior to building permit issuance, Developer shall make a one-time payment to the City in the amount of $25,000, to be used for community gardens and/or environmental-related educational programs at Towne Avenue Elementary School.
- ***Youth Sports Program.*** Prior to building permit issuance, Developer shall make a one-time payment to the City's Department of Parks and Recreation in the amount of $35,000, to be used for youth sports programs.
- ***Carson Experience*****.** Prior to building permit issuance, Developer shall make a one-time contribution in the amount of $100,000 in sponsorship of the Carson Experience in connection with the Los Angeles 2028 Olympic Games-related events that will occur in the City.
- ***Point of Sale.*** Developer shall ensure that the point of sale for all Project battery purchases is the City of Carson for California sales and use tax purposes, and such point of sale shall also be reflected in Project battery purchase documents.
- ***Perimeter Wall Height*****.** The perimeter wall that will be installed around the Project site for safety and security purposes shall be 13' in height, increased from the 10' that was previously proposed or recommended for the Project.
- ***Employment Opportunities*****.** Developer represents and warrants to the City that it will hire no less than 150 union carpenters for construction of the Project.

The above community benefits are in addition to the community benefits that were already included in the prior version of the Development Agreement that was presented to the Planning Commission on March 10, 2026, and to the City Council on May 5, 2026, which include Development Impact Fees (Section 3.1), O&M Payment (Section 3.2), and Battery Fee (Section 3.3).

The requirements imposed by Council related to pre-operation safety meetings, annual safety meetings, emergency evacuation plan, and telephone hotline were included in the conditions of approval attached to Resolution No. 26-056, which was adopted on May 20, 2026. Approval of the entitlements pursuant to Resolution No. 26-056 is contingent on City Council approval of Development Agreement No. 33-23.

V. FISCAL IMPACT

Development Impact Fees

The project is subject to Interim Development Impact Fees. In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate in effect at the time of issuance of building permits, currently (for Fiscal Year 2025-2026, effective July 1, 2025, through June 30, 2026) set at $3.68 per square feet for all square footage of battery enclosures (approximately 51,384 square feet). Based on the current rates, the interim development impact fees for the proposed development are estimated at $189,093.12. If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Development Agreement (DA)

The project will provide community benefits as shown in Article 3 of the draft DA. (Exhibit No. 2)

VI. EXHIBITS

1. Ordinance No. 26-2608
2. Development Agreement No. 33-23 (Exhibit C to Ordinance No. 26-2608).

Attachments

Ordinance No. 26-2608.pdf

Development Agreement No. 33-23 (Exhibit C to Ordinance).pdf

ORDINANCE NO. 26-2608

AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA: (1) FINDING A CEQA EXEMPTION WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 33-23; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 33-23 BETWEEN THE CITY OF CARSON AND VESI 27, LLC FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT AT 18800 BROADWAY AVENUE, APN 7339-014-009.

WHEREAS, California Government Code Sections 65864 *et seq*. authorize the City of Carson ("City") to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property in order to establish certain development rights, for the purpose of strengthening the public planning process, encouraging private participation and comprehensive planning and identifying the economic costs of such development.

WHEREAS, on April 13, 2023, the Department of Community Development received an application from Jessica Mowry on behalf of VESI 27, LLC ("Developer") for certain entitlements for the development of a battery energy storage system (BESS) facility located at 18800 Broadway Avenue upon the real property legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), as well as certain project-related offsite improvements. The General Plan land use designation for the Property is Heavy Industrial and the Property is zoned MH-D (Manufacturing Heavy – Design Overlay). There is no applicable Specific Plan. The Southern California Edison ("SCE") Nola Substation is located directly adjacent to the east of the Property, in the City of Carson

WHEREAS, the proposed project ("Project") is an approximately 100-megawatt BESS consisting of lithium-ion batteries installed in prefabricated enclosures housing internal racks, inverters, medium-voltage transformers, switchgear, collector substation, and telecommunication equipment, including underground fiber optics or Supervisory Control and Data Acquisition equipment, to interconnect into the Southern California Edison (SCE) Nola Substation. The enclosures would have battery storage racks, with relay and communications systems for automated monitoring and management of the batteries to ensure design performance. A battery management system would be provided to control the charging/discharging of the batteries, along with temperature monitoring and control of the individual battery cell temperature with an integrated cooling system. Power inverters to convert between AC and DC, along with transformers to step up the voltage, would also be included. The proposed facility would operate on a 24/7/365 basis.

A single 66-kilovolt generation transmission line (gen-tie line) would interconnect the proposed project to the existing SCE NOLA substation. The proposed gen-tie line route would start at the northeast portion the project site, run east along the west Grifith Street frontage, and connect to the SCE Nola Substation located approximately 165 feet east of the Project site, on the SCE Nola Substation property.

To facilitate communication with SCE facilities, a fiber-optic cable will connect the Project site switchyard with the SCE Nola Substation. Installation of the underground fiber optic cable lines will require trenching and earthmoving activities within the West Griffith Street public right-of-way and will be contingent upon City granting an easement or license to SCE or Developer, as applicable, for the location of the fiber optic cable lines in the West Griffith Street public right-of-way in exchange for fair market value consideration pursuant to a written agreement, and all required City encroachment and excavation permits. Per utility interconnection regulations, a second, separate, redundant fiber-optic cable will be installed within the Project site boundaries.

The proposed facility will provide a service by receiving energy (charging) from the SCE electric transmission system, storing energy, and then later delivering energy (discharging) back to the point of interconnection. The facility is intended to operate year-round and would be available to receive or deliver energy 24 hours a day and 365 days a year.

WHEREAS, Developer's requested entitlements consist of the following: (i) Development Agreement (DA) No. 33-23, to grant specified development rights in exchange for provision of specified community benefits; (ii) Site Plan Review and Design Review (DOR) No. 1935-23, to approve the development plan for the Project; and (iii) Conditional Use Permit (CUP) No. 1128-23, to approve the proposed use of the Project.

WHEREAS, a Class 32 California Environmental Quality Act ("CEQA") Categorical Exemption Memorandum, attached hereto as Exhibit "B," was prepared and reviewed by the City as lead agency for the Project, which, as further detailed below, demonstrates that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects), and no exception to the categorical exemption applies under CEQA Guidelines Section 15300.2, and that the Project is not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

WHEREAS, the application for DA No. 33-23, which, if approved by the City, would approve the Development Agreement attached hereto as Exhibit "C" between City and Developer ("Agreement"), was submitted pursuant to Government Code Sections 65864 through 65869.5.

WHEREAS, after notice of the time, place and purpose of a public hearing was duly given, the City's Planning Commission held a public hearing on March 10, 2026, to consider Developer's applications for the Project, and heard testimony and considered all factors both oral and written. Following such public hearing, the Planning Commission adopted Planning Commission Resolution No. 26-2900: (1) denying DOR No. No. 1935-23 and CUP No. 1128-23, and (2) recommending that the City Council deny DA No. 33-23.

WHEREAS, Developer timely appealed the Planning Commission's decision to the City Council via an appeal application submitted on March 23, 2026, pursuant to Carson Municipal Code Section 9173.4.

WHEREAS, after notice of the time, place and purpose of a public hearing was duly given, the City Council held a public hearing on May 5, 2026, to consider Developer's appeal and the Planning Commission's recommendation of denial of DA No. 33-23, and heard testimony and

considered all factors both oral and written. Upon the conclusion of the public hearing on May 20, 2026, the City Council adopted Resolution No. 26-2608, finding a Class 32 Categorical Exemption from CEQA with respect to DOR No. No. 1935-23 and CUP No. 1128-23 and approving DOR No. No. 1935-23 and CUP No. 1128-23 subject to the conditions of approval attached thereto ("Conditions"), contingent upon adoption and effectiveness of this Ordinance. By this Ordinance, based on the findings set forth herein and the administrative record as a whole, the City Council sees fit and intends to find a Class 32 Categorical Exemption from CEQA with respect to DA No. 33-23 and approve DA No. 33-23 for the Project, subject to the Conditions.

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct and are hereby incorporated into this Ordinance as findings of fact.

Section 2. CEQA.

The City Council further finds that, as demonstrated by substantial evidence in the record including the Class 32 Categorical Exemption Memorandum attached hereto as Exhibit "B" and incorporated herein by this reference, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-Fill Development Projects), as the Project meets all the required criteria of this CEQA categorical exemption. Specifically, and as further detailed below and in the Class 32 Categorical Exemption Memorandum: (i) The Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; (ii) The proposed development is within the City of Carson's jurisdictional boundaries and the Project site is not larger than five acres and is substantially surrounded by urban uses; (iii) the Project site has no value as habitat for endangered, rare of threatened species; (iv) The Project site can be adequately serviced by all required utilities and public services; and (v) approval of the Project will not result in any significant effects related to traffic, noise, air quality or water quality. No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2. Separately, and independent from the Class 32 categorical exemption, the analysis in the attached Class 32 Categorical Exemption Memorandum demonstrates that the Project does not have the potential to cause a significant effect on the environment and is therefore also exempt from further CEQA review pursuant to CEQA Guidelines Section 15061(b)(3).

Section 3. Based upon all oral and written reports and presentations made by City staff, Developer, and members of the public, including any attachments and exhibits, the City Council hereby finds that:

(a) The Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5.

(b) The Agreement is consistent with the General Plan. The Property is located in the Heavy Industrial Land Use designation, which as stated in the General Plan Land Use

Element is intended to provide for the full range of industrial uses that are acceptable within the community, but whose operations are more intensive and may have nuisance or hazardous characteristics, which for reasons of health, safety, environmental effects, or general welfare, are best segregated from other uses, and uses handling hazardous materials would be permitted only with proper safeguards and a conditional use permit. The Project, which involves hazardous materials, has been subjected to a conditional use permit requirement and Conditions imposing the proper safeguards. The required conditions of approval set forth in CMC 9141.1 have been incorporated into the Conditions. The Project is designed to the highest professional and industry standards to protect against risks to public health and safety and includes features such as 25' setbacks from all property lines and a 13' high perimeter blast wall engineered to withstand any explosion from the proposed facility. The Project has also successfully completed Los Angeles County Fire Department (LAFD) Alternative Materials or Methods Review (AMMR), and the Conditions include and require compliance with all recommended LAFD conditions, including but not limited to all conditions in its AMMR results last updated as December 11, 2025, and as may be further amended. The Agreement also advances the following General Plan goals and policies, without limitation: LUR-G-1, LUR-G-15, CIR-G-5, CSES-P-27, CSES-P-33, CSES P-34, OSEC-G-14, and OSEC-P-29.

(c) The Agreement provides for a project that is located within an area suitable for the proposed use. The Property is approximately 3 acres. This is large enough to accommodate the Project with none of the battery enclosures being located within 35' of any property line, which is necessary for health and safety purposes. The Property is also located in a heavy industrial area and has no adjacency to existing or planned residential areas. The Project operations will not involve heavy trucking or a significant amount of traffic trips, because the operation will be remotely monitored and will only require intermittent on-site maintenance. As a result, there will be very few employees on-site. Sufficient parking spaces are provided on-site to meet this minimal need.

(d) The Agreement provides for a public convenience through significant monetary benefits which will contribute directly or indirectly to programs and services designed to provide for the health, safety and welfare of the public, thereby exhibiting good land use practices. These contributions are specified in Article 3 of the Agreement.

(e) The Agreement will not be detrimental to public health, safety or general welfare, nor will it adversely affect the orderly development or property values for the Property or areas surrounding it.

(f) The Agreement is in compliance with the procedures established by the City as required by Government Code Section 65865(c).

(g) The Agreement in Article 6 provides for an annual review to ensure good faith compliance with the terms of the Agreement, as required in Section 65865.1 of the Government Code.

(h) The Agreement specifies the contents required by Government Code Section 65865.2, including without limitation the term of the Agreement in Section 2.1 and other Project details in Recital D.

(i) The Agreement includes conditions, terms, restrictions and requirements for development of the Property in Articles 3-5 (without limitation) and as permitted in Section 65865.2 of the Government Code.

(j) The Agreement contains provisions in Article 7 for termination of the Agreement prior to expiration of its term.

(k) The Agreement provides for amendment or cancellation in whole or in part, by mutual consent of the parties to the Agreement or their successors in interest, as required in Section 65868 of the Government Code.

(l) The Agreement is in the best public interest of the City and its residents.

(m) The Developer holds the requisite legal or equitable interest in the Property pursuant to Government Code Section 65865(a), as the Developer currently has a leasehold interest in the Property.

Section 4. Based on the aforementioned findings, the City Council hereby approves DA No. 33-23, a copy of which is attached hereto as Exhibit "C" and incorporated herein by this reference, and authorizes its execution by the Mayor and all action necessary to comply with its terms. The Conditions shall apply to the Agreement as provided in the Agreement.

Section 5. This Ordinance shall take effect on the 30th day following its adoption by the City Council. However, if and when the Agreement should terminate pursuant to Article 7 thereof, this Ordinance will automatically terminate concurrently therewith without any action needing to be taken by the City Council.

Section 6. Pursuant to Government Code Section 65868.5, the City Clerk shall record a copy of the Agreement with the Los Angeles County Recorder's office within 10 days after execution thereof.

Section 7. The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 8. The Mayor, City Manager, and City Clerk, or their respective designees, are authorized and directed to take such actions and execute such documents and certifications as may be necessary to implement and effect execution, recordation and enforcement of this Ordinance and the Agreement.

Section 9. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance or a summary of this Ordinance to be published in a newspaper of general circulation in the City of Carson in accordance with Section 314 of the City's Charter.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, 2026.

_____
Lula Davis-Holmes, Mayor

ATTEST:

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM

_____
Sunny K. Soltani, City Attorney

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

[to be attached]

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 750.97 FEET OF LOT 119 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 222.97 FEET THEREOF.

ALSO EXCEPT THEREFROM THE EASTERLY 100 FEET OF THE WESTERLY 322.97 FEET AS PER FINAL JUDGMENT, CASE NO. 274,177 RECORDED IN BOOK 12339, PAGE 97 OF OFFICIAL RECORDS IN SAID COUNTY.

APN 7339-014-009

EXHIBIT "B”

CLASS 32 CATEGORICAL EXEMPTION MEMORANDUM

[to be attached]

FCS
An ADEC Innovation

Memorandum

Date: December 8, 2025

To: McKina Alexander, Senior Planner, City of Carson

From: Jason Brandman, Vice President/Director
Cecilia So, Associate Director

Subject: Class 32 Exemption Memorandum for the Griffith Energy Storage Project

INTRODUCTION

The purpose of this California Environmental Quality Act (CEQA) Class 32 Infill Exemption memorandum is to determine whether the proposed Griffith Energy Storage Project (proposed project) meets all the criteria for such an exemption as set forth in CEQA Guidelines Section 15332 (Infill Development Projects). As evaluated herein, the proposed project would be consistent with all criteria listed in CEQA Section 15332 and would not trigger any of the disqualifying exceptions listed in CEQA Section 15300.2. Separately, and independently, from the infill exemption, this memorandum also demonstrates that the proposed project would not have a significant effect on the environment and is, therefore, not subject to CEQA pursuant to Section 15061(b)(3).

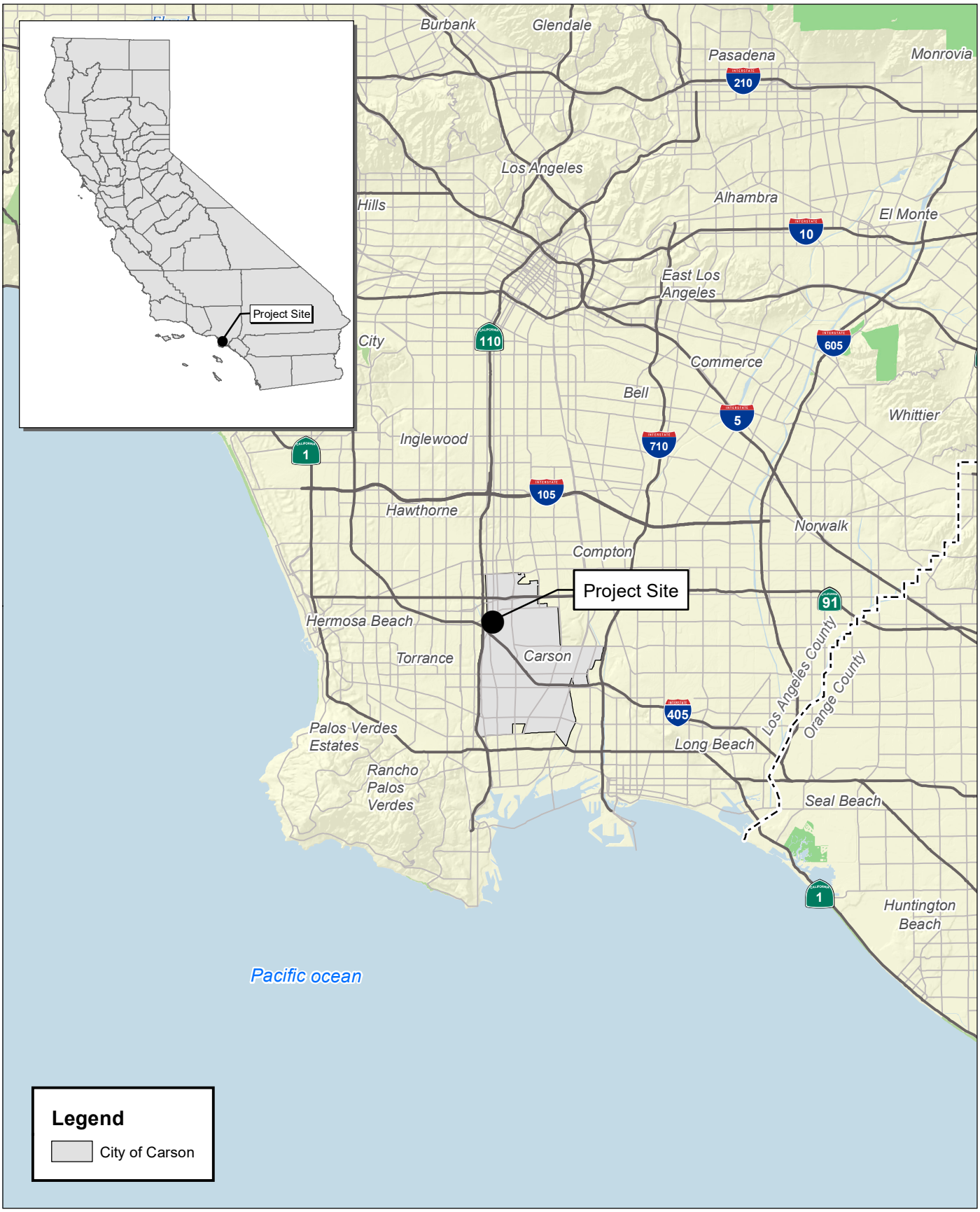
EXISTING CONDITIONS

Project Location and Existing Setting

The approximately 3-acre project site is located at 18800 South Broadway Avenue, in the City of Carson, in Los Angeles County, California (Exhibit 1 and Exhibit 2). The project site is located on Assessor's Identification Number (AIN) 7339-014-009. The project site is currently developed with an existing industrial/topsoil supplier operation. Buildings on the project site include a single-story, 1,399-square-foot building on the northwest corner of the property. Additionally, the project site has been developed with concrete paving and gravel surfaces; concrete and wooden walls; several concrete soil bunkers; and an access gate.

Surrounding Land Uses

Surrounding land uses include existing industrial uses to the north, east, south, and west. The Southern California Edison (SCE) NOLA substation is located directly adjacent to the site to the east and the Kaiser Permanente Carson Medical Offices are located to the northwest. Residential uses are located approximately 395 feet to the east, across South Main Street.



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

FIRSTCARBON SOLUTIONS™

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

11900011 • 10/2023 | 1_regional.mxd

CITY OF CARSON
GRIFFITH ENERGY STORAGE PROJECT
CLASS 32 EXEMPTION MEMORANDUM

Source: ESRI Aerial Imagery.

FIRSTCARBON SOLUTIONS™

1,000 500 0 1,000 Feet

Exhibit 2
Local Vicinity Map

11900011 • 10/2023 | 2_local_vicinity.mxd

CITY OF CARSON
GRIFFITH ENERGY STORAGE PROJECT
CLASS 32 EXEMPTION MEMORANDUM

City of Carson General Plan and Zoning

The City of Carson General Plan (General Plan) Land Use Map designates the project site "Heavy Industrial" (Exhibit 3). The City's Zoning Ordinance zones the project site "Manufacturing Heavy–Design Overlay (MH-D)" (Exhibit 4).

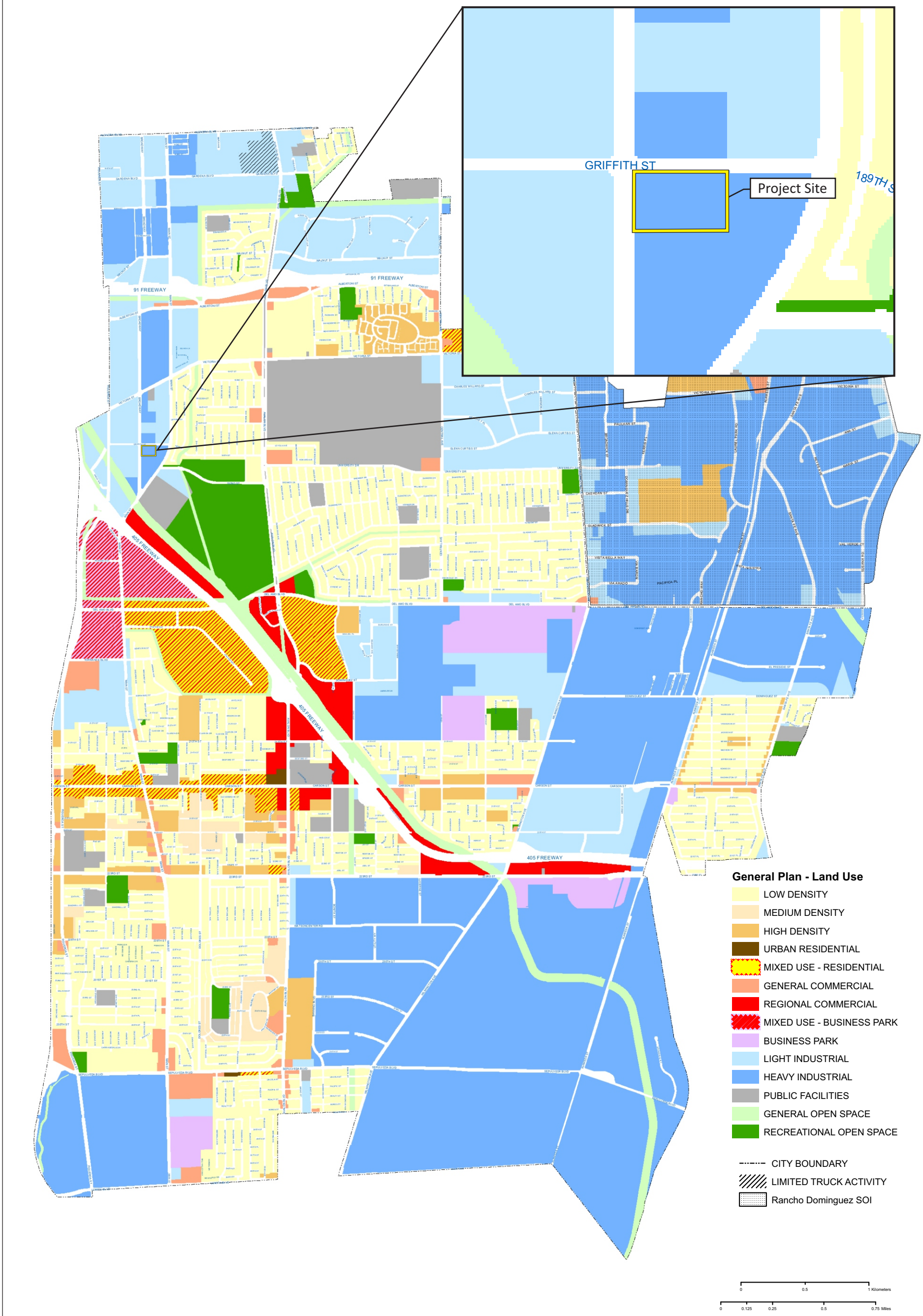
PROJECT DESCRIPTION

The proposed project would result in the redevelopment of the approximately 3-acre project site with a Battery Energy Storage System (BESS) and associated infrastructure (Exhibit 5). Lithium-ion batteries would be stored within modular outdoor enclosures, and power that is released or captured by the batteries would be transferred to and from the SCE Nola Substation via an underground 66-kilovolt generation transmission (gen-tie) line (Exhibit 6).

The proposed project would consist of lithium-ion batteries installed in racks located in prefabricated outdoor enclosures; inverters; medium-voltage transformers; switchgear; a collector substation; and other associated equipment. The proposed facility would provide a service by receiving energy (charging) from the SCE transmission system, storing the energy, and then later delivering energy (discharging) back to the point of interconnection at the SCE Nola Substation. The facilities would operate year-round and would be available to receive or deliver energy 24 hours a day, 365 days a year.

The proposed project would include the following components:

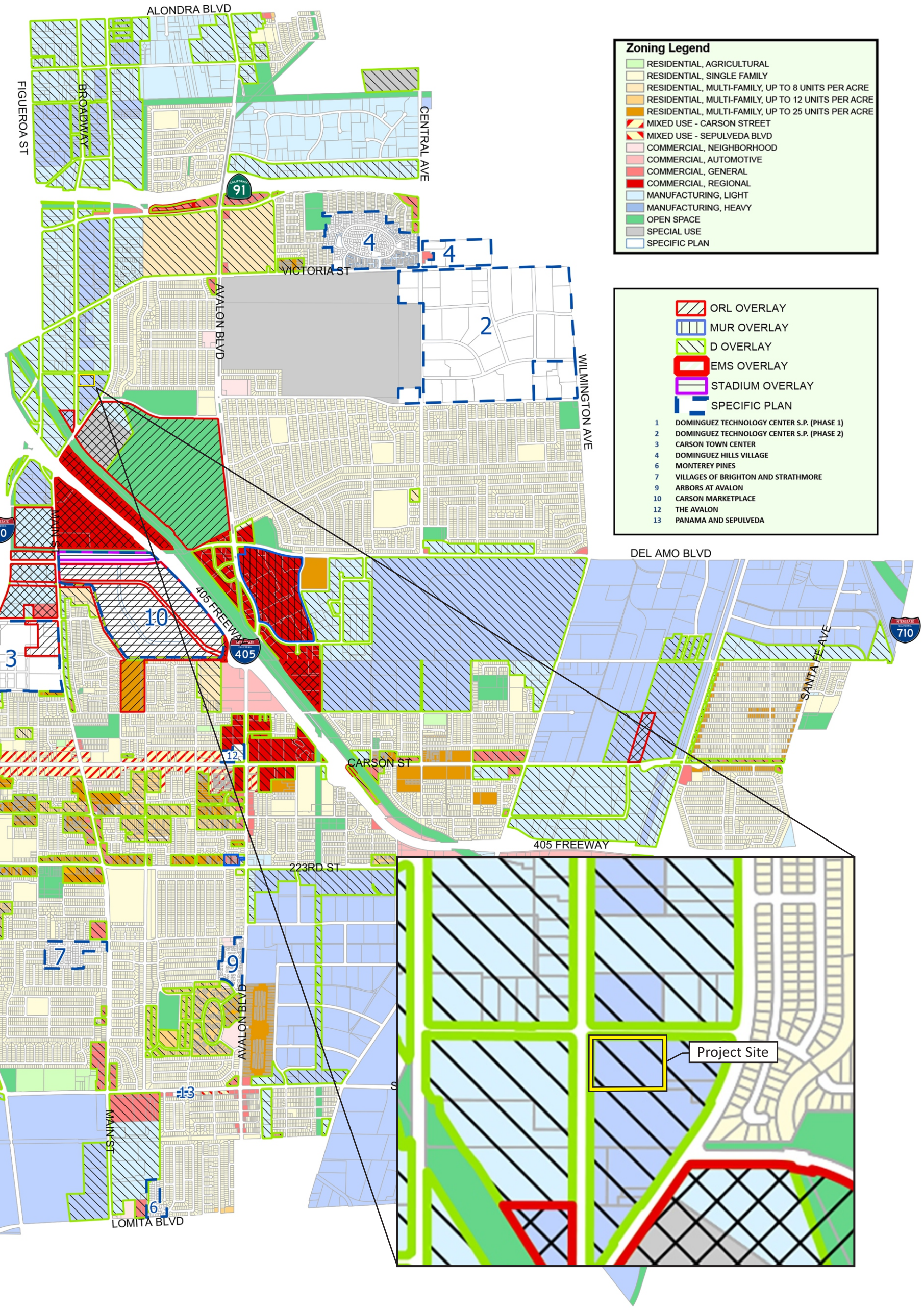
- **Energy Storage Facility**: An energy storage facility would be constructed that would provide energy storage capacity and dispatch for the electric grid.
- **Battery Management System**: A battery management system would be provided to control the charging/discharging of the batteries, along with temperature monitoring and control of the individual battery cell temperature with an integrated cooling system.
- **Power Inverters and Transformers**: Power inverters to convert between AC and DC would be included, along with transformers that would step up the voltage.
- **Telecommunication Facilities**: Telecommunication equipment, including underground and overhead fiber optics or Supervisory Control and Data Acquisition (SCADA), would be installed.
- **Site Access and Security**: On-site access driveways, perimeter security fencing, and nighttime directional lighting would be provided.
- **Generation Tie-Line**: An underground 66-kilovolt generation tie-line would be constructed to transfer power between the SCE Nola Substation and the proposed project.



Source: City of Carson, August 05, 2015.

FIRSTCARBON SOLUTIONS™

Exhibit 3
City of Carson Land Use Map



Source: City of Carson, August 01, 2017.

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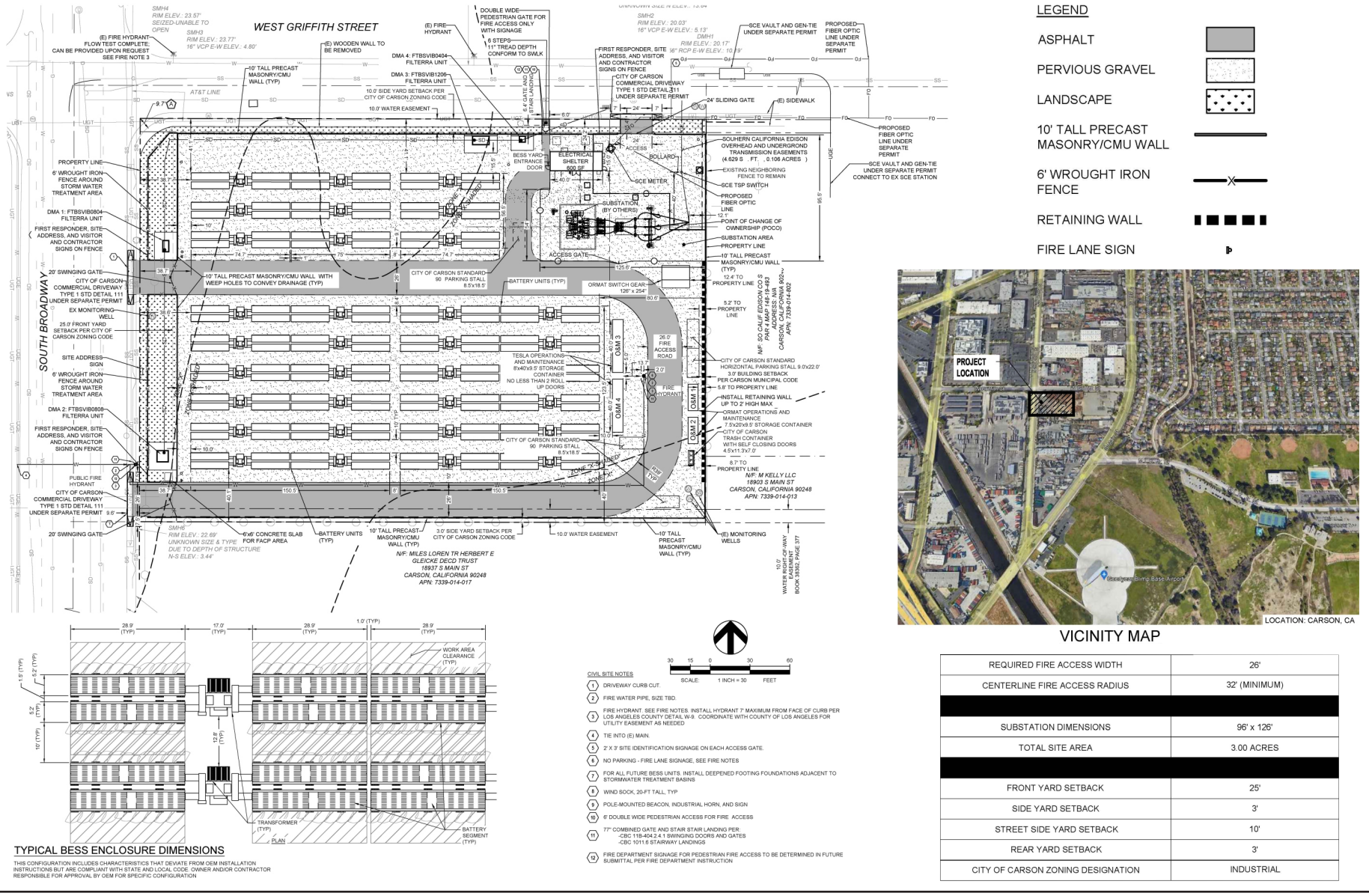
Exhibit 4
City of Carson Zoning Map



REQUIRED FIRE ACCESS WIDTH	26'
CENTERLINE FIRE ACCESS RADIUS	32' (MINIMUM)
SUBSTATION DIMENSIONS	96' x 126'
TOTAL SITE AREA	3.00 ACRES
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	3'
STREET SIDE YARD SETBACK	10'
REAR YARD SETBACK	3'
CITY OF CARSON ZONING DESIGNATION	INDUSTRIAL

Source: Coffman Engineers; Ormat, 09/18/2025.

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Exhibit 5
Site Plan

Source: Dudek.

FIRSTCARBON SOLUTIONS™

Exhibit 6
Off-Site Improvements:
SCE Generation Transmission Line Route and Potholing Locations

SCE Facility Upgrades

SCE has identified a need for the proposed project to contribute its fair-share payment toward utility grid system upgrades that are planned to be completed within SCE's service territory. These SCE facility upgrades include an underground generation tie-line installation across West Griffith Street.

Generation Transmission Line

The proposed project includes electrical and telecommunications improvements to support interconnection of the generation facility. All work would occur within previously disturbed areas and existing rights-of-way, consistent with CEQA Class 32 categorical exemption criteria for infill development.

An underground 66-kilovolt (kV) generation tie-line would be constructed by SCE to transfer power between the project site and the Nola Substation. SCE would own and operate the generation tie-line, with final routing determined during the interconnection review process. The proposed alignment would begin at the northeast portion of the project site, run east along West Griffith Street frontage, and connect to the Nola Substation approximately 165 feet east of the site (see Exhibit 6). Construction would involve trenching and earthmoving across West Griffith Street.

Substation Work

Within the existing Nola Substation fenceline, the project will install facilities for a new 66 kV switchrack position to terminate the generation tie-line. This includes:

- One 66 kV dead-end switchyard structure
- Three 66 kV voltage transformers mounted on steel pedestal support structures
- Three 66 kV line drops
- One 66 kV circuit breaker
- Three 66 kV group-operated disconnect switches

Battery Energy Storage System Facility

The proposed project would install and operate a utility scale energy storage facility consisting of prefabricated enclosures, each housing:

- Internal racks and system control modules
- Thermal management
- Communication systems

The battery modules would be delivered from the manufacturer preassembled that would be moved into place by forklifts or cranes. These modules would be connected in parallel to aggregate the required energy capacity.

The BESS facility would move energy on and off the transmission power grid based on market and utility demand. In general, the California Independent System Operator (CAISO) would dispatch the system to both place energy onto the grid (discharge) during times of high load and to take energy off the grid (charge) in times of low load relative to generation. SCE may have different requirements for when to dispatch the system, potentially dictated by the status of critical equipment that comprises the grid.

Once developed, the proposed project would be monitored by a remote management system 24 hours a day, 365 days a year. Remote access to battery status, meters, schedules, and other telemetry data would be available to off-site personnel.

Fire Protection System

The design of the proposed BESS facility would comply with the National Fire Protection Association (NFPA) 855 Code, which dictates specific fire access, protection, and suppression requirements to ensure the safe operation of the facility. Additionally, the BESS would be Underwriters Laboratories Inc. (UL) certified and include built-in failsafe and cooling systems designed to prevent thermal runway (uncontrollable temperature increase)[1] and the spread of fire. The Los Angeles County Fire Department (LACFD)—the authority having jurisdiction—would require site plan review and approval to ensure that the proposed project meets NFPA 855 Code.

Outdoor Electrical Equipment

Medium-voltage transformers, inverters, switchgear, electronic switchboards, and additional electrical equipment would be installed outside the BESS enclosures. Underground wires and cabling would run from the battery enclosures to a concrete head, housing the inverters and medium-voltage transformers. All electrical equipment would be housed in appropriately rated National Electrical Manufacturers Association enclosures. All outside electrical cabling would run underground. Underground wires and cabling would run from the medium-voltage transformers to the collector substation. The collector substation would be located on the northeastern portion of the parcel on approximately 10,747 square feet (approximately 0.247 acre) of ground. Components would include a main power transformer, control house, and switchgear.

Inverters

Industry-standard nationally (and internationally) recognized inverter equipment would be used for the proposed project. The inverters would be stand-alone units that would operate in all conditions in a charge mode and discharge mode. The inverters would be controlled and monitored remotely. On-site disconnects would be installed in case of an emergency or unscheduled maintenance. The inverters used for the proposed project are designed to last more than 30 years with proper preventive maintenance, schedule maintenance, and occasional major overhauls.

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[1] UL Research Institutes. 2021. What is Thermal Runway? Website: https://ul.org/research/electrochemical-safety/getting-started-electrochemical-safety/what-thermal-runaway. Accessed January 11, 2024.

Telecommunication Facilities and SCADA System

The proposed project would include telecommunication facilities to meet communication requirements for interconnection with SCE/CAISO and to support remote monitoring of project operations. To facilitate communication with SCE facilities, two new underground fiber-optic paths would be installed from just outside SCE's Nola Substation to the generation facility. A fiber-optic cable would connect the project site switchyard with the SCE point of interconnection. Utility interconnection regulations require installation of a second, separate redundant fiber-optic cable within the project boundaries.

- **Route 1:** Approximately 80 linear feet of underground fiber conduit and one 4-foot by 4-foot manhole
- **Route 2:** Approximately 350 linear feet of underground fiber conduit and one 4-foot by 4-foot manhole

The proposed project would also use local exchange carrier services for telecommunication to support remote monitoring requirements and would connect to fiber-optic lines owned and managed by local telecommunication providers.

Supervisory Control and Data Acquisition System

The SCADA system is critical for CAISO and SCE utility interconnection and for proper operation and maintenance of the proposed project. The SCADA system uses proprietary software, a fiber-optic transmission system, and a communication network that may include telephone, radio, and/or microwave links, as well as other methods such as radio links and phase loop communication systems. SCADA enables remote start, stop, reset, and tag-out functions for the facility, reducing labor and providing diagnostic information from control panels. It also controls the substation, allowing fully centralized operation of the proposed project to meet all CAISO and utility interconnection requirements.

Site Access and Security

The project site would be accessed from existing project driveways off South Broadway. A perimeter wall would be installed around the project site for safety and security purposes. Security cameras would be placed on-site and monitored 7 days a week and 24 hours per day. The proposed project would have a restricted fire access pedestrian gate off West Griffith Street.

The substation area at the northeast corner of the project site would be gated off from the rest of the property. This area would be accessed by a proposed commercial driveway and sliding gate off West Griffith Street.

Lighting

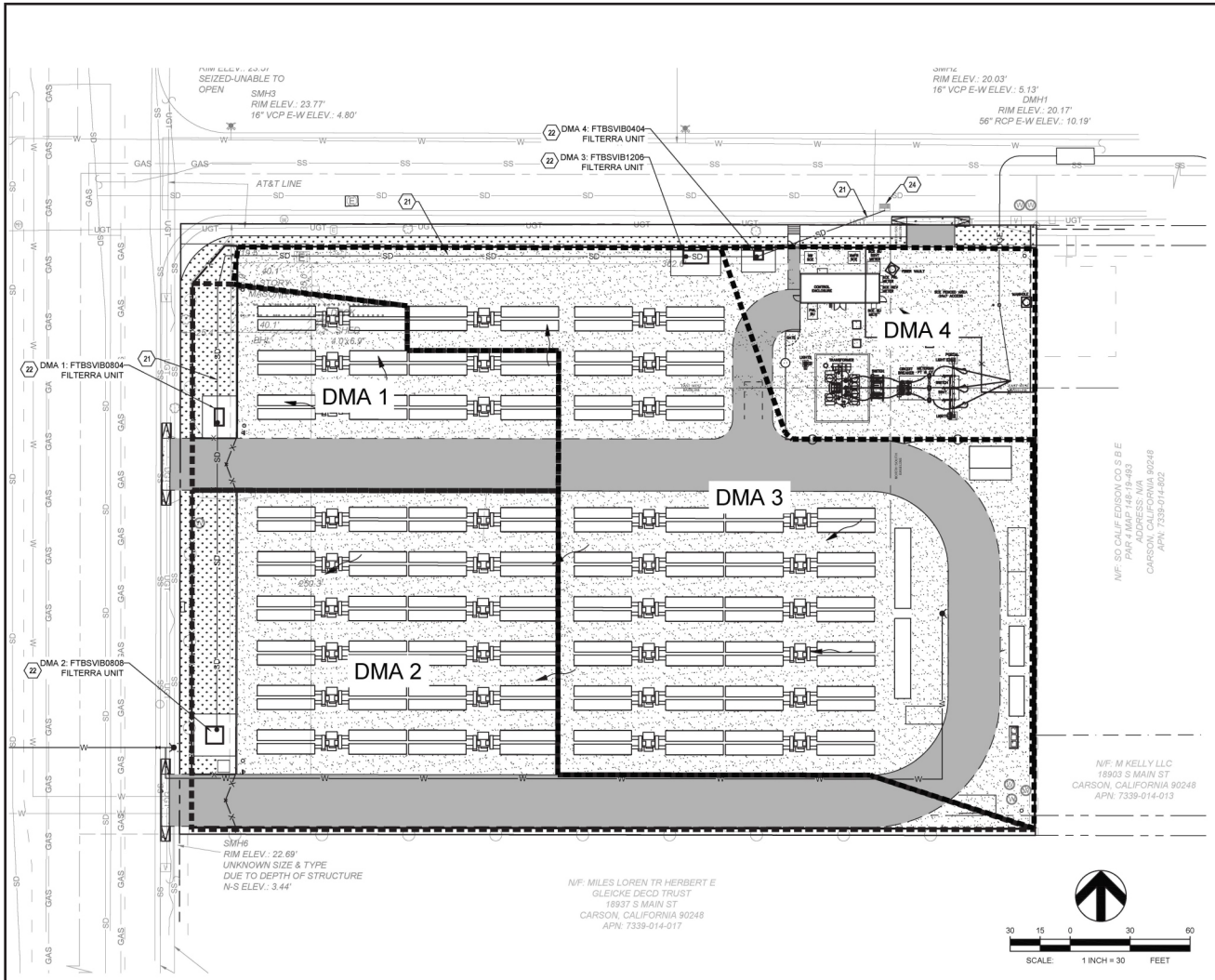
Permanent motion-sensitive, directional security lights would be installed to provide adequate illumination around the substation area and points of ingress and egress. Additional lighting would provide operations and maintenance personnel with illumination for both normal and emergency conditions. Lighting on-site would be designed to provide the minimum illumination needed to achieve safety and security objectives. Proposed lighting would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties.

Stormwater Collection and Treatment

Stormwater treatment areas would be constructed along the northern and western boundaries of the project site (along South Broadway and West Griffith Street) to collect and treat all stormwater generated on the project site prior to discharge into the adjacent municipal stormwater system (Exhibit 7).

Landscaping

Landscaping would be installed on the project site and would require minor water during the project operation. Landscaping would be provided along the northern and western boundaries of the project site. A variety of trees would be planted such as marina strawberry tree (*Arbutus marina*), western redbud multi-trunk (*Cercis occidentalis*), and Australian willow (*Geijera parviflora*). Vine species would include gold rush bougainvillea, purple queen bougainvillea (*Bougainvillea* spp.), and western clematis (*Clematis ligusticifolia*). The streetscape shrub area includes sticks on fire pencil tree (*Euphorbia tirucalli*), California encelia (*Encelia californica*), compact strawberry tree (*Arbutus unedo*), and snow flurry blueblossom (*Ceanothus thyrisflorus*). Stormwater basin grass seed mix would be planted along the tree and shrub areas, including California fuchsia (*Epilobium canum latifolium*), deer grass (*Muhlenbergia rigens*), deerweed (*Acmispon glaber*), dotseed plantain (*Plantago erecta*), creeping wild rye (*Leymus triticoides*), and yellow monkeyflower (*Erythranthe guttata*). Lastly, Filterra shrubs, including foothill sedge (*Carex tumulicola*), western redbud multi-trunk, smoke tree (*Cotinus coggygria*), California gray rush (*Juncus patens*), twinberry (*lonicera involucrata*), and wild mock orange (*Philadelphus lewisii*), would be planted for water management. Exhibit 8 depicts the site plan and associated improvements.



DRAINAGE NOTES

21 STORM DRAIN PIPE, SIZE TBD.

22 STORMWATER BIOFILTRATION LID TREATMENT AREA. SEE DETAILS ON SHEET C5.1.

23 STORM DRAIN INLET.

24 TIE INTO (E) STORM DRAIN MANHOLE.

STORMWATER NOTES:

1. PRELIMINARY SIZING IS BASED ON THE LA COUNTY LOW IMPACT DEVELOPMENT (LID) STANDARDS MANUAL.
2. THE PROPOSED SITE IS LOCATED WITHIN THE URBAN FLOOD ZONE.
3. THIS ANALYSIS UTILIZES THE 85TH PERCENTILE STORM EVENT PER LID REQUIREMENTS. THIS DOES NOT CONSIDER HYDROMODIFICATION (ESTIMATED AT 1 ACRE OR MORE OF IMPERVIOUS DEVELOPMENT) FOR THE SITE.
4. PER THE GEOTECHNICAL ENGINEERING REPORT BY EARTH SYSTEMS PACIFIC (DATED FEBRUARY 29, 2024, REVISED APRIL 5, 2024) STORMWATER INFILTRATION IS NOT RECOMMENDED DUE TO DEBRIS LADEN FILLS, RELATIVELY SHALLOW GROUNDWATER AND POTENTIAL FOR CONTAMINATED SOILS.

LEGEND

DRAINAGE ROUTE

ABBREVIATIONS

DMA DRAINAGE MANAGEMENT AREA

IMPERVIOUS AREA

	DMA1	DMA 2	DMA 3	DMA 4
IMPERVIOUS (SF)	9,846	23,625	29,682	2,449
STORMWATER TREATMENT AREA (SF)	32	64	72	16
TOTAL AREA (SF)	15,880	36,345	58,200	11,660
FENCED AREA (SF)	15,880	36,345	58,200	11,660
% IMPERVIOUS	62	65	51	21

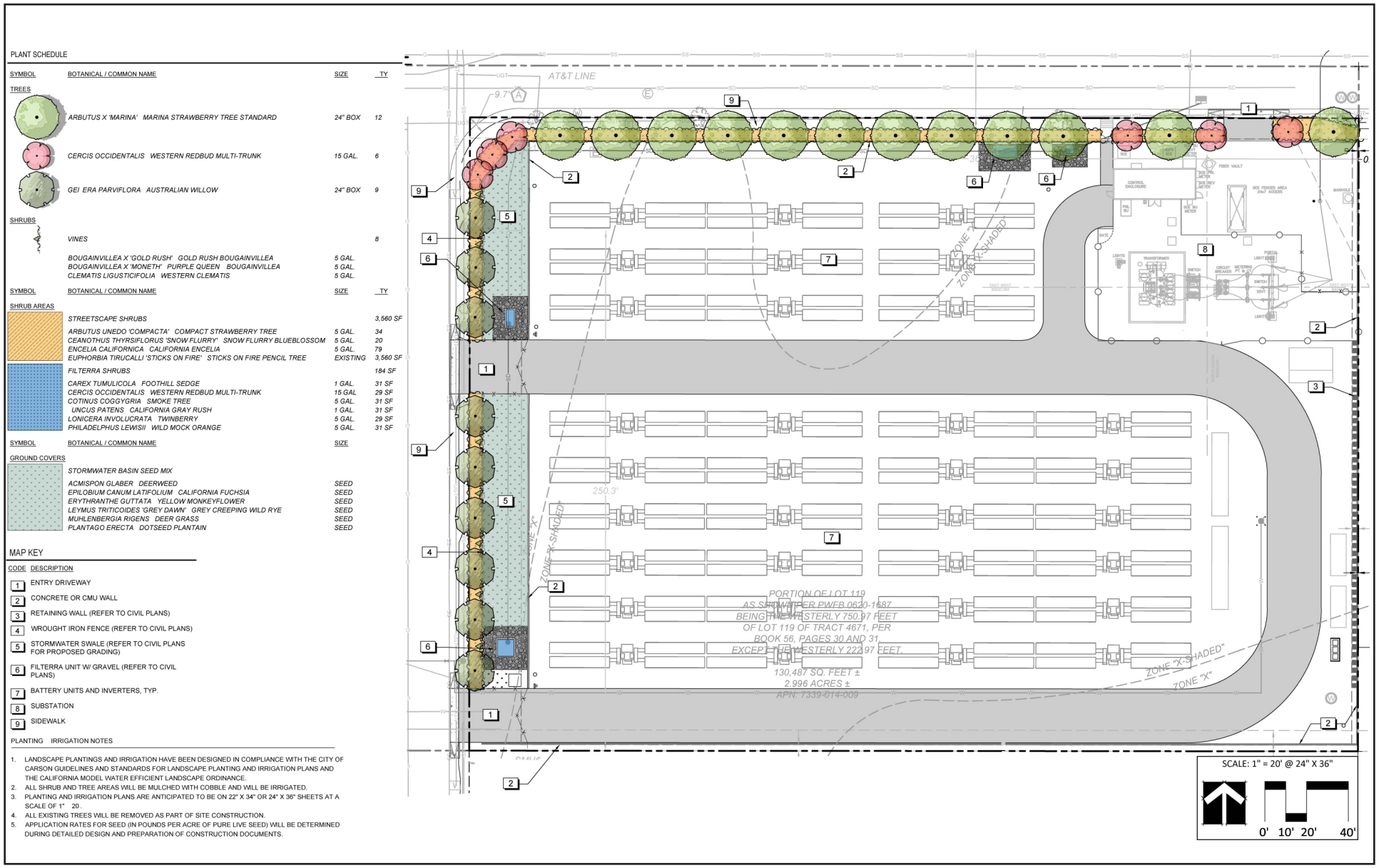
HYDROCALC OUTPUTS - HYDROLOGY

	DESIGN STORM	TOTAL AREA (ACRE)	PEAK INTENSITY (IN/HR)	RUNOFF COEFFICIENT	TC	PEAK FLOW RATE (CFS)	RUNOFF VOLUME (CU-FT)
PRE-	25-YEAR	2.99	3.20	0.90	5	8.02	45,606
POST-	25-YEAR	2.99	3.20	0.90	5	8.02	46,653
DELTA			-				1,047

HYDROCALC OUTPUTS - LID

	DESIGN STORM	FENCED AREA (ACRE)	PEAK INTENSITY (IN/HR)	RUNOFF COEFFICIENT	TC	PEAK FLOW RATE (CFS)	RUNOFF VOLUME (CU-FT)
DMA 1	85TH PERCENTILE	0.37	0.39	0.78	15	0.85	861
DMA 2	85TH PERCENTILE	0.83	0.34	0.78	20	0.18	2,047
DMA 3	85TH PERCENTILE	1.34	0.34	0.78	20	0.23	2,696
DMA 4	85TH PERCENTILE	0.27	0.44	0.78	12	0.03	285

Source: Coffman Engineers; Ormat, 09/18/2025.



Source: Dudek, 09/26/2025.

FIRSTCARBON SOLUTIONS™

Exhibit 8
Landscape Plan

Construction

The physical construction/site activities of the proposed project would last up to 10 months, not including commissioning. Construction activities for the proposed project would generally fall into the following main categories: (1) demolition; (2) site preparation; (3) system installation; and (4) testing, commissioning, and cleanup.

All existing structures within the project site would be demolished including a small building residing in the northwest portion of the site, and removal of several concrete soil bunkers scattered throughout the site. The on-site construction workforce is expected to peak at several dozen individuals; however, the average daily workforce on-site during construction would be one to two dozen individuals, comprising construction, supervisory, support, and construction management personnel.

The proposed project would be constructed by several specialized construction contractors. Construction would primarily occur during daylight hours, Monday through Saturday between 7:00 a.m. and 7:00 p.m., as required to meet the construction schedule. Any construction work performed outside the normal work schedule would be coordinated with the appropriate agencies and would comply with City regulations.

Potholing

Potholing is the method of safely and precisely locating underground utilities for identification prior to site excavation. Before installation of the proposed underground gen-tie and telecommunications lines, the proposed project would conduct potholing for fiber routes and gen-tie work directly east of the project site within and adjacent to West Griffith Street. The proposed project would install a total of six potholes:

- One pothole would be located within West Griffith Street. This pothole would require a 375-square-foot area of asphalt clearing, would have a 12-inch by 18-inch boring, and would be 12 feet deep. During this potholing, road detours would be necessary but no road closures would occur.
- Four potholes would be located within the utility interconnection structure (called a “meet me structure”) located on the median of West Griffith Street. This pothole would require a 36-square-foot area of asphalt clearing, would have a 12-inch by 18-inch boring and would be 10 feet deep.
- One pothole would be located on private property on the south side of West Griffith Street. No asphalt clearing would be required. The 12-inch by 18-inch boring would be 12 feet deep.

All potholes would be cut in a “Z” pattern. Backfilling would be conducted at all proposed pothole locations.

Operations and Maintenance Activities

Typical operations and maintenance activities that would occur on the project site during operation include, but are not limited to, liaison and remote monitoring administration and reporting; semi-annual

and annual services; remote operations of batteries, inverters, substation, and site security and management; additional communication protocols; and repair and maintenance of the BESS, electrical transmission lines, and other project facilities. The electrical equipment and security would be automated and monitored remotely.

The project site would mostly be unoccupied but would be visited periodically through the year for equipment inspections, monitoring and testing, and maintenance as needed. Periodically, batteries and various components would be replaced or renewed to ensure optimal performance.

CLASS 32 (INFILL DEVELOPMENT)

Among the classes of projects that are exempt from CEQA review are those that are specifically identified as urban infill development. CEQA Guidelines Section 15332 states that the term infill development (or the Class 32 exemption) is applicable to projects that meet the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations.

(b) The proposed development occurs within the city limits, on a project site that is no more than 5 acres and surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The analysis presented in the following section provides substantial evidence that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332, as a Class 32 urban infill development, and would not have a significant effect on the environment.

EXCEPTIONS

Even if a project is ordinarily exempt under the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances, effectively nullifying a CEQA categorical exemption:

(a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply in all instances, except when the project may affect an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

(b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type and in the same place over time is significant.

(c) **Significant Effect.** A categorical exemption shall not be used for an activity when there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways.** A categorical exemption shall not be used for a project that may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway that has been officially designated as a State Scenic Highway. This does not apply to improvements that are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR).

(e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) **Historical Resources.** A categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

The analysis contained within this memorandum presents substantial evidence that there are no exceptions that apply to the project or its site, that the proposed project would not have a significant effect on the environment, and that the Class 32 exemption remains applicable.

15061(B)(3) EXEMPTION

CEQA applies only to projects that have the potential to cause a significant effect on the environment. Under the exemption established in Sate CEQA Guidelines Section 15061(b)(3), a lead agency may find a project exempt from CEQA if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." This exemption is based on the idea that CEQA applies jurisdictionally only to activities that have the potential for causing environmental effects. See *No Oil, Inc. v City of Los Angeles* (1974) 13 C3d 68.

The analysis contained within this memorandum presents substantial evidence that the project has no potential to cause significant environmental impacts.

CEQA EXEMPTION CHECKLIST

Introduction

The following analysis provides substantial evidence to support a conclusion that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

Criteria Section 15332(a): General Plan and Zoning Consistency

	Yes	No
The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.	☒	☐

The General Plan Land Use Map designates the project site "Heavy Industrial."[2] The City's Zoning Ordinance zones the project site "Manufacturing Heavy–Design Overlay (MH-D)."[3] The proposed project's land use activities are industrial in nature, which is consistent with the City's General Plan policies and applicable Zoning designations and regulations. As required by CMC 9141.1, the project requires approval of a Conditional Use Permit (CUP) because of the presence of hazardous materials on the project site.[4]

Criteria Section 15332(b): Project Location, Size, and Context

	Yes	No
The project occurs within city limits on the project site of no more than 5 acres substantially surrounded by urban uses.	☒	☐

The project site is approximately 3-acres in size and is located on the southeast corner of South Broadway and West Griffith Street, entirely within the limits of the City of Carson (City), in Los Angeles County, California (Exhibits 1 and 2). The project site is currently developed with an existing industrial/topsoil supplier operation. Surrounding land uses include existing industrial uses to the north, east, south, and west. The SCE Nola Substation is located directly adjacent to the site to the east and the Kaiser Permanente Carson Medical Offices are located to the northwest. Residential uses are located approximately 395 feet to the east, across South Main Street. As such, the project site is located in a fully-developed area within the City and is substantially surrounded by urban uses.

Criteria Section 15332(c): Endangered, Rare, or Threatened Species

	Yes	No
The project site has no value as habitat for endangered, rare, or threatened species.	☒	☐

The project site consists of a disturbed, developed area with an existing industrial/topsoil supplier operation. The site is surrounded by existing industrial uses to the north, east, south, and west. It is enclosed by a metal fence and gate along the western boundary, a wooden wall along the northern boundary, and chain-link fence along the eastern and southern boundaries.

A review of existing databases determined that a total of 49 special-status plant species have previously been recorded within 10 miles of the project site or within the nine-quadrangle search area that encompasses the project site (Appendix A). The potential for occurrence of a species was based on

[2] City of Carson. 2023. City of Carson General Plan Land Use Map. Website: https://www.dropbox.com/s/f5l4w3ic9tazp1r/Land%20Use%20Map_032923.pdf?e=1&dl=0. Accessed March 6, 2024.
[3] City of Carson. 2017. City of Carson Zoning Map. Website: https://gis.carson.ca.us/pdfs/mapgallery/Zoning_11x17.pdf. Accessed November 27, 2023.
[4] City of Carson. 2022. Carson Municipal Code Section 9141.1. See also Protect Tustin Ranch v. City of Tustin (2021) 70 Cal.App.5th 951 (Appeal court holding City properly applied Class 32 exemption for project requiring CUP).

presence of suitable habitats, soil types, and recency, proximity, and number of occurrences recorded in the California Native Plant Society's (CNPS) Inventory of Rare Plants (CNPS Inventory) and California Natural Diversity Database (CNDDB). [5,6,7] Based on active surface disturbances occurring throughout the project site, as well as its situation as a small, isolated patch of developed land in an urbanized area, and the presence of non-native, invasive, annual plant species, the likelihood for the potential for persistence and occurrence of populations of many special-status plant species is lowered. Because of the urban/developed nature of the project site and lack of suitable habitat, all special-status plants that occur in the region were assessed as having no potential for occurrence (Appendix A, Table 1). Thus, special-status plants are not expected to occur on the project site and are not discussed further.

There are CNDDB records for 41 special-status wildlife species within 10 miles of the project site or as identified in the United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) review.[8,9,10] Because of the urban/developed nature of the project site, all special-status wildlife species that occur in the region were assessed as having no potential for occurrence (Appendix A, Table 2). Thus, special-status wildlife are not expected to occur on the project site and are not discussed further.

Migratory and Nesting Birds

The urban/developed character of the project site, as well as active disturbances likely prevents native bird species from nesting on the project site. Trees adjacent to and within 500 feet of the project site could provide suitable nesting habitat for various other native avian species, including those protected under the Migratory Bird Treaty Act (MBTA) and Fish and Game Code. These species include northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), and house finch (*Haemorhous mexicanus*), among others.

Potential direct and indirect impacts could occur to resident and migratory species during project construction, which would render the project site temporarily unsuitable for birds because of the noise, vibrations, and increased activity levels associated with various construction activities. These activities could potentially subject birds to risk of death or injury, and they would likely avoid using the area until such construction activities have dissipated or ceased. Relocation, in turn, could cause hunger or stress among individual birds by displacing them into adjacent territories belonging to other individuals.

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5 California Native Plant Society (CNPS). 2023. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed September 26, 2023.

6 California Department of Fish and Wildlife (CDFW). 2023. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed September 26, 2023.

7 California Department of Fish and Wildlife (CDFW). 2023. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed September 26, 2023.

8 California Department of Fish and Wildlife (CDFW). 2023. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed September 26, 2023.

9 California Department of Fish and Wildlife (CDFW). 2023. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed September 26, 2023.

10 United States Fish and Wildlife Service (USFWS). 2023. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed September 26, 2023.

Construction activities that occur during the nesting season (generally February 1 to August 31) could disturb nesting sites for birds protected by the MBTA and Fish and Game Code. The MBTA and California Fish and Game Code protect native, migratory birds that may reside on or adjacent to the project site during construction and makes it unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, or kill migratory birds and prohibits the removal of nests occupied by migratory birds. The proposed project would be required to comply with the MBTA and the California Fish and Game Codes to avoid construction-related impacts to nesting birds and their nests. Project compliance with the MBTA would ensure potential impacts to migratory and nesting birds are less than significant under CEQA.

Regulated Trees

The City manages all aspects of parkway trees to preserve aesthetics and maintain the natural environment of the community. Article III, Public Safety, Chapter 9, City Tree Preservation and Protection, of the Carson Municipal Code outlines all the management practices of the City, Best Management Practices (BMPs) for contractors, and penalties for violations of the Carson Municipal Code.[11] No one is allowed to work on a parkway tree in the City without obtaining a permit first and must follow the guidelines discussed in the Carson Municipal Code.

Multiple ornamental trees that are located along the western and northern boundaries of the project site, along South Broadway and West Griffith Street respectively, would be removed by the project. These trees are not considered regulated parkway trees because they are planted along a public street and would be managed by the City's Public Works Division. The Public Works Division allows tree removal if existing publicly owned trees impede improvements, including foundations, driveway, and sidewalks.[12] Thus, the proposed project would not remove or affect any trees that are regulated trees under the City Tree Preservation and Protection Ordinance.

Criteria Section 15332(d): Traffic

	Yes	No
Approval of the project would not result in any significant effects related to traffic.	☒	☐

The proposed project would result in the redevelopment of the approximately 3-acre project site with a BESS and associated infrastructure. The project site would be accessed from existing project driveways off South Broadway. It is anticipated that the construction workforce would commute to the site each day from local communities and report to the designated construction staging yards prior to the beginning of each workday.

Although there would be no road closures during project construction, off-site improvements may require a temporary detour to guide and divert traffic. However, the proposed project would comply with City regulations for minimizing traffic impacts during off-site improvements, including Municipal

[11] City of Carson. 2023. Carson Municipal Code Chapter 9: City Tree Preservation and Protection. Website: https://www.codepublishing.com/CA/Carson/html/Carson03/Carson030900.html. Accessed January 2, 2024.
[12] City of Carson. 2023. City of Carson Municipal Code 3924. Website: https://www.codepublishing.com/CA/Carson/html/Carson03/Carson030900.html#3924. Accessed January 11, 2024.

Code Sections 3230 through 3242 regulating the use of traffic control devices, speed zones, and signs and markings in the event of temporary lane closures. These improvements would be conducted under the oversight of the City Traffic Engineer during project construction per Municipal Code Section 3203, therefore minimizing project impacts on surrounding traffic.

The project site would mostly be unoccupied but would be maintained periodically throughout the year for equipment inspections, monitoring and testing, and maintenance as needed. Thus, the proposed project would not be expected to result in substantial net increase in trip generation that would result in significant impacts on traffic operations.

Criteria Section 15332(d): Noise	Yes	No
Approval of the project would not result in any significant effects related to noise.	☒	☐

The following analysis is based, in part, on the construction and operational noise analyses memorandum prepared by Dudek, dated October 5, 2025.[13] The Dudek analysis demonstrates that the proposed project would be consistent with the City Noise Ordinance and the General Plan Noise Element and, as a result, would not expose any noise-sensitive receptors to substantial noise increases from construction or operations.[14,15] Therefore, the proposed project would not result in any significant impacts related to noise. Dudek's memorandum is included in Appendix B for reference. Their findings are summarized below.

Construction Noise

Dudek evaluated the potential for the proposed project's on-site construction and off-site potholing to result in substantial noise increases in excess of City standards at surrounding noise-sensitive receptors. The nearest noise-sensitive receptors identified were residential land uses located along Main Street to the east. These noise-sensitive receptors are located approximately 395 feet to 720 feet from the project site and 250 feet from the nearest proposed potholing location. Dudek's noise modeling demonstrates that, based on the distances and equipment types, the maximum calculated hourly equivalent sound level (L_{eq}) at the nearest receptor is approximately 64 A-weighted decibels (dBA) from on-site construction and 63.5 dBA L_{eq} from the off-site potholing. Therefore, the proposed project's construction noise levels would not exceed the City's 65 dBA L_{eq} noise limit for construction noise affecting single-family residential homes. This is the applicable limit for extended construction activities that occur during daytime hours, as established by Carson Municipal Code Section 5502(b). Construction activities would not occur on Sunday or legal holidays, or during nighttime hours. Therefore, construction would not result in a substantial noise increase in excess of applicable standards.

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[13] Dudek. 2025. Griffith Energy Storage Project–Operational Noise Analysis and Construction Noise Study. October 5.
[14] City of Carson. 2021. City of Carson Municipal Code; Chapter 5: Noise Control Ordinance. Website: https://www.codepublishing.com/CA/Carson/html/Carson05/Carson050500.html. Accessed November 5, 2025.
[15] City of Carson. 2023. Chapter 9 in Carson General Plan 2040. Adopted April. Website: https://www.dropbox.com/s/q923ahszefj24h8/9%20Noise.pdf?dl=0. Accessed November5, 2025.

Operational Noise

Dudek also evaluated the potential for the proposed project's operational components (e.g., battery energy storage enclosures, inverters, and a substation transformer) to result in substantial noise increases in excess of City standards. Dudek's analysis, which modeled the three-dimensional (3D) outdoor sound propagation associated with these noise-generating features, demonstrates that the predicted aggregate sound emission from an hour-long period of all operating battery energy storage enclosures, inverters, and the collector substation transformer could be as high as 44.5 dBA L_{eq} at the project site boundary line. [16] Therefore, reasonable worst-case projected operational noise levels would not result in exceedances of the City's most stringent 45 dBA L_{eq} noise limit for stationary sources, which is established by the City's latest 2040 General Plan Noise Element. Likewise, operational noise levels would not exceed other less-stringent standards and regulations established by the 2040 General Plan Noise Element (e.g., 70 dBA Community Noise Equivalent Level [CNEL] "normally acceptable" standard for industrial uses, 60 dBA CNEL "normally acceptable" standard for low-density residential uses, etc.) and Carson Municipal Code (e.g., minimum 50 dB daytime and 45 dB nighttime standards). As a result, operations of the proposed project would not expose surrounding land uses and noise-sensitive residential receptors to substantial noise increases.

Criteria Section 15332(d): Air Quality

	Yes	No
Approval of the project would not result in any significant effects related to air quality.	☒	☐

The project site is located within South Coast Air Basin (SoCAB) and is under the jurisdiction of South Coast Air Quality Management District (SCAQMD). While the final determination of whether a project is significant is within the purview of the Lead Agency pursuant to Section 15064(b) of the CEQA Guidelines, the SCAQMD recommends that its quantitative air pollution thresholds be used to determine the significance of project emissions. The SCAQMD has developed regional and localized significance thresholds to evaluate construction and operational emissions within its jurisdiction to address the CEQA Guidelines. These significance thresholds were set at a level that protects public health with an adequate margin of safety and are considered conservative. Thus, they would overstate an individual project's contribution related to air quality and health risks.

Appendix G of the State CEQA Guidelines also provides considerations for determining the significance of a project's impacts, in the form of the following initial study checklist questions:

Impact AQ-1 Conflict with or obstruct implementation of the applicable air quality plan?

[16] Note that the operational equipment reference noise levels used for the project noise study are based upon project-specific information provided by the currently proposed battery vendor, Tesla Energy, via email on April 18, 2024, by Wanning Lyu, Tesla Energy Staff Engineer.

Impact AQ-2 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?

Impact AQ-3 Expose sensitive receptors to substantial pollutant concentrations?

Impact AQ-4 Result in other emissions (such as those leading to odors or) adversely affecting a substantial number of people?

Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and State law and standards are detailed in the SoCAB Air Quality Management Plan (AQMP). Air pollutants for which Ambient Air Quality Standards (AAQS) have been developed are known as criteria air pollutants, including ozone (O_3), carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_X), sulfur dioxide, coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), and lead. VOC and NO_X are criteria pollutant precursors and go on to form secondary criteria pollutants, such as O_3, through chemical and photochemical reactions in the atmosphere. Air basins are classified as attainment/nonattainment areas for particular pollutants depending on whether they meet AAQS for that pollutant. Based on the SoCAB AQMP, the SoCAB is designated nonattainment for O_3, $PM_{2.5}$, PM_{10}, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO_2 under the California AAQS. The SCAQMD established regional and localized thresholds of significance to represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable California and National AAQS.

According to the SCAQMD, the project is consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

The proposed project would be constructed under the policies and requirements of the General Plan, which contains numerous measures addressing Air Quality within its Community Health and Environmental Justice Element (under Guiding Policies CHE-G-2, CHE-G-3, CHE-P-4 through to CHE-P-8), and its Open Space and Environmental Conservation Element (under Guiding Policies OSEC-G-17 through to OSEC-G-22). The programmatic EIR (certified April 10, 2023; State Clearinghouse No. 2001091120) developed for the 2040 General Plan Update did not identify project-specific significance determinations for Impact AQ-2 and Impact AQ-3 on an individual project basis, given the inability to project construction parameters, duration, and intensity for future projects accurately. Therefore, project-specific potential impacts are addressed in the analysis below, along with a summary of the findings contained within the certified General Plan EIR and any relevant mitigation measures from the General Plan EIR. As discussed below, all potential impacts would be fully addressed by General Plan policies and/or mitigation requirements that would be applicable to the proposed project.

Impact AQ-1: Consistency with Air Quality Plan

As described above, the proposed project would include the installation of lithium-ion batteries in racks within prefabricated outdoor enclosures; inverters; medium-voltage transformers; switchgear; a collector substation; and other associated equipment. The proposed installation would provide a charging service to the SCE transmission system. As such, the proposed facilities and land use would be consistent with the project site's Heavy Industrial land use designation and MH-D zoning designation and would not require a General Plan or land use amendment. Thus, development of the proposed project at the project site was accounted for by local and regional land use planning strategies, including the SCAQMD 2022 AQMP. Criteria pollutant and precursor emissions associated with the proposed project's influence on regional population growth have also therefore been accounted for by the AQMP.

As demonstrated below in Impact AQ-2, construction of the proposed project would be below the SCAQMD's localized and regional thresholds of significance. Therefore, General Plan EIR mitigation measures MM AQ-1 through MM AQ-5, and MM AQ-8 would not be applicable to the proposed project, and the proposed project would comply with General Plan EIR MM AQ-6 and MM AQ-7 through the submittal of this air quality analysis to the City, pending City approval. Because operation of the proposed project does not involve population or employment growth, determining consistency with the 2022 AQMP involves assessing whether applicable control measures contained in the 2022 AQMP are implemented and whether implementation of the proposed project would disrupt or hinder implementation of Air Quality Plan control measures. The proposed project would comply with all applicable Air Quality Plan (AQP) control measures through compliance with SCAQMD's Rule 403 which requires that projects implement the best available dust control measures during construction. Additionally, the proposed project would not include any special features that would disrupt or hinder implementation of the AQMP control measures during construction and operation. Furthermore, the proposed project would be consistent with the conclusions in the General Plan EIR relating to air quality.

Impact AQ-2: Project Cumulatively Considerable Net Increase of Any Criteria Pollutants

This impact evaluates whether an individual proposed project would cause construction-generated criteria air pollutant or precursor emissions to exceed SCAQMD's recommended mass emission thresholds.

As described above, the SCAQMD has developed regional thresholds of significance that address the potential for project construction or operation to result in potentially significant air quality impacts. The regional thresholds of significance provide lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. If all the screening criteria are met by a proposed project, then a detailed air quality assessment is not

necessary to demonstrate that air quality impacts would be less than significant.[17] Regional thresholds of significance were last updated in March 2023.[18]

Table 1 summarizes the predicted emissions from the construction of the proposed BESS compared to the SCAQMD regional emission thresholds.

In accordance with General Plan Guiding Policy OSEC-P-35, the proposed project would be required to implement SCAQMD BMPs for fugitive dust control during construction activities in accordance with SCAQMD Rule 403. Compliance with these BMPs was assumed in the modeling conducted for the project analysis, as described below. The results demonstrate that, with implementation of these BMPs project emissions would not exceed regional or local significance thresholds.

Modeling of the construction activities using California Emissions Estimator Model (CalEEMod) incorporating BMPs as per Rule 403 predicts emissions levels of PM_{10} and $PM_{2.5}$ below SCAQMD thresholds. Since the proposed project does include increased local traffic trips from material delivery and construction workers, vehicle emissions were included with a worker trip length of 18.5 miles, a vendor trip length of 10.2 miles, and a haul trip length of 20 miles. The modeling was performed assuming construction would start in the summer of 2024; however, if construction is delayed and occurs later than assumed, emissions would likely decrease due to improvements in technology and compliance with more stringent regulatory requirements.

Table 1: Regional Construction Emissions by Construction Activity

Construction Activity	Regional Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10} (Total)	$PM_{2.5}$ (Total)
Demolition Plus Site Grading (2024)	3.63	32.77	37.05	0.05	5.11	2.87
Site Grading (2024)	1.89	16.92	18.71	0.02	3.94	2.14
Foundations Plus Construction (2024)	3.01	25.69	30.27	0.04	5.24	2.70
Construction (2024)	1.21	8.78	12.26	0.02	1.17	0.54
Construction (2025)	1.14	8.15	12.52	0.02	1.12	0.49
Construction Plus Paving (2025)	1.98	15.37	23.20	0.03	2.01	0.91
Maximum Daily Emissions	*3.63*	*32.77*	*37.05*	*0.05*	*5.24*	*2.87*
SCAQMD Significance Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

[17] South Coast Air Quality Management District (SCAQMD). 1993. CEQA Handbook. Available at SCAQMD, 21865 Copley Drive, Diamond Bar, CA 91765.

[18] South Coast Air Quality Management District (SCAQMD). 2023. Air Quality Analysis Handbook. Website: http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook. Accessed December 11, 2023.

Construction Activity	Regional Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10} (Total)	$PM_{2.5}$ (Total)
Notes: CO = carbon monoxide NO_X = nitrogen oxides PM_{10} = particulate matter less than 10 microns in diameter $PM_{2.5}$ = particulate matter less than 2.5 microns in diameter SCAQMD = South Coast Air Quality Management District SO_X = sulfur oxide Source: CalEEMod Output (Appendix C).						

Conservative modeling shows that emissions from the buildout of the proposed project would not exceed SCAQMD thresholds for construction-related criteria pollutant and precursors. Pollutant emissions were estimated using CalEEMod Version 2022.1. Detailed modeling assumptions and methodology are contained in Appendix C. As shown in Table 1, construction of the proposed project would not generate construction-related criteria pollutant or precursor emissions in excess of SCAQMD thresholds of significance.

In addition, the operation of the proposed project would be limited to the continuous operation of the battery energy storage facility and would not have any employees on-site and only produce infrequent maintenance trips. As such, operation of the proposed project would not generate significant ongoing vehicle trips that would lead to an exceedance of any regional or localized thresholds, Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and this impact would be less than significant.

Impact AQ-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations

Criteria Pollutant Exposure

The SCAQMD has developed localized significance thresholds (LSTs) in addition to the regional thresholds to serve as a screening method for identifying localized impacts of criteria pollutants. The LST methodology was developed to analyze localized impacts associated with project-level development. The LSTs depend on the location of the project, overall size of the project site, and distance of existing sensitive receptors from the project site. The SCAQMD has developed LSTs for projects that are 5 acres or less in size.

Modeling of construction emissions was conducted using CalEEMod Version 2022.1. Compliance with SCAQMD Rule 403, which requires best practices for fugitive dust control, is included in construction emission estimates. The SCAQMD's localized assessment methodology specifically limits emissions considered to those generated from on-site activities. The conceptual construction schedule includes overlapping construction activities and these are accounted for in the LST analysis. The proposed project

is located within Source Receptor Area (SRA) 4, South Coastal Los Angeles County,[19] and the nearest sensitive receptors are single-family residences located to the southeast (along Milmore Avenue) approximately 115 meters (375 feet) southeast of the project site. The total area of disturbance/construction at any one time would be approximately two acres. Therefore, for conservative analysis purposes, the selected LSTs are for a 2-acre site in SRA 4 with receptors within 100 meters. Further modeling assumptions and details can be found in Appendix C along with modeling outputs. Results of the LST analysis are shown in Table 2 below.

Table 2: Construction Localized Significance Analysis

Emission Source	Pollutants (Maximum Pounds per Day)			
	NO_X	CO	PM_{10} (Total)	$PM_{2.5}$ (Total)
Demolition Plus Site Grading (2024)	32.31	32.46	4.29	2.68
Site Grading (2024)	16.73	16.43	3.53	2.05
Foundations Plus Construction (2024)	32.61	23.85	3.89	2.37
Construction (2024)	8.44	8.44	0.38	0.35
Construction (2025)	7.86	8.35	0.34	0.31
Construction Plus Paving (2025)	13.99	16.56	0.61	0.56
Daily Maximum Emissions (On-Site)	*32.61*	*32.46*	*4.29*	*2.68*
SCAQMD Localized Significance Thresholds SRA 4, 2-acre site, within 100 meters	**87**	**1,611**	**37**	**13**
Emissions Exceed Thresholds?	**No**	**No**	**No**	**No**

Notes:
CO = carbon monoxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
SCAQMD = South Coast Air Quality Management District
SRA = Source Receptor Area
Source of Table: CalEEMod Output (Appendix C).

As shown above, the proposed project's construction emissions would not exceed any LSTs for localized criteria pollutants. Additionally, as noted under Impact AQ-2, the proposed project would not generate significant, consistent, ongoing operational vehicle trips that would lead to an exceedance of any regional mass emission thresholds.

[19] South Coast Air Quality Management District (SCAQMD). 2009. Final Localized Significance Threshold Methodology. October 21.

Toxic Air Contaminant Exposure

The primary toxic air contaminant (TAC) that would be generated by construction of the proposed project is diesel particulate matter (DPM), which would be released from the exhaust of diesel-powered construction vehicles and equipment. A number of factors demonstrate that health risks from the proposed project's construction-related DPM emissions would be below SCAQMD TAC thresholds and accordingly less than significant. First, health risks from carcinogenic air toxics such as DPM are quantified in terms of individual cancer risk, which is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer based on standard risk-assessment methodology. However, the anticipated duration of construction activities associated with the proposed project is approximately one year. Given the temporary nature of construction, the scale of construction proposed, and demonstration that PM2.5 emissions are below SCAQMD LST thresholds, construction of the proposed project would have less than significant health risk impacts.

Impact AQ-4: Result in Other Emissions, Such as Odors

The proposed project would not be a source of other emissions, such as those leading to odors, during operations. During construction, a limited number of diesel engines would be operating on the project site for limited durations. Diesel exhaust and organic compounds (VOCs) from these diesel engines would be emitted during construction of the proposed project, which are objectionable to some; however, emissions would disperse rapidly from the project site, and diesel exhaust odors would be consistent with existing vehicle odors in the area.

As discussed under Impact AQ-1, the proposed project would be required to comply with SCAQMD Rule 403, which would require new construction to include BMPs to minimize dust. Furthermore, the proposed project would also be required to comply with SCAQMD Rule 402, which prohibits emissions of nuisance air contaminants or odorous compounds. Given compliance with both SCAQMD Rules, odor impacts from construction would be less than significant.

Criteria Section 15332(d): Water Quality

	Yes	No
Approval of the project would not result in any significant effects related to water quality.	☒	☐

The proposed project would result in the redevelopment of an approximately 3-acre project site with a BESS and associated infrastructure. Stormwater flows would be directed into proposed treatment areas along the northern and western boundaries of the project site (along South Broadway Street and West Griffith Street). Grading for the project will ensure that all stormwater flows are collected and treated in these areas prior to being discharged into the adjacent municipal stormwater system (Exhibit 7). Accordingly, stormwaters would not be released into the Domiguez Channel without proper treatment and permits. Thus, it would not be expected to result in a significant effect related to water quality.

Criteria Section 15332(e): Utilities and Public Services	Yes	No
The site can be adequately served by all required utilities and public services.	☒	☐

Fire Protection

The LACFD provides fire protection and emergency medical services to the project site, as well as urban search and rescue, air operations, and response to hazardous material release incidents. The project site is part of Division 1 of the LACFD, which includes five fire stations staffed by 40 members stationed in the City.[20] The nearest fire station is Fire Station 116, located at 18800 South Broadway, which is 1.3 miles east of the project site.

As identified in Chapter 1 Section 3100 of the Municipal Code, the City has adopted the Los Angeles County Title 32 Code, an amended California Fire Code (California Code of Regulations [CCR] Title 24, Part 9). The Fire Code contains regulations related to construction, maintenance and design of buildings and land uses. The proposed project would be required to adhere to all Fire Code requirements.

As mentioned previously under Section 15332(d) Traffic, although the proposed project would not result in road closures during construction, off-site improvements may require a temporary detour, which could impact emergency access in the area. However, the proposed project would comply with existing City requirements for minimizing traffic impacts when conducting off-site improvements, including those for the use of traffic control devices, speed zones, and signs and markings, per Municipal Code Sections 3230 through 3242. These improvements, which would be conducted under the oversight of the City Traffic Engineer per Municipal Code Section 3203, would ensure fire response times are not impacted in the event of temporary lane closures.

The design of the proposed BESS facility would comply with the NFPA 855 Code, which dictates specific fire access, protection, and suppression requirements to ensure the safe operation of the facility. Additionally, the BESS would be certified by UL and would include built-in failsafe and cooling systems designed to prevent thermal runway and the spread of fire. The LACFD would require site plan review and approval to ensure the proposed project meets NFPA 855 Code. Thus, the proposed project would not be expected to result in a substantial increase in demand for fire protection.

Police Protection

Police services in the City are provided by the Los Angeles County Sheriff's Department (LASD). The Carson Station of the LASD is headquartered at 21356 South Avalon, which is 2.3 miles southeast of the project site. The Carson Station provides a full range of police services with 184 sworn officers and 39 professional staff, responding to almost 37,600 calls for service in the 2020 calendar year.[21]

[20] City of Carson. 2023. Carson 2040 General Plan, Section 7.2, Public Safety Services.
[21] Ibid.

As previously mentioned, the proposed project would not result in road closures during construction, but may require a temporary detour for off-site improvements, which would impact emergency access in the area. However, compliance with City Municipal Code Sections 3203 and Sections 3230 through 3242 would ensure police response times are not impacted. Although the City does not have its own police force, changes in facilities or staffing are determined based on the contract between the City and LASD. The General Plan supports coordinating with the County to ensure that the City has adequate police service for a safe and healthy community. Additionally, the Public Safety Services Center is an extension of the City of Carson Public Safety Department and the Sheriff's Department Community Relations Office. It is designed to promote crime prevention awareness and increase service accessibility to the community, plus provide additional neighborhood and personal safety, crime prevention, and disaster preparedness services through the Community Emergency Response Team (CERT). Furthermore, the General Plan supports Crime Prevention Through Environmental Design (CPTED) to help prevent crime and improve the quality of life. CPTED elements include locating windows to overlook sidewalks and parking lots, increasing pedestrian and bicycle traffic, and selectively installing fencing, landscaping, or lighting to control access.[22]

A perimeter wall would be installed around the project site for safety and security purposes. Security cameras would be placed on-site and monitored 7 days a week and 24 hours per day. Thus, the proposed project would not be expected to result in a substantial increase in demand for police protection.

Water

The proposed project would connect to existing water lines in South Broadway, and the City has confirmed that the existing lines have adequate capacity to serve the proposed project. Because of the nature of the proposed project, minimal amounts of water would be required during construction and operation. Landscaping would be installed on the project site and would require minor water usage during the project operation. Thus, the proposed project would not be expected to result in a substantial increase in potable water consumption.

Wastewater

Because of the nature of the proposed project, no wastewater would be generated during construction and operation. Thus, the proposed project would not result in a substantial increase in wastewater generation.

Telecommunications

The proposed project would conduct off-site improvements, including the installation of gen-ties and fiber-optic lines through potholing at six locations within or directly adjacent to West Griffith Street. Each route for the fiber-optic paths would install their own 4-foot by 4-foot manhole. The proposed improvements would facilitate telecommunications improvements for the proposed project by

[22] City of Carson. 2023. Carson 2040 General Plan, Section 7.2, Public Safety Services.

identifying the presence of existing utility lines for connections within the existing grid. The installation of these telecommunications facilities is not expected to result in utility disruption.

Solid Waste

Because of the nature of the proposed project, minimal amounts of solid waste would be generated during construction and operation. The proposed project would produce a small amount of waste associated with maintenance activities, which would include broken and rusted metal, defective or malfunctioning electrical materials, empty containers, and other miscellaneous solid waste, including the typical refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer or to recyclers. Non-recyclable waste would be placed in covered dumpsters and removed on a regular basis by a certified waste-handling contractor for disposal at a landfill. Hazardous materials such as fuels and lubricants used during operation would be subject to the spill prevention control and countermeasures plan to be prepared for the project. Solid waste, if generated during operations, would be subject to the material disposal and solid waste management plan to be prepared for the proposed project.

At the end of the project's operational term, decommissioning would include removal of project components including batteries, battery enclosures, inverters, transformers, substation steel bus work and structures, and electrical wiring from the project site. All decommissioning activities would adhere to the requirements of the appropriate governing authorities and would be in accordance with all applicable federal, State, and City regulations. Collection and recycling programs would be implemented to minimize disposal in landfills. Equipment will be de-energized prior to removal, salvaged when possible, placed in appropriate shipping containers, and secured in a truck transport trailer for shipment off-site to be recycled or disposed of at a licensed disposal facility. Demolition debris and removed equipment may be cut and dismantled into pieces that can be safely transported. The area will be thoroughly cleaned, and all debris will be removed. Thus, the proposed project would not be expected to result in a substantial increase in solid waste generation.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS CHECKLIST

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exceptions to qualifying for the Class 32 categorical exemption for an Infill Project are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the proposed project.

Criterion 15300.2(a): Location	Yes	No
Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located.	☐	☒

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. As this project is being evaluated for exemption pursuant to Class 32, this exception does not apply.

Criterion 15300.2(b): Cumulative Impact

	Yes	No
Is there an exception to the Class 32 exemption for the project due to significant cumulative impacts of successive projects of the same type and in the same place, over time?	☐	☒

The geographic scope of potential cumulative environmental effects associated with the proposed project is limited to the project site, its surrounding area, or a broader area depending on the topic. CEQA Guidelines Section 15300.2 (b) asks whether the cumulative impact of successive projects of the same type, in the same place, and over time would be significant.

The site is substantially surrounded by other developed urban residential and commercial properties and is consistent with the development anticipated in the General Plan. Accordingly, successive development of projects in the same location is not reasonably anticipated. The project site is currently developed with an existing industrial/topsoil supplier operation. The proposed project would result in the redevelopment of the approximately 3-acre project site with a BESS and associated infrastructure.

The proposed project would be consistent with the land use density established by the General Plan, would comply with existing regulations and City policies, and would not have any project-specific significant impacts. Therefore, its contribution, if any, to cumulative impacts would be minimal. Furthermore, as shown in the analysis above for Class 32 conditions (a) through (e), the proposed project would not result in any significant impacts, and therefore would not have the potential to significantly contribute to cumulative impacts related to those environmental issues. Accordingly, the exception under CEQA Guidelines 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect Due to an Unusual Circumstance

	Yes	No
Is there an exception to the Class 32 exemption for the project because there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances?	☐	☒

The project site is currently developed with an existing industrial/topsoil supplier operation. The lot contains a temporary sales office, soil bunkers, and asphalt. An existing fence encloses the northern and western perimeter of the project site. Construction activities would not involve any unusual or highly impactive activities (e.g., blasting) that may have the potential to have significant impacts on the environment. There are no known unusual circumstances related to site conditions or the type of project proposed, and the project site does not contain any unusual features that could result in a significant effect on the environment. Implementation of the proposed project would not result in unusual circumstances that could result in significant environmental effects. Furthermore, there is no evidence the proposed project would have a significant effect on the environment. Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway	Yes	No
Is there an exception to the Class 32 exemption for the project because project may result in damage to scenic resources including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a State Scenic Highway?	☐	☒

The closest State Highway to the project site is Interstate 110 (I-110), located approximately 0.4 mile west of the project site; and I-405, located approximately 0.4 mile south of the project site. Neither I-110 nor I-405 are designated as State Scenic Highways. Additionally, the project site does not contain scenic resources such as trees, historic buildings, or rock outcroppings. Thus, the proposed project would not have the potential to damage scenic resources within a highway designated as a State Scenic Highway. Accordingly, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites	Yes	No
Is there an exception to the Class 32 exemption for the project because the project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?	☐	☒

The project site is not listed as a hazardous materials site by GeoTracker database, which contains sites compiled pursuant to Government Code 65962.5,[23] or on a list of hazardous sites as compiled by the California Department of Toxic Substances Control (DTSC).[24] Thus, the proposed project would not have the potential to be developed on a hazardous waste site. Accordingly, the exception under CEQA Guidelines 15300.2(e) does not apply to the proposed project.

Hazardous Materials

Construction activities would potentially require the routine transport, use, and disposal of small amounts of hazardous materials such as fuels, paints, or solvents, which are required during construction. Limited amounts of hazardous materials would be stored or used on the site during operations, including diesel fuel, gasoline, and motor oil for vehicles; mineral oil to be sealed within the transformers; and lead-acid-based and/or lithium-ion batteries. Operational transport, use, or disposal of hazardous substances would be limited as required for operation of the proposed project. The proposed project would be required to comply with all applicable local, State, and federal safety codes and regulations related to transporting, using, or disposing hazardous materials, including Resource Conservation and Recovery Act; Comprehensive Environmental Response, Compensation, and Liability Act; federal Clean Air Act; and the Occupational Safety and Health Administration (OSHA) that regulates worker safety hazards. Construction activities that involve hazardous materials would be governed by

[23] California State Water Resources Control Board (State Water Board). 2024. GeoTracker. Map: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=18800+S+Broadway%2C+Gardena%2C+CA+90248. Accessed January 3, 2024.

[24] California Department of Toxic Substances Control (DTSC). 2024. Website: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=18800+S+Broadway%2C+Gardena%2C+CA+90248. Accessed January 3, 2024.

several agencies, including the California Environmental Protection Agency (Cal/EPA), California Department of Transportation (Caltrans), California Division of Occupational Safety and Health (Cal/OSHA), and the DTSC, as well as applicable local regulations. Compliance with the provisions of these agencies would ensure that the routine transport, use, or disposal of hazardous materials does not create a significant hazard to the public. Appropriate spill containment and cleanup kits would be maintained during operation of the project. To address potential impacts, a spill prevention control and countermeasures plan would be developed for site operations.

In the unlikely event that an issue was to arise (e.g., a change in battery temperature), the monitoring system would immediately notify contracted local operations and maintenance personnel residing in the project area, who could then expeditiously act on the issue. Additionally, several different fail-safes would be built into both hardware and software to ensure safe and efficient operations and, if necessary, to automatically trigger a temporary shutdown of the facility until the issue is diagnosed and resolved.

Hazardous Waste

Fuels and lubricants used in operations would be subject to the spill prevention control and countermeasures plan to be prepared for the proposed project. As discussed previously, hazardous materials such as fuels and lubricants used during operation would be subject to the spill prevention control and countermeasures plan to be prepared for the project. Solid waste, if generated during operations, would be subject to the material disposal and solid waste management plan to be prepared for the proposed project. Additionally, the proposed project would be required to comply with all applicable local, State, and federal safety codes and regulations related to transport, use, and disposal of hazardous materials as discussed above.

At the end of the project's operational term, decommissioning would include removal of project components including batteries, battery enclosures, inverters, transformers, substation steel bus work and structures, and electrical wiring from the project site. All decommissioning activities will adhere to the requirements of the appropriate governing authorities and would be in accordance with all applicable federal, State, and City regulations. Collection and recycling programs would be implemented to minimize disposal in landfills. Equipment will be de-energized prior to removal, salvaged when possible, placed in appropriate shipping containers, and secured in a truck transport trailer for shipment off-site to be recycled or disposed of at a licensed disposal facility. Demolition debris and removed equipment may be cut and dismantled into pieces that can be safely transported. The area will be thoroughly cleaned, and all debris will be removed.

Criterion 15300.2(f): Historical Resources	Yes	No
Is there an exception to the Class 32 exemption for the project because the project may cause a substantial adverse change in the significance of a historical resource?	☐	☒

Section 15300.2(f) states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historic resource. For purposes of exception 15300.2(f), historical resources include both built environment and archaeological/cultural resources.

The following General Plan Policies would be implemented to avoid impacts resulting from inadvertent discoveries of resources.

OSEC-P-8 Development projects shall comply with State and federal law that upon discovery of Native American remains or archaeological artifacts during construction, all activity will cease until qualified professional archaeological examination and reburial in an appropriate manner is accomplished.

OSEC-P-9 For development and redevelopment proposals in archaeologically-or culturally-sensitive areas of Carson, require an assessment of the potential presence of archaeological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC). As warranted by the results of the assessment, require additional studies to identify and address project-specific impacts on archaeological and tribal cultural resources.

The City should incorporate the study recommendations as project conditions of approval to ensure that impacts on archaeological and/or tribal cultural resources are mitigated to the extent possible. Studies should be prepared according to National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

OSEC-P-10 Using an annually updated Archaeological Resource Sensitivity Map, review proposed development projects to determine whether a site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

As discussed below, the proposed project would not result in project-related impacts on cultural resources. The analysis includes the results of cultural resources record searches conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, the Native American Heritage Commission (NAHC) Sacred Lands File, and a pedestrian survey of the project site conducted by FirstCarbon Solutions (FCS). The current inventories of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historic Landmarks (CHL) list, the California Points of Historical Interest (CPHI) list, and the California Built Environment Resource Directory

(BERD) for Los Angeles County were also reviewed. The purpose of this assessment is to identify the presence or absence of potentially significant cultural resources within the project area, and if such resources would be impacted by the proposed development, to provide recommendations for mitigation and/or further study or research.

Southern Central Coastal Information Center

On October 2, 2023, a records search for the project site and a 0.5-mile radius surrounding it was conducted at the SCCIC at California State University Fullerton California. The purpose of this review was to assess any existing cultural resources survey reports, archaeological site records, and historic maps to evaluate whether previously documented pre-contact or historic archaeological sites, architectural resources, and cultural landscapes exist within or near the project site. The record search/literature review was also conducted to evaluate whether the project site contains any historic properties listed on or determined eligible for listing on the NRHP, CRHR, the CHL list, the CPHI list, and the BERD for Los Angeles County.

Results from the SCCIC indicate that no resources have been recorded within the project site or off-site improvement area and one pre-contact resource has been recorded within a 0.5-mile radius of the project (Table 3). In addition, 10 area-specific survey reports are on file with the SCCIC for the 0.5-mile search radius, two (LA-4512 and LA-12440) of which address the project site, indicating that it has been previously surveyed for cultural resources (Table 4). Complete record search results from the SCCIC can be found in Appendix D.

Table 3: Cultural Resources Located Within a 0.5-mile Radius of the Project Site

Resource No.	Resource Description	Date Recorded
P-19-000088	CA-LAN-000088: Racer's Misc Sites #1 and Racer's Site #14, AP01 (Unknown); AP15 (Habitation debris)	1939
Source: South Central Coastal Information Center (SCCIC). October 2, 2023.		

Table 4: Previous Investigations Within a 0.5-mile Radius of the Project Site

Report No.	Report Title/Project Focus	Author	Date
LA-00114	Evaluation of the Archaeological Resources and Potential Impact of Proposed New Freeway Construction on the Harbor Freeway (Route 11)	Clewlow, William C. Jr.	1974
LA-01016	Archaeological Resources Assessment of Replacement Bus Operations and Maintenance Facility for Division 18 in the City of Carson, California	Schroth, Adella	1981

Report No.	Report Title/Project Focus	Author	Date
LA-01445	An Archaeological Survey and Impact Assessment of 9.99 Acre Parcel at 190th Street and the Harbor Freeway, City of Los Angeles, California	Dillon, Brian D.	1984
LA-03583	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Bucknam, Bonnie M.	1974
LA-04512	Cultural Resources Inventory of the City of Carson, California	Eggers, A.V.	1977
LA-05499	Negative Archaeological Survey Report to Cold Plane the Existing Pavement on Route 405 and Overlay with 30mm of Rubberized Asphalt Concrete at Selected On/Off-ramps From Vermont Ave. to Manchester Boulevard	Smith, Philomene C.	2000
LA-10567	Identification and Evaluation of Historic Properties–West Basin Municipal Water District Harbor–South Bay Water Recycling Project Proposed Project Laterals	Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt	2005
LA-11150	West Basin Municipal Water District Harbor/South Bay Water Recycling Project	Maxwell, Pamela	2003
LA-11482	Camp Sites in Harbor District–F.H. Racer	Racer, F.H.	1939
LA-12440	**Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0573 (NOLA Substation) 125 Griffith Street, Carson, Los Angeles County, California**	**Bonner, Wayne**	**2013**

Notes:
Reports listed in **Bold** are within the project site.
Source: South Central Coastal Information Center (SCCIC) Records Search. October 2, 2023.

NAHC Sacred Lands File Search Results

On October 2, 2023, FCS contacted the NAHC to determine whether any sacred sites were located within the project site or its vicinity. A response was received on November 20, 2023, indicating that the Sacred Lands File search produced a negative result for Native American cultural resources in the project area. The NAHC included a list of 11 tribal representatives available for consultation. NAHC correspondence can be found in Appendix D.

Pedestrian Survey Results

On October 30, 2023, FCS Archaeologist Natalie Adame conducted a pedestrian survey for unrecorded cultural resources in the project site. The project site is located at 18800 South Broadway, in the City of Carson. The survey began in the northwest corner of the project site. However, due to the current overall logistic use of the proposed project, transects were not possible. All accessible areas of the project site were closely inspected for culturally modified soils or other indicators of potential historic or pre-contact resources. The current use of the project area affected the overall ground cover of the project area. The

northern section of the project area ground cover consisted mostly of various types of mulch, while the center/east section of the project consisted mostly of fill and the southern section consisted mostly of gravel/silt mix. Not all sections of ground were visible due to several sections of the project area not being accessible due to those sections being used for storage or heavy machinery.

Survey conditions were documented using digital photographs and field notes. During the survey, Ms. Adame examined all areas of the exposed ground surface for pre-contact artifacts (e.g., fire-affected rock, milling tools, flaked stone tools, toolmaking debris, ceramics), soil discoloration and depressions that might indicate the presence of a cultural midden, faunal and human osteological remains, and features indicative of the former presence of structures or buildings (e.g., postholes, standing exterior walls, foundations) or historic debris (e.g., glass, metal, ceramics).

No indications of historic or pre-contact archaeological resources were found over the course of the pedestrian survey. Pedestrian survey photos can be found in Appendix D.

Architectural and Historical Significance

The structures on-site were built between 2018 and 2020 and are too young to be considered potentially eligible as historic resources under CEQA for the purposes of listing on the NRHP, CRHR, or any local listings.

Summary and Recommendations

Based on the results of the records searches, archival research, and pedestrian survey and in accordance with General Plan Policy OSEC-P-9, FCS considers the proposed project to have a low potential to have an adverse effect on historic or pre-contact cultural resources. There are no recorded cultural resources in the project site and there is one recorded pre-contact resource within the 0.5-mile search radius, and NAHC Sacred Lands File results are yet to be received. The entire project site has been previously surveyed for cultural resources. The structures within the project site are younger than 45 years in age, and do not meet the criteria for the CRHR or NRHP.

In accordance with General Plan Policy OSEC-P-8, the proposed project would be required to comply with State and federal laws in the event of an inadvertent discovery of Native American remains or archaeological artifacts. As such, the proposed project as planned would not have an adverse impact on a historic or pre-contact resource, and the exception under CEQA Guidelines 15300.2(f) does not apply to the proposed project.

CONCLUSIONS

On the basis of the evidence provided above, the proposed project is eligible for a Class 32 categorical exemption, in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines, as well as the exceptions listed in 15300.2.

Separately, and independent from the Class 32 categorical exemption, the above analysis demonstrates that the proposed project does not have the potential to cause a significant effect on the environment and is therefore also exempt from further CEQA review pursuant to Section 15061(b)(3).

Based on City of Carson's threshold criteria, no additional substantial adverse impacts beyond those discussed above are anticipated. Because the proposed project meets the criteria for categorically exempt infill development projects, and because it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption can be prepared for the proposed project. No further review is needed.

Please contact us if you have any questions or would like additional information.

Sincerely,

Jason Brandman, Director
FirstCarbon Solutions
250 Commerce Street, Suite 210
Irvine, CA 92602

Cecilia So, Project Manager
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Enc: Attachment A: Biological Resources Supporting Documents
Attachment B: Noise Report
Attachment C: Air Quality Supporting Documents
Attachment D: Cultural Resources Supporting Documents

FCS
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Attachment A:
Biological Resources Supporting Documents

Table 1: Potential for On-site Occurrence of Special-status Plant Species Recorded in the Project Vicinity

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Dicots						
Abronia maritima red sand-verbena	—	—	4.2	Perennial herb found in coastal dunes. Elevation: 0–100 m Bloom period: February–November	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Aphanisma blitoides aphanisma	—	—	1B.2	Annual herb found in gravelly (sometimes) and sandy (sometimes) soils in coastal bluff scrub, coastal dunes, and coastal scrub communities. Elevation: 1–305 m Bloom period: February–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four recent and two historical records between five and ten miles from the project site.	No
Astragalus hornii var. *hornii* Horn's milk-vetch	—	—	1B.1	Annual herb found in alkaline soils and lake margins in meadows and seeps and playas. Elevation: 60–850 m Bloom period: May–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Astragalus pycnostachyus var. *lanosissimus* Ventura Marsh milk-vetch	FE	CE	1B.1	Perennial herb found in coastal dunes, coastal scrub, and marshes and swamps (edges, coastal salt, brackish). Elevation: 1–35 m Bloom period: August–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Astragalus tener var. *titi* coastal dunes milk-vetch	FE	CE	1B.1	Annual herb found in mesic (often) and vernally mesic (often) soils in coastal bluff scrub (sandy), coastal dunes, and coastal prairie (mesic) communities. Elevation: 1–50 m Bloom period: March–May	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species may be locally extirpated.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Atriplex coulteri Coulter's saltbush	—	—	1B.2	Perennial herb found in alkaline (sometimes) and clay (sometimes) soils in coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 3–460 m Bloom period: March–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical and one unknown record within five miles of the project site and one recent between five and ten miles from the project site.	No
Atriplex pacifica south coast saltscale	—	—	1B.2	Annual herb found in coastal bluff scrub, coastal dunes, coastal scrub, and playas. Elevation: 0–140 m Bloom period: March–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four recent and one historical records between five and ten miles from the project site.	No
Atriplex parishii Parish's brittlescale	—	—	1B.1	Annual herb found in alkaline soils in chenopod shrub, playas, and vernal pools. Elevation: 25–1,900 m Bloom period: June–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record within five miles of the project site and one record between five and ten miles from the project site.	No
Atriplex serenana var. *davidsonii* Davidson's saltscale	—	—	1B.2	Annual herb found in alkaline soils in coastal bluff scrub and coastal scrub communities. Elevation: 10–200 m Bloom period: April–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species may be locally extirpated.	No
Calystegia peirsonii Peirson's morning-glory	—	—	4.2	Perennial rhizomatous herb found in chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland communities. Elevation: 30–1500 m Bloom period: April–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Camissoniopsis lewisii Lewis' evening-primrose	—	—	3	Annual herb found in clay (sometimes) and sandy (sometimes) soils in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 0–300 m Bloom period: March–May	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Centromadia parryi ssp. *australis* southern tarplant	—	—	1B.1	Annual herb found in marshes and swamps (margins), valley and foothill grasslands (vernally mesic), and vernal pools communities. Elevation: 0–480 m Bloom period: May–November	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are five recent records within five miles of the project site and one recent and six historical records between five and ten miles from the project site.	No
Centromadia pungens ssp. *laevis* smooth tarplant	—	—	1B.1	Annual herb found in alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland communities. Elevation: 0–640 m Bloom period: April–September	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species may be locally extirpated.	No
Chaenactis glabriuscula var. *orcuttiana* Orcutt's pincushion	—	—	1B.1	Annual herb found in coastal bluff scrub (sandy) and coastal dunes communities. Elevation: 0–100 m Bloom period: January–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and two historical records between five and ten miles from the project site.	No
Chenopodium littoreum coastal goosefoot	—	—	1B.2	Annual herb found in coastal dunes. Elevation: 10–30 m Bloom period: April–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Chloropyron maritimum ssp. *maritimum* salt marsh bird's-beak	FE	CE	1B.2	Annual herb (hemiparasitic) found in coastal dunes and marshes and swamps (coastal salt). Elevation: 0–30 m Bloom period: May-October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site. This species may be locally extirpated.	No
Chorizanthe parryi var. *fernandina* San Fernando Valley spineflower	—	CE	1B.1	Annual herb found in coastal scrub (sandy) and valley and foothill grassland communities. Elevation: 150–1220 m Bloom period: April–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Cistanthe maritima seaside cistanthe	—	—	4.2	Annual herb found in sandy soils in coastal bluff scrub, coastal scrub, and valley and foothill grassland communities. Elevation: 5–300 m Bloom period: March–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Convolvulus simulans small-flowered morning-glory	—	—	4.2	Annual herb found in clay soils, seeps, and serpentine soils in openings in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 30–740 m Bloom period: March–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Crossosoma californicum Catalina crossosoma	—	—	1B.2	Perennial deciduous shrub found in rocky soils in chaparral and coastal scrub communities. Elevation: 0–500 m Bloom period: February-May	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	No
Deinandra paniculata paniculate tarplant	—	—	4.2	Annual herb found in sandy (sometimes) and vernally mesic (usually) soils in coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 25–940 m Bloom period: April–November	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Dichondra occidentalis western dichondra	—	—	4.2	Perennial rhizomatous herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 50–500 m Bloom period: March–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Dithyrea maritima beach spectaclepod	—	CT	1B.1	Perennial rhizomatous herb found in coastal dunes and coastal scrub (sandy) communities. Elevation: 3–50 m Bloom period: March–May	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Dudleya virens ssp. *insularis* island green dudleya	—	—	1B.2	Perennial herb found in rocky soils in coastal bluff scrub and coastal scrub communities. Elevation: 5–300 m Bloom period: April–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	No
Eryngium aristulatum var. *parishii* San Diego button-celery	FE	CE	1B.1	Annual/perennial herb found in mesic soils in coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 20–620 m Bloom period: April–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Erysimum insulare island wallflower	—	—	1B.3	Perennial herb found in coastal bluff scrub and coastal dunes. Elevation: 0–300 m Bloom period: March–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Erysimum suffrutescens suffrutescent wallflower	—	—	4.2	Perennial herb found in coastal bluff scrub, chaparral (maritime), coastal dunes, and coastal scrub communities. Elevation: 0–150 m Bloom period: January–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Horkelia cuneata var. *puberula* mesa horkelia	—	—	1B.1	Perennial herb found in chaparral, coastal scrub, and cismontane woodland communities. Elevation: 70–810 m Bloom period: February–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site. This species may be locally extirpated.	No
Isocoma menziesii var. *decumbens* decumbent goldenbush	—	—	1B.2	Perennial shrub found in chaparral and coastal scrub (often disturbed areas, sandy) communities. Elevation: 10–250 m Bloom period: April–November	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Juglans californica southern California black walnut	—	—	4.2	Perennial, deciduous tree found in chaparral, cismontane woodland, coastal scrub, and riparian woodland communities. Elevation: 50–900 m Bloom period: March–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	—	—	1B.1	Annual herb found in marshes and swamps, playas, and vernal pools. Elevation: 1–1,220 m Bloom period: February–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site and two historical records between five and ten miles from the project site.	No
Lycium brevipes var. *hassei* Santa Catalina Island desert-thorn	—	—	3.1	Perennial deciduous shrub found in coastal bluff scrub and coastal scrub communities. Elevation: 65–300 m Bloom period: June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two recent records between five and ten miles from the project site.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Lycium californicum California box-thorn	—	—	4.2	Perennial herb found in coastal bluff scrub, chaparral (maritime), coastal dunes, and coastal scrub communities. Elevation: 0–150 m Bloom period: January–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Nama stenocarpa mud nama	—	—	2B.2	Annual/perennial herb found in marshes and swamps (lake margins, riverbanks). Elevation: 5–500 m Bloom period: January–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site.	No
Navarretia fossalis spreading navarretia	FT	—	1B.1	Annual herb found in chenopod scrub, marshes and swamps (shallow freshwater), playas, and vernal pools. Elevation: 30–655 m Bloom period: April–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Navarretia prostrata prostrate vernal pool navarretia	—	—	1B.2	Annual herb found in mesic, alkaline soils in coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pool communities. Elevation: 3–1,210 m Bloom period: April–July	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site and three historical records between five and ten miles from the project site. This species may be locally extirpated.	No
Nemacaulis denudata var. *denudata* coast woolly-heads	—	—	1B.2	Annual herb found in coastal dunes. Elevation: 0–100 m Bloom period: April–September	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Pentachaeta lyonii Lyon's pentachaeta	FE	CE	1B.1	Annual herb found in clay and rocky soils in chaparral (openings), coastal scrub, and valley and foothill grassland communities. Elevation: 30–690 m Bloom period: March–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record within five miles of the project site and one historical record between five and ten miles from the project site.	No
Phacelia ramosissima var. *austrolitoralis* south coast branching phacelia	—	—	3.2	Perennial herb found in rocky (sometimes) and sandy soils in chaparral, coastal dunes, coastal scrub, and marshes and swamps (coastal salt). Elevation: 5–300 m Bloom period: March–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Phacelia stellaris Brand's star phacelia	—	—	1B.1	Annual herb found in coastal dunes and coastal scrub communities. Elevation: 1–400 m Bloom period: March–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records between five and ten miles from the project site.	No
Potentilla multijuga Ballona cinquefoil	—	—	1A	Perennial herb found in meadows and seeps (brackish) Elevation: 0–2 m Bloom period: June–August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Sidalcea neomexicana salt spring checkerbloom	—	—	2B.2	Perennial herb found in alkaline and mesic soils in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Elevation: 15–1530 m Bloom period: March–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Suaeda esteroa estuary seablite	—	—	1B.2	Perennial herb found in marshes and swamps (coastal salt). Elevation: 0–5 m Bloom period: July–October	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Suaeda taxifolia woolly seablite	—	—	4.2	Perennial evergreen shrub found in coastal bluff scrub, coastal dunes, and marshes and swamps (coastal margins). Elevation: 0–50 m Bloom period: January–December	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Symphyotrichum defoliatum San Bernardino aster	—	—	1B.2	Perennial, rhizomatous herb found in banks of ditches, streams, and springs in cismontane woodlands, coastal scrub, lower montane coniferous forests, meadows and seeps, marshes and swamps, and vernally mesic valley and foothill grassland communities. Elevation: 2–2,040 m Bloom period: July–November	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Monocots						
Calochortus catalinae Catalina mariposa lily	—	—	4.2	Perennial, bulbiferous herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 15–700 m Bloom period: March–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Hordeum intercedens vernal barley	—	—	3.2	Annual herb found in vernal pools and depressions and saline flats in coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 5–1,000 m Bloom period: March–June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Juncus acutus ssp. *leopoldii* southwestern spiny rush	—	—	4.2	Perennial rhizomatous herb found in coastal dunes (mesic), coastal scrub, meadows and seeps (alkaline seeps), and marshes and swamps (coastal salt). Elevation: 3–900 m Bloom period: May –June	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Orcuttia californica California Orcutt grass	FE	CE	1B.1	Annual herb found in vernal pools. Elevation: 15–660 m Bloom period: April-August	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and two records between five and ten miles from the project site. This species is believed to be locally extirpated.	No

Code Designations

[1] Federal Status: 2023 USFWS Listing

- **FE** = Listed as endangered under Endangered Species Act.
- **FT** = Listed as threatened under the Endangered Species Act.
- **FC** = Candidate for listing (threatened or endangered) under the Endangered Species Act.
- **FD** = Delisted in accordance with the Endangered Species Act.
- **FPD** = Federally Proposed to be Delisted.
- **—** = Not federally listed

[2] State Status: 2023 CDFW Listing

- **SE** = Listed as endangered under California Endangered Species Act (CESA).
- **ST** = Listed as threatened under CESA.
- **SC** = Candidate for listing (threatened or endangered) under CESA.
- **CR** = Rare in California.
- **—** = Not State listed

[3] CNPS: 2023 CNPS Listing

- **Rank 1A** = Plants species that presumed extinct in California.
- **Rank 1B** = Plant species that are rare, threatened, or endangered in California and elsewhere.
- **Rank 2** = Plant species that are rare, threatened, or endangered in California, but more common elsewhere.
- **Rank 3** = Plants about which we need more information—A Review List
- **Rank 4** = Plants of limited distribution—A Watch List

Blooming period: Months in parentheses are uncommon.

[3] **Habitat description**: Habitat description adapted from CNDDB (CDFW 2023) and CNPS online inventory (CNPS 2023).

Table 2: Potential for On-site Occurrence of Special-status Wildlife Species Recorded in the Project Vicinity

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Insects/Invertebrates					
Bombus crotchii Crotch bumble bee	—	SC	Occurs in grassland and scrubland habitats. Nests in abandoned rodent burrows.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one recent and five historical records between five and ten miles from the project site.	No
Brennania belkini Belkin's dune tabanid fly	—	—	Sand obligate species known from coastal dunes near Playa del Rey and El Segundo south to Ensenada, Mexico.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are one recent and three historical records between five and ten miles from the project site.	No
Cicindela hirticollis gravida sandy beach tiger beetle	—	—	Occurs in coastal dunes adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Cicindela latesignata western beach tiger beetle	—	—	Occurs in mudflats and beaches of coastal estuaries from San Diego County to Los Angeles County. Typically inhabit wet or dry sandy beaches and mud, sand, or salt flats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Cicindela senilis frosti senile tiger beetle	—	—	Occurs along marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record between five and ten miles from the project site. This species is believed to be locally extirpated.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Coelus globosus globose dune beetle	—	—	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Danaus plexippus monarch butterfly	FC	—	Occurs in temperate climates, such as eastern and western North America and undergoes long-distance migration. Lays eggs on obligate milkweed host plant (primarily *Asclepias* spp.)	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and four recent and three historical records between five and ten miles from the project site.	No
Eugnosta busckana Busck's gallmoth	—	—	Occurs in a variety of grassland, dunes, and scrub habitats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Euphilotes battoides allyni El Segundo blue butterfly	FE	—	Restricted to remnant coastal dune habitat in Southern California. Host plant is *Eriogonum parvifolium*.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three recent and one historical records between five and ten miles from the project site.	No
Glaucopsyche lygdamus palosverdesensi Palos Verdes blue butterfly	FE	—	Restricted to the cool, fog-shrouded, seaward side of Palos Verdes Hills, Los Angeles County. Host plant is *Astragalus trichopodus* var. *lonchus* (locoweed).	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and eleven historical records between five and ten miles from the project site.	No
Glyptostoma gabrielense San Gabriel chestnut	—	—	Occurs in humid spots in semiarid areas in rocky hills and mountains at relatively low elevations. Range restricted to the San Gabriel Mountains and foothills near Los Angeles.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site. This species may be locally extirpated.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Gonidea angulata western ridged mussel	—	—	Occurs primarily in creeks and rivers and less often lakes. Historically occurred throughout most of state, now extirpated from Central and Southern California.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record within five miles of the project site. This species is believed to be locally extirpated.	No
Habroscelimorpha gabbii western tidal-flat tiger beetle	—	—	Occurs in estuaries and mudflats along the coast of Southern California. Generally found on dark-colored mud in the lower zone; occasionally found on dry saline flats of estuaries.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record within five miles of the project site, and two historical records between five and ten miles from the project site.	No
Onychobaris langei Lange's El Segundo Dune weevil	—	—	Occurs in coastal dunes, including the El Segundo Dunes.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Pelochrista hennei Henne's eucosman moth	—	—	Occurs in coastal sand dunes with host *Phacelia ramosissima*.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Rhaphiomidas terminatus terminatus El Segundo flower-loving fly	—	—	Historically restricted to dunes and associated habitats. Presumed extinct but recently discovered on Malaga Dunes, Los Angeles County.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Trigonoscuta dorothea dorothea Dorothy's El Segundo Dune weevil	—	—	Occurs in coastal sand dunes in Los Angeles County.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Tryonia imitator mimic tryonia (=California brackishwater snail)	—	—	Occurs in coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Crustaceans					
Streptocephalus woottoni Riverside fairy shrimp	FE	—	Vernal pools on the Santa Rosa Plateau on Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record within five miles of the project site and one historical record between five and ten miles from the project site.	No
Fish					
Siphateles bicolor mohavensis Mohave tui chub	FE	SE FP	Formerly found in deep pools and slough-like areas of the Mojave River, this species now only occurs in highly modified refuge sites in San Bernardino County.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Amphibians					
Spea hammondii western spadefoot	—	SSC	Occurs in open areas with sandy or gravelly soils in mixed woodlands, grasslands, coastal sage and Riversidean alluvial fan sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeds in ephemeral rain pools that do not contain bullfrogs, fish, or crayfish.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and four historical records between five and ten miles from the project site. This species may be locally extirpated.	No
Reptiles					
Anniella stebbinsi southern California legless lizard	—	SSC	Occurs in moist, loose soil in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Tolerant of disturbances.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three recent and two historical records within five miles of the project site and five recent and eight historical records between five and ten miles from the project site.	No
Phrynosoma blainvillii coast horned lizard	—	SSC	Occurs in open areas with sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five	No

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
				miles of the project site and three historical records between five and ten miles from the project site.	
Birds					
Agelaius tricolor tricolored blackbird	MBTA	ST SSC FGC	Occurs and nests in large freshwater marshes with dense stands of hydrophytic vegetation (cattails, bulrushes, etc.). Short-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site.	No
Athene cunicularia burrowing owl	MBTA	SSC FGC	Occurs and nests in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. A subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel. Short-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Charadrius nivosus nivosus western snowy Plover	FT MBTA	SSC FGC	Sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species.	No
Coccyzus americanus occidentalis western yellow-billed cuckoo	FT MBTA	SE FGC	Occurs and nests in riparian forest along the broad lower flood-bottoms of larger river systems. Found in riparian jungles of willow, often mixed with cottonwoods; understory consists of blackberry, nettles, and wild grape. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four historical records within five miles of the project site and one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Coturnicops noveboracensis yellow rail	MBTA	SSC FGC	Shallow marshes, and wet meadows; in winter, drier fresh-water and brackish marshes, as well as dense, deep grass, and rice fields.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Empidonax traillii extimus southwestern willow flycatcher	FE MBTA	SE FGC	Occurs and nests in dense riparian woodlands. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five	No

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
				miles of the project site and one historical record between five and ten miles from the project site.	
Polioptila californica californica coastal California gnatcatcher	FT MBTA	SSC FGC	Occurs and nests in arid washes, on mesas, and slopes in coastal sage scrub below 2,500 ft. Year-round resident in California.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are eight recent and four historical records between five and ten miles from the project site.	No
Riparia riparia bank swallow	MBTA	ST FGC	Nests in riparian scrub and riparian woodland. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No
Sternula antillarum browni California least tern	FE MBTA	SE FP	Occurs and nests on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and two historical records between five and ten miles from the project site.	No
Vireo bellii pusillus least Bell's vireo	FE MBTA	SE FGC	Occurs and nests in low riparian habitat in the vicinity of water or in dry river bottoms. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species may be locally extirpated.	No
Mammals					
Eumops perotis californicus western mastiff bat	—	SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site.	No
Lasionycteris noctivagans silver-haired bat	—	—	Occurs in coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodlands, and valley foothill and montane	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
			riparian habitats. Roosts in hollow trees, snags, buildings, rock crevices, caves, and under bark.	species. There are two historical records between five and ten miles from the project site.	
Microtus californicus stephensi south coast marsh vole	—	SSC	Occurs in tidal marshes in Los Angeles, Orange and southern Ventura counties.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Neotoma lepida intermedia San Diego desert woodrat	—	SSC	Occurs in rock outcrops, rocky cliffs, and slopes in coastal sage and Riversidean alluvial fan sage scrub with moderate to dense canopies.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Nyctinomops femorosaccus pocketed free-tailed bat	—	SSC	Occurs in pine-juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian habitats. Roosts in caves, crevices, mines, tunnels, and man-made structures.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site.	No
Nyctinomops macrotis big free-tailed bat	—	SSC	Occurs in rocky habitats in arid landscapes and has been found in a variety of plant associations, including desert shrub, woodlands, and evergreen forests. Roosts by day in crevices on cliff faces. These bats forage mostly for large moths, but may eat other insects as well.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Perognathus longimembris pacificus Pacific pocket mouse	FE	SSC	Occurs in coastal strand, coastal dunes, and coastal sage scrub growing on marine terraces. Prefers soils of fine alluvial sands near the ocean.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and two historical records between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Taxidea taxus American badger	—	SSC	Occurs in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires sufficient food sources (rodents), friable soils, and open, uncultivated ground. Digs large burrows.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Code Designations					
1 Federal Status: 2023 USFWS Listing			**2 State Status: 2023 CDFW Listing**		
ESU = Evolutionary Significant Unit is a distinctive population. **FE** = Listed as endangered under the Endangered Species Act. **FT** = Listed as threatened under the Endangered Species Act. **FC** = Candidate for listing (threatened or endangered) under the Endangered Species Act. **FD** = Delisted in accordance with the Endangered Species Act. **FPD** = Federally Proposed to be Delisted. **MBTA** = protected by the Migratory Bird Treaty Act **—** = Not federally listed			**SE** = Listed as endangered under the CESA. **ST** = Listed as threatened under the CESA. **SC** = Candidate for listing (threatened or endangered) under CESA. **SSC** = Species of Special Concern as identified by the CDFW. **FP** = Listed as Fully Protected under FGC. **FGC** = protected by FGC 3503, 3503.5, and/or 3513 **WL** = CDFW Watch List **—** = Not State listed		

Notes:
[3] **Habitat Description**: Habitat description adapted from CNDDB or other specified source
[4] **Potential to Occur and Rationale**: Location of recorded species occurrences determined by geospatial information from BIOS 6 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2023. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed September 26, 2023.

California Department of Fish and Wildlife (CDFW). 2023. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed September 26, 2023.

U.S. Fish and Wildlife Service (USFWS). 2023. Information for Planning and Consultation. Website: https://ecos.fws.gov/ipac/. Accessed September 26, 2023.

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	PDCHE041T1	None	None	G5T1	S1	1B.2	SB_CalBG/RSA	3	253	34592	19060602	19060602	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863) | To		33.73644	-118.28092
Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	None	None	G1	S1	1B.1	SB_CalBG/RSA	4	757	1700	18970320	18970320	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	50	33.82921	-118.39056
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			11	758	36918	XXXXXXXX	1979XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Redondo Be	12	33.8292	-118.39055
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	None	None	G4	S2	1B.2	SB_CalBG/RSA	8	759	1700	19031015	19031015	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	12	33.82921	-118.39056
Nemacaulis denudata var. denudata	coast woolly-heads	Dicots	PDPGN0G011	None	None	G3G4T2	S2	1B.2	SB_CalBG/RSA	19	1006	86418	19510818	19510818	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Seal Beach (3311861) | L		33.74819	-118.11288
Atriplex parishii	Parish's brittlescale	Dicots	PDCHE041D0	None	None	G1G2	S1	1B.1	SB_CRES-San	9	1401	1700	XXXXXXXX	XXXXXXXX	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	15	33.82921	-118.39056
Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	None	None	G1	S1	1B.1	SB_CalBG/RSA	3	1726	90351	19230319	19230319	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	South Gate (	90	33.91037	-118.14066
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	298	2682	33187	20220102	20220102	N	U-Unknown	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.82964	-118.37414
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	297	2683	33186	20001207	202201XX	N	B-Good	Presumed E:	Non-specific	30	Decreasing	Natural/Nat	Los Angeles	Redondo Be	300	33.80337	-118.38474
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	296	2746	33185	202201XX	202201XX	N	B-Good	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	15	33.96355	-118.44085
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			18	5484	25610	20010427	20010427	Y	A-Excellent	Presumed E:	Specific bou	20	Fluctuating	Natural/Nat	Los Angeles	Torrance (33	100		
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2	BLM_S-Sensit	13	6167	26479	19010525	1980XXXX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	5	33.75713	-118.23704
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	450	6520	24341	20200128	20200128	N	B-Good	Presumed E:	Non-specific	30	Stable	Natural/Nat	Los Angeles	Torrance (33	150	33.77287	-118.30204
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	None	Threatened	G1G2	S2		BLM_S-Sensit	275	6521	24342	198XXXXX	198XXXXX	N	U-Unknown	Presumed E:	Circular feat	60	Unknown	Natural/Nat	Los Angeles	Torrance (33	20	33.78603	-118.28988
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	29	7744	35369	19310731	19310731	N	U-Unknown	Presumed E:	Circular feat	60	Unknown	Natural/Nat	Los Angeles	South Gate (	60	33.98902	-118.13773
Atriplex parishii	Parish's brittlescale	Dicots	PDCHE041D0	None	None	G1G2	S1	1B.1	SB_CRES-San	5	7795	23782	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	75	33.83821	-118.17658
Charadrius nivosus nivosus	western snowy plover	Birds	ABNNB03031	Threatened	None	G3T3	S3		CDFW_SSC-Sp	36	7920	1488	1914XXXX	1914XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.95266	-118.44858
Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	None	None	G1	S1	1B.1	SB_CalBG/RSA	2	8663	83468	1909XXXX	1909XXXX	N	U-Unknown	Presumed E:	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.9559	-118.44603
Southern Coastal Bluff Scrub	Southern Coastal Bluff Scrub	Scrub	CTT31200CA	None	None	G1	S1.1			23	9609	17053	19900901	19900901	N	U-Unknown	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	40	33.75515	-118.41529
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	5	11724	17565	193004XX	193004XX	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Redondo Be	1000	33.77685	-118.39592
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	218	12042	17190	19981108	202111XX	N	C-Fair	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Long Beach	38	33.83102	-118.13229
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	None	None	G4	S2	1B.2	SB_CalBG/RSA	3	12350	34590	2006XXXX	2006XXXX	N	C-Fair	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	230	33.72441	-118.33673
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			13	12878	2010	XXXXXXXX	1979XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	16	33.74851	-118.25243
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	1	12882	37104	20150109	20150109	N	B-Good	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	100	33.72737	-118.348
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	14	13026	1492	1981XXXX	1987XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	3	33.96411	-118.44601
Onychobaris langei	Lange's El Segundo Dune weevil	Insects	IICOL4W010	None	None	G1	S1			1	13171	1535	19380928	19380928	N	U-Unknown	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.93791	-118.43366
Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	None	None	G1G2	S1S2		IUCN_VU-Vuln	2	14453	B8182	202206XX	202206XX	N	C-Fair	Presumed E:	Non-specific	30	Fluctuating	Natural/Nat	Los Angeles	Venice (331	137	33.94224	-118.43706
Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	Insects	IICOL51021	None	None	G1T1	S1			2	14454	59331	19540312	19540312	N	U-Unknown	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	120	33.94612	-118.44464
Pelochrista hennei	Henne's eucosman moth	Insects	IILEM0R390	None	None	G1	S1			1	14461	1535	1984XXXX	1984XXXX	N	U-Unknown	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	130	33.93791	-118.43366
Panoquina errans	wandering (=saltmarsh) skipper	Insects	IILEP84030	None	None	G4G5	S2		IUCN_NT-Nea	1	14465	85090	201007XX	201007XX	N	U-Unknown	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.96964	-118.43652
Euphilotes allyni	El Segundo blue butterfly	Insects	IILEPG201B	Endangered	None	G5T1	S1			1	14469	1535	20050813	20050813	N	C-Fair	Presumed E:	Specific bou	20	Stable	Natural/Nat	Los Angeles	Venice (331	140	33.93791	-118.43366
Potentilla multijuga	Ballona cinquefoil	Dicots	PDROS1B120	None	None	GX	SX	1A		1	14622	23785	189008XX	189008XX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.97291	-118.44837

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Birds	ABPBX99015	None	Endangered	G5T3	S3		USFWS_BCC-E	37	14647	1504	1981XXXX	1981XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	15	33.97373	-118.43992
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Birds	ABPBX99015	None	Endangered	G5T3	S3		USFWS_BCC-E	7	14649	1492	20010509	20010509	N	C-Fair	Presumed E	Non-specific	30	Decreasing	Natural/Nat	Los Angeles	Venice (331	5	33.96411	-118.44601
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	78	14719	1942	19770803	19770803	N	U-Unknown	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	30	33.78585	-118.29271
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	Marsh	CTT52120CA	None	None	G2	S2.1			1	16122	1492	197906XX	197906XX	N	U-Unknown	Presumed E	Non-specific	30	Decreasing	Natural/Nat	Los Angeles	Venice (331	80	33.96411	-118.44601
Pentachaeta lyonii	Lyon's pentachaeta	Dicots	PDAST6X060	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	1	16675	1943	19100321	1997XXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3	100	33.70639	-118.29341
Laterallus jamaicensis coturniculus	California black rail	Birds	ABNME03041	None	Threatened	G3T1	S2		BLM_S-Sensit	68	17538	23785	19280225	19280225	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.97291	-118.44837
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			16	17539	1488	19070805	19070805	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.95266	-118.44858
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	Dicots	PDFAB0F7B1	Endangered	Endangered	G2T1	S1	1B.1	SB_CalBG/RSA	4	19295	1453	19510719	1981XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.98612	-118.45702
Dithyrea maritima	beach spectaclepod	Dicots	PDBRA10020	None	Threatened	G1	S1	1B.1	SB_SBBG-Sant	2	20545	1655	19020525	19980701	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Redondo Be	20	33.86695	-118.40396
Dithyrea maritima	beach spectaclepod	Dicots	PDBRA10020	None	Threatened	G1	S1	1B.1	SB_SBBG-Sant	3	20552	1557	19340509	19980701	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.91505	-118.4281
Charadrius nivosus nivosus	western snowy plover	Birds	ABNNB03031	Threatened	None	G3T3	S3		CDFW_SSC-Sp	37	21223	36797	1904XXXX	1904XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.96645	-118.45814
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	34	21796	1865	20120514	20120514	N	B-Good	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	200	33.7294	-118.33958
Nemacaulis denudata var. denudata	coast woolly-heads	Dicots	PDPGN0G011	None	None	G3G4T2	S2	1B.2	SB_CalBG/RSA	21	22217	27996	1905XXXX	1905XXXX	N	U-Unknown	Presumed E	Circular feat	70	Unknown	Natural/Nat	Los Angeles	San Pedro (3	20	33.74045	-118.26454
Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	12	22413	1899	19630508	1976XXXX	N	X-None	Extirpated	Circular feat	60	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883)		33.9073	-118.3141
Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	None	None	G1G2	S1S2		IUCN_VU-Vul	4	22614	B8183	194904XX	194904XX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Redondo Be	62	33.88789	-118.41297
Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	None	None	G1G2	S1S2		IUCN_VU-Vul	3	22616	1563	19860616	1987XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	134	33.92554	-118.42697
Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	None	None	G1G2	S1S2		IUCN_VU-Vul	1	22617	1476	19800723	1990XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.96225	-118.44969
Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	Insects	IICOL51021	None	None	G1T1	S1			1	22645	85097	2001XXXX	2001XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.96716	-118.43843
Cicindela senilis frosti	senile tiger beetle	Insects	IICOL02121	None	None	G2G3T1T3	S1			4	22657	1609	XXXXXXXX	1979XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.89038	-118.41588
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			15	22672	2201	XXXXXXXX	1979XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Los Alamitos	10	33.75578	-118.12246
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			16	23009	1823	1981XXXX	1988XXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3	1200	33.75028	-118.3473
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			10	23017	1838	1983XXXX	1988XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	500	33.73182	-118.34123
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			9	23019	1822	1982XXXX	1988XXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3	600	33.73973	-118.34757
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			8	23020	1771	1981XXXX	1988XXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Torrance (33	1000	33.75584	-118.36563
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			6	23022	1753	1982XXXX	1988XXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Torrance (33	1200	33.75918	-118.37369
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			5	23023	1725	198605XX	198605XX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	400	33.74695	-118.38314
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			4	23024	1861	1983XXXX	1988XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	640	33.72993	-118.33055
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			3	23025	1665	1979XXXX	1988XXXX	N	X-None	Extirpated	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Redondo Be	400	33.76586	-118.40341
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			2	23026	1696	1982XXXX	1988XXXX	N	X-None	Extirpated	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Redondo Be	940	33.76637	-118.39238

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			1	23027	1687	1976XXXX	1988XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	780	33.75329	-118.39749
Euphilotes allyni	El Segundo blue butterfly	Insects	IILEPG201B	Endangered	None	G5T1	S1			2	23047	1586	20050818	20050818	N	B-Good	Presumed E	Circular feat	50	Stable	Natural/Nat	Los Angeles	Venice (331	150	33.91611	-118.42147
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	IMGASJ7040	None	None	G2	S2		IUCN_DD-Dat	16	23211	36780	1974XXXX	2001XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.9722	-118.43699
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	26	24245	80779	19170411	19170411	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (3311873)		33.85124	-118.27455
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	25	25094	23784	19010410	19010410	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	160	33.98167	-118.33078
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	35	25112	1722	1980XXXX	1980XXXX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	200	33.99055	-118.38285
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	33	25114	1805	1980XXXX	1980XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	750	33.76757	-118.35841
Athene cunicularia	burrowing owl	Birds	ABNSB10010	None	None	G4	S2		BLM_S-Sensit	67	25454	85090	201010XX	2011XXXX	N	D-Poor	Presumed E	Non-specific	30	Decreasing	Natural/Nat	Los Angeles	Venice (331	5	33.96964	-118.43652
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	63	25657	2008	19960801	19960801	N	U-Unknown	Presumed E	Circular feat	50	Increasing	Natural/Nat	Los Angeles	San Pedro (3311863) | Lc		33.73862	-118.25258
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	20	25690	2190	1977XXXX	1977XXXX	N	U-Unknown	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Long Beach	10	33.75511	-118.13792
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	16	25695	2005	19850731	1987XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (	5	33.75057	-118.25508
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	13	25698	1562	1977XXXX	1978XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.97988	-118.42637
Sternula antillarum browni	California least tern	Birds	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2		CDFW_FP-Ful	12	25699	1439	1996XXXX	1996XXXX	N	U-Unknown	Presumed E	Non-specific	30	Stable	Natural/Nat	Los Angeles	Venice (331	10	33.96777	-118.45888
Southern Dune Scrub	Southern Dune Scrub	Dune	CTT21330CA	None	None	G1	S1.1			1	26328	1534	1983XXXX	1983XXXX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	130	33.93401	-118.43379
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	None	None	G4	S4		BLM_S-Sensit	207	28018	1796	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.86418	-118.35641
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	None	None	G4	S4		BLM_S-Sensit	152	28063	2079	XXXXXXXX	XXXXXXXX	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	South Gate (	60	33.87862	-118.20758
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	None	None	G4	S4		BLM_S-Sensit	150	28066	2093	19510317	19510317	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Long Beach	25	33.77173	-118.19937
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	None	None	G4	S4		BLM_S-Sensit	130	28078	1965	19520415	19520415	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (	70	33.90327	-118.22273
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	None	None	G3G4	S3		BLM_S-Sensit	913	28190	1492	19411029	1987XXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.96411	-118.44601
Siphateles bicolor mohavensis	Mohave tui chub	Fish	AFCJB1303H	Endangered	Endangered	G4T1	S1		AFS_EN-Enda	5	28635	1666	1976XXXX	1976XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Transplant C	Los Angeles	Torrance (33	720	33.78311	-118.34565
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	25	29314	35371	1932XXXX	1932XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Long Beach	15	33.78593	-118.18194
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	AMAFF08041	None	None	G5T3T4	S3S4		CDFW_SSC-Sp	11	29698	33547	19910826	19910826	N	D-Poor	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	200	33.73142	-118.35211
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	30	29840	1686	20180618	20180618	N	B-Good	Presumed E	Non-specific	30	Decreasing	Natural/Nat	Los Angeles	San Pedro (3	350	33.7453	-118.39689
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	31	29841	15982	20120605	20120605	N	C-Fair	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Redondo Be	600	33.76465	-118.39907
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	108	29842	1741	20180518	20180518	N	A-Excellent	Presumed E	Non-specific	30	Stable	Natural/Nat	Los Angeles	San Pedro (3	800	33.74529	-118.35486
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	30	30040	28742	190507XX	190507XX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	100	33.9593	-118.35104
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	31	30041	28743	19330922	19971019	N	X-None	Extirpated	Circular feat	60	Unknown	Natural/Nat	Los Angeles	Inglewood (	125	33.95803	-118.26836
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	37	30042	35368	2008XXXX	2008XXXX	N	B-Good	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	20	33.7794	-118.29182
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	27	30105	97162	199XXXXX	19971019	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.97876	-118.43071
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	27	30106	23785	19340403	1980XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.97291	-118.44837
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	None	Threatened	G1G2	S2		BLM_S-Sensit	332	32179	39583	198XXXXX	198XXXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	75	33.82705	-118.3424
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	43	34585	97121	20100930	20100930	N	U-Unknown	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	80	33.8269	-118.3418

9 QUAD

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	AccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	AMAFD01042	Endangered	None	G5T2	S2		CDFW_SSC-Sp	1	34856	39854	19310905	19310905	N	X-None	Extirpated	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.82667	-118.38139
Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	AMAFD01042	Endangered	None	G5T2	S2		CDFW_SSC-Sp	2	34860	39858	193806XX	193806XX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.93139	-118.42565
Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	AMAFD01042	Endangered	None	G5T2	S2		CDFW_SSC-Sp	3	34866	39864	186510XX	186510XX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	30	33.79001	-118.24785
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2	BLM_S-Sensit	12	34952	35371	1932XXXX	1932XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Long Beach	10	33.78593	-118.18194
Dithyrea maritima	beach spectaclepod	Dicots	PDBRA10020	None	Threatened	G1	S1	1B.1	SB_SBBG-Sant	4	35194	23785	190304XX	190304XX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.97291	-118.44837
Dithyrea maritima	beach spectaclepod	Dicots	PDBRA10020	None	Threatened	G1	S1	1B.1	SB_SBBG-Sant	11	35196	40194	188407XX	188407XX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	20	34.01281	-118.49073
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Dicots	PDPGN040J1	None	Endangered	G2T1	S1	1B.1	SB_CalBG/RSA	9	41266	23785	19010401	19010401	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	50	33.97291	-118.44837
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	31	41675	41675	20150105	20150105	N	C-Fair	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	100	33.73867	-118.37326
Astragalus tener var. titi	coastal dunes milk-vetch	Dicots	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1	SB_CalBG/RSA	4	42744	23784	19030412	19030412	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883)		33.98167	-118.33078
Dudleya virens ssp. insularis	island green dudleya	Dicots	PDCRA040S2	None	None	G3?T3	S3	1B.2		3	47066	17598	20100507	20100507	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	70	33.72685	-118.34605
Dudleya virens ssp. insularis	island green dudleya	Dicots	PDCRA040S2	None	None	G3?T3	S3	1B.2		4	47067	17574	1990XXXX	1990XXXX	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Redondo Be	80	33.74151	-118.40606
Dudleya virens ssp. insularis	island green dudleya	Dicots	PDCRA040S2	None	None	G3?T3	S3	1B.2		19	47104	1943	19340607	19340607	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863)		33.70639	-118.29341
Dudleya virens ssp. insularis	island green dudleya	Dicots	PDCRA040S2	None	None	G3?T3	S3	1B.2		20	47105	47105	19460612	19460612	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863)		33.71606	-118.31613
Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	14	47231	26503	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Whittier (33	125	33.94216	-118.13586
Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	13	47232	47232	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Los Alamitos	40	33.83581	-118.11743
Navarretia fossalis	spreading navarretia	Dicots	PDPLM0C080	Threatened	None	G2	S2	1B.1	SB_CalBG/RSA	40	47436	28742	19060719	19060719	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883)		33.9593	-118.35104
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	None	None	G5T1	S1	1B.1	SB_CalBG/RSA	20	47545	79025	20100513	20100513	N	C-Fair	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	125	33.89918	-118.41276
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	None	None	G5T1	S1	1B.1	SB_CalBG/RSA	21	47564	79013	20110408	20110408	N	U-Unknown	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	20	33.962	-118.44956
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	338	47887	47887	19850123	19850123	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	100	33.70661	-118.29434
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	339	47888	47888	197X12XX	197X12XX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.92112	-118.41194
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		10	47944	39864	188205XX	188205XX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach (3311872) | T		33.79001	-118.24785
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		11	47952	26503	189505XX	189505XX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Whittier (3311881) | Sou		33.94216	-118.13586
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		12	47953	1965	1882XXXX	1882XXXX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (3311882)		33.90327	-118.22273
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		13	47954	83433	19630508	19630508	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	40	33.90781	-118.31103
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		14	47955	47545	19440415	19440415	N	X-None	Possibly Exti	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.90242	-118.39629
Pentachaeta lyonii	Lyon's pentachaeta	Dicots	PDAST6X060	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	7	48741	39864	XXXXXXXX	XXXXXXXX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach (3311872) | T		33.79001	-118.24785
Pentachaeta lyonii	Lyon's pentachaeta	Dicots	PDAST6X060	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSA	2	48785	34591	188407XX	1994XXXX	N	X-None	Possibly Exti	Circular feat	90	Decreasing	Natural/Nat	Los Angeles	San Pedro (3311863) | To		33.74588	-118.33602
Suaeda esteroa	estuary seablite	Dicots	PDCHE0P0D0	None	None	G3	S2	1B.2		17	48871	34592	19040906	19040906	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863) | To		33.73644	-118.28092
Suaeda esteroa	estuary seablite	Dicots	PDCHE0P0D0	None	None	G3	S2	1B.2		18	48872	A2487	20060121	20060121	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Long Beach	5	33.77163	-118.13387
Athene cunicularia	burrowing owl	Birds	ABNSB10010	None	None	G4	S2		BLM_S-Sensit	571	51258	51258	19210505	19210505	N	U-Unknown	Presumed E	Circular feat	100	Unknown	Natural/Nat	Los Angeles	South Gate (	280	34.05366	-118.24549
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	Dicots	PDSOL0G0N0	None	None	G5T1Q	S1	3.1		4	55725	55709	20140801	20140801	N	C-Fair	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	100	33.73791	-118.37479
Taxidea taxus	American badger	Mammals	AMAJF04010	None	None	G5	S3		CDFW_SSC-Sp	291	57504	51258	XXXXXXXX	XXXXXXXX	N	U-Unknown	Presumed E	Circular feat	100	Unknown	Natural/Nat	Los Angeles	South Gate (	280	34.05366	-118.24549

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	IMGASJ7040	None	None	G2	S2		IUCN_DD-Dat	30	57937	57921	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	50	33.71045	-118.30057
Crossosoma californicum	Catalina crossosoma	Dicots	PDCRO02020	None	None	G3	S3	1B.2	SB_CalBG/RSA	19	58935	58899	19960301	19960301	N	C-Fair	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	San Pedro (3	580	33.74457	-118.35309
Crossosoma californicum	Catalina crossosoma	Dicots	PDCRO02020	None	None	G3	S3	1B.2	SB_CalBG/RSA	20	58946	58910	20090416	20090416	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	1000	33.74167	-118.34163
Microtus californicus stephensi	south coast marsh vole	Mammals	AMAFF11035	None	None	G5T2T3	S2		CDFW_SSC-Sp	1	58980	58944	19770317	19770317	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Inglewood (3	300	33.99722	-118.3635
Microtus californicus stephensi	south coast marsh vole	Mammals	AMAFF11035	None	None	G5T2T3	S2		CDFW_SSC-Sp	2	58981	1722	19570414	19570414	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	200	33.99055	-118.38285
Microtus californicus stephensi	south coast marsh vole	Mammals	AMAFF11035	None	None	G5T2T3	S2		CDFW_SSC-Sp	3	58983	85090	2011XXXX	2011XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.96964	-118.43652
Empidonax traillii extimus	southwestern willow flycatcher	Birds	ABPAE33043	Endangered	Endangered	G5T2	S3			42	59152	1965	18950629	18950629	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (3311882)		33.90327	-118.22273
Empidonax traillii extimus	southwestern willow flycatcher	Birds	ABPAE33043	Endangered	Endangered	G5T2	S3			43	59153	51258	18940520	18940520	N	U-Unknown	Presumed E	Circular feat	100	Unknown	Natural/Nat	Los Angeles	South Gate (	280	34.05366	-118.24549
Sorex ornatus salicornicus	southern California saltmarsh shrew	Mammals	AMABA01104	None	None	G5T1?	S1		CDFW_SSC-Sp	1	59229	85090	19910228	20090604	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	5	33.96964	-118.43652
Nyctinomops macrotis	big free-tailed bat	Mammals	AMACD04020	None	None	G5	S3		CDFW_SSC-Sp	5	59564	27997	19831007	19831007	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	20	33.7712	-118.18868
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			33	60109	60073	19450815	19450815	N	X-None	Extirpated	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Seal Beach (	10	33.75431	-118.12182
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	None	None	G5T2	S2			35	60115	60079	19370307	19370307	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.92414	-118.43289
Eugnosta busckana	Busck's gallmoth	Insects	IILEM2X090	None	None	G1G3	S2S3			4	60416	1534	19581119	19581119	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.93401	-118.43379
Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	None	None	G2	S2	1B.2	SB_CalBG/RSA	28	60571	80779	19301018	19301018	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (3311873)		33.85124	-118.27455
Coelus globosus	globose dune beetle	Insects	IICOL4A010	None	None	G1G2	S1S2		IUCN_VU-Vuln	16	60666	59331	19730830	19730830	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.94612	-118.44464
Pelecanus occidentalis californicus	California brown pelican	Birds	ABNFC01021	Delisted	Delisted	G4T3T4	S3		BLM_S-Sensit	14	63649	63544	2000XXXX	2000XXXX	N	A-Excellent	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Long Beach	0	33.72344	-118.19059
Pelecanus occidentalis californicus	California brown pelican	Birds	ABNFC01021	Delisted	Delisted	G4T3T4	S3		BLM_S-Sensit	16	63663	63568	20000709	20000709	N	A-Excellent	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	0	33.96092	-118.46304
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	Endangered	None	G5T1	S1			19	65114	B7047	200103XX	200103XX	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	348	33.8001	-118.38096
Rhaphiomidas terminatus terminatus	El Segundo flower-loving fly	Insects	IIDIP05022	None	None	G1T1	S1			1	65118	65035	200107XX	200107XX	Y	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	341		
Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	None	None	G4G5T4	S3S4		BLM_S-Sensit	65	66394	66308	19870401	19870401	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	200	33.93103	-118.30905
Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	None	None	G4G5T4	S3S4		BLM_S-Sensit	168	66526	23783	19290722	19290722	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	50	33.88942	-118.31857
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	AMACD04010	None	None	G5	S3		CDFW_SSC-Sp	15	68716	68461	19851018	19851018	N	U-Unknown	Presumed E	Circular feat	80	Unknown	Natural/Nat	Los Angeles	Torrance (33	50	33.79001	-118.29745
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	AMACD04010	None	None	G5	S3		CDFW_SSC-Sp	16	68717	28742	19941018	19941018	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	100	33.9593	-118.35104
Lasionycteris noctivagans	silver-haired bat	Mammals	AMACC02010	None	None	G3G4	S3S4		IUCN_LC-Leas	50	68930	68566	19861118	19861118	N	U-Unknown	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Long Beach	10	33.79315	-118.20057
Euphilotes allyni	El Segundo blue butterfly	Insects	IILEPG201B	Endangered	None	G5T1	S1			3	70689	69867	1990XXXX	1990XXXX	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	20	33.80342	-118.39419
Euphilotes allyni	El Segundo blue butterfly	Insects	IILEPG201B	Endangered	None	G5T1	S1			4	70908	70052	2007XXXX	2007XXXX	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Redondo Be	50	33.81491	-118.39049
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	891	72239	71336	20060421	20120522	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	1050	33.76937	-118.37214
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	892	72240	71337	199311XX	199311XX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Redondo Be	650	33.78269	-118.40507
Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	None	None	G3	S1S2	1B.2	SB_CalBG/RSA	56	74608	23782	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach (3311872)		33.83821	-118.17658
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	47	76611	75742	20050408	20050408	N	U-Unknown	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Redondo Be	100	33.7389	-118.39989
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	48	76662	75744	20080308	20080308	N	B-Good	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Redondo Be	85	33.76341	-118.41889
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	49	76663	1700	XXXXXXXX	XXXXXXXX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (3311873) | Red		33.82921	-118.39056
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	51	76767	75752	20090405	20090405	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Redondo Be	100	33.79697	-118.40738

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	81	78129	77193	20140703	20140703	N	U-Unknown	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	65	33.84299	-118.33022
Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	None	None	G2	S2	1B.2	SB_CalBG/RSA	76	79628	78718	19320707	19320707	N	X-None	Extirpated	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Long Beach	20	33.78852	-118.13883
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	16	80225	79246	20090222	20090222	N	D-Poor	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Torrance (33	95	33.8075	-118.31861
Nama stenocarpa	mud nama	Dicots	PDHYD0A0H0	None	None	G4G5	S1S2	2B.2		21	81336	80349	192407XX	192407XX	N	U-Unknown	Presumed E	Circular feat	80	Unknown	Natural/Nat	Los Angeles	Torrance (3311873)		33.78887	-118.28864
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	80	81879	80900	19730615	19730615	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	20	33.8457	-118.20445
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	81	81881	80349	19620327	19620327	N	U-Unknown	Presumed E	Circular feat	80	Unknown	Natural/Nat	Los Angeles	Torrance (3311873)		33.78887	-118.28864
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	None	None	G4T2	S2	1B.1	BLM_S-Sensit	83	81892	1557	19300120	19300120	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.91505	-118.4281
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	None	None	G4	S4		BLM_S-Sensit	764	82897	81926	19300819	19300819	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	170	33.73344	-118.29979
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	None	None	G2	S2	1B.2		33	83691	28742	19060719	19060719	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883)		33.9593	-118.35104
Chenopodium littoreum	coastal goosefoot	Dicots	PDCHE091Z0	None	None	G1	S1	1B.2	SB_SBBG-Sant	1	84489	83468	19040514	19040514	N	X-None	Extirpated	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.9559	-118.44603
Riparia riparia	bank swallow	Birds	ABPAU08010	None	Threatened	G5	S3		BLM_S-Sensit	102	85259	84233	1921XXXX	1921XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	20	33.72983	-118.27637
Riparia riparia	bank swallow	Birds	ABPAU08010	None	Threatened	G5	S3		BLM_S-Sensit	3	85481	84452	19190629	19190629	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	60	33.76402	-118.16737
Coelus globosus	globose dune beetle	Insects	IICOL4A010	None	None	G1G2	S1S2		IUCN_VU-Vul	38	86141	85097	2001XXXX	2001XXXX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.96716	-118.43843
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	IMGASJ7040	None	None	G2	S2		IUCN_DD-Dat	42	86194	85175	20071205	20071205	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	San Pedro (3	59	33.75072	-118.28454
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	85	87361	86322	20090713	20090713	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	5	33.85474	-118.27864
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	86	87362	86323	20110906	20110906	N	C-Fair	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Inglewood (	100	33.90261	-118.2727
Habroscelimorpha gabbii	western tidal-flat tiger beetle	Insects	IICOL02080	None	None	G2G4	S1			6	87726	39864	XXXXXXXX	XXXXXXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	30	33.79001	-118.24785
Habroscelimorpha gabbii	western tidal-flat tiger beetle	Insects	IICOL02080	None	None	G2G4	S1			8	87727	60935	XXXXXXXX	XXXXXXXX	N	X-None	Possibly Exti	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Seal Beach (	20	33.76188	-118.16108
Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	None	None	G1	S1	1B.1	SB_CalBG/RSA	15	91447	1557	19320424	19320424	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.91505	-118.4281
Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	Endangered	Endangered	G5T2	S3			561	93062	91988	18950523	18950523	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (	150	33.97502	-118.25006
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	Endangered	None	G1G2	S2		IUCN_EN-End	56	93075	92002	2005XXXX	2005XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.939	-118.42979
Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	Endangered	Endangered	G5T2	S3			563	93076	92003	20101016	20140403	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	15	33.96851	-118.42325
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	Endangered	None	G1G2	S2		IUCN_EN-End	57	93077	92005	2005XXXX	2005XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.9329	-118.4244
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	Endangered	None	G1G2	S2		IUCN_EN-End	67	93129	39583	2003XXXX	201007XX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	80	33.82705	-118.3424
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	Endangered	None	G1G2	S2		IUCN_EN-End	68	93131	92050	2005XXXX	2005XXXX	N	X-None	Extirpated	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.951	-118.4332
Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	PDAPI0Z042	Endangered	Endangered	G5T1	S1	1B.1	SB_CalBG/RSA	120	96484	95346	19010720	19010720	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883) | V		33.92366	-118.37848
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	Threatened	Endangered	G5T2T3	S1		BLM_S-Sensit	201	97015	95877	19210615	19210615	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	30	33.83475	-118.21869
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	Threatened	Endangered	G5T2T3	S1		BLM_S-Sensit	202	97020	95887	19150531	19150531	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	30	33.7976	-118.2394
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	Threatened	Endangered	G5T2T3	S1		BLM_S-Sensit	203	97028	95888	19230623	19230623	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Long Beach	10	33.79604	-118.205
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	Threatened	Endangered	G5T2T3	S1		BLM_S-Sensit	204	97029	1965	19100724	19100724	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (	70	33.90327	-118.22273
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	95	98383	97136	19301104	19301104	N	U-Unknown	Presumed E	Circular feat	80	Unknown	Natural/Nat	Los Angeles	South Gate (3311882) | I		33.94023	-118.24246
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	162	98991	1722	19530502	19530502	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	200	33.99055	-118.38285
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	163	98992	28742	19170526	19170526	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3	150	33.9593	-118.35104
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	164	98993	85090	19810611	199009XX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.96964	-118.43652
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	165	98995	1557	19380706	19380706	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.91505	-118.4281
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	166	98996	97654	19380710	19380710	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.87281	-118.37015

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	AccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	167	98997	27997	19670228	19670228	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	20	33.7712	-118.18868
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	382	99118	97751	20150121	20150121	N	C-Fair	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	15	33.98547	-118.4521
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	383	99136	97758	201411XX	202111XX	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.9154	-118.4005
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	384	99141	97762	200811XX	202201XX	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	40	33.79032	-118.25819
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	385	99151	97766	200811XX	202201XX	N	U-Unknown	Presumed E	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Long Beach	29	33.77594	-118.13567
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	408	99712	98295	19851129	19851129	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	100	33.9579	-118.4329
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	409	99745	98324	19851103	19851103	N	U-Unknown	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.86475	-118.35808
Horkelia cuneata var. puberula	mesa horkelia	Dicots	PDROS0W045	None	None	G4T1	S1	1B.1	SB_CalBG/RSA	67	100201	17565	19310326	19310326	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Redondo Beach (3311874		33.77685	-118.39592
Horkelia cuneata var. puberula	mesa horkelia	Dicots	PDROS0W045	None	None	G4T1	S1	1B.1	SB_CalBG/RSA	68	100202	1557	19320424	19320424	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.91505	-118.4281
Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	None	None	G3	S1S2	1B.2	SB_CalBG/RSA	102	100548	99025	20120601	20120601	N	U-Unknown	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Redondo Be	10	33.80247	-118.39758
Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	None	None	G3	S1S2	1B.2	SB_CalBG/RSA	103	100549	99026	19020515	19020515	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883)		33.89139	-118.302
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	None	Threatened	G1G2	S2		BLM_S-Sensit	774	101254	99707	19400510	19400510	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	43	33.9033	-118.324
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	Dicots	PDSOL0G0N0	None	None	G5T1Q	S1	3.1		6	101506	99959	20180304	20180304	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Redondo Be	300	33.79026	-118.40719
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	None	None	G3G4	S2	1B.2	SB_CRES-San	76	101704	A0142	20150127	20150127	N	C-Fair	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Redondo Be	25	33.74151	-118.38587
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	None	None	G5T1	S1	1B.1	SB_CalBG/RSA	36	102210	A0653	20010513	20010513	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.90258	-118.41854
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	None	None	G5T1	S1	1B.1	SB_CalBG/RSA	37	102212	A0655	19860401	19860401	N	U-Unknown	Presumed E	Circular feat	80	Unknown	Natural/Nat	Los Angeles	Venice (3311884)		33.94172	-118.43801
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	None	None	G5T1	S1	1B.1	SB_CalBG/RSA	38	102214	A0657	20150520	20150520	N	C-Fair	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	10	33.97083	-118.45858
Isocoma menziesii var. decumbens	decumbent goldenbush	Dicots	PDAST57091	None	None	G3G5T2T3	S2	1B.2	BLM_S-Sensit	101	103371	26479	18970817	18970817	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863) | Lo		33.75713	-118.23704
Sidalcea neomexicana	salt spring checkerbloom	Dicots	PDMAL110J0	None	None	G4	S2	2B.2	USFS_S-Sensit	27	105338	A3696	192205XX	192205XX	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (3311883) | V		34.01264	-118.37575
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2	BLM_S-Sensit	50	106381	A4685	19010606	19010606	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (3311884) | Bever		33.98812	-118.40409
Coturnicops noveboracensis	yellow rail	Birds	ABNME01010	None	None	G4	S2		CDFW_SSC-Sp	23	106991	A5268	19981020	19981020	N	U-Unknown	Presumed E	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	53	33.8924	-118.4154
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	1	110041	A8262	20100420	20100420	N	B-Good	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	145	33.94184	-118.43758
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	45	110046	A8265	20051124	20051124	N	C-Fair	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	12	33.95844	-118.45092
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	46	110049	A8267	19590510	19590510	N	X-None	Possibly Exti	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	55	33.955	-118.44747
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	47	110050	A8268	20160514	20160514	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	15	33.96252	-118.44982
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	48	110056	A8273	20130202	20130202	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	7	33.96697	-118.43237
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	49	110057	A8276	20130302	20130302	N	B-Good	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Venice (331	54	33.96548	-118.4263
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	50	110063	A8280	20040523	20040523	N	D-Poor	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	24	33.92966	-118.43512

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	51	110064	A8281	19561024	19561024	N	D-Poor	Presumed E:	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Venice (331	181	33.891	-118.40707
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	52	110065	A8282	20160629	20160629	N	D-Poor	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	20	33.89901	-118.41963
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	53	110066	A8283	19610304	19610304	N	D-Poor	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	112	33.88564	-118.40038
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	54	110068	A8285	19890315	19890315	N	D-Poor	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	95	33.87809	-118.40616
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	55	110941	A9105	19650702	19650702	N	D-Poor	Presumed E:	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Redondo Be	94	33.86443	-118.39321
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	56	110947	A9112	20020818	20020818	N	D-Poor	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Redondo Be	72	33.87306	-118.40175
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	57	110948	A9113	19760301	19760301	N	D-Poor	Presumed E:	Circular feat	70	Unknown	Natural/Nat	Los Angeles	Redondo Be	61	33.84152	-118.38969
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	58	110949	A9114	20010422	20010422	N	U-Unknown	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Redondo Be	5	33.80981	-118.39244
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	59	110950	A9115	19680707	19680707	N	D-Poor	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Torrance (33	89	33.80538	-118.31465
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	60	110951	A9117	20121207	20121207	N	U-Unknown	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Torrance (33	91	33.84953	-118.34174
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	61	110952	A9118	20110515	20110515	N	U-Unknown	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Torrance (33	100	33.86373	-118.3576
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	63	110954	A9120	19571028	19571028	N	D-Poor	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Inglewood (	45	33.88753	-118.33924
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	64	110955	A9121	19390529	19390529	N	D-Poor	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	South Gate (	114	33.95471	-118.21127
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	70	110970	A9136	1952XXXX	1952XXXX	N	D-Poor	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Venice (331	34	34.0066	-118.46009
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	PDAST4R0R4	None	None	G3G4T2	S2	1B.1	SB_CalBG/RSA	143	113213	34592	19200420	19200420	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863) | To		33.73644	-118.28092
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	None	None	G4	S2	1B.2	SB_CalBG/RSA	119	113346	B1438	20141230	20141230	N	U-Unknown	Presumed E:	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	35	33.74231	-118.38025
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	None	None	G4	S2	1B.2	SB_CalBG/RSA	120	113347	B1439	20090702	20090702	N	U-Unknown	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	San Pedro (3	50	33.73857	-118.36262
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	None	None	G4	S2	1B.2	SB_CalBG/RSA	121	113348	B1440	20090326	20090326	N	U-Unknown	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	San Pedro (3	345	33.74471	-118.36056
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	401	113598	B1684	20181222	20181222	N	B-Good	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Redondo Be	327	33.79999	-118.38199
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	403	113629	B1714	20141004	20141004	N	D-Poor	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Redondo Be	65	33.85568	-118.39257
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	404	113632	B1718	20180430	20180430	N	D-Poor	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	12	33.967	-118.45484
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	None	None	G3	S3		CDFW_SSC-Sp	405	113643	B1729	20180602	20180602	N	C-Fair	Presumed E:	Circular feat	40	Unknown	Natural/Nat	Los Angeles	Venice (331	144	33.96918	-118.42219
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	Dicots	PDSOL0G0N0	None	None	G5T1Q	S1	3.1		7	113687	B1772	20090227	20090227	N	U-Unknown	Presumed E:	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Redondo Be	50	33.74098	-118.40305
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	None	None	G3T2	S2	1B.1	SB_CalBG/RSA	109	114229	B2305	201607XX	201607XX	N	B-Good	Presumed E:	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	17	33.79693	-118.28961
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1046	116862	B3948	19660425	19660425	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Torrance (33	145	33.84837	-118.37753
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1047	116863	B3949	19580415	19580415	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	72	33.91872	-118.35075
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1048	116865	B3951	19380203	19380203	N	X-None	Possibly Exti	Circular feat	50	Unknown	Natural/Nat	Los Angeles	Inglewood (	239	33.94543	-118.30907
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1049	116866	B3953	19560502	19560502	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Los Alamitos	76	33.88792	-118.11662
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1082	116931	B4015	19XXXXXX	19XXXXXX	N	X-None	Extirpated	Circular feat	60	Unknown	Natural/Nat	Los Angeles	Torrance (33	42	33.82188	-118.29037
Spea hammondii	western spadefoot	Amphibians	AAABF02020	None	None	G2G3	S3S4		BLM_S-Sensit	1083	116932	B4016	195903XX	195903XX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	1190	33.75948	-118.36297
Astragalus hornii var. hornii	Horn's milk-vetch	Dicots	PDFAB0F421	None	None	GUT1	S1	1B.1	BLM_S-Sensit	28	117528	B4592	189607XX	189607XX	N	X-None	Extirpated	Circular feat	100	Unknown	Natural/Nat	Los Angeles	Newport Beach (3311768		33.78301	-118.06702
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate En	G2	S2		IUCN_EN-End	241	118094	34591	20010324	20010324	N	U-Unknown	Presumed E:	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	1200	33.74588	-118.33602
Glyptostoma gabrielense	San Gabriel chestnut	Mollusks	IMGASB1010	None	None	G2	S3			19	118937	B5925	19530522	19530522	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Long Beach	189	33.86276	-118.23165
Glyptostoma gabrielense	San Gabriel chestnut	Mollusks	IMGASB1010	None	None	G2	S3			23	118949	34591	19XXXXXX	19XXXXXX	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3311863) | To		33.74588	-118.33602

9 QUAD

SciName	ComName	TaxonGroup	ElmCode	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	OccNumber	EOndx	Mapndx	ElmDate	SiteDate	Sensitive	OccRank	Presence	Accuracy	ccuracyOrde	Trend	OccType	County	Quad	Elevation	Latitude	Longitude
Gonidea angulata	western ridged mussel	Mollusks	IMBIV19010	None	None	G3	S2		IUCN_VU-Vul	153	119087	B6054	XXXXXXXX	1993XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Long Beach	283	34.05581	-118.22744
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1031	119312	B6262	20110214	20110214	N	B-Good	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	16	33.97821	-118.4337
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1032	119313	B6263	20110318	20110318	N	B-Good	Presumed E	Specific bou	10	Unknown	Natural/Nat	Los Angeles	Venice (331	14	33.97389	-118.43598
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1033	119314	B6264	20130522	20130522	N	C-Fair	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Venice (331	151	33.93889	-118.43566
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	None	Candidate End	G2	S2		IUCN_EN-End	314	119453	B6396	20170715	20170715	N	U-Unknown	Presumed E	Circular feat	40	Unknown	Natural/Nat	Los Angeles	San Pedro (3	140	33.7167	-118.31507
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1037	119742	B6682	20190301	20190301	N	C-Fair	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Torrance (33	389	33.7796	-118.33624
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1038	119755	B6698	20190708	20190708	N	A-Excellent	Presumed E	Non-specific	30	Unknown	Natural/Nat	Los Angeles	San Pedro (3	165	33.71801	-118.31483
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	Threatened	None	G4G5T3Q	S2		CDFW_SSC-Sp	1045	119808	1700	19041015	19041015	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Torrance (33	50	33.82921	-118.39056
Cicindela latesignata	western beach tiger beetle	Insects	IICOL02110	None	None	G2G3	S1			3	121048	B7893	19071006	1979XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	San Pedro (3	19	33.74968	-118.28125
Cicindela latesignata	western beach tiger beetle	Insects	IICOL02110	None	None	G2G3	S1			5	121049	60935	189508XX	1979XXXX	N	X-None	Extirpated	Non-specific	30	Unknown	Natural/Nat	Los Angeles	Seal Beach (	20	33.76188	-118.16108
Cicindela latesignata	western beach tiger beetle	Insects	IICOL02110	None	None	G2G3	S1			21	121066	B7886	19451021	1979XXXX	N	X-None	Extirpated	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Seal Beach (	3	33.76324	-118.11553
Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	None	None	G1G2	S1S2		IUCN_VU-Vul	5	121299	28742	19580630	19580630	N	X-None	Possibly Exti	Circular feat	90	Unknown	Natural/Nat	Los Angeles	Inglewood (	100	33.9593	-118.35104
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	Candidate	None	G4T1T2Q	S2		IUCN_EN-End	431	121319	B8250	20220116	20220116	N	U-Unknown	Presumed E	Specific bou	20	Unknown	Natural/Nat	Los Angeles	Redondo Be	62	33.86358	-118.39496

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T05S, R13W	SAN PEDRO.	EXACT LOCATION UNKNO		Developmer	AREA HAS B	OCCURRENC	UNKNOWN	1/16/2013 0:00	San Pedro (3	11	381341	3733670
Zone-11 N3	T04S, R14W	NEAR REDO	EXACT LOCATION UNKNOWN. ORIGINAL LABEL CIT				ONLY SOUR	UNKNOWN	9/26/2013 0:00	Redondo Be	11	371323	3744088
Zone-11 N3	T04S, R14W	REDONDO BEACH.		INHABITED	Other	SENSITIVE T	HISTORICAL	LAX COUNTY	9/14/2012 0:00	Redondo Be	11	371324	3744087
Zone-11 N3	T04S, R14W	REDONDO.	EXACT LOCATION UNKNOWN. MAPPED AS BEST G				ONLY SOUR	UNKNOWN	2/12/1996 0:00	Redondo Be	11	371323	3744088
Zone-11 N3	T05S, R12W	SEAL BEACH	EXACT LOCATIONS UNKNOWN. MAPPED AS BEST				OCCURRENC	UNKNOWN	7/31/2012 0:00	Seal Beach (	11	396922	3734792
Zone-11 N3	T04S, R14W	REDONDO (	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				MAIN SOUR	UNKNOWN	8/28/2009 0:00	Redondo Be	11	371323	3744088
Zone-11 N3	T03S, R12W	DOWNEY CE	EXACT LOCA	SANDY SOIL.			ONLY SOUR	UNKNOWN	9/17/2013 0:00	South Gate (	11	394548	3752804
Zone-11 N3	T04S, R14W	WILDERNES	XERCES SITE	ROOST TREES ARE EUCALYPTUS.			CLUSTERS O	CITY OF RED	9/19/2022 0:00	Torrance (33	11	372843	3744116
Zone-11 N3	T04S, R14W	VIA LA SELV	TREATED AS	EUCALYPTUS WINDROWS IN YARDS O			LARGE CLUS	PVT	9/6/2022 0:00	Redondo Be	11	371822	3741216
Zone-11 N3	T02S, R15W	BALLONA W	XERCES SITE	ROOST TREES CONSIST OF A SMALL, D			10S OBS 198	DFG-BALLON	9/6/2022 0:00	Venice (331	11	366878	3759049
		SENSITIVE	PLEASE CON	HABITAT CO	Over-collect	THREATS INCLUDE HABITAT DESTRUC			9/28/2007 0:00	Torrance (33	0		
Zone-11 N3	T05S, R13W	TERMINAL ISLAND, SAN F		SALINE MEADOWS.			SITE KNOWN	UNKNOWN	5/18/1995 0:00	Long Beach	11	385434	3735914
Zone-11 N3	T05S, R14W	DEFENSE FU	MAPPED TO	HABITAT CO	Other | Non	THREATENE	1993: 28 AP	DOD-NAVY	12/10/2020 0:00	Torrance (33	11	379435	3737734
Zone-11 N3	T04S, R13W	HARBOR LAKE, IN THE SA		NESTING SUBSTRATE IS REEDS.			SUCCESSFUL	UNKNOWN	10/7/1993 0:00	Torrance (33	11	380580	3739179
Zone-11 N3	T02S, R12W	EAST LOS AN	MAPPED EAST OF THE SANTA ANA FREEWAY (I-5) A				ONLY SOUR	UNKNOWN	2/4/1997 0:00	South Gate (	11	394916	3761522
Zone-11 N3	T04S, R12W	BIXBY.	EXACT LOCATION UNKNOWN. MAPPE			THIS AREA IS	ONLY SOUR	UNKNOWN	8/28/2009 0:00	Long Beach	11	391136	3744839
Zone-11 N3	T02S, R15W	PLAYA DEL REY.					ONE EGG SE	DPR-DOCKW	12/7/2007 0:00	Venice (331	11	366147	3757852
Zone-11 N3	T02S, R15W	PLAYA DEL F	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR	UNKNOWN	9/17/2013 0:00	Venice (331	11	366387	3758208
Zone-11 N3	T05S, R15W	BLUFFS OF P	ALONG BLU	NATIVE SPP	Developmer	DEVELOPME	CONDITION	UNKNOWN	7/13/1998 0:00	Redondo Be	11	368922	3735907
Zone-11 N3	T05S, R14W	PALOS VERD	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR	UNKNOWN	10/7/1991 0:00	Redondo Be	11	370748	3738289
Zone-11 N3	T04S, R12W	HEARTWELL	XERCES SITE	ROOST TREE	Wood cuttir	POSSIBLE TH	CLUSTERS R	CITY OF LON	8/10/2022 0:00	Long Beach	11	395225	3743996
Zone-11 N3	T05S, R14W	PALOS VERD	2 POLYGONS	IN COASTAL	Foot traffic/	INCREASED	24 PLANTS I	CITY OF RAN	11/15/2018 0:00	San Pedro (3	11	376155	3732402
Zone-11 N3	T05S, R13W	TERMINAL ISLAND.		INHABITED	Other	SENSITIVE T	HISTORICAL	UNKNOWN	9/14/2012 0:00	San Pedro (3	11	383997	3734976
Zone-11 N3	T05S, R14W	PALOS VERD	SCATTERED	COASTAL BL	Developmer	GOLF COURS	ABOUT 60 P	PVT, OTHER	5/31/2016 0:00	San Pedro (3	11	375115	3732743
Zone-11 N3	T02S, R15W	MOUTH OF	1965 OBSER	TERNS NEST	Altered floo	EQUESTRIAN	1965: BIRDS	DFG-BALLON	12/10/2012 0:00	Venice (331	11	366401	3759118
Zone-11 N3	T03S, R15W	EL SEGUNDO	ENDEMIC; O	POSSIBLE FO	Non-native	MAIN THREAT IS INVASIC		CITY OF LA-L	10/25/1995 0:00	Venice (331	11	367502	3756197
Zone-11 N3	T03S, R15W	EL SEGUNDO	MAPPED NC	COASTAL DU	Developmer	HOUSING DI	COLLECTED	CITY OF LOS	7/18/2022 0:00	Venice (331	11	367196	3756682
Zone-11 N3	T03S, R15W	EL SEGUNDO	FOUND BEN	LIMITED TO COASTAL SAND DUNES.			TYPE LOCAL	PVT-LAX AIR	3/1/2005 0:00	Venice (331	11	366501	3757121
Zone-11 N3	T03S, R15W	EL SEGUNDO DUNES, JUS		LARVAE ARE	Developmer	SITE PROPO	THREE LARV	CITY OF LA-L	12/7/1995 0:00	Venice (331	11	367502	3756197
Zone-11 N3	T02S, R15W	BALLONA W	1981: LARGE	HOST PLANT IS SALTGRASS (DISTICHLI			FOUND IN A	DFG-BALLON	12/10/2012 0:00	Venice (331	11	367287	3759720
Zone-11 N3	T03S, R15W	EL SEGUNDO	70% OF AN	LARVAL FOO	Non-native	IN 1984 POF	POPULATIOI	CITY OF LA-L	9/6/2007 0:00	Venice (331	11	367502	3756197
Zone-11 N3	T02S, R15W	FLATS NEAR	BALLONA W	HABITAT RE	Developmer	EXTIRPATED	TYPE LOCAL	UNKNOWN	12/2/2022 0:00	Venice (331	11	366198	3760097

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T02S, R15W	BALLONA W	AREA A. SM	SUBSEQUENT TO 1987 THIS POPULATION WAS EX				DFG-BALLON	12/10/2012 0:00	Venice (331	11	366979	3760177
Zone-11 N3	T02S, R15W	MOUTH OF	1991: ALL TE	101 HA SALT	Altered floo	EXOTIC RED	POPULATIO	DFG-BALLON	12/10/2012 0:00	Venice (331	11	366401	3759118
Zone-11 N3	T04S, R13W	HARBOR LAI	BIRDS USE T	A MAJOR PC	Recreationa	HUMAN DIS	TERNS OBSE	CITY OF LOS	10/20/1998 0:00	Torrance (33	11	380318	3739162
Zone-11 N3	T02S, R15W	MOUTH OF	ABOUT 70 A	LACKS LOW AND MIDDLE		CREEK DIKE	RESTORATIC	DFG-BALLON	12/10/2012 0:00	Venice (331	11	366401	3759118
Zone-11 N3	T05S, R13W	POINT FERM	A 1899 BRAN	DEGEE COLLECTION FROM "SAN PED			SITE MAPPE	UNKNOWN	9/24/2008 0:00	San Pedro (3	11	380142	3730352
Zone-11 N3	T02S, R15W	VICINITY OF	1895 LOCAT	EXTENSIVE M	Developmer	DEVELOPME	ONE RAIL OI	DPR-DOCKW	7/26/2017 0:00	Venice (331	11	366198	3760097
Zone-11 N3	T02S, R15W	PLAYA DEL REY.		INHABITED (	Other	SENSITIVE T	HISTORICAL	DPR-DOCKW	9/14/2012 0:00	Venice (331	11	366147	3757852
Zone-11 N3	T02S, R15W	BALLONA M	VICINITY IS	PRESENTLY MARINA DEL R		MARSHES N	VARIOUS CC	UNKNOWN	2/3/2010 0:00	Venice (331	11	365419	3761573
Zone-11 N3	T03S, R15W	HERMOSA B	EXACT LOCA	SAND DUNES.			TYPE LOCAL	UNKNOWN	8/7/2012 0:00	Redondo Be	11	370140	3748290
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCA	IN ESTABLISHED SAND DUNES. NEAR S			COLLECTED	UNKNOWN	8/7/2012 0:00	Venice (331	11	367981	3753655
Zone-11 N3	T02S, R15W	BALLONA BE	MAPPED AT	THE BEACH NORTH OF BALLONA CREE			FORTY-SIX E	DPR-DOCKW	12/7/2007 0:00	Venice (331	11	365285	3759393
Zone-11 N3	T05S, R14W	BETWEEN M	INCLUDES S	HABITAT IS (	Developmer	THREATENE	1980: 7 PRS,	CITY OF RAN	2/2/2021 0:00	San Pedro (3	11	375896	3732958
Zone-11 N3	T05S, R13W	EAST SAN PE	EXACT LOCA	SANDY SEA BEACHES.			OCCURRENC	UNKNOWN	6/11/1996 0:00	San Pedro (3	11	382864	3734096
Zone-11 N3	T03S, R14W	DRY DITCHE	MAPPED AS	IN DRY DITC	Developmer	DEVELOPME	OBSERVED I	UNKNOWN	8/18/2021 0:00	Inglewood (3	11	378510	3752655
Zone-11 N3	T03S, R15W	MANHATTA	LOCATION S	SAND DUNE	Developmer	LOSS OF HA	ONE FEMAL	UNKNOWN	7/15/2022 0:00	Venice (331	11	369339	3750624
Zone-11 N3	T03S, R15W	SAND DUNE	MAPPED NO	DUNE SYSTE	Developmer	HABITAT WA	ABOUT 30 W	LADWP	7/18/2022 0:00	Venice (331	11	368102	3754817
Zone-11 N3	T02S, R15W	SAND DUNE	AT SOUTHW	REMNANT C	Developmer	HABITAT LO	ONE ADULT	DFG-BALLON	7/18/2022 0:00	Venice (331	11	366059	3758917
Zone-11 N3	T02S, R15W	BALLONA W	BALLONA W	FOUND ONLY ON COASTAL SAND DUN			1980: COMN	DFG-BALLON	12/10/2012 0:00	Venice (331	11	367107	3759447
Zone-11 N3	T03S, R15W	MANHATTA	THE BEETLE	THE BEETLE HAS A BIMODAL FLIGHT P			UNCOMMO	LAX COUNTY	9/14/2012 0:00	Venice (331	11	369073	3750904
Zone-11 N3	T05S, R12W	NAPLES.		INHABITED (	Other	SENSITIVE T	HISTORICAL	UNKNOWN	9/14/2012 0:00	Los Alamitos	11	396045	3735643
Zone-11 N3	T05S, R14W	TOP OF SAN PEDRO HILL, BOUNDED B			Non-native p	GRADING AI	PVBB AND A	PVT-S&S CO	1/5/2000 0:00	Torrance (33	11	375212	3735283
Zone-11 N3	T05S, R14W	GULFCREST-	PALO VISTA DRIVE, SEA C		Developmer	GRADING AI	SITE DISCOV	PVT	1/4/2000 0:00	San Pedro (3	11	375747	3733229
Zone-11 N3	T05S, R14W	CANYON NEAR FORRESTAL DR; N & W			ORV activity	ORV'S ACTIV	BOTH PALOS	PVT-PALOS V	1/5/2000 0:00	San Pedro (3	11	375171	3734114
Zone-11 N3	T05S, R14W	ALONG OLD CRENSHAW BLVD BTWN ALTAMIRA & PORTUGUES					SITE DISCOV	PVT-FILIORU	1/5/2000 0:00	Torrance (33	11	373522	3735922
Zone-11 N3	T05S, R14W	NEAR INTERSECTION OF SEACREST DRIVE, CRENSHAW BLVD AN					SITE DISCOV	PVT	1/5/2000 0:00	Torrance (33	11	372781	3736302
Zone-11 N3	T05S, R14W	ALONG TRAILS WEST OF		THE HOST PLANT, ASTRAGALUS, GRO			AREA RECEI	PVT-FILIORU	1/3/2000 0:00	Redondo Be	11	371887	3734957
Zone-11 N3	T05S, R14W	SWITCHBAC	3 LOCATION	39 ASTRAGA	Developmer	CONTINUIN	SITE NEEDS	PVT, CITY OF	10/21/2011 0:00	San Pedro (3	11	376734	3733006
Zone-11 N3	T05S, R15W	AGUA AMARGA CANYON		WEED MAN.	Other	GOPHERS AI	DESIGNATEI	PVT-RANCH(	1/3/2000 0:00	Redondo Be	11	370038	3737080
Zone-11 N3	T05S, R14W	FRED HESSE	ABOUT 15 A	NO ASTRAGALUS SEEN HERE 1983 TH			DESIGNATEI	CITY OF RAN	12/22/2004 0:00	Redondo Be	11	371060	3737122

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T05S, R14W	ALTA VISTA WAY WEST C		FORMERLY A LARGE, UNDISTURBED C			EXTIRPATED	PVT	12/22/2004 0:00	Redondo Be	11	370567	3735678
Zone-11 N3	T03S, R15W	EL SEGUNDO	PRESERVE C	ERIOGONUM	Non-native p	1984: NON-I	POPULATIOI	PVT-CHEVRO	9/5/2007 0:00	Venice (331	11	368596	3753764
Zone-11 N3	T02S, R15W	BALLONA CR	MAPPED AL	HABITAT IS (	Developmer	HABITAT CO	LACM SPECI	DPR-DOCKW	7/21/2016 0:00	Venice (331	11	367248	3760003
Zone-11 N3	T04S, R13W	DOMINGUEZ	EXACT LOCA	GROWING IN	Developmer	PROBABLY E	SITE BASED (	UNKNOWN	11/22/2010 0:00	Torrance (33	11	382089	3746393
Zone-11 N3	T02S, R14W	HYDE PARK.	EXACT LOCATION UNKNOWN. MAPPE			PROBABLY E	ONLY SOUR(	UNKNOWN	12/7/2010 0:00	Inglewood (	11	377074	3760921
Zone-11 N3	T02S, R14W	BALDWIN HILLS, VICINITY		HABITAT IS COASTAL SAG		THREATENE	ONE INDIVI	UNKNOWN	8/10/1989 0:00	Venice (331	11	372277	3761970
Zone-11 N3	T05S, R14W	SUNNYRIDG	MAPPED TO	HABITAT IS COASTAL SAG		THREATENE	1-2 PAIRS OI	UNKNOWN	5/19/2008 0:00	Torrance (33	11	374208	3737214
Zone-11 N3	T02S, R15W	BALLONA W	PRIMARILY A	PAIRS NEST	Non-native p	PRIMARILY I	POP STABLE	DFG-BALLON	12/14/2012 0:00	Venice (331	11	367287	3759720
Zone-11 N3	T99X, R99X,	TERMINAL ISLAND LAND(		SITE CREATE	Other | Non	THREATS IN(	1982: 70 NE	DOD-NAVY	10/20/1998 0:00	San Pedro (3	11	383970	3733879
Zone-11 N3	T05S, R12W	BELMONT SHORE BEACH		SITE SERVES AS A NIGHT ROOST FOR U			MANY FLED(	UNKNOWN	10/20/1998 0:00	Long Beach	11	394612	3735585
Zone-11 N3	T05S, R13W	REEVES FIELD ON TERMI		SITE NOW A	Developmer	LANDFILL &	1974:10-12	PVT	10/20/1998 0:00	Torrance (33	11	383754	3735207
Zone-11 N3	T02S, R15W	BEETHOVEN ST FILL. BAL		NESTING AREA TRIANGULARLY BORDE			FIRST YEAR (	DFG-BALLON	10/21/1998 0:00	Venice (331	11	368241	3760842
Zone-11 N3	T02S, R15W	VENICE BEA	HISTORICALI	PRIOR TO TH	Other | Non	1990 CAT PF	1973-84: ME	DPR-DOCKW	10/21/1998 0:00	Venice (331	11	365219	3759541
Zone-11 N3	T03S, R15W	EL SEGUNDO	REMNANT C	VEG DOM BY ERICAMERI		MUCH OF A(	HABITAT FO	CITY OF LOS	7/13/1998 0:00	Venice (331	11	367484	3755764
Zone-11 N3	T03S, R14W	EL NIDO, APPROX 8 MI NW OF LOS ANGELES.					USNM SPEC	UNKNOWN	8/10/1989 0:00	Torrance (33	11	374535	3747924
Zone-11 N3	T03S, R13W	1 MILE WEST LOS ANGELES RIVER, 200 WEST BLOCK OF EAST 68					LACM SPECI	UNKNOWN	1/23/2006 0:00	South Gate (	11	388321	3749353
Zone-11 N3	T05S, R13W	4TH AND DAISY, LONG BEACH.					LACM SPECI	UNKNOWN	1/23/2006 0:00	Long Beach	11	388942	3737492
Zone-11 N3	T03S, R13W	CITY OF CON	1 RECORD FROM JUNCTION OF ROSECRANS AVE &				LACM SPECI	UNKNOWN	1/23/2006 0:00	South Gate (	11	386952	3752103
Zone-11 N3	T02S, R15W	BALLONA CR	TAKEN IN SALTMARSH.				MUSEUM C(	DFG-BALLON	12/14/2012 0:00	Venice (331	11	366401	3759118
Zone-11 N3	T04S, R14W	SOUTH COA	EXPERIMEN	THE BOTANIC GARDEN SITE WAS AN (			EXPERIMEN	LAX COUNTY	10/19/1998 0:00	Torrance (33	11	375412	3738921
Zone-11 N3	T04S, R12W	BRYANT RAN	COLLECTED IN T04S R12W NW 1/4 SECTION 31.				ONLY SOUR(	UNKNOWN	3/17/1997 0:00	Long Beach	11	390574	3739048
Zone-11 N3	T05S, R14W	PALOS VERD	WOODRATS	SITE IS MAD	Developmer	THREATENE	19 ADULTS T	UNKNOWN	11/5/1996 0:00	San Pedro (3	11	374739	3733197
Zone-11 N3	T05S, R14W	PALOS VERD	PALOS VERD	MOST FOUN	Developmer	THREATENE	1980: 5PRS.	CITY OF RAN	1/29/2021 0:00	Redondo Be	11	370611	3734792
Zone-11 N3	T05S, R15W	AGUA AMAR	1993-95 STU	HABITAT WA	Developmer	THREATENE	1980: 3 PRS	CITY OF RAN	2/12/2021 0:00	Redondo Be	11	370438	3736941
Zone-11 N3	T05S, R14W	BOUNDED B	KLONDIKE C	HABITAT: CO	Developmer	THREATENE	1972: 2UNK.	CITY OF RAN	2/2/2021 0:00	San Pedro (3	11	374504	3734739
Zone-11 N3	T02S, R14W	INGLEWOOD, NEAR LOS ANGELES.					ONLY SOUR(	UNKNOWN	2/4/1997 0:00	Inglewood (	11	375170	3758465
Zone-11 N3	T02S, R13W	LOS ANGELE	MAPPED SOUTH OF MANCHESTER AVE & WEST OF				MAPPED BA	UNKNOWN	8/27/1998 0:00	Inglewood (	11	382808	3758227
Zone-11 N3	T05S, R13W	AT HARBOR	6 POLYGONS	IN NARROW	Other | Foo	TRAILS, SHE	HARBOR PA	DOD-NAVY,	2/8/2019 0:00	Torrance (33	11	380392	3738446
Zone-11 N3	T02S, R15W	BALLONA M	MAPPED AC	EDGE OF SALT MARSH SUPPORTING S			30 PLANTS S	DFG-BALLON	8/10/2015 0:00	Venice (331	11	367838	3760723
Zone-11 N3	T02S, R15W	BALLONA M	EXACT LOCA	GROWING IN SALT MARS		NO LONGER	SITE BASED (	DFG-BALLON	10/1/2015 0:00	Venice (331	11	366198	3760097
Zone-11 N3	T04S, R14W	MADRONA MARSH, AT M		HABITAT CONSISTS OF A VERNAL POO			75-100 INDI	CITY OF TOR	9/22/1998 0:00	Torrance (33	11	375777	3743790
Zone-11 N3	T04S, R14W	MADRONA I	MAPPED AC	ALONG THE INNER AND OUTER EDGE			SEVERAL TH	CITY OF TOR	8/5/2015 0:00	Torrance (33	11	375832	3743773

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T04S, R14W	CLIFTON, EAST OF REDONDO STATE BEACH.					HISTORIC SI	UNKNOWN	4/10/2003 0:00	Redondo Be	11	372168	3743796
Zone-11 N3	T03S, R15W	MARINA DEI	COLLECTION LOCALITIES INCLUDEL: DEL REY, PLAY				HISTORIC SI	UNKNOWN	4/10/2003 0:00	Venice (331	11	368233	3755463
Zone-11 N3	T04S, R13W	WILMINGTON, LOS ANGELES.					HISTORIC SI	UNKNOWN	4/10/2003 0:00	Long Beach	11	384477	3739572
Zone-11 N3	T04S, R12W	LONG BEACI	MAPPED BY	SALT MARSH	Developmer	ENTIRE ARE/	SITE BASED	UNKNOWN	8/18/2009 0:00	Long Beach	11	390574	3739048
Zone-11 N3	T02S, R15W	BALLONA, P	EXACT LOCATION UNKNOWN. MAPPED AS BEST G				ONLY SOUR	UNKNOWN	11/17/1998 0:00	Venice (331	11	366198	3760097
Zone-11 N3	T02S, R15W	DUNES OF C	EXACT LOCA	COASTAL DUNES.			ONLY SOUR	UNKNOWN	5/15/2015 0:00	Beverly Hills	11	362349	3764578
Zone-11 N3	T02S, R15W	BALLONA HA	MAPPED IN VICINITY OF		Developmer	MUCH OF TH	ONLY SOUR	DFG-BALLON	9/29/2008 0:00	Venice (331	11	366198	3760097
Zone-11 N3	T05S, R14W	ABALONE C	MAPPED AS	SOUTHERN	Non-native p	NON-NATIV	1 PLANT OB	CITY OF RAN	5/11/2016 0:00	San Pedro (3	11	372791	3734027
Zone-11 N3	T02S, R14W	NEAR HYDE	EXACT LOCA	LOW GROUI	Developmer	DEVELOPME	ONLY SOUR	UNKNOWN	2/22/2017 0:00	Inglewood (3	11	377074	3760921
Zone-11 N3	T05S, R14W	PALOS VERD	TWO POLYO	ROCKY OUT	Developmer	CITY OF PAL	UNKNOWN	PVT, UNKNC	12/12/2012 0:00	San Pedro (3	11	375293	3732683
Zone-11 N3	T05S, R15W	PALOS VERD	2 POLYGONS	ROCKY OUT	Developmer	DEVELOPME	UNKNOWN	UNKNOWN	12/12/2012 0:00	Redondo Be	11	369756	3734384
Zone-11 N3	T05S, R13W	POINT FERM	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR	UNKNOWN	1/28/2002 0:00	San Pedro (3	11	380142	3730352
Zone-11 N3	T05S, R14W	WHITES POI	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR	UNKNOWN	1/28/2002 0:00	San Pedro (3	11	378051	3731451
Zone-11 N3	T03S, R12W	NEAR DOWNEY, WEST LOS ANGELES COUNTY.					COLLECTED	UNKNOWN	2/14/2002 0:00	South Gate (	11	395032	3756324
Zone-11 N3	T04S, R12W	NEAR LAKEWOOD, WEST LOS ANGELES COUNTY.					COLLECTED	UNKNOWN	2/14/2002 0:00	Los Alamitos	11	396606	3744512
Zone-11 N3	T02S, R14W	SINK NEAR I	EXACT LOCA	IN SINK.			ONLY SOUR	UNKNOWN	3/15/2002 0:00	Inglewood (3	11	375170	3758465
Zone-11 N3	T03S, R15W	SAND DUNE	BEHIND CITY	REMNANT S	Developmer	HEAVY RECR	SEEN IN 200	CITY OF MAI	6/15/2016 0:00	Venice (331	11	369375	3751875
Zone-11 N3	T02S, R15W	BALLONA W	ON A NARRO	ON COASTA	Other | Roa	MECHANICA	LIKELY OBSE	DFG-BALLON	6/15/2016 0:00	Venice (331	11	366071	3758889
Zone-11 N3	T05S, R14W	POINT FERM	XERCES SITE	HABITAT CO	Wood cuttin	REMOVAL O	100-200 REF	DHS-COAST	11/17/2015 0:00	San Pedro (3	11	380057	3730378
Zone-11 N3	T03S, R15W	RECREATION	XERCES SITE	AUTUMNAL	Other	MUSIC BANI	100S OBSER	CITY OF EL S	10/30/2015 0:00	Venice (331	11	369484	3754307
Zone-11 N3	T04S, R13W	WILMINGTON.			Developmer	AREA HAS B	ONLY SOUR	UNKNOWN	2/11/2015 0:00	Long Beach	11	384477	3739572
Zone-11 N3	T03S, R12W	DOWNEY.			Developmer	AREA HAS B	ONLY SOUR	UNKNOWN	2/11/2015 0:00	South Gate (	11	395032	3756324
Zone-11 N3	T03S, R13W	COMPTON.			Developmer	AREA HAS B	OCCURRENC	UNKNOWN	2/11/2015 0:00	South Gate (	11	386952	3752103
Zone-11 N3	T03S, R14W	JUNCTION C	EXACT LOCA	IN GRASSY M	Developmer	AREA HAS B	SITE BASED	UNKNOWN	2/11/2015 0:00	Inglewood (3	11	378793	3752708
Zone-11 N3	T03S, R14W	NEAR JUNCT	EXACT LOCA	ON MARGIN	Developmer	AREA HAS B	ONLY SOUR	UNKNOWN	2/11/2015 0:00	Venice (331	11	370902	3752214
Zone-11 N3	T04S, R13W	WILMINGTON.					LOCATION B	UNKNOWN	9/6/2002 0:00	Long Beach	11	384477	3739572
Zone-11 N3	T05S, R14W	PALOS VERD	EXACT LOCATION UNKNC		Developmer	AREA HAS B	TYPE LOCAL	UNKNOWN	10/2/2012 0:00	San Pedro (3	11	376250	3734781
Zone-11 N3	T05S, R13W	BORDERS OI	EXACT LOCA	BORDERS OI	Developmer	DEVELOPME	ONLY SOUR	UNKNOWN	11/10/2016 0:00	San Pedro (3	11	381341	3733670
Zone-11 N3	T05S, R12W	BELMONT SI	MAPPED BY	DISTURBED SALT MARSH		IN SANDY SC	SITE BASED	CITY OF LON	11/4/2016 0:00	Long Beach	11	395008	3737413
Zone-11 N3	T01S, R13W	HERMON HI	UNABLE TO FIND ANY REFERENCE TO "HERMON H				MVZ EGG SE	UNKNOWN	5/9/2003 0:00	Los Angeles	11	385050	3768805
Zone-11 N3	T05S, R14W	ON TOP (ED	ALONG WES	ADJACENT S	Non-native p	TOP OF POI	50-75 PLANT	CITY OF RAN	5/10/2016 0:00	San Pedro (3	11	372648	3733945
Zone-11 N3	T01S, R13W	LOS ANGELE	NO OTHER LOCATION INFORMATION GIVEN.				1 COLLECTEI	UNKNOWN	1/5/2005 0:00	Los Angeles	11	385050	3768805

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T05S, R14W	SAN PEDRO	USNM RECORD GIVES "NEAREST PLACE NAME" AS				USNM #153	UNKNOWN	11/5/2004 0:00	San Pedro (3	11	379485	3730811
Zone-11 N3	T05S, R14W	RANCHO PA	EAST OF DR	RIPARIAN H	Developmer	PROPOSED	2 PLANTS O	CITY OF RAN	9/16/2019 0:00	San Pedro (3	11	374667	3734658
Zone-11 N3	T05S, R14W	FORRESTAL	3 POLYGON	COASTAL SA	Developmer	THREATENE	SW POLY: 2	CITY OF RPV	9/24/2018 0:00	San Pedro (3	11	375725	3734321
Zone-11 N3	T02S, R14W	BALDWIN H	1977 SPECIMENS COLLECTED AT THIS SPECIFIC LO				2 FEMALE SI	UNKNOWN	12/22/2004 0:00	Inglewood (	11	374074	3762685
Zone-11 N3	T02S, R14W	CULVER CIT	EXACT LOCATION NOT KNOWN, MAPPED IN THE G				1 M & 8 U SI	UNKNOWN	12/22/2004 0:00	Venice (331	11	372277	3761970
Zone-11 N3	T02S, R15W	BALLONA W	MAPPED AT	2009 COLLE	Non-native	A VARIETY C	1925: 6 COL	DFG-BALLON	10/12/2018 0:00	Venice (331	11	367287	3759720
Zone-11 N3	T03S, R13W	COMPTON.	NO OTHER LOCATION INFORMATION GIVEN, MAP				MVZ #649, N	UNKNOWN	1/4/2005 0:00	South Gate (	11	386952	3752103
Zone-11 N3	T01S, R13W	LOS ANGELE	NO OTHER LOCATION INFORMATION GIVEN, MAP				MVZ #2205	UNKNOWN	1/5/2005 0:00	Los Angeles	11	385050	3768805
Zone-11 N3	T02S, R15W	BALLONA W	COLLECTED AT: 1-BALLOI		Non-native	A VARIETY C	BC: 1 FEM 2	DFG-BALLON	12/10/2012 0:00	Venice (331	11	367287	3759720
Zone-11 N3	T05S, R13W	LONG BEACI	EXACT LOCATION NOT KNOWN; MAPPED IN GENE				ONE FEMAL	UNKNOWN	1/21/2005 0:00	Long Beach	11	389931	3737422
Zone-11 N3	T05S, R12W	ALAMITOS BAY.					HISTORICAL	UNKNOWN	2/17/2005 0:00	Los Alamitos	11	396101	3735480
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCATION UNKNOWN; MAPPED ALONG DO				HISTORICAL	DPR-DOCKW	2/17/2005 0:00	Venice (331	11	367552	3754669
Zone-11 N3	T03S, R15W	EL SEGUNDO	LOCATION C	COMSTOCK HOLOTYPE LOCATION. PR			HOLOTYPE N	CITY OF LOS	2/23/2023 0:00	Venice (331	11	367484	3755764
Zone-11 N3	T04S, R13W	LAGUNA DO	EXACT LOCA	DRY BOTTOI	Developmer	SITE PRESUI	ONLY SOUR	UNKNOWN	11/24/2010 0:00	Torrance (3	11	382089	3746393
Zone-11 N3	T03S, R15W	EL SEGUNDO	INCLUDES L	SCH81R0001: NOTED AS OCCURRING			1 SPECIMEN	CITY OF LOS	8/24/2012 0:00	Venice (331	11	366501	3757121
Zone-11 N3	T99X, R99X,	EASTERN AI	ROOST NUM	COMBINED BREAKWATE		POTENTIAL	DAY & NIGH	LONG BEACI	12/29/2005 0:00	Long Beach	11	389693	3732128
Zone-11 N3	T99X, R99X,	MARINA DE	ROOST NUM	BREAKWATE	Recreationa	POTENTIAL	MAJOR DAY	MARINA DE	1/4/2006 0:00	Venice (331	11	364823	3758787
Zone-11 N3	T04S, R14W	MALAGA DUNES.		A PERCHED	Other	THREATENE	SPECIES DIS	UNKNOWN	2/25/2021 0:00	Redondo Be	11	372168	3740849
		SENSITIVE	PLEASE CON	A PERCHED DUNE FORMATION IN UPPER MALAGA CANYON, TH					2/25/2021 0:00	Redondo Be	0		
Zone-11 N3	T03S, R14W	SW LOS ANG	EXACT LOCATION UNKNOWN. MAPPED ACCORDIN				1 MALE AND	UNKNOWN	9/21/2006 0:00	Inglewood (	11	379010	3755281
Zone-11 N3	T03S, R14W	GARDENA.	EXACT LOCATION UNKNOWN. MAPPED ACCORDIN				SPECIMEN C	UNKNOWN	11/1/2006 0:00	Inglewood (	11	378070	3750677
Zone-11 N3	T04S, R14W	HARBOR CIT	LOCATION GIVEN ONLY AS 'HARBOR". MAPPED AC				1 FEMALE SI	UNKNOWN	3/14/2007 0:00	Torrance (33	11	379884	3739630
Zone-11 N3	T02S, R14W	INGLEWOOD.					1 MALE SPE	UNKNOWN	3/14/2007 0:00	Inglewood (	11	375170	3758465
Zone-11 N3	T04S, R13W	LONG BEACI	MAPPED ACCORDING TO LOCALITY DESCRIPTION A				1 MALE SPE	UNKNOWN	3/20/2007 0:00	Long Beach	11	388858	3739869
Zone-11 N3	T04S, R14W	MALAGA CO	AREA IS APP	THE SITE WI	Non-native	SITE HEAVIL	DISCOVERED	UNKNOWN,	9/11/2007 0:00	Redondo Be	11	370948	3741233
Zone-11 N3	T04S, R14W	MIRAMAR PARK, REDONDO BEACH.					BUTTERFLIE	CITY OF TOR	9/27/2007 0:00	Redondo Be	11	371308	3742503
Zone-11 N3	T05S, R14W	ALONG INDI	MAPPED AC	CAGN OBSE	Developmer	DEVELOPME	2 INDIVIDUA	CITY OF RAN	12/10/2020 0:00	Torrance (33	11	372940	3737431
Zone-11 N3	T04S, R15W	BETWEEN V	MAPPED TO	FROM 2007	Developmer	FURTHER DE	1 PAIR DETE	CITY OF PAL	2/16/2021 0:00	Redondo Be	11	369909	3738949
Zone-11 N3	T04S, R12W	BIXBY.	EXACT LOCATION UNKNOWN. MAPPE			THIS AREA IS	ONLY SOUR	UNKNOWN	2/18/2009 0:00	Long Beach	11	391136	3744839
Zone-11 N3	T05S, R15W	PALOS VERD	ON LONG PO	MOSTLY DIS	Developmer	SOME DEVE	TWO SMALL	PVT?	5/11/2016 0:00	Redondo Be	11	370324	3734087
Zone-11 N3	T05S, R15W	PALOS VERD	TRAILHEAD	COASTAL BL	Other	LANDSLIDE A	8 PLANTS SE	CITY OF PAL	7/30/2009 0:00	Redondo Be	11	368600	3736828
Zone-11 N3	T04S, R14W	REDONDO.	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR	UNKNOWN	7/3/2009 0:00	Redondo Be	11	371323	3744088
Zone-11 N3	T04S, R15W	FLAT ROCK F	EXACT LOCA	COASTAL BLUFF SCRUB.			~100 PLANT	CITY OF PAL	7/3/2009 0:00	Redondo Be	11	369717	3740535

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T04S, R14W	WEST SIDE (	TRIANGULAI	HIGHLY DIST	Developmer	SITE TO BE D	"VERY COMI	PVT	8/7/2015 0:00	Torrance (33	11	376926	3745543
Zone-11 N3	T04S, R12W	BRYANT RAI	MAPPED BY	EDGE OF FIE	Developmer	SITE PRESUI	ONLY SOUR(	UNKNOWN	4/28/2010 0:00	Long Beach	11	394568	3739290
Zone-11 N3	T04S, R14W	ABOUT 70 M	LOCATION M	HABITAT CO	Developmer	DEVELOPME	TWO (4-5 IN	PVT	6/30/2010 0:00	Torrance (33	11	377950	3741594
Zone-11 N3	T04S, R13W	BIXBY SLOU(	BIXBY SLOUGH IS NOW HARBOR REGIONAL PARK.				ONLY SOUR(	UNKNOWN	10/11/2010 0:00	Torrance (33	11	380698	3739493
Zone-11 N3	T04S, R13W	WEST OF LO	ALONG OVE	IN DISTURBED WEEDY AREA WITH SAI			ONLY SOUR(	UNKNOWN	12/20/2010 0:00	Long Beach	11	388567	3745700
Zone-11 N3	T04S, R13W	NORTHEAST	EXACT LOCA	FORMING BRIGHT GOLDEN PATCHES .			ONLY SOUR(	UNKNOWN	5/6/2019 0:00	Torrance (33	11	380698	3739493
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				ONLY SOUR(	UNKNOWN	11/30/2010 0:00	Venice (331	11	367981	3753655
Zone-11 N3	T05S, R14W	VICINITY OF	SDNHM SPE	2009 AERIAL PHOTO SHOWS THAT TH			SDNHM SPE	UNKNOWN	3/3/2011 0:00	San Pedro (3	11	379589	3733359
Zone-11 N3	T02S, R14W	SINK NEAR I	EXACT LOCATION UNKNO		Developmer	AREA HAS B	SITE IS BASE	UNKNOWN	2/11/2015 0:00	Inglewood (3	11	375170	3758465
Zone-11 N3	T02S, R15W	PLAYA DEL R	EXACT LOCATION UNKNOWN. MAPPE			MAGNEY ST.	ONLY SOUR(	UNKNOWN	8/10/2011 0:00	Venice (331	11	366387	3758208
Zone-11 N3	T99X, R99X,	AREA OF SA	WFVZ EGG S	AERIAL IMAGE (2010) SHOWS THAT T			2 LARGE CO	UNKNOWN	12/2/2011 0:00	San Pedro (3	11	381753	3732933
Zone-11 N3	T05S, R12W	OCEAN BLUI	LOCATION S	NEST WAS LOCATED IN THE BACK OF .			NEST WITH 4	CITY OF LON	12/6/2011 0:00	Long Beach	11	391895	3736603
Zone-11 N3	T02S, R15W	BALLONA W	BALLONA W	FOUND IN DUNE AREAS.			NOT FOUND	DFG-BALLON	12/10/2012 0:00	Venice (331	11	367107	3759447
Zone-11 N3	T05S, R13W	KNOLL HILL	NO INFORM	NO OBVIOUS SUITABLE H		THERE IS AN	100 COLLEC	CITY OF LOS	2/24/2012 0:00	Torrance (33	11	381025	3735257
Zone-11 N3	T04S, R13W	SCATTERED	MAPPED AL	BASE OF SLO	Waterway b	THREATENE	627 PLANTS	LAX COUNTY	7/12/2012 0:00	Torrance (33	11	381715	3746786
Zone-11 N3	T03S, R13W	OIL FIELD AT	ACTIVE OIL F	OIL FIELD.	Other	DISTURBED	100-500 PLA	PVT?	7/12/2012 0:00	Inglewood (3	11	382331	3752087
Zone-11 N3	T04S, R13W	WILMINGTO	LOCALITY ST	AIR PHOTOS SUGGEST AREA IS FULLY			NAGANO (19	UNKNOWN	9/19/2012 0:00	Long Beach	11	384477	3739572
Zone-11 N3	T05S, R12W	LONG BEACI	LOCALITY ST	AIR PHOTOS SUGGEST NAPLES IS FULI			NAGANO (19	UNKNOWN	9/19/2012 0:00	Long Beach	11	392475	3736360
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCA	SAND DUNES, NEAR STRAND.			ONLY SOUR(	UNKNOWN	9/18/2013 0:00	Venice (331	11	367981	3753655
Zone-11 N3	T02S, R13W	FLORENCE, \	EXACT LOCA	MAJORITY OF AREA HAS BEEN DEVEL(			UNKNOWN	UNKNOWN	4/7/2014 0:00	South Gate (	11	384522	3760090
Zone-11 N3	T03S, R15W	LOS ANGELE	MAPPED TO	SITE WAS DE	Developmer	CONSIDERE(	CYST-BEARIN	PVT	5/21/2014 0:00	Venice (331	11	367861	3756313
Zone-11 N3	T02S, R15W	ALONG DRA	SITE PART O	HABITAT CO	Recreationa	RECREATION	3 ADULTS &	DFG-BALLON	4/29/2014 0:00	Venice (331	11	368511	3759578
Zone-11 N3	T03S, R15W	LOS ANGELE	MAPPED TO	SITE WAS DE	Developmer	CONSIDERE(	CYST-BEARIN	PVT	5/21/2014 0:00	Venice (331	11	368350	3755629
Zone-11 N3	T04S, R14W	MADRONA	MARSH PRES	44-ACRE PRESERVE PROTECTING THE			3 CYSTS FOU	CITY OF TOR	4/14/2014 0:00	Torrance (33	11	375777	3743790
Zone-11 N3	T02S, R15W	LOS ANGELE	MAPPED TO	SITE WAS DE	Developmer	CONSIDERE(	CYST-BEARIN	PVT	5/21/2014 0:00	Venice (331	11	367565	3757648
Zone-11 N3	T03S, R14W	WISEBURN.	EXACT LOCATION UNKNO		Developmer	AREA HAS B	ONLY SOUR(	UNKNOWN	3/3/2015 0:00	Venice (331	11	372581	3754547
Zone-11 N3	T04S, R13W	DOMINGUEZ	MAPPED GE	ORIGINAL C(	Developmer	HISTORICAL	SET OF 3 EG	UNKNOWN	4/13/2015 0:00	Long Beach	11	387235	3744502
Zone-11 N3	T04S, R13W	VICINITY OF	JAY SPECIME	NESTS IN WI	Developmer	HISTORICAL	2 EGG SETS	UNKNOWN	5/8/2015 0:00	Long Beach	11	385269	3740405
Zone-11 N3	T04S, R13W	LOS ANGELE	EXACT LOCA	NEST DESCR	Developmer	MOST OF TH	BIRD FLUSH	UNKNOWN	4/13/2015 0:00	Long Beach	11	388452	3740194
Zone-11 N3	T03S, R13W	VICINITY OF	EXACT COLL	NEST MADE	Developmer	A HISTORICA	3 EGGS COLI	UNKNOWN	6/3/2015 0:00	South Gate (	11	386952	3752103
Zone-11 N3	T03S, R13W	WATTS.	EXACT LOCA	WITH DISTIC	Developmer	LOTS OF DEV	ONLY SOUR(	UNKNOWN	8/6/2015 0:00	South Gate (	11	385177	3756225
Zone-11 N3	T02S, R14W	BALDWIN HI	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				COLLECTION	UNKNOWN	9/29/2015 0:00	Venice (331	11	372277	3761970
Zone-11 N3	T02S, R14W	INGLEWOOI	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				COLLECTION	UNKNOWN	9/29/2015 0:00	Inglewood (3	11	375170	3758465
Zone-11 N3	T02S, R15W	BALLONA W	MAPPED BY CNDDB NON-SPECIFICALLY ACROSS TH				COLLECTION	DFG-BALLON	12/15/2020 0:00	Venice (331	11	367287	3759720
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				COLLECTION	UNKNOWN	9/29/2015 0:00	Venice (331	11	367981	3753655
Zone-11 N3	T03S, R14W	NORTH RED(	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				COLLECTION	PVT	10/14/2015 0:00	Torrance (33	11	373276	3748899

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T05S, R13W	LONG BEACI	EXACT LOCATION UNKNOWN. MAPPED BY CNDDB				COLLECTION	UNKNOWN	9/29/2015 0:00	Long Beach	11	389931	3737422
Zone-11 N3	T02S, R15W	NORTH SIDE	MAPPED TO	ROOST TREES WERE EUCALYPTUS LIN			48 OBSERVE	UNKNOWN	10/28/2015 0:00	Venice (331	11	365873	3761495
Zone-11 N3	T03S, R15W	CHEVRON E	CHEVRON EL SEGUNDO REFINERY. XERCES SITE #2				250 OBSERV	PVT-CHEVRO	8/24/2022 0:00	Venice (331	11	370533	3753659
Zone-11 N3	T04S, R13W	BANNING PA	XERCES SITE #2887.				125 OBSERV	CITY OF LOS	9/6/2022 0:00	Torrance (33	11	383519	3739619
Zone-11 N3	T05S, R12W	RECREATION	XERCES SITE	THANKSGIVING COUNTS BEGAN IN 19			NORTH SITE	CITY OF LON	9/6/2022 0:00	Long Beach	11	394846	3737892
Zone-11 N3	T02S, R15W	"CROSS CRE	ADDRESS GI	ROOST TREES WERE PINES AND MAPL			UP TO 250 C	PVT	11/25/2015 0:00	Venice (331	11	367603	3758413
Zone-11 N3	T03S, R14W	EL NIDO PAF	"NORTHWES	ROOST TREES WERE EUCALYPTUS.			50-75 OBSEI	CITY OF TOR	12/16/2015 0:00	Torrance (33	11	374381	3747990
Zone-11 N3	T05S, R14W	PALOS VERD	EXACT LOCA	HILLSIDE.	Developmer	THERE HAS I	SITE BASED	UNKNOWN	1/20/2016 0:00	Redondo Be	11	370748	3738289
Zone-11 N3	T03S, R15W	EL SEGUNDO	EXACT LOCA	SAND DUNE	Developmer	THERE HAS I	ONLY SOUR	UNKNOWN	1/28/2016 0:00	Venice (331	11	367981	3753655
Zone-11 N3	T04S, R15W	PALOS VERD	MAPPED AC	JUST ABOVE HIGH TIDE LINE ON ROCK			ONLY SOUR	CITY OF PAL	2/1/2016 0:00	Redondo Be	11	370634	3741132
Zone-11 N3	T03S, R14W	GARDENA.	EXACT LOCATION UNKNO		Developmer	SITE PRESUI	ONLY SOUR	UNKNOWN	2/2/2016 0:00	Inglewood (	11	379607	3750876
Zone-11 N3	T03S, R14W	ABOUT 3 MI	LOCATION D	THE AREA HAS BEEN COMPLETELY DE			4-200 BIRDS	UNKNOWN	4/21/2016 0:00	Inglewood (	11	377589	3752223
Zone-11 N3	T04S, R15W	BLUFF COVE	MAPPED AS	ON BLUFF-T	Road/trail c	TRAIL OR RO	WEST POLYG	CITY OF PAL	1/4/2019 0:00	Redondo Be	11	369725	3739791
Zone-11 N3	T05S, R14W	NW SIDE OF	MAPPED AS	SOUTHERN (	Non-native p	NON-NATIVI	IN 2015, PO	CITY OF RAN	5/31/2016 0:00	Redondo Be	11	371626	3734359
Zone-11 N3	T03S, R15W	MANHATTA	MAPPED AS	DUNE FRAGMENT.			ONLY SOUR	UNKNOWN	6/20/2016 0:00	Venice (331	11	368846	3752260
Zone-11 N3	T03S, R15W	EL SEGUNDO	MAPPED AS	FLATS AT FOOT OF DUNES WITH ERIO			SITE BASED	UNKNOWN	6/20/2016 0:00	Venice (331	11	367107	3756625
Zone-11 N3	T02S, R15W	WEST BANK	MAPPED AS	OPEN UPLAI	Non-native p	NON-NATIVI	APPROXIMA	CITY OF LOS	6/22/2016 0:00	Venice (331	11	365252	3759880
Zone-11 N3	T05S, R13W	TERMINAL IS	EXACT LOCATION UNKNO		Developmer	BASED ON A	ONLY SOUR	UNKNOWN	9/8/2016 0:00	Long Beach	11	385434	3735914
Zone-11 N3	T02S, R14W	BETWEEN W	EXACT LOCA	HILLSIDE.			ONLY SOUR	UNKNOWN	2/9/2017 0:00	Hollywood (	11	372967	3764410
Zone-11 N3	T02S, R15W	MESMER, EA	MAPPED BY CNDDB AS B		Developmer	SITE LIKELY I	ONLY SOUR	UNKNOWN	5/16/2017 0:00	Venice (331	11	370312	3761727
Zone-11 N3	T03S, R15W	THE STRAND	MAPPED GENERALLY, BASED ON SPECIMEN LOCAL				INJURED BIR	UNKNOWN	7/12/2017 0:00	Venice (331	11	369121	3751127
Zone-11 N3	T03S, R15W	DUNES BOU	HOLOTYPE L	SOUTHERN DUNE SCRUB		FORMER DU	MOST ABUN	CITY OF LOS	1/4/2022 0:00	Venice (331	11	367147	3756638
Zone-11 N3	T02S, R15W	NEAR THE IN	COLLECTION	PLAYA DEL R	Developmer	SURROUNDI	COLLECTED	PVT	1/4/2022 0:00	Venice (331	11	365940	3758496
Zone-11 N3	T02S, R15W	WEST END C	LOCATION IS UNCERTAIN. IT'S POSSIBLE THIS WAS				ONE COLLEC	PVT	1/29/2018 0:00	Venice (331	11	366253	3758110
Zone-11 N3	T02S, R15W	DUNE AREA	BEHIND APA	DUNE RESTORATION AREA. FOUND IN			1 COLLECTE	DFG-BALLON	12/19/2018 0:00	Venice (331	11	366048	3758947
Zone-11 N3	T02S, R15W	0.5 MILE S C	AREA DESCR	DUNE WASH HABITAT; SANDY FLAT. S			ONE WAS FO	DFG-BALLON	1/30/2018 0:00	Venice (331	11	367667	3759418
Zone-11 N3	T02S, R15W	W SIDE OF H	SOUTHEAST	FOUND UNDER COVER OBJECTS IN SA			ONE FOUND	DFG-BALLON	1/30/2018 0:00	Venice (331	11	368226	3759245
Zone-11 N3	T03S, R15W	VICINITY OF	1940S COLL	HISTORICAL	Developmer	DEVELOPME	TWO COLLE	DPR-DOCKW	4/20/2018 0:00	Venice (331	11	367355	3755284

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T03S, R15W	SOUTHEAST	ONE COLLEC	WHEREAS TI	Developmer	DEVELOPME	KNOWN GEI	PVT	1/30/2018 0:00	Venice (331	11	369889	3750961
Zone-11 N3	T03S, R15W	VICINITY OF	UNCERTAIN,	INDIVIDUAL PHOTOGRAPHED IN 2016			ONE COLLEC	LAX COUNTY	12/19/2018 0:00	Venice (331	11	368740	3751866
Zone-11 N3	T03S, R15W	VICINITY OF 10TH ST AT F		THIS AREA V	Developmer	DEVELOPME	ONE COLLEC	PVT	1/30/2018 0:00	Venice (331	11	370500	3750359
Zone-11 N3	T03S, R15W	VICINITY OF 1ST STREET A		THIS AREA V	Developmer	DEVELOPME	ONE COLLEC	PVT	1/30/2018 0:00	Venice (331	11	369954	3749528
Zone-11 N3	T03S, R14W	VICINITY OF	COLLECTED	COLLECTED	Developmer	DEVELOPME	HISTORIC HE	UNKNOWN	4/20/2018 0:00	Redondo Be	11	371132	3747998
Zone-11 N3	T03S, R15W	VICINITY OF VALLEY PARK, END OF MORNINGSIDE DRIVE, CITY (					ONE COLLEC	CITY OF HER	4/20/2018 0:00	Redondo Be	11	370355	3748965
Zone-11 N3	T04S, R14W	REDONDO B	COLLECTION	ONE COLLEC	Developmer	DEVELOPME	COLLECTED	UNKNOWN	4/24/2018 0:00	Redondo Be	11	371423	3745453
Zone-11 N3	T04S, R14W	TORRANCE (	MAPPED NON-SPECIFICALLY TO BEACH AREA FRON				ONE COLLEC	LAX COUNTY	4/20/2018 0:00	Redondo Be	11	371120	3741940
Zone-11 N3	T04S, R14W	VICINITY OF ESHELMAN AVENUE AT 2			Developmer	DEVELOPME	CHASE COLL	PVT	4/20/2018 0:00	Torrance (33	11	378315	3741355
Zone-11 N3	T04S, R14W	ABOUT 0.2 MILE ENE OF		FOUND BY ARTIFICIAL COVER FLIPPIN(			ONE FOUND	UNKNOWN	4/23/2018 0:00	Torrance (33	11	375870	3746283
Zone-11 N3	T03S, R14W	EL NIDO PARK, SOUTH OF WEST 182ND STREET, TORRANCE.					ONE FOUND	CITY OF TOR	4/23/2018 0:00	Torrance (33	11	374424	3747876
Zone-11 N3	T03S, R14W	VICINITY OF	1952 & 1959 AERIAL IMA		Developmer	DEVELOPME	L. KLAUBER	UNKNOWN	4/23/2018 0:00	Inglewood (	11	376157	3750492
Zone-11 N3	T02S, R13W	CITY OF SOU	MAPPED NC	AERIAL IMA(	Developmer	DEVELOPME	ONE COLLEC	UNKNOWN	4/23/2018 0:00	South Gate (	11	388079	3757795
Zone-11 N3	T02S, R15W	VENICE, LOS	EXACT LOCA	GOLF COURS	Developmer	DEVELOPME	ONE COLLEC	UNKNOWN	4/24/2018 0:00	Beverly Hills	11	365169	3763849
Zone-11 N3	T05S, R13W	SAN PEDRO.	EXACT LOCATION UNKNC		Developmer	AREA HAS B	ONLY SOUR(	UNKNOWN	11/5/2018 0:00	San Pedro (3	11	381341	3733670
Zone-11 N3	T05S, R14W	ABALONE C(	EXACT LOCA	EDGE OF BLUFF AND TERRACE TOP, A			ONLY SOUR(	UNKNOWN	11/19/2018 0:00	Redondo Be	11	372148	3734440
Zone-11 N3	T05S, R14W	MOUTH OF	MAPPED AC	ASSOCIATED WITH SALSOLA TRAGUS,			LESS THAN 1	CITY OF RAN	11/15/2018 0:00	San Pedro (3	11	373776	3734004
Zone-11 N3	T05S, R14W	EAST SIDE O	MAPPED AC	ASSOCIATED WITH ATRIPLEX LENTIFO			LESS THAN 1	CITY OF RAN	11/15/2018 0:00	San Pedro (3	11	373976	3734682
Zone-11 N3	T04S, R14W	ABOUT 0.15	APPEARS TO BE OPEN SPACE/UNDEVELOPED AREA				1 FOUND AN	CITY OF PAL(	1/7/2019 0:00	Redondo Be	11	372073	3740838
Zone-11 N3	T04S, R14W	VICINITY OF ARDMORE A		FOUND IN RESIDENTIAL YARD WHILE			1 FOUND AN	PVT	12/19/2018 0:00	Redondo Be	11	371177	3747026
Zone-11 N3	T02S, R15W	VICINITY OF	LIKELY FOUND AND PHOTOGRAPHED ON THE DEC(				1 FOUND AN	UNKNOWN	12/19/2018 0:00	Venice (331	11	365591	3759450
Zone-11 N3	T02S, R15W	ABOUT 0.3 MILES EAST OF LINCOLN BLVD AT BLUFF CREEK DR,					1 FOUND AN	PVT	1/3/2019 0:00	Venice (331	11	368611	3759650
Zone-11 N3	T05S, R15W	PELICAN CO	MAPPED ACCORDING TO VEGETATION SURVEY CO				22% COVER	CITY OF RAN	1/2/2019 0:00	Redondo Be	11	370035	3734321
Zone-11 N3	T04S, R13W	WILMINGTO	MAPPED AC	DISTURBED	Developmer	SITE WAS GI	330 INDIVID	LAX COUNTY	2/12/2019 0:00	Torrance (33	11	380621	3740388
Zone-11 N3	T04S, R14W	N PROSPECT	GIVEN LOCA	AREA HAS B	Developmer	DEVELOPME	1 COLLECTEI	UNKNOWN	9/16/2019 0:00	Redondo Be	11	372558	3746197
Zone-11 N3	T03S, R14W	VICINITY OF	GIVEN LOCA	THIS AREA H	Developmer	DEVELOPME	6 SPECIMEN	UNKNOWN	9/16/2019 0:00	Inglewood (	11	375138	3753965
Zone-11 N3	T03S, R14W	CENTURY BLVD AND WES		AREA HAS B	Developmer	DEVELOPME	1 COLLECTEI	UNKNOWN	9/16/2019 0:00	Inglewood (	11	379029	3756877
Zone-11 N3	T03S, R12W	VICINITY OF BELLFLOWEF		AREA HEAVI	Developmer	DEVELOPME	1 COLLECTEI	UNKNOWN	9/16/2019 0:00	Whittier (33	11	396745	3750290
Zone-11 N3	T04S, R13W	VERMONT A	GIVEN LOCA	AREA HAS B	Developmer	DEVELOPME	1 COLLECTEI	UNKNOWN	10/22/2019 0:00	Torrance (33	11	380585	3743156
Zone-11 N3	T05S, R14W	VICINITY OF	GIVEN LOCATION, "PALO		Developmer	AREA HAS H	1 COLLECTEI	UNKNOWN	10/22/2019 0:00	Torrance (33	11	373775	3736322
Zone-11 N3	T04S, R11W	ALAMITOS R	EXACT LOCA	ALKALI FLAT	Developmer	MUCH DEVE	ONLY SOUR(	UNKNOWN	12/19/2019 0:00	Los Alamitos	11	401211	3738609
Zone-11 N3	T05S, R14W	VICINITY OF	LOCATION UNCERTAIN; DESCRIBED AS "SAN PEDR(				ONE COLLEC	UNKNOWN	2/24/2020 0:00	San Pedro (3	11	376250	3734781
Zone-11 N3	T03S, R13W	VICINITY OF	GIVEN COLL	E. CHACE FC	Developmer	DEVELOPME	COLLECTION	UNKNOWN	7/30/2020 0:00	Long Beach	11	386074	3747622
Zone-11 N3	T05S, R14W	PALOS VERD	COLLECTION	PALOS VERD	Developmer	DEVELOPME	COLLECTED	UNKNOWN	7/28/2020 0:00	San Pedro (3	11	376250	3734781

9 QUAD

UTM	PLSS	Location	LocDetails	Ecological	ThreatList	Threat	General	OwnerMgt	LastUpdate	KeyQuad	UTMZone	UTME	UTMN
Zone-11 N3	T01S, R13W	LOS ANGELE	LOCALITY LIS	LISTED AS H	Developmer	DEVELOPME	LOCALITY LIS	UNKNOWN	8/31/2020 0:00	Los Angeles	11	386720	3769024
Zone-11 N3	T02S, R15W	JUST NORTH	ATTRIBUTED	OPEN SPACE	Other | Foo	FIRE, TRAMF	COLLECTED	DFG-BALLON	11/9/2020 0:00	Venice (331	11	367562	3760666
Zone-11 N3	T02S, R15W	JUST SOUTH	ATTRIBUTED	PATCH OF SCRUB DOMINATED BY CAL			COLLECTED	DFG-BALLON	11/9/2020 0:00	Venice (331	11	367345	3760190
Zone-11 N3	T03S, R15W	EL SEGUNDO	DUNES ESH	COASTAL DUNE DOMINATED BY SILVE			3 MALES AN	CITY OF LOS	10/13/2020 0:00	Venice (331	11	367320	3756308
Zone-11 N3	T05S, R14W	WHITE POIN	MAPPED TO	OBSERVED ON ANNUAL SUNFLOWERS			1 INDIVIDUA	CITY OF LOS	11/12/2020 0:00	San Pedro (3	11	378150	3731521
Zone-11 N3	T05S, R14W	LINDEN H. CHANDLER PR		HABITAT ON SITE CONSISTED LARGEL			1 HEARD CA	CITY OF ROL	12/10/2020 0:00	Torrance (33	11	376279	3738521
Zone-11 N3	T05S, R14W	WHITE POINT NATURE RI		COASTAL SA	Other	HUMAN ACT	2 PAIRS OBS	CITY OF LOS	12/11/2020 0:00	San Pedro (3	11	378175	3731666
Zone-11 N3	T04S, R14W	VICINITY OF	GIVEN LOCATIONS "REDO		Developmer	DEVELOPME	1 MALE ADU	UNKNOWN	12/17/2020 0:00	Redondo Be	11	371323	3744088
Zone-11 N3	T05S, R13W	SAN PEDRO.	MAPPED NO	THIS AREA H	Developmer	DEVELOPME	COLLECTED	UNKNOWN	11/30/2021 0:00	San Pedro (3	11	381329	3735139
Zone-11 N3	T05S, R12W	LONG BEACI	MAPPED NON-SPECIFICA		Developmer	DEVELOPME	COLLECTED	UNKNOWN	12/2/2021 0:00	Long Beach	11	392475	3736360
Zone-11 N3	T05S, R12W	VICINITY OF	MAPPED NO	COLLECTED	Developmer	DEVELOPME	COLLECTED	UNKNOWN	11/30/2021 0:00	Los Alamitos	11	396696	3736464
Zone-11 N3	T02S, R14W	INGLEWOOI	EXACT LOCATION UNKNO		Developmer	DEVELOPME	ONE MALE (	UNKNOWN	7/18/2022 0:00	Inglewood (3	11	375170	3758465
Zone-11 N3	T03S, R14W	ALONG VALI	XERCES SITE #3259. SITE NAME: HERMOSA BEACH				1349 COUN	CITY OF HER	9/9/2022 0:00	Redondo Be	11	370968	3747906

5 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site_Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
91445	Spea hammondii	western spadefoot	AAABF02020	1047	B3949	116863	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19580415	19580415	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85868	Spea hammondii	western spadefoot	AAABF02020	1082	B4015	116931	3311873	Torrance	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	19XXXXXX	19XXXXXX	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
16810	Agelaius tricolor	tricolored blackbird	ABPBXB0020	332	39583	32179	3311873	Torrance	LAX	non-specific	Presumed Extant	Natural/Native occurrence	Unknown	N	198XXXXX	198XXXXX	CITY OF TORRANCE-MADRONA MARSH	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	803	Birds
14998	Agelaius tricolor	tricolored blackbird	ABPBXB0020	275	24342	6521	3311873	Torrance	LAX	2/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	198XXXXX	198XXXXX	UNKNOWN	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	204	Birds
72842	Agelaius tricolor	tricolored blackbird	ABPBXB0020	774	99707	101254	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19400510	19400510	UNKNOWN	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	204	Birds
67525	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	201	95877	97015	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19210615	19210615	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	204	Birds
67527	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	203	95888	97028	3311872	Long Beach	LAX	non-specific	Extirpated	Natural/Native occurrence	None	N	19230623	19230623	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	203	Birds
67530	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	204	1965	97029	3311882	South Gate	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19100724	19100724	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	804	Birds
67526	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	202	95887	97020	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19150531	19150531	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	204	Birds
27021	Empidonax traillii extimus	southwestern willow flycatcher	ABPAE33043	42	1965	59152	3311882	South Gate	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	18950629	18950629	UNKNOWN	Endangered	Endangered	G5T2	S3				804	Birds
9846	Sternula antillarum browni	California least tern	ABNNM08103	78	1942	14719	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19770803	19770803	CITY OF LOS ANGELES	Endangered	Endangered	G4T2T3Q	S2		FP		202	Birds
62625	Streptocephalus woottoni	Riverside fairy shrimp	ICBRA07010	67	39583	93129	3311873	Torrance	LAX	non-specific	Presumed Extant	Natural/Native occurrence	Unknown	N	201007XX	2003XXXX	CITY OF TORRANCE	Endangered	None	G1G2	S2			IUCN_EN	803	Crustaceans
71941	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	103	99026	100549	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19020515	19020515	UNKNOWN	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	104	Dicots
41001	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	56	23782	74608	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	804	Dicots
2413	Atriplex parishii	Parish's brittlescale	PDCHE041D0	5	23782	7795	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; USFS_S	804	Dicots
98326	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	109	B2305	114229	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	201607XX	201607XX	LAX COUNTY	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
55082	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	85	86322	87361	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20090713	20090713	LAX COUNTY-DPW	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
69213	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	43	97121	34585	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20100930	20100930	CITY OF TORRANCE-MADRONA MARSH	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
55083	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	86	86323	87362	3311883	Inglewood	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20110906	20110906	PVT?	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	101	Dicots
69261	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	81	77193	78129	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20140703	20140703	PVT	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
48515	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	26	80779	24245	3311873	Torrance	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19170411	19170411	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
48899	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	80	80900	81879	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19730615	19730615	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	104	Dicots
48671	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	81	80349	81881	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19620327	19620327	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
47945	Nama stenocarpa	mud nama	PDHYD0A0H0	21	80349	81336	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	192407XX	192407XX	UNKNOWN	None	None	G4G5	S1S2	2B.2			804	Dicots
51664	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	13	83433	47954	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19630508	19630508	UNKNOWN	None	None	G2	S2	1B.2			104	Dicots
19519	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	12	1965	47953	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1882XXXX	1882XXXX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
19517	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	10	39864	47944	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	188205XX	188205XX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
20014	Pentachaeta lyonii	Lyon's pentachaeta	PDAST6X060	7	39864	48741	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
48583	Symphyotrichum defoliatum	San Bernardino aster	PDASTE80C0	28	80779	60571	3311873	Torrance	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19301018	19301018	UNKNOWN	None	None	G2	S2	1B.2		SB_CalBG/RSABG; SB_CRES; USFS_S	804	Dicots
70236	Bombus crotchii	Crotch bumble bee	IIHYM24480	166	97654	98996	3311873	Torrance	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19380710	19380710	PVT	None	Candidate En	G2	S2			IUCN_EN	204	Insects
70163	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	384	97762	99141	3311873	Torrance	LAX	non-specific	Presumed Extant	Natural/Native occurrence	Unknown	N	202201XX	200811XX	CITY OF LOS ANGELES	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
71244	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	409	98324	99745	3311873	Torrance	LAX	non-specific	Presumed Extant	Natural/Native occurrence	Unknown	N	19851103	19851103	CITY OF TORRANCE	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
101199	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	18	25610	5484	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Excellent	Y	20010427	20010427		Endangered	None	G5T1	S1				999	Insects
55631	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	6	39864	87726	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2G4	S1				804	Insects
32819	Eumops perotis californicus	western mastiff bat	AMACD02011	168	23783	66526	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19290722	19290722	UNKNOWN	None	None	G4G5T4	S3S4		SSC	BLM_S	204	Mammals

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Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site_Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
32206	Eumops perotis californicus	western mastiff bat	AMACD02011	65	66308	66394	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19870401	19870401	UNKNOWN	None	None	G4G5T4	S3S4		SSC	BLM_S	204	Mammals
34238	Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	15	68461	68716	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19851018	19851018	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	204	Mammals
6307	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	3	39864	34866	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	186510XX	186510XX	UNKNOWN	Endangered	None	G5T2	S2		SSC		804	Mammals
92736	Glyptostoma gabrielense	San Gabriel chestnut	IMGASB1010	19	B5925	118937	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19530522	19530522	UNKNOWN	None	None	G2	S3				204	Mollusks
87822	Gonidea angulata	western ridged mussel	IMBIV19010	153	B6054	119087	3411812	Los Angeles	LAX	non-specific	Extirpated	Natural/Native occurrence	None	N	1993XXXX	XXXXXXXX	UNKNOWN	None	None	G3	S2			IUCN_VU	203	Mollusks
72041	Orcuttia californica	California Orcutt grass	PMPOA4G010	12	1899	22413	3311883	Inglewood	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	1976XXXX	19630508	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Monocots
98290	Anniella stebbinsi	Southern California legless lizard	ARACC01060	59	A9115	110950	3311873	Torrance	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19680707	19680707	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81299	Anniella stebbinsi	Southern California legless lizard	ARACC01060	60	A9117	110951	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20121207	20121207	UNKNOWN	None	None	G3	S3		SSC	USFS_S	201	Reptiles
81301	Anniella stebbinsi	Southern California legless lizard	ARACC01060	63	A9120	110954	3311883	Inglewood	LAX	non-specific	Presumed Extant	Natural/Native occurrence	Poor	N	19571028	19571028	UNKNOWN	None	None	G3	S3		SSC	USFS_S	203	Reptiles
81300	Anniella stebbinsi	Southern California legless lizard	ARACC01060	61	A9118	110952	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20110515	20110515	CITY OF TORRANCE	None	None	G3	S3		SSC	USFS_S	201	Reptiles
46733	Anniella stebbinsi	Southern California legless lizard	ARACC01060	16	79246	80225	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	20090222	20090222	PVT	None	None	G3	S3		SSC	USFS_S	201	Reptiles
3054	Phrynosoma blainvillii	coast horned lizard	ARACF12100	130	1965	28078	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19520415	19520415	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	804	Reptiles
3057	Phrynosoma blainvillii	coast horned lizard	ARACF12100	152	2079	28063	3311882	South Gate	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
3046	Phrynosoma blainvillii	coast horned lizard	ARACF12100	207	1796	28018	3311873	Torrance	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles

BETWEEN 5 AND 10 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
85791	Spea hammondii	western spadefoot	AAABF02020	1046	B3948	116862	3311874	Redondo Beach	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19660425	19660425	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
91446	Spea hammondii	western spadefoot	AAABF02020	1083	B4016	116932	3311873	Torrance	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	195903XX	195903XX	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85792	Spea hammondii	western spadefoot	AAABF02020	1048	B3951	116865	3311883	Inglewood	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19380203	19380203	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85793	Spea hammondii	western spadefoot	AAABF02020	1049	B3953	116866	3311881	Whittier	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19560502	19560502	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
21716	Athene cunicularia	burrowing owl	ABNSB10010	571	51258	51258	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	19210505	19210505	UNKNOWN	None	None	G4	S2		SSC	BLM_S; IUCN_LC; USFWS_BCC	804	Birds
6341	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	72	2238	13009	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19120622	19120622	PVT	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	203	Birds
91017	Coturnicops noveboracensis	yellow rail	ABNME01010	23	A5268	106991	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19981020	19981020	UNKNOWN	None	None	G4	S2		SSC	IUCN_LC; USFS_S; USFWS_BCC	204	Birds
27044	Empidonax traillii extimus	southwestern willow flycatcher	ABPAE33043	43	51258	59153	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	18940520	18940520	UNKNOWN	Endangered	Endangered	G5T2	S3				804	Birds
38475	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	34	1865	21796	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20120514	20120514	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
89819	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	891	71336	72239	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20120522	20060421	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
3041	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	35	1722	25112	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1980XXXX	1980XXXX	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		804	Birds
89899	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1045	1700	119808	3311874	Redondo Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19041015	19041015	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		804	Birds
89805	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1037	B6682	119742	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20190301	20190301	CITY OF ROLLING HILLS ESTATES	Threatened	None	G4G5T3Q	S2		SSC		202	Birds
89825	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1038	B6698	119755	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Excellent	N	20190708	20190708	CITY OF LOS ANGELES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38458	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	31	15982	29841	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20120605	20120605	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38473	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	30	1686	29840	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20180618	20180618	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38456	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	33	1805	25114	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1980XXXX	1980XXXX	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38476	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	450	24341	6520	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20200128	20200128	DOD-NAVY	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38457	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	892	71337	72240	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	199311XX	199311XX	CITY OF PALOS VERDES ESTATES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38474	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	108	1741	29842	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Excellent	N	20180518	20180518	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
52992	Riparia riparia	bank swallow	ABPAU08010	3	84452	85481	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19190629	19190629	CITY OF LONG BEACH, UNKNOWN	None	Threatened	G5	S3			BLM_S; IUCN_LC	204	Birds
52677	Riparia riparia	bank swallow	ABPAU08010	102	84233	85259	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1921XXXX	1921XXXX	UNKNOWN	None	Threatened	G5	S3			BLM_S; IUCN_LC	204	Birds
13458	Sternula antillarum browni	California least tern	ABNNM08103	16	2005	25695	3311873	Torrance	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	1987XXXX	19850731	PVT	Endangered	Endangered	G4T2T3Q	S2		FP		204	Birds
13459	Sternula antillarum browni	California least tern	ABNNM08103	63	2008	25657	3311863	San Pedro	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19960801	19960801	DOD-NAVY	Endangered	Endangered	G4T2T3Q	S2		FP		204	Birds
62547	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	561	91988	93062	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	18950523	18950523	UNKNOWN	Endangered	Endangered	G5T2	S3				204	Birds
63137	Streptocephalus woottoni	Riverside fairy shrimp	ICBRA07010	57	92005	93077	3311884	Venice	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	2005XXXX	2005XXXX	PVT	Endangered	None	G1G2	S2			IUCN_EN	204	Crustaceans
12667	Aphanisma blitoides	aphanisma	PDCHE02010	5	17565	11724	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	193004XX	193004XX	UNKNOWN	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	804	Dicots

BETWEEN 5 AND 10 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
73408	Aphanisma blitoides	aphanisma	PDCHE02010	76	A0142	101704	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20150127	20150127	CITY OF RANCHO PALOS VERDES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
73167	Aphanisma blitoides	aphanisma	PDCHE02010	31	41675	41675	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20150105	20150105	CITY OF RANCHO PALOS VERDES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
42902	Aphanisma blitoides	aphanisma	PDCHE02010	49	1700	76663	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	804	Dicots
73158	Aphanisma blitoides	aphanisma	PDCHE02010	1	37104	12882	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20150109	20150109	PVT, OTHERS	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
42882	Aphanisma blitoides	aphanisma	PDCHE02010	51	75752	76767	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20090405	20090405	CITY OF PALOS VERDES ESTATES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	104	Dicots
89300	Astragalus hornii var. hornii	Horn's milk-vetch	PDFAB0F421	28	B4592	117528	3311871	Los Alamitos	ORA	5 miles	Extirpated	Natural/Native occurrence	None	N	189607XX	189607XX	UNKNOWN	None	None	GUT1	S1	1B.1		BLM_S	104	Dicots
76566	Astragalus tener var. titi	coastal dunes milk-vetch	PDFAB0F8R2	4	23784	42744	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19030412	19030412	UNKNOWN	Endangered	Endangered	G2T1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
71940	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	102	99025	100548	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20120601	20120601	CITY OF PALOS VERDES ESTATES	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98291	Atriplex pacifica	south coast saltscale	PDCHE041C0	119	B1438	113346	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20141230	20141230	UNKNOWN	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	103	Dicots
11470	Atriplex pacifica	south coast saltscale	PDCHE041C0	8	1700	759	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19031015	19031015	UNKNOWN	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	804	Dicots
83561	Atriplex pacifica	south coast saltscale	PDCHE041C0	3	34590	12350	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	2006XXXX	2006XXXX	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98292	Atriplex pacifica	south coast saltscale	PDCHE041C0	120	B1439	113347	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20090702	20090702	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98293	Atriplex pacifica	south coast saltscale	PDCHE041C0	121	B1440	113348	3311863	San Pedro	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20090326	20090326	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	101	Dicots
11471	Atriplex parishii	Parish's brittlescale	PDCHE041D0	9	1700	1401	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; USFS_S	804	Dicots
11779	Atriplex serenana var. davidsonii	Davidson's saltscale	PDCHE041T1	3	34592	253	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19060602	19060602	UNKNOWN	None	None	G5T1	S1	1B.2		SB_CalBG/RSABG	804	Dicots
13033	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	30	28742	30040	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	190507XX	190507XX	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
854	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	21	35373	30109	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19971010	19320628	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
855	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	22	35374	30110	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19971010	19340816	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
69236	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	95	97136	98383	3311882	South Gate	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19301104	19301104	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	104	Dicots
9818	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	25	35371	29314	3311872	Long Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1932XXXX	1932XXXX	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	803	Dicots
84299	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	37	35368	30042	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	2008XXXX	2008XXXX	DOD-NAVY, CITY OF LOS ANGELES	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
2676	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	31	28743	30041	3311883	Inglewood	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	19971019	19330922	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	104	Dicots
83456	Centromadia pungens ssp. laevis	smooth tarplant	PDAST4R0R4	143	34592	113213	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19200420	19200420	UNKNOWN	None	None	G3G4T2	S2	1B.1		SB_CalBG/RSABG	804	Dicots
46456	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	20	79025	47545	3311884	Venice	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20100513	20100513	CITY OF MANHATTAN BEACH	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	101	Dicots

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73813	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	36	A0653	102210	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20010513	20010513	UNKNOWN	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
73814	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	37	A0655	102212	3311884	Venice	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19860401	19860401	UNKNOWN	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
12876	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	PDSCR0J0C2	13	26479	6167	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1980XXXX	19010525	UNKNOWN	Endangered	Endangered	G4?T1	S1	1B.2		BLM_S; SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
43405	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	PDSCR0J0C2	12	35371	34952	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1932XXXX	1932XXXX	UNKNOWN	Endangered	Endangered	G4?T1	S1	1B.2		BLM_S; SB_CalBG/RSABG; SB_CRES; SB_SBBG	803	Dicots
82917	Crossosoma californicum	Catalina crossosoma	PDCRO02020	20	58910	58946	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20090416	20090416	CITY OF RPV, PVT	None	None	G3	S3	1B.2		SB_CalBG/RSABG	102	Dicots
26866	Crossosoma californicum	Catalina crossosoma	PDCRO02020	19	58899	58935	3311863	San Pedro	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	19960301	19960301	CITY OF RANCHO PALOS VERDES	None	None	G3	S3	1B.2		SB_CalBG/RSABG	101	Dicots
12352	Dithyrea maritima	beach spectaclepod	PDBRA10020	2	1655	20545	3311874	Redondo Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19980701	19020525	UNKNOWN	None	Threatened	G1	S1	1B.1		SB_SBBG	104	Dicots
12350	Dithyrea maritima	beach spectaclepod	PDBRA10020	3	1557	20552	3311884	Venice	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19980701	19340509	UNKNOWN	None	Threatened	G1	S1	1B.1		SB_SBBG	804	Dicots
56650	Dudleya virens ssp. insularis	island green dudleya	PDCRA040S2	3	17598	47066	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100507	20100507	PVT, UNKNOWN	None	None	G3?T3	S3	1B.2			102	Dicots
19069	Dudleya virens ssp. insularis	island green dudleya	PDCRA040S2	20	47105	47105	3311863	San Pedro	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19460612	19460612	UNKNOWN	None	None	G3?T3	S3	1B.2			104	Dicots
66849	Eryngium aristulatum var. parishii	San Diego button-celery	PDAPI0Z042	120	95346	96484	3311884	Venice	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19010720	19010720	UNKNOWN	Endangered	Endangered	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
71543	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	67	17565	100201	3311874	Redondo Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19310326	19310326	UNKNOWN	None	None	G4T1	S1	1B.1		SB_CalBG/RSABG; USFS_S	804	Dicots
71544	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	68	1557	100202	3311884	Venice	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19320424	19320424	UNKNOWN	None	None	G4T1	S1	1B.1		SB_CalBG/RSABG; USFS_S	804	Dicots
74754	Isocoma menziesii var. decumbens	decumbent goldenbush	PDAST57091	101	26479	103371	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	18970817	18970817	UNKNOWN	None	None	G3G5T2T3	S2	1B.2		BLM_S; SB_CRES	804	Dicots
12773	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	25	23784	25094	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19010410	19010410	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
48672	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	83	1557	81892	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19300120	19300120	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
83887	Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	PDSOL0G0N0	6	99959	101506	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20180304	20180304	CITY OF PALOS VERDES ESTATES	None	None	G5T1Q	S1	3.1			102	Dicots
73147	Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	PDSOL0G0N0	4	55709	55725	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20140801	20140801	CITY OF RANCHO PALOS VERDES	None	None	G5T1Q	S1	3.1			102	Dicots
19202	Navarretia fossalis	spreading navarretia	PDPLM0C080	40	28742	47436	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19060719	19060719	UNKNOWN	Threatened	None	G2	S2	1B.1		SB_CalBG/RSABG; SB_CRES	804	Dicots
66641	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	14	47545	47955	3311884	Venice	LAX	3/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19440415	19440415	UNKNOWN	None	None	G2	S2	1B.2			104	Dicots
19518	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	11	26503	47952	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	189505XX	189505XX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
50768	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	33	28742	83691	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19060719	19060719	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
12945	Nemacaulis denudata var. denudata	coast woolly-heads	PDPGN0G011	21	27996	22217	3311863	San Pedro	LAX	3/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1905XXXX	1905XXXX	UNKNOWN	None	None	G3G4T2	S2	1B.2		SB_CalBG/RSABG; SB_CRES	104	Dicots
20047	Pentachaeta lyonii	Lyon's pentachaeta	PDAST6X060	2	34591	48785	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1994XXXX	188407XX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots

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60622	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	3	90351	1726	3311882	South Gate	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19230319	19230319	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	104	Dicots
11469	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	4	1700	757	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	18970320	18970320	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
60649	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	15	1557	91447	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19320424	19320424	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
20092	Suaeda esteroa	estuary seablite	PDCHE0P0D0	17	34592	48871	3311863	San Pedro	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19040906	19040906	UNKNOWN	None	None	G3	S2	1B.2			804	Dicots
46086	Symphyotrichum defoliatum	San Bernardino aster	PDASTE80C0	76	78718	79628	3311872	Long Beach	LAX	1/10 mile	Extirpated	Natural/Native occurrence	None	N	19320707	19320707	UNKNOWN	None	None	G2	S2	1B.2		SB_CalBG/RSABG; SB_CRES; USFS_S	104	Dicots
15548	Southern Dune Scrub	Southern Dune Scrub	CTT21330CA	1	1534	26328	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1983XXXX	1983XXXX	CITY OF LOS ANGELES	None	None	G1	S1.1				804	Dune
6336	Siphateles bicolor mohavensis	Mohave tui chub	AFCJB1303H	5	1666	28635	3311873	Torrance	LAX	1/5 mile	Extirpated	Transplant Outside of Native Hab./Range	None	N	1976XXXX	1976XXXX	LAX COUNTY	Endangered	Endangered	G4T1	S1		FP	AFS_EN	204	Fish
89429	Bombus crotchii	Crotch bumble bee	IIHYM24480	314	B6396	119453	3311863	San Pedro	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20170715	20170715	CITY OF LOS ANGELES	None	Candidate Endangered	G2	S2			IUCN_EN	204	Insects
69993	Bombus crotchii	Crotch bumble bee	IIHYM24480	165	1557	98995	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19380706	19380706	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
86842	Bombus crotchii	Crotch bumble bee	IIHYM24480	241	34591	118094	3311863	San Pedro	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20010324	20010324	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69994	Bombus crotchii	Crotch bumble bee	IIHYM24480	167	27997	98997	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19670228	19670228	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69991	Bombus crotchii	Crotch bumble bee	IIHYM24480	162	1722	98991	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19530502	19530502	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69992	Bombus crotchii	Crotch bumble bee	IIHYM24480	163	28742	98992	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19170526	19170526	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
97138	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	2	B8182	14453	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	202206XX	202206XX	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	203	Insects
97303	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	4	B8183	22614	3311884	Venice	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	194904XX	194904XX	UNKNOWN	None	None	G1G2	S1S2			IUCN_VU	204	Insects
97283	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	3	1563	22616	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1987XXXX	19860616	LADWP	None	None	G1G2	S1S2			IUCN_VU	203	Insects
97352	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	5	28742	121299	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19580630	19580630	UNKNOWN	None	None	G1G2	S1S2			IUCN_VU	804	Insects
17759	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	11	36918	758	3311874	Redondo Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY	None	None	G5T2	S2				203	Insects
13460	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	13	2010	12878	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	UNKNOWN	None	None	G5T2	S2				204	Insects
27757	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	35	60079	60115	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19370307	19370307	DPR-DOCKWEILER SB	None	None	G5T2	S2				203	Insects
94041	Cicindela latesignata	western beach tiger beetle	IICOL02110	5	60935	121049	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	189508XX	UNKNOWN	None	None	G2G3	S1				803	Insects
94040	Cicindela latesignata	western beach tiger beetle	IICOL02110	3	B7893	121048	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1979XXXX	19071006	UNKNOWN	None	None	G2G3	S1				204	Insects
16890	Cicindela senilis frosti	senile tiger beetle	IICOL02121	4	1609	22657	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY-MANHATTAN BEACH	None	None	G2G3T1T3	S1				203	Insects
28164	Coelus globosus	globose dune beetle	IICOL4A010	16	59331	60666	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19730830	19730830	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	803	Insects
70162	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	297	33186	2683	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	202201XX	20001207	PVT	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
3896	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	218	17190	12042	3311872	Long Beach	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	202111XX	19981108	CITY OF LONG BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	201	Insects
97957	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	385	97766	99151	3311872	Long Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	202201XX	200811XX	CITY OF LONG BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	204	Insects
70131	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	383	97758	99136	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	202111XX	201411XX	PVT-CHEVRON	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	204	Insects

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97998	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	431	B8250	121319	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20220116	20220116	CITY OF HERMOSA BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	202	Insects
10387	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	298	33187	2682	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20220102	20220102	CITY OF REDONDO BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	202	Insects
19487	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	339	47888	47888	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	197X12XX	197X12XX	CITY OF EL SEGUNDO	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
27967	Eugnosta busckana	Busck's gallmoth	IILEM2X090	4	1534	60416	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19581119	19581119	CITY OF LOS ANGELES	None	None	G1G3	S2S3				804	Insects
36881	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	4	70052	70908	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	2007XXXX	2007XXXX	CITY OF TORRANCE	Endangered	None	G5T1	S1				204	Insects
36197	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	3	69867	70689	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1990XXXX	1990XXXX	UNKNOWN, PVT	Endangered	None	G5T1	S1				204	Insects
13429	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	2	1586	23047	3311884	Venice	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Good	N	20050818	20050818	PVT-CHEVRON	Endangered	None	G5T1	S1				204	Insects
8881	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	1	1535	14469	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20050813	20050813	CITY OF LA-LA/EL SEGUNDO DUNES	Endangered	None	G5T1	S1				802	Insects
17742	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	10	1838	23017	3311863	San Pedro	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1983XXXX	PVT	Endangered	None	G5T1	S1				203	Insects
3049	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	16	1823	23009	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1981XXXX	PVT-S&S CONSTRUCTION CO	Endangered	None	G5T1	S1				204	Insects
13437	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	6	1753	23022	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	PVT	Endangered	None	G5T1	S1				204	Insects
7231	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	2	1696	23026	3311874	Redondo Beach	LAX	80 meters	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	CITY OF RANCHO PALOS VERDES	Endangered	None	G5T1	S1				201	Insects
90489	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	19	B7047	65114	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	200103XX	200103XX	UNKNOWN	Endangered	None	G5T1	S1				204	Insects
3039	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	1	1687	23027	3311874	Redondo Beach	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1976XXXX	PVT	Endangered	None	G5T1	S1				204	Insects
13435	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	5	1725	23023	3311874	Redondo Beach	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	198605XX	198605XX	PVT-FILIORUM CORP	Endangered	None	G5T1	S1				204	Insects
7230	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	3	1665	23025	3311874	Redondo Beach	LAX	80 meters	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1979XXXX	PVT-RANCHO PALOS VERDES	Endangered	None	G5T1	S1				201	Insects
17741	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	4	1861	23024	3311863	San Pedro	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1983XXXX	PVT, CITY OF RPV, LAX COUNTY	Endangered	None	G5T1	S1				203	Insects
13442	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	9	1822	23019	3311863	San Pedro	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	PVT-PALOS VERDES PROPERTIES	Endangered	None	G5T1	S1				204	Insects
13439	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	8	1771	23020	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1981XXXX	PVT-FILIORUM CORP	Endangered	None	G5T1	S1				204	Insects

BETWEEN 5 AND 10 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
55632	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	8	60935	87727	3311872	Long Beach	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2G4	S1				803	Insects
101201	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	1	72493	2504	3311861	Seal Beach	ORA	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	19980711	19980711		None	None	G2G4	S1				999	Insects
8882	Onychobaris langei	Lange's El Segundo Dune weevil	IICOL4W010	1	1535	13171	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19380928	19380928	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
8883	Pelochrista hennei	Henne's eucosman moth	IILEM0R390	1	1535	14461	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1984XXXX	1984XXXX	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
101444	Rhaphiomidas terminatus terminatus	El Segundo flower-loving fly	IIDIP05022	1	65035	65118	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	Y	200107XX	200107XX		None	None	G1T1	S1				999	Insects
27908	Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	IICOL51021	2	59331	14454	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19540312	19540312	PVT-LAX AIRPORT, CITY OF LA	None	None	G1T1	S1				803	Insects
34408	Lasionycteris noctivagans	silver-haired bat	AMACC02010	50	68566	68930	3311872	Long Beach	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	19861118	19861118	UNKNOWN	None	None	G3G4	S3S4			IUCN_LC	201	Mammals
34406	Lasionycteris noctivagans	silver-haired bat	AMACC02010	48	68564	68928	3311871	Los Alamitos	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19780222	19780222	UNKNOWN	None	None	G3G4	S3S4			IUCN_LC	204	Mammals
26929	Microtus californicus stephensi	south coast marsh vole	AMAFF11035	2	1722	58981	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19570414	19570414	UNKNOWN	None	None	G5T2T3	S2		SSC		804	Mammals
10411	Neotoma lepida intermedia	San Diego desert woodrat	AMAFF08041	11	33547	29698	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	19910826	19910826	UNKNOWN	None	None	G5T3T4	S3S4		SSC		203	Mammals
34208	Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	16	28742	68717	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19941018	19941018	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
27335	Nyctinomops macrotis	big free-tailed bat	AMACD04020	5	27997	59564	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19831007	19831007	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
16820	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	2	39858	34860	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	193806XX	193806XX	UNKNOWN	Endangered	None	G5T2	S2		SSC		203	Mammals
16819	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	1	39854	34856	3311874	Redondo Beach	LAX	3/5 mile	Extirpated	Natural/Native occurrence	None	N	19310905	19310905	UNKNOWN	Endangered	None	G5T2	S2		SSC		204	Mammals
27043	Taxidea taxus	American badger	AMAJF04010	291	51258	57504	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
87570	Glyptostoma gabrielense	San Gabriel chestnut	IMGASB1010	23	34591	118949	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19XXXXXX	19XXXXXX	UNKNOWN	None	None	G2	S3				804	Mollusks
53803	Tryonia imitator	mimic tryonia (=California brackishwater snail)	IMGASJ7040	42	85175	86194	3311873	Torrance	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20071205	20071205	CITY OF LOS ANGELES	None	None	G2	S2			IUCN_DD	204	Mollusks
26237	Tryonia imitator	mimic tryonia (=California brackishwater snail)	IMGASJ7040	30	57921	57937	3311863	San Pedro	LAX	specific area	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2	S2			IUCN_DD	202	Mollusks
8771	Orcuttia californica	California Orcutt grass	PMPOA4G010	13	47232	47232	3311871	Los Alamitos	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Monocots
8775	Orcuttia californica	California Orcutt grass	PMPOA4G010	14	26503	47231	3311882	South Gate	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	804	Monocots
80561	Anniella stebbinsi	Southern California legless lizard	ARACC01060	50	A8280	110063	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	20040523	20040523	DPR-DOCKWEILER SB, CITY OF LA	None	None	G3	S3		SSC	USFS_S	203	Reptiles
98294	Anniella stebbinsi	Southern California legless lizard	ARACC01060	401	B1684	113598	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Good	N	20181222	20181222	CITY OF PALOS VERDES ESTATES	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81291	Anniella stebbinsi	Southern California legless lizard	ARACC01060	56	A9112	110947	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	20020818	20020818	CITY OF HERMOSA BEACH	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80564	Anniella stebbinsi	Southern California legless lizard	ARACC01060	53	A8283	110066	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19610304	19610304	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles

BETWEEN 5 AND 10 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
98289	Anniella stebbinsi	Southern California legless lizard	ARACC01060	58	A9114	110949	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20010422	20010422	LAX COUNTY	None	None	G3	S3		SSC	USFS_S	203	Reptiles
80565	Anniella stebbinsi	Southern California legless lizard	ARACC01060	54	A8285	110068	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19890315	19890315	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81292	Anniella stebbinsi	Southern California legless lizard	ARACC01060	57	A9113	110948	3311874	Redondo Beach	LAX	3/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19760301	19760301	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80539	Anniella stebbinsi	Southern California legless lizard	ARACC01060	1	A8262	110041	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100420	20100420	CITY OF LOS ANGELES	None	None	G3	S3		SSC	USFS_S	203	Reptiles
80562	Anniella stebbinsi	Southern California legless lizard	ARACC01060	51	A8281	110064	3311884	Venice	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19561024	19561024	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81290	Anniella stebbinsi	Southern California legless lizard	ARACC01060	55	A9105	110941	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19650702	19650702	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80563	Anniella stebbinsi	Southern California legless lizard	ARACC01060	52	A8282	110065	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	20160629	20160629	LAX COUNTY	None	None	G3	S3		SSC	USFS_S	203	Reptiles
83812	Anniella stebbinsi	Southern California legless lizard	ARACC01060	403	B1714	113629	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	20141004	20141004	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81302	Anniella stebbinsi	Southern California legless lizard	ARACC01060	64	A9121	110955	3311882	South Gate	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19390529	19390529	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
49731	Phrynosoma blainvillii	coast horned lizard	ARACF12100	764	81926	82897	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19300819	19300819	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
3059	Phrynosoma blainvillii	coast horned lizard	ARACF12100	150	2093	28066	3311872	Long Beach	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	19510317	19510317	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
6342	Phrynosoma blainvillii	coast horned lizard	ARACF12100	151	2213	28061	3311871	Los Alamitos	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19570414	19570414	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
11168	Southern Coastal Bluff Scrub	Southern Coastal Bluff Scrub	CTT31200CA	23	17053	9609	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19900901	19900901	UNKNOWN	None	None	G1	S1.1				303	Scrub

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85791	Spea hammondii	western spadefoot	AAABF02020	1046	B3948	116862	3311874	Redondo Beach	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19660425	19660425	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85868	Spea hammondii	western spadefoot	AAABF02020	1082	B4015	116931	3311873	Torrance	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	19XXXXXX	19XXXXXX	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
91445	Spea hammondii	western spadefoot	AAABF02020	1047	B3949	116863	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19580415	19580415	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
91446	Spea hammondii	western spadefoot	AAABF02020	1083	B4016	116932	3311873	Torrance	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	195903XX	195903XX	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85792	Spea hammondii	western spadefoot	AAABF02020	1048	B3951	116865	3311883	Inglewood	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19380203	19380203	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
85793	Spea hammondii	western spadefoot	AAABF02020	1049	B3953	116866	3311881	Whittier	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19560502	19560502	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
72842	Agelaius tricolor	tricolored blackbird	ABPBXB0020	774	99707	101254	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19400510	19400510	UNKNOWN	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	204	Birds
14998	Agelaius tricolor	tricolored blackbird	ABPBXB0020	275	24342	6521	3311873	Torrance	LAX	2/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	198XXXXX	198XXXXX	UNKNOWN	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	204	Birds
16810	Agelaius tricolor	tricolored blackbird	ABPBXB0020	332	39583	32179	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	198XXXXX	198XXXXX	CITY OF TORRANCE-MADRONA MARSH	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	803	Birds
21716	Athene cunicularia	burrowing owl	ABNSB10010	571	51258	51258	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	19210505	19210505	UNKNOWN	None	None	G4	S2		SSC	BLM_S; IUCN_LC; USFWS_BCC	804	Birds
6341	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	72	2238	13009	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19120622	19120622	PVT	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	203	Birds
67526	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	202	95887	97020	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19150531	19150531	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	204	Birds
67530	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	204	1965	97029	3311882	South Gate	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19100724	19100724	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	804	Birds
67527	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	203	95888	97028	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19230623	19230623	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	203	Birds
67525	Coccyzus americanus occidentalis	western yellow-billed cuckoo	ABNRB02022	201	95877	97015	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19210615	19210615	UNKNOWN	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	204	Birds
91017	Coturnicops noveboracensis	yellow rail	ABNME01010	23	A5268	106991	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19981020	19981020	UNKNOWN	None	None	G4	S2		SSC	IUCN_LC; USFS_S; USFWS_BCC	204	Birds
27021	Empidonax traillii extimus	southwestern willow flycatcher	ABPAE33043	42	1965	59152	3311882	South Gate	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	18950629	18950629	UNKNOWN	Endangered	Endangered	G5T2	S3				804	Birds
27044	Empidonax traillii extimus	southwestern willow flycatcher	ABPAE33043	43	51258	59153	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	18940520	18940520	UNKNOWN	Endangered	Endangered	G5T2	S3				804	Birds
38475	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	34	1865	21796	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20120514	20120514	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
89819	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	891	71336	72239	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20120522	20060421	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
3041	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	35	1722	25112	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1980XXXX	1980XXXX	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		804	Birds
89899	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1045	1700	119808	3311874	Redondo Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19041015	19041015	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		804	Birds
89805	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1037	B6682	119742	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20190301	20190301	CITY OF ROLLING HILLS ESTATES	Threatened	None	G4G5T3Q	S2		SSC		202	Birds
89825	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	1038	B6698	119755	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Excellent	N	20190708	20190708	CITY OF LOS ANGELES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38458	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	31	15982	29841	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20120605	20120605	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38473	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	30	1686	29840	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20180618	20180618	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds

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38456	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	33	1805	25114	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1980XXXX	1980XXXX	UNKNOWN	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38476	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	450	24341	6520	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20200128	20200128	DOD-NAVY	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38457	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	892	71337	72240	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	199311XX	199311XX	CITY OF PALOS VERDES ESTATES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
38474	Polioptila californica californica	coastal California gnatcatcher	ABPBJ08081	108	1741	29842	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Excellent	N	20180518	20180518	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
52992	Riparia riparia	bank swallow	ABPAU08010	3	84452	85481	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19190629	19190629	CITY OF LONG BEACH, UNKNOWN	None	Threatened	G5	S3			BLM_S; IUCN_LC	204	Birds
52677	Riparia riparia	bank swallow	ABPAU08010	102	84233	85259	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1921XXXX	1921XXXX	UNKNOWN	None	Threatened	G5	S3			BLM_S; IUCN_LC	204	Birds
9846	Sternula antillarum browni	California least tern	ABNNM08103	78	1942	14719	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19770803	19770803	CITY OF LOS ANGELES	Endangered	Endangered	G4T2T3Q	S2		FP		202	Birds
13458	Sternula antillarum browni	California least tern	ABNNM08103	16	2005	25695	3311873	Torrance	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	1987XXXX	19850731	PVT	Endangered	Endangered	G4T2T3Q	S2		FP		204	Birds
13459	Sternula antillarum browni	California least tern	ABNNM08103	63	2008	25657	3311863	San Pedro	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19960801	19960801	DOD-NAVY	Endangered	Endangered	G4T2T3Q	S2		FP		204	Birds
62547	Vireo bellii pusillus	least Bell's vireo	ABPBW01114	561	91988	93062	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	18950523	18950523	UNKNOWN	Endangered	Endangered	G5T2	S3				204	Birds
62625	Streptocephalus woottoni	Riverside fairy shrimp	ICBRA07010	67	39583	93129	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	201007XX	2003XXXX	CITY OF TORRANCE	Endangered	None	G1G2	S2			IUCN_EN	803	Crustaceans
63137	Streptocephalus woottoni	Riverside fairy shrimp	ICBRA07010	57	92005	93077	3311884	Venice	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	2005XXXX	2005XXXX	PVT	Endangered	None	G1G2	S2			IUCN_EN	204	Crustaceans
12667	Aphanisma blitoides	aphanisma	PDCHE02010	5	17565	11724	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	193004XX	193004XX	UNKNOWN	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	804	Dicots
73408	Aphanisma blitoides	aphanisma	PDCHE02010	76	A0142	101704	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20150127	20150127	CITY OF RANCHO PALOS VERDES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
73167	Aphanisma blitoides	aphanisma	PDCHE02010	31	41675	41675	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20150105	20150105	CITY OF RANCHO PALOS VERDES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
42902	Aphanisma blitoides	aphanisma	PDCHE02010	49	1700	76663	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	804	Dicots
73158	Aphanisma blitoides	aphanisma	PDCHE02010	1	37104	12882	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20150109	20150109	PVT, OTHERS	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	102	Dicots
42882	Aphanisma blitoides	aphanisma	PDCHE02010	51	75752	76767	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20090405	20090405	CITY OF PALOS VERDES ESTATES	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	104	Dicots
89300	Astragalus hornii var. hornii	Horn's milk-vetch	PDFAB0F421	28	B4592	117528	3311871	Los Alamitos	ORA	5 miles	Extirpated	Natural/Native occurrence	None	N	189607XX	189607XX	UNKNOWN	None	None	GUT1	S1	1B.1		BLM_S	104	Dicots
76566	Astragalus tener var. titi	coastal dunes milk-vetch	PDFAB0F8R2	4	23784	42744	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19030412	19030412	UNKNOWN	Endangered	Endangered	G2T1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
71940	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	102	99025	100548	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20120601	20120601	CITY OF PALOS VERDES ESTATES	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
41001	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	56	23782	74608	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	804	Dicots
71941	Atriplex coulteri	Coulter's saltbush	PDCHE040E0	103	99026	100549	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19020515	19020515	UNKNOWN	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	104	Dicots
98291	Atriplex pacifica	south coast saltscale	PDCHE041C0	119	B1438	113346	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20141230	20141230	UNKNOWN	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	103	Dicots
11470	Atriplex pacifica	south coast saltscale	PDCHE041C0	8	1700	759	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19031015	19031015	UNKNOWN	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	804	Dicots
83561	Atriplex pacifica	south coast saltscale	PDCHE041C0	3	34590	12350	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	2006XXXX	2006XXXX	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98292	Atriplex pacifica	south coast saltscale	PDCHE041C0	120	B1439	113347	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20090702	20090702	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98293	Atriplex pacifica	south coast saltscale	PDCHE041C0	121	B1440	113348	3311863	San Pedro	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20090326	20090326	CITY OF RANCHO PALOS VERDES	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	101	Dicots

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11471	Atriplex parishii	Parish's brittlescale	PDCHE041D0	9	1700	1401	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; USFS_S	804	Dicots
2413	Atriplex parishii	Parish's brittlescale	PDCHE041D0	5	23782	7795	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; USFS_S	804	Dicots
11779	Atriplex serenana var. davidsonii	Davidson's saltscale	PDCHE041T1	3	34592	253	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19060602	19060602	UNKNOWN	None	None	G5T1	S1	1B.2		SB_CalBG/RSABG	804	Dicots
13033	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	30	28742	30040	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	190507XX	190507XX	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
854	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	21	35373	30109	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19971010	19320628	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
98326	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	109	B2305	114229	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	201607XX	201607XX	LAX COUNTY	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
69261	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	81	77193	78129	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20140703	20140703	PVT	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
55083	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	86	86323	87362	3311883	Inglewood	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20110906	20110906	PVT?	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	101	Dicots
855	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	22	35374	30110	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19971010	19340816	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
69213	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	43	97121	34585	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20100930	20100930	CITY OF TORRANCE-MADRONA MARSH	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
69236	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	95	97136	98383	3311882	South Gate	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19301104	19301104	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	104	Dicots
9818	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	25	35371	29314	3311872	Long Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1932XXXX	1932XXXX	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	803	Dicots
84299	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	37	35368	30042	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	2008XXXX	2008XXXX	DOD-NAVY, CITY OF LOS ANGELES	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	103	Dicots
2676	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	31	28743	30041	3311883	Inglewood	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	19971019	19330922	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	104	Dicots
55082	Centromadia parryi ssp. australis	southern tarplant	PDAST4R0P4	85	86322	87361	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20090713	20090713	LAX COUNTY-DPW	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	102	Dicots
83456	Centromadia pungens ssp. laevis	smooth tarplant	PDAST4R0R4	143	34592	113213	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19200420	19200420	UNKNOWN	None	None	G3G4T2	S2	1B.1		SB_CalBG/RSABG	804	Dicots
46456	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	20	79025	47545	3311884	Venice	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20100513	20100513	CITY OF MANHATTAN BEACH	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	101	Dicots
73813	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	36	A0653	102210	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20010513	20010513	UNKNOWN	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
73814	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	PDAST20095	37	A0655	102212	3311884	Venice	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19860401	19860401	UNKNOWN	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
12876	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	PDSCR0J0C2	13	26479	6167	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1980XXXX	19010525	UNKNOWN	Endangered	Endangered	G4?T1	S1	1B.2		BLM_S; SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
43405	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	PDSCR0J0C2	12	35371	34952	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1932XXXX	1932XXXX	UNKNOWN	Endangered	Endangered	G4?T1	S1	1B.2		BLM_S; SB_CalBG/RSABG; SB_CRES; SB_SBBG	803	Dicots
82917	Crossosoma californicum	Catalina crossosoma	PDCRO02020	20	58910	58946	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20090416	20090416	CITY OF RPV, PVT	None	None	G3	S3	1B.2		SB_CalBG/RSABG	102	Dicots

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26866	Crossosoma californicum	Catalina crossosoma	PDCRO02020	19	58899	58935	3311863	San Pedro	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	19960301	19960301	CITY OF RANCHO PALOS VERDES	None	None	G3	S3	1B.2		SB_CalBG/RSABG	101	Dicots
12352	Dithyrea maritima	beach spectaclepod	PDBRA10020	2	1655	20545	3311874	Redondo Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19980701	19020525	UNKNOWN	None	Threatened	G1	S1	1B.1		SB_SBBG	104	Dicots
12350	Dithyrea maritima	beach spectaclepod	PDBRA10020	3	1557	20552	3311884	Venice	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19980701	19340509	UNKNOWN	None	Threatened	G1	S1	1B.1		SB_SBBG	804	Dicots
56650	Dudleya virens ssp. insularis	island green dudleya	PDCRA040S2	3	17598	47066	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100507	20100507	PVT, UNKNOWN	None	None	G3?T3	S3	1B.2			102	Dicots
19069	Dudleya virens ssp. insularis	island green dudleya	PDCRA040S2	20	47105	47105	3311863	San Pedro	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19460612	19460612	UNKNOWN	None	None	G3?T3	S3	1B.2			104	Dicots
66849	Eryngium aristulatum var. parishii	San Diego button-celery	PDAPI0Z042	120	95346	96484	3311884	Venice	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19010720	19010720	UNKNOWN	Endangered	Endangered	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
71543	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	67	17565	100201	3311874	Redondo Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19310326	19310326	UNKNOWN	None	None	G4T1	S1	1B.1		SB_CalBG/RSABG; USFS_S	804	Dicots
71544	Horkelia cuneata var. puberula	mesa horkelia	PDROS0W045	68	1557	100202	3311884	Venice	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19320424	19320424	UNKNOWN	None	None	G4T1	S1	1B.1		SB_CalBG/RSABG; USFS_S	804	Dicots
74754	Isocoma menziesii var. decumbens	decumbent goldenbush	PDAST57091	101	26479	103371	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	18970817	18970817	UNKNOWN	None	None	G3G5T2T3	S2	1B.2		BLM_S; SB_CRES	804	Dicots
12773	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	25	23784	25094	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19010410	19010410	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
48671	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	81	80349	81881	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19620327	19620327	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
48672	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	83	1557	81892	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19300120	19300120	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
48899	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	80	80900	81879	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19730615	19730615	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	104	Dicots
48515	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	26	80779	24245	3311873	Torrance	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19170411	19170411	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
83887	Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	PDSOL0G0N0	6	99959	101506	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20180304	20180304	CITY OF PALOS VERDES ESTATES	None	None	G5T1Q	S1	3.1			102	Dicots
73147	Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	PDSOL0G0N0	4	55709	55725	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20140801	20140801	CITY OF RANCHO PALOS VERDES	None	None	G5T1Q	S1	3.1			102	Dicots
47945	Nama stenocarpa	mud nama	PDHYD0A0H0	21	80349	81336	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	192407XX	192407XX	UNKNOWN	None	None	G4G5	S1S2	2B.2			804	Dicots
19202	Navarretia fossalis	spreading navarretia	PDPLM0C080	40	28742	47436	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19060719	19060719	UNKNOWN	Threatened	None	G2	S2	1B.1		SB_CalBG/RSABG; SB_CRES	804	Dicots
66641	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	14	47545	47955	3311884	Venice	LAX	3/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19440415	19440415	UNKNOWN	None	None	G2	S2	1B.2			104	Dicots
19517	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	10	39864	47944	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	188205XX	188205XX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
19518	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	11	26503	47952	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	189505XX	189505XX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
19519	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	12	1965	47953	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1882XXXX	1882XXXX	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
51664	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	13	83433	47954	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19630508	19630508	UNKNOWN	None	None	G2	S2	1B.2			104	Dicots
50768	Navarretia prostrata	prostrate vernal pool navarretia	PDPLM0C0Q0	33	28742	83691	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19060719	19060719	UNKNOWN	None	None	G2	S2	1B.2			804	Dicots
12945	Nemacaulis denudata var. denudata	coast woolly-heads	PDPGN0G011	21	27996	22217	3311863	San Pedro	LAX	3/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1905XXXX	1905XXXX	UNKNOWN	None	None	G3G4T2	S2	1B.2		SB_CalBG/RSABG; SB_CRES	104	Dicots
20047	Pentachaeta lyonii	Lyon's pentachaeta	PDAST6X060	2	34591	48785	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1994XXXX	188407XX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots

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20014	Pentachaeta lyonii	Lyon's pentachaeta	PDAST6X060	7	39864	48741	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
60622	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	3	90351	1726	3311882	South Gate	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19230319	19230319	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	104	Dicots
11469	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	4	1700	757	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	18970320	18970320	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
60649	Phacelia stellaris	Brand's star phacelia	PDHYD0C510	15	1557	91447	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19320424	19320424	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
20092	Suaeda esteroa	estuary seablite	PDCHE0P0D0	17	34592	48871	3311863	San Pedro	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19040906	19040906	UNKNOWN	None	None	G3	S2	1B.2			804	Dicots
46086	Symphyotrichum defoliatum	San Bernardino aster	PDASTE80C0	76	78718	79628	3311872	Long Beach	LAX	1/10 mile	Extirpated	Natural/Native occurrence	None	N	19320707	19320707	UNKNOWN	None	None	G2	S2	1B.2		SB_CalBG/RSABG; SB_CRES; USFS_S	104	Dicots
48583	Symphyotrichum defoliatum	San Bernardino aster	PDASTE80C0	28	80779	60571	3311873	Torrance	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19301018	19301018	UNKNOWN	None	None	G2	S2	1B.2		SB_CalBG/RSABG; SB_CRES; USFS_S	804	Dicots
15548	Southern Dune Scrub	Southern Dune Scrub	CTT21330CA	1	1534	26328	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1983XXXX	1983XXXX	CITY OF LOS ANGELES	None	None	G1	S1.1				804	Dune
6336	Siphateles bicolor mohavensis	Mohave tui chub	AFCJB1303H	5	1666	28635	3311873	Torrance	LAX	1/5 mile	Extirpated	Transplant Outside of Native Hab./Range	None	N	1976XXXX	1976XXXX	LAX COUNTY	Endangered	Endangered	G4T1	S1		FP	AFS_EN	204	Fish
89429	Bombus crotchii	Crotch bumble bee	IIHYM24480	314	B6396	119453	3311863	San Pedro	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20170715	20170715	CITY OF LOS ANGELES	None	Candidate Endangered	G2	S2			IUCN_EN	204	Insects
69993	Bombus crotchii	Crotch bumble bee	IIHYM24480	165	1557	98995	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19380706	19380706	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
70236	Bombus crotchii	Crotch bumble bee	IIHYM24480	166	97654	98996	3311873	Torrance	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19380710	19380710	PVT	None	Candidate Endangered	G2	S2			IUCN_EN	204	Insects
86842	Bombus crotchii	Crotch bumble bee	IIHYM24480	241	34591	118094	3311863	San Pedro	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20010324	20010324	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69994	Bombus crotchii	Crotch bumble bee	IIHYM24480	167	27997	98997	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19670228	19670228	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69991	Bombus crotchii	Crotch bumble bee	IIHYM24480	162	1722	98991	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19530502	19530502	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
69992	Bombus crotchii	Crotch bumble bee	IIHYM24480	163	28742	98992	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19170526	19170526	UNKNOWN	None	Candidate Endangered	G2	S2			IUCN_EN	804	Insects
97138	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	2	B8182	14453	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	202206XX	202206XX	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	203	Insects
97303	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	4	B8183	22614	3311884	Venice	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	194904XX	194904XX	UNKNOWN	None	None	G1G2	S1S2			IUCN_VU	204	Insects
97283	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	3	1563	22616	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1987XXXX	19860616	LADWP	None	None	G1G2	S1S2			IUCN_VU	203	Insects
97352	Brennania belkini	Belkin's dune tabanid fly	IIDIP17010	5	28742	121299	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19580630	19580630	UNKNOWN	None	None	G1G2	S1S2			IUCN_VU	804	Insects
17759	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	11	36918	758	3311874	Redondo Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY	None	None	G5T2	S2				203	Insects
13460	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	13	2010	12878	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	UNKNOWN	None	None	G5T2	S2				204	Insects
27757	Cicindela hirticollis gravida	sandy beach tiger beetle	IICOL02101	35	60079	60115	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19370307	19370307	DPR-DOCKWEILER SB	None	None	G5T2	S2				203	Insects
94041	Cicindela latesignata	western beach tiger beetle	IICOL02110	5	60935	121049	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	189508XX	UNKNOWN	None	None	G2G3	S1				803	Insects
94040	Cicindela latesignata	western beach tiger beetle	IICOL02110	3	B7893	121048	3311863	San Pedro	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	1979XXXX	19071006	UNKNOWN	None	None	G2G3	S1				204	Insects
16890	Cicindela senilis frosti	senile tiger beetle	IICOL02121	4	1609	22657	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY-MANHATTAN BEACH	None	None	G2G3T1T3	S1				203	Insects
28164	Coelus globosus	globose dune beetle	IICOL4A010	16	59331	60666	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19730830	19730830	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	803	Insects
71244	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	409	98324	99745	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19851103	19851103	CITY OF TORRANCE	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
70162	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	297	33186	2683	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	202201XX	20001207	PVT	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
3896	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	218	17190	12042	3311872	Long Beach	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	202111XX	19981108	CITY OF LONG BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	201	Insects

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97957	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	385	97766	99151	3311872	Long Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	202201XX	200811XX	CITY OF LONG BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	204	Insects
70131	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	383	97758	99136	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	202111XX	201411XX	PVT-CHEVRON	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	204	Insects
97998	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	431	B8250	121319	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20220116	20220116	CITY OF HERMOSA BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	202	Insects
10387	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	298	33187	2682	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20220102	20220102	CITY OF REDONDO BEACH	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	202	Insects
70163	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	384	97762	99141	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	202201XX	200811XX	CITY OF LOS ANGELES	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
19487	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	IILEPP2012	339	47888	47888	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	197X12XX	197X12XX	CITY OF EL SEGUNDO	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
27967	Eugnosta busckana	Busck's gallmoth	IILEM2X090	4	1534	60416	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19581119	19581119	CITY OF LOS ANGELES	None	None	G1G3	S2S3				804	Insects
36881	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	4	70052	70908	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	2007XXXX	2007XXXX	CITY OF TORRANCE	Endangered	None	G5T1	S1				204	Insects
36197	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	3	69867	70689	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1990XXXX	1990XXXX	UNKNOWN, PVT	Endangered	None	G5T1	S1				204	Insects
13429	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	2	1586	23047	3311884	Venice	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Good	N	20050818	20050818	PVT-CHEVRON	Endangered	None	G5T1	S1				204	Insects
8881	Euphilotes allyni	El Segundo blue butterfly	IILEPG201B	1	1535	14469	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Fair	N	20050813	20050813	CITY OF LA-LA/EL SEGUNDO DUNES	Endangered	None	G5T1	S1				802	Insects
17742	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	10	1838	23017	3311863	San Pedro	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1983XXXX	PVT	Endangered	None	G5T1	S1				203	Insects
3049	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	16	1823	23009	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1981XXXX	PVT-S&S CONSTRUCTION CO	Endangered	None	G5T1	S1				204	Insects
13437	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	6	1753	23022	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	PVT	Endangered	None	G5T1	S1				204	Insects
7231	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	2	1696	23026	3311874	Redondo Beach	LAX	80 meters	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	CITY OF RANCHO PALOS VERDES	Endangered	None	G5T1	S1				201	Insects
90489	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	19	B7047	65114	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	200103XX	200103XX	UNKNOWN	Endangered	None	G5T1	S1				204	Insects
3039	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	1	1687	23027	3311874	Redondo Beach	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1976XXXX	PVT	Endangered	None	G5T1	S1				204	Insects
13435	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	5	1725	23023	3311874	Redondo Beach	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	198605XX	198605XX	PVT-FILIORUM CORP	Endangered	None	G5T1	S1				204	Insects
101199	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	18	25610	5484	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Excellent	Y	20010427	20010427		Endangered	None	G5T1	S1				999	Insects
7230	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	3	1665	23025	3311874	Redondo Beach	LAX	80 meters	Extirpated	Natural/Native occurrence	None	N	1988XXXX	1979XXXX	PVT-RANCHO PALOS VERDES	Endangered	None	G5T1	S1				201	Insects

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17741	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	4	1861	23024	3311863	San Pedro	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1983XXXX	PVT, CITY OF RPV, LAX COUNTY	Endangered	None	G5T1	S1				203	Insects
13442	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	9	1822	23019	3311863	San Pedro	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1982XXXX	PVT-PALOS VERDES PROPERTIES	Endangered	None	G5T1	S1				204	Insects
13439	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	IILEPG402A	8	1771	23020	3311873	Torrance	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1981XXXX	PVT-FILIORUM CORP	Endangered	None	G5T1	S1				204	Insects
55632	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	8	60935	87727	3311872	Long Beach	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2G4	S1				803	Insects
101201	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	1	72493	2504	3311861	Seal Beach	ORA	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	19980711	19980711		None	None	G2G4	S1				999	Insects
55631	Habroscelimorpha gabbii	western tidal-flat tiger beetle	IICOL02080	6	39864	87726	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2G4	S1				804	Insects
8882	Onychobaris langei	Lange's El Segundo Dune weevil	IICOL4W010	1	1535	13171	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19380928	19380928	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
8883	Pelochrista hennei	Henne's eucosman moth	IILEM0R390	1	1535	14461	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1984XXXX	1984XXXX	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
101444	Rhaphiomidas terminatus terminatus	El Segundo flower-loving fly	IIDIP05022	1	65035	65118	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	Y	200107XX	200107XX		None	None	G1T1	S1				999	Insects
27908	Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	IICOL51021	2	59331	14454	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19540312	19540312	PVT-LAX AIRPORT, CITY OF LA	None	None	G1T1	S1				803	Insects
32206	Eumops perotis californicus	western mastiff bat	AMACD02011	65	66308	66394	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19870401	19870401	UNKNOWN	None	None	G4G5T4	S3S4		SSC	BLM_S	204	Mammals
32819	Eumops perotis californicus	western mastiff bat	AMACD02011	168	23783	66526	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19290722	19290722	UNKNOWN	None	None	G4G5T4	S3S4		SSC	BLM_S	204	Mammals
34408	Lasionycteris noctivagans	silver-haired bat	AMACC02010	50	68566	68930	3311872	Long Beach	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	19861118	19861118	UNKNOWN	None	None	G3G4	S3S4			IUCN_LC	201	Mammals
34406	Lasionycteris noctivagans	silver-haired bat	AMACC02010	48	68564	68928	3311871	Los Alamitos	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19780222	19780222	UNKNOWN	None	None	G3G4	S3S4			IUCN_LC	204	Mammals
26929	Microtus californicus stephensi	south coast marsh vole	AMAFF11035	2	1722	58981	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19570414	19570414	UNKNOWN	None	None	G5T2T3	S2		SSC		804	Mammals
10411	Neotoma lepida intermedia	San Diego desert woodrat	AMAFF08041	11	33547	29698	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	19910826	19910826	UNKNOWN	None	None	G5T3T4	S3S4		SSC		203	Mammals
34238	Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	15	68461	68716	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19851018	19851018	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	204	Mammals
34208	Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	16	28742	68717	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19941018	19941018	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
27335	Nyctinomops macrotis	big free-tailed bat	AMACD04020	5	27997	59564	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19831007	19831007	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
16820	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	2	39858	34860	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	193806XX	193806XX	UNKNOWN	Endangered	None	G5T2	S2		SSC		203	Mammals
6307	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	3	39864	34866	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	186510XX	186510XX	UNKNOWN	Endangered	None	G5T2	S2		SSC		804	Mammals
16819	Perognathus longimembris pacificus	Pacific pocket mouse	AMAFD01042	1	39854	34856	3311874	Redondo Beach	LAX	3/5 mile	Extirpated	Natural/Native occurrence	None	N	19310905	19310905	UNKNOWN	Endangered	None	G5T2	S2		SSC		204	Mammals
27043	Taxidea taxus	American badger	AMAJF04010	291	51258	57504	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
92736	Glyptostoma gabrielense	San Gabriel chestnut	IMGASB1010	19	B5925	118937	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19530522	19530522	UNKNOWN	None	None	G2	S3				204	Mollusks

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
87570	Glyptostoma gabrielense	San Gabriel chestnut	IMGASB1010	23	34591	118949	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19XXXXXX	19XXXXXX	UNKNOWN	None	None	G2	S3				804	Mollusks
87822	Gonidea angulata	western ridged mussel	IMBIV19010	153	B6054	119087	3411812	Los Angeles	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1993XXXX	XXXXXXXX	UNKNOWN	None	None	G3	S2			IUCN_VU	203	Mollusks
53803	Tryonia imitator	mimic tryonia (=California brackishwater snail)	IMGASJ7040	42	85175	86194	3311873	Torrance	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20071205	20071205	CITY OF LOS ANGELES	None	None	G2	S2			IUCN_DD	204	Mollusks
26237	Tryonia imitator	mimic tryonia (=California brackishwater snail)	IMGASJ7040	30	57921	57937	3311863	San Pedro	LAX	specific area	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2	S2			IUCN_DD	202	Mollusks
8771	Orcuttia californica	California Orcutt grass	PMPOA4G010	13	47232	47232	3311871	Los Alamitos	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Monocots
8775	Orcuttia californica	California Orcutt grass	PMPOA4G010	14	26503	47231	3311882	South Gate	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	804	Monocots
72041	Orcuttia californica	California Orcutt grass	PMPOA4G010	12	1899	22413	3311883	Inglewood	LAX	2/5 mile	Extirpated	Natural/Native occurrence	None	N	1976XXXX	19630508	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Monocots
46733	Anniella stebbinsi	Southern California legless lizard	ARACC01060	16	79246	80225	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	20090222	20090222	PVT	None	None	G3	S3		SSC	USFS_S	201	Reptiles
81300	Anniella stebbinsi	Southern California legless lizard	ARACC01060	61	A9118	110952	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20110515	20110515	CITY OF TORRANCE	None	None	G3	S3		SSC	USFS_S	201	Reptiles
80561	Anniella stebbinsi	Southern California legless lizard	ARACC01060	50	A8280	110063	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	20040523	20040523	DPR-DOCKWEILER SB, CITY OF LA	None	None	G3	S3		SSC	USFS_S	203	Reptiles
98294	Anniella stebbinsi	Southern California legless lizard	ARACC01060	401	B1684	113598	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Good	N	20181222	20181222	CITY OF PALOS VERDES ESTATES	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81291	Anniella stebbinsi	Southern California legless lizard	ARACC01060	56	A9112	110947	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	20020818	20020818	CITY OF HERMOSA BEACH	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80564	Anniella stebbinsi	Southern California legless lizard	ARACC01060	53	A8283	110066	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19610304	19610304	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
98289	Anniella stebbinsi	Southern California legless lizard	ARACC01060	58	A9114	110949	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20010422	20010422	LAX COUNTY	None	None	G3	S3		SSC	USFS_S	203	Reptiles
80565	Anniella stebbinsi	Southern California legless lizard	ARACC01060	54	A8285	110068	3311884	Venice	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19890315	19890315	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81292	Anniella stebbinsi	Southern California legless lizard	ARACC01060	57	A9113	110948	3311874	Redondo Beach	LAX	3/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19760301	19760301	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80539	Anniella stebbinsi	Southern California legless lizard	ARACC01060	1	A8262	110041	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100420	20100420	CITY OF LOS ANGELES	None	None	G3	S3		SSC	USFS_S	203	Reptiles
80562	Anniella stebbinsi	Southern California legless lizard	ARACC01060	51	A8281	110064	3311884	Venice	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19561024	19561024	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81290	Anniella stebbinsi	Southern California legless lizard	ARACC01060	55	A9105	110941	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19650702	19650702	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
80563	Anniella stebbinsi	Southern California legless lizard	ARACC01060	52	A8282	110065	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	20160629	20160629	LAX COUNTY	None	None	G3	S3		SSC	USFS_S	203	Reptiles
98290	Anniella stebbinsi	Southern California legless lizard	ARACC01060	59	A9115	110950	3311873	Torrance	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19680707	19680707	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81301	Anniella stebbinsi	Southern California legless lizard	ARACC01060	63	A9120	110954	3311883	Inglewood	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	19571028	19571028	UNKNOWN	None	None	G3	S3		SSC	USFS_S	203	Reptiles
83812	Anniella stebbinsi	Southern California legless lizard	ARACC01060	403	B1714	113629	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Poor	N	20141004	20141004	PVT	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81302	Anniella stebbinsi	Southern California legless lizard	ARACC01060	64	A9121	110955	3311882	South Gate	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19390529	19390529	UNKNOWN	None	None	G3	S3		SSC	USFS_S	204	Reptiles
81299	Anniella stebbinsi	Southern California legless lizard	ARACC01060	60	A9117	110951	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20121207	20121207	UNKNOWN	None	None	G3	S3		SSC	USFS_S	201	Reptiles
3046	Phrynosoma blainvillii	coast horned lizard	ARACF12100	207	1796	28018	3311873	Torrance	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
49731	Phrynosoma blainvillii	coast horned lizard	ARACF12100	764	81926	82897	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19300819	19300819	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
3059	Phrynosoma blainvillii	coast horned lizard	ARACF12100	150	2093	28066	3311872	Long Beach	LAX	1/5 mile	Extirpated	Natural/Native occurrence	None	N	19510317	19510317	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles

10 MILE

Object ID	Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
6342	Phrynosoma blainvillii	coast horned lizard	ARACF12100	151	2213	28061	3311871	Los Alamitos	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19570414	19570414	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
3057	Phrynosoma blainvillii	coast horned lizard	ARACF12100	152	2079	28063	3311882	South Gate	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
3054	Phrynosoma blainvillii	coast horned lizard	ARACF12100	130	1965	28078	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19520415	19520415	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	804	Reptiles
11168	Southern Coastal Bluff Scrub	Southern Coastal Bluff Scrub	CTT31200CA	23	17053	9609	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19900901	19900901	UNKNOWN	None	None	G1	S1.1				303	Scrub

10 MILE UNIQUE

Object ID	Scientific Name	Common Name	Taxon Group	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
85791	Spea hammondii	western spadefoot	Amphibians	AAABF02020	1046	B3948	116862	3311874	Redondo Beach	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19660425	19660425	UNKNOWN	None	None	G2G3	S3S4		SSC	BLM_S; IUCN_NT	204	Amphibians
72842	Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	774	99707	101254	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19400510	19400510	UNKNOWN	None	Threatened	G1G2	S2		SSC	BLM_S; IUCN_EN; USFWS_BCC	204	Birds
21716	Athene cunicularia	burrowing owl	Birds	ABNSB10010	571	51258	51258	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	19210505	19210505	UNKNOWN	None	None	G4	S2		SSC	BLM_S; IUCN_LC; USFWS_BCC	804	Birds
6341	Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	72	2238	13009	3311871	Los Alamitos	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	19120622	19120622	PVT	Threatened	Endangered	G5T2T3	S1			BLM_S; USFS_S	203	Birds
91017	Coturnicops noveboracensis	yellow rail	Birds	ABNME01010	23	A5268	106991	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19981020	19981020	UNKNOWN	None	None	G4	S2		SSC	IUCN_LC; USFS_S; USFWS_BCC	204	Birds
27021	Empidonax traillii extimus	southwestern willow flycatcher	Birds	ABPAE33043	42	1965	59152	3311882	South Gate	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	18950629	18950629	UNKNOWN	Endangered	Endangered	G5T2	S3				804	Birds
38475	Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	34	1865	21796	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20120514	20120514	CITY OF RANCHO PALOS VERDES	Threatened	None	G4G5T3Q	S2		SSC		203	Birds
52992	Riparia riparia	bank swallow	Birds	ABPAU08010	3	84452	85481	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19190629	19190629	CITY OF LONG BEACH, UNKNOWN	None	Threatened	G5	S3			BLM_S; IUCN_LC	204	Birds
9846	Sternula antillarum browni	California least tern	Birds	ABNNM08103	78	1942	14719	3311873	Torrance	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19770803	19770803	CITY OF LOS ANGELES	Endangered	Endangered	G4T2T3Q	S2		FP		202	Birds
62547	Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	561	91988	93062	3311882	South Gate	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	18950523	18950523	UNKNOWN	Endangered	Endangered	G5T2	S3				204	Birds
62625	Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	67	39583	93129	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	201007XX	2003XXXX	CITY OF TORRANCE	Endangered	None	G1G2	S2			IUCN_EN	803	Crustaceans
12667	Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	5	17565	11724	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	193004XX	193004XX	UNKNOWN	None	None	G3G4	S2	1B.2		SB_CRES; SB_SBBG	804	Dicots
89300	Astragalus hornii var. hornii	Horn's milk-vetch	Dicots	PDFAB0F421	28	B4592	117528	3311871	Los Alamitos	ORA	5 miles	Extirpated	Natural/Native occurrence	None	N	189607XX	189607XX	UNKNOWN	None	None	GUT1	S1	1B.1		BLM_S	104	Dicots
76566	Astragalus tener var. titi	coastal dunes milk-vetch	Dicots	PDFAB0F8R2	4	23784	42744	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19030412	19030412	UNKNOWN	Endangered	Endangered	G2T1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
71940	Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	102	99025	100548	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20120601	20120601	CITY OF PALOS VERDES ESTATES	None	None	G3	S1S2	1B.2		SB_CalBG/RSABG; SB_CRES	102	Dicots
98291	Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	119	B1438	113346	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20141230	20141230	UNKNOWN	None	None	G4	S2	1B.2		SB_CalBG/RSABG; SB_CRES	103	Dicots
11471	Atriplex parishii	Parish's brittlescale	Dicots	PDCHE041D0	9	1700	1401	3311874	Redondo Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; USFS_S	804	Dicots
11779	Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	PDCHE041T1	3	34592	253	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19060602	19060602	UNKNOWN	None	None	G5T1	S1	1B.2		SB_CalBG/RSABG	804	Dicots
13033	Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	30	28742	30040	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	190507XX	190507XX	UNKNOWN	None	None	G3T2	S2	1B.1		SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
83456	Centromadia pungens ssp. laevis	smooth tarplant	Dicots	PDAST4R0R4	143	34592	113213	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19200420	19200420	UNKNOWN	None	None	G3G4T2	S2	1B.1		SB_CalBG/RSABG	804	Dicots
46456	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	20	79025	47545	3311884	Venice	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20100513	20100513	CITY OF MANHATTAN BEACH	None	None	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	101	Dicots
12876	Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	PDSCR0J0C2	13	26479	6167	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1980XXXX	19010525	UNKNOWN	Endangered	Endangered	G4?T1	S1	1B.2		BLM_S; SB_CalBG/RSABG; SB_CRES; SB_SBBG	804	Dicots
82917	Crossosoma californicum	Catalina crossosoma	Dicots	PDCRO02020	20	58910	58946	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20090416	20090416	CITY OF RPV, PVT	None	None	G3	S3	1B.2		SB_CalBG/RSABG	102	Dicots
12352	Dithyrea maritima	beach spectaclepod	Dicots	PDBRA10020	2	1655	20545	3311874	Redondo Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19980701	19020525	UNKNOWN	None	Threatened	G1	S1	1B.1		SB_SBBG	104	Dicots
56650	Dudleya virens ssp. insularis	island green dudleya	Dicots	PDCRA040S2	3	17598	47066	3311863	San Pedro	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100507	20100507	PVT, UNKNOWN	None	None	G3?T3	S3	1B.2			102	Dicots
66849	Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	PDAPI0Z042	120	95346	96484	3311884	Venice	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19010720	19010720	UNKNOWN	Endangered	Endangered	G5T1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Dicots
71543	Horkelia cuneata var. puberula	mesa horkelia	Dicots	PDROS0W045	67	17565	100201	3311874	Redondo Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19310326	19310326	UNKNOWN	None	None	G4T1	S1	1B.1		SB_CalBG/RSABG; USFS_S	804	Dicots
74754	Isocoma menziesii var. decumbens	decumbent goldenbush	Dicots	PDAST57091	101	26479	103371	3311872	Long Beach	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	18970817	18970817	UNKNOWN	None	None	G3G5T2T3	S2	1B.2		BLM_S; SB_CRES	804	Dicots
12773	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	25	23784	25094	3311883	Inglewood	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19010410	19010410	UNKNOWN	None	None	G4T2	S2	1B.1		BLM_S; SB_CalBG/RSABG; SB_SBBG	804	Dicots
83887	Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	Dicots	PDSOL0G0N0	6	99959	101506	3311874	Redondo Beach	LAX	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20180304	20180304	CITY OF PALOS VERDES ESTATES	None	None	G5T1Q	S1	3.1			102	Dicots
47945	Nama stenocarpa	mud nama	Dicots	PDHYD0A0H0	21	80349	81336	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	192407XX	192407XX	UNKNOWN	None	None	G4G5	S1S2	2B.2			804	Dicots
19202	Navarretia fossalis	spreading navarretia	Dicots	PDPLM0C080	40	28742	47436	3311883	Inglewood	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	19060719	19060719	UNKNOWN	Threatened	None	G2	S2	1B.1		SB_CalBG/RSABG; SB_CRES	804	Dicots
66641	Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	14	47545	47955	3311884	Venice	LAX	3/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19440415	19440415	UNKNOWN	None	None	G2	S2	1B.2			104	Dicots

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Object ID	Scientific Name	Common Name	Taxon Group	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
12945	Nemacaulis denudata var. denudata	coast woolly-heads	Dicots	PDPGN0G011	21	27996	22217	3311863	San Pedro	LAX	3/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1905XXXX	1905XXXX	UNKNOWN	None	None	G3G4T2	S2	1B.2		SB_CalBG/RSABG; SB_CRES	104	Dicots
20047	Pentachaeta lyonii	Lyon's pentachaeta	Dicots	PDAST6X060	2	34591	48785	3311863	San Pedro	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	1994XXXX	188407XX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG	804	Dicots
60622	Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	3	90351	1726	3311882	South Gate	LAX	1/5 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19230319	19230319	UNKNOWN	None	None	G1	S1	1B.1		SB_CalBG/RSABG	104	Dicots
20092	Suaeda esteroa	estuary seablite	Dicots	PDCHE0P0D0	17	34592	48871	3311863	San Pedro	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19040906	19040906	UNKNOWN	None	None	G3	S2	1B.2			804	Dicots
46086	Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	76	78718	79628	3311872	Long Beach	LAX	1/10 mile	Extirpated	Natural/Native occurrence	None	N	19320707	19320707	UNKNOWN	None	None	G2	S2	1B.2		SB_CalBG/RSABG; SB_CRES; USFS_S	104	Dicots
15548	Southern Dune Scrub	Southern Dune Scrub	Dune	CTT21330CA	1	1534	26328	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1983XXXX	1983XXXX	CITY OF LOS ANGELES	None	None	G1	S1.1				804	Dune
6336	Siphateles bicolor mohavensis	Mohave tui chub	Fish	AFCJB1303H	5	1666	28635	3311873	Torrance	LAX	1/5 mile	Extirpated	Transplant Outside of Native Hab./Range	None	N	1976XXXX	1976XXXX	LAX COUNTY	Endangered	Endangered	G4T1	S1		FP	AFS_EN	204	Fish
89429	Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	314	B6396	119453	3311863	San Pedro	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20170715	20170715	CITY OF LOS ANGELES	None	Candidate Endangered	G2	S2			IUCN_EN	204	Insects
97138	Brennania belkini	Belkin's dune tabanid fly	Insects	IIDIP17010	2	B8182	14453	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	202206XX	202206XX	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	203	Insects
17759	Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	11	36918	758	3311874	Redondo Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY	None	None	G5T2	S2				203	Insects
94041	Cicindela latesignata	western beach tiger beetle	Insects	IICOL02110	5	60935	121049	3311872	Long Beach	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	189508XX	UNKNOWN	None	None	G2G3	S1				803	Insects
16890	Cicindela senilis frosti	senile tiger beetle	Insects	IICOL02121	4	1609	22657	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1979XXXX	XXXXXXXX	LAX COUNTY-MANHATTAN BEACH	None	None	G2G3T1T3	S1				203	Insects
28164	Coelus globosus	globose dune beetle	Insects	IICOL4A010	16	59331	60666	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19730830	19730830	CITY OF LOS ANGELES	None	None	G1G2	S1S2			IUCN_VU	803	Insects
71244	Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	409	98324	99745	3311873	Torrance	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19851103	19851103	CITY OF TORRANCE	Candidate	None	G4T1T2Q	S2			IUCN_EN; USFS_S	203	Insects
27967	Eugnosta busckana	Busck's gallmoth	Insects	IILEM2X090	4	1534	60416	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19581119	19581119	CITY OF LOS ANGELES	None	None	G1G3	S2S3				804	Insects
36881	Euphilotes allyni	El Segundo blue butterfly	Insects	IILEPG201B	4	70052	70908	3311874	Redondo Beach	LAX	1/10 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	2007XXXX	2007XXXX	CITY OF TORRANCE	Endangered	None	G5T1	S1				204	Insects
17742	Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	Insects	IILEPG402A	10	1838	23017	3311863	San Pedro	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	1988XXXX	1983XXXX	PVT	Endangered	None	G5T1	S1				203	Insects
55632	Habroscelimorpha gabbii	western tidal-flat tiger beetle	Insects	IICOL02080	8	60935	87727	3311872	Long Beach	LAX	non-specific area	Possibly Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G2G4	S1				803	Insects
8882	Onychobaris langei	Lange's El Segundo Dune weevil	Insects	IICOL4W010	1	1535	13171	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19380928	19380928	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
8883	Pelochrista hennei	Henne's eucosman moth	Insects	IILEM0R390	1	1535	14461	3311884	Venice	LAX	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1984XXXX	1984XXXX	CITY OF LA-LA/EL SEGUNDO DUNES	None	None	G1	S1				802	Insects
101444	Rhaphiomidas terminatus terminatus	El Segundo flower-loving fly	Insects	IIDIP05022	1	65035	65118	3311874	Redondo Beach	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	Y	200107XX	200107XX		None	None	G1T1	S1				999	Insects
27908	Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	Insects	IICOL51021	2	59331	14454	3311884	Venice	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19540312	19540312	PVT-LAX AIRPORT, CITY OF LA	None	None	G1T1	S1				803	Insects
32206	Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	65	66308	66394	3311883	Inglewood	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19870401	19870401	UNKNOWN	None	None	G4G5T4	S3S4		SSC	BLM_S	204	Mammals
34408	Lasionycteris noctivagans	silver-haired bat	Mammals	AMACC02010	50	68566	68930	3311872	Long Beach	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	19861118	19861118	UNKNOWN	None	None	G3G4	S3S4			IUCN_LC	201	Mammals
26929	Microtus californicus stephensi	south coast marsh vole	Mammals	AMAFF11035	2	1722	58981	3311884	Venice	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19570414	19570414	UNKNOWN	None	None	G5T2T3	S2		SSC		804	Mammals
10411	Neotoma lepida intermedia	San Diego desert woodrat	Mammals	AMAFF08041	11	33547	29698	3311863	San Pedro	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Poor	N	19910826	19910826	UNKNOWN	None	None	G5T3T4	S3S4		SSC		203	Mammals
34238	Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	AMACD04010	15	68461	68716	3311873	Torrance	LAX	4/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19851018	19851018	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	204	Mammals
27335	Nyctinomops macrotis	big free-tailed bat	Mammals	AMACD04020	5	27997	59564	3311872	Long Beach	LAX	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19831007	19831007	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
16820	Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	AMAFD01042	2	39858	34860	3311884	Venice	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	193806XX	193806XX	UNKNOWN	Endangered	None	G5T2	S2		SSC		203	Mammals
27043	Taxidea taxus	American badger	Mammals	AMAJF04010	291	51258	57504	3411812	Los Angeles	LAX	5 miles	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G5	S3		SSC	IUCN_LC	804	Mammals
92736	Glyptostoma gabrielense	San Gabriel chestnut	Mollusks	IMGASB1010	19	B5925	118937	3311872	Long Beach	LAX	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19530522	19530522	UNKNOWN	None	None	G2	S3				204	Mollusks
87822	Gonidea angulata	western ridged mussel	Mollusks	IMBIV19010	153	B6054	119087	3411812	Los Angeles	LAX	non-specific area	Extirpated	Natural/Native occurrence	None	N	1993XXXX	XXXXXXXX	UNKNOWN	None	None	G3	S2			IUCN_VU	203	Mollusks
53803	Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	IMGASJ7040	42	85175	86194	3311873	Torrance	LAX	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20071205	20071205	CITY OF LOS ANGELES	None	None	G2	S2			IUCN_DD	204	Mollusks

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Object ID	Scientific Name	Common Name	Taxon Group	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
8771	Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	13	47232	47232	3311871	Los Alamitos	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	Endangered	Endangered	G1	S1	1B.1		SB_CalBG/RSABG; SB_CRES	104	Monocots
46733	Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	16	79246	80225	3311873	Torrance	LAX	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	20090222	20090222	PVT	None	None	G3	S3		SSC	USFS_S	201	Reptiles
3046	Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	207	1796	28018	3311873	Torrance	LAX	1 mile	Extirpated	Natural/Native occurrence	None	N	XXXXXXXX	XXXXXXXX	UNKNOWN	None	None	G4	S4		SSC	BLM_S; IUCN_LC	204	Reptiles
11168	Southern Coastal Bluff Scrub	Southern Coastal Bluff Scrub	Scrub	CTT31200CA	23	17053	9609	3311874	Redondo Beach	LAX	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19900901	19900901	UNKNOWN	None	None	G1	S1.1				303	Scrub

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ScientificName	CommonName	Family	Lifeform	CRPR	CRPRChangeDate	GRank	SRank	OtherStatus	CESA	FESA	BloomingPe	Habitat	Microhabita	Microhabita	ElevationLo
Abronia maritima	red sand-verbena	Nyctaginace	perennial he	4.2		G4	S3?	SB_CalBG/R	None	None	Feb-Nov	Coastal dunes			0
Aphanisma blitoides	aphanisma	Chenopodia	annual herb	1B.2		G3G4	S2	SB_CRES; SB	None	None	Feb-Jun	Coastal bluff scrub, Coas		Gravelly (so	1
Astragalus hornii var. hornii	Horn's milk-vetch	Fabaceae	annual herb	1B.1	11/28/2006 0:00	GUT1	S1	BLM_S	None	None	May-Oct	Meadows and seeps, Pla		Alkaline, Lal	60
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	Fabaceae	perennial he	1B.1		G2T1	S1	SB_CalBG/R	CE	FE	(Jun)Aug-Oc	Coastal dunes, Coastal scrub, Marshe			1
Astragalus tener var. titi	coastal dunes milk-vetch	Fabaceae	annual herb	1B.1		G2T1	S1	SB_CalBG/R	CE	FE	Mar-May	Coastal bluff scrub (sand		Mesic (ofte	1
Atriplex coulteri	Coulter's saltbush	Chenopodia	perennial he	1B.2		G3	S1S2	SB_CalBG/R	None	None	Mar-Oct	Coastal bluff scrub, Coas		Alkaline (so	3
Atriplex pacifica	south coast saltscale	Chenopodia	annual herb	1B.2		G4	S2	SB_CalBG/R	None	None	Mar-Oct	Coastal bluff scrub, Coastal dunes, Co			0
Atriplex parishii	Parish's brittlescale	Chenopodia	annual herb	1B.1		G1G2	S1	SB_CRES; US	None	None	Jun-Oct	Chenopod scrub, Playas,		Alkaline	25
Atriplex serenana var. davidsonii	Davidson's saltscale	Chenopodia	annual herb	1B.2		G5T1	S1	SB_CalBG/R	None	None	Apr-Oct	Coastal bluff scrub, Coas		Alkaline	10
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bu	4.2		G3G4	S3S4	SB_CalBG/R	None	None	(Feb)Mar-Ju	Chaparral, Cismontane woodland, Co			15
Calystegia peirsonii	Peirson's morning-glory	Convolvulac	perennial rh	4.2		G4	S4		None	None	Apr-Jun	Chaparral, Chenopod scrub, Cismonta			30
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	3		G4	S4		None	None	Mar-May(Ju	Cismontane woodland, (		Clay (somet	0
Centromadia parryi ssp. australis	southern tarplant	Asteraceae	annual herb	1B.1		G3T2	S2	SB_CalBG/R	None	None	May-Nov	Marshes and swamps (margins), Valle			0
Centromadia pungens ssp. laevis	smooth tarplant	Asteraceae	annual herb	1B.1		G3G4T2	S2	SB_CalBG/R	None	None	Apr-Sep	Chenopod scrub, Meadc		Alkaline	0
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Asteraceae	annual herb	1B.1		G5T1	S1	SB_CalBG/R	None	None	Jan-Aug	Coastal bluff scrub (sandy), Coastal d			0
Chenopodium littoreum	coastal goosefoot	Chenopodia	annual herb	1B.2	6/1/2011 16:28	G1	S1	SB_SBBG	None	None	Apr-Aug	Coastal dunes			10
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Orobanchac	annual herb	1B.2		G4?T1	S1	BLM_S; SB_(	CE	FE	May-Oct(No	Coastal dunes, Marshes and swamps			0
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Polygonacea	annual herb	1B.1		G2T1	S1	SB_CalBG/R	CE	None	Apr-Jul	Coastal scrub (sandy), Valley and foot			150
Cistanthe maritima	seaside cistanthe	Montiaceae	annual herb	4.2		G3G4	S3	SB_CalBG/R	None	None	(Feb)Mar-Ju	Coastal bluff scrub, Coas		Sandy	5
Convolvulus simulans	small-flowered morning-glory	Convolvulac	annual herb	4.2		G4	S4	SB_CRES	None	None	Mar-Jul	Chaparral (openings), Co		Clay, Seeps,	30
Crossosoma californicum	Catalina crossosoma	Crossosoma	perennial de	1B.2		G3	S3	SB_CalBG/R	None	None	Feb-May	Chaparral, Coastal scrub		Rocky	0
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	4.2	10/29/2012 0:00	G4	S4		None	None	(Mar)Apr-No	Coastal scrub, Valley and		Sandy (som	25
Dichondra occidentalis	western dichondra	Convolvulac	perennial rh	4.2		G3G4	S3S4		None	None	(Jan)Mar-Jul	Chaparral, Cismontane woodland, Co			50
Dithyrea maritima	beach spectaclepod	Brassicaceae	perennial rh	1B.1		G1	S1	SB_SBBG	CT	None	Mar-May	Coastal dunes, Coastal scrub (sandy)			3
Dudleya virens ssp. insularis	island green dudleya	Crassulacea	perennial he	1B.2		G3?T3	S3		None	None	Apr-Jun	Coastal bluff scrub, Coas		Rocky	5
Eryngium aristulatum var. parishii	San Diego button-celery	Apiaceae	annual/pere	1B.1		G5T1	S1	SB_CalBG/R	CE	FE	Apr-Jun	Coastal scrub, Valley and		Mesic	20
Erysimum insulare	island wallflower	Brassicaceae	perennial he	1B.3		G3	S3	SB_CalBG/R	None	None	Mar-Jul	Coastal bluff scrub, Coastal dunes			0
Erysimum suffrutescens	suffrutescent wallflower	Brassicaceae	perennial he	4.2		G3	S3	SB_SBBG	None	None	Jan-Jul(Aug)	Chaparral (maritime), Coastal bluff sc			0
Hordeum intercedens	vernal barley	Poaceae	annual herb	3.2	9/4/2013 0:00	G3G4	S3S4	SB_CalBG/R	None	None	Mar-Jun	Coastal dunes, Coastal scrub, Valley a			5
Horkelia cuneata var. puberula	mesa horkelia	Rosaceae	perennial he	1B.1		G4T1	S1	SB_CalBG/R	None	None	Feb-Jul(Sep)	Chaparral (maritime), Cis		Gravelly (so	70
Isocoma menziesii var. decumbens	decumbent goldenbush	Asteraceae	perennial sh	1B.2		G3G5T2T3	S2	BLM_S; SB_(	None	None	Apr-Nov	Chaparral, Coastal scrub (often distur			10
Juglans californica	Southern California black walnut	Juglandacea	perennial de	4.2		G4	S4	IUCN_NT; SE	None	None	Mar-Aug	Chaparral, C	alluvial		50
Juncus acutus ssp. leopoldii	southwestern spiny rush	Juncaceae	perennial rh	4.2		G5T5	S4	SB_CalBG/R	None	None	(Mar)May-Ju	Coastal dunes (mesic), Coastal scrub,			3
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Asteraceae	annual herb	1B.1		G4T2	S2	BLM_S; SB_(	None	None	Feb-Jun	Marshes and swamps (coastal salt), P			1
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	Solanaceae	perennial de	3.1	3/1/2016 18:30	G5T1Q	S1		None	None	Jun(Aug)	Coastal bluff scrub, Coastal scrub			65
Lycium californicum	California box-thorn	Solanaceae	perennial sh	4.2		G4	S4	SB_CalBG/R	None	None	Mar-Aug(De	Coastal bluff scrub, Coastal scrub			5
Nama stenocarpa	mud nama	Namaceae	annual/pere	2B.2	6/12/2013 16:46	G4G5	S1S2		None	None	Jan-Jul	Marshes and swamps (lake margins, r			5
Navarretia fossalis	spreading navarretia	Polemoniace	annual herb	1B.1		G2	S2	SB_CalBG/R	None	FT	Apr-Jun	Chenopod scrub, Marshes and swam			30
Navarretia prostrata	prostrate vernal pool navarretia	Polemoniace	annual herb	1B.2	8/27/2019 0:00	G2	S2		None	None	Apr-Jul	Coastal scrub, Meadows		Mesic	3
Nemacaulis denudata var. denudata	coast woolly-heads	Polygonacea	annual herb	1B.2		G3G4T2	S2	SB_CalBG/R	None	None	Apr-Sep	Coastal dunes			0
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	1B.1		G1	S1	SB_CalBG/R	CE	FE	Apr-Aug	Vernal pools			15
Pentachaeta lyonii	Lyon's pentachaeta	Asteraceae	annual herb	1B.1		G1	S1	SB_CalBG/R	CE	FE	(Feb)Mar-Au	Chaparral (openings), Co		Clay, Rocky	30
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	Hydrophylla	perennial he	3.2	9/28/2011 0:00	G5?T3Q	S3		None	None	Mar-Aug	Chaparral, Coastal dunes		Rocky (som	5
Phacelia stellaris	Brand's star phacelia	Hydrophylla	annual herb	1B.1		G1	S1	SB_CalBG/R	None	None	Mar-Jun	Coastal dunes, Coastal scrub			1
Potentilla multijuga	Ballona cinquefoil	Rosaceae	perennial he	1A		GX	SX		None	None	Jun-Aug	Meadows and seeps (brackish)			0
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial he	2B.2	6/12/2013 17:05	G4	S2	USFS_S	None	None	Mar-Jun	Chaparral, Coastal scrub		Alkaline, Me	15
Suaeda esteroa	estuary seablite	Chenopodia	perennial he	1B.2		G3	S2		None	None	(Jan-May)Ju	Marshes and swamps (coastal salt)			0
Suaeda taxifolia	woolly seablite	Chenopodia	perennial ev	4.2		G4	S4	SB_CRES	None	None	Jan-Dec	Coastal bluff scrub, Coastal dunes, M			0
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rh	1B.2	8/20/2004 0:00	G2	S2	SB_CalBG/R	None	None	Jul-Nov	Cismontane	near ditches	Streambank	2

ElevationLo	ElevationHig	ElevationHig	CAEndemic	States	Counties	Quads	EOTotal	EOA	EOB	EOC	EOD	EOX	EOU	EOHistorical	EORecent	EOExtant	EOPossiblyE	EOExtirpate	EOThreatLis	ThreatListTc
0	100	330	FALSE	BA, CA	LAX, ORA, S	Anacapa Isl	0	0	0	0	0	0	0	0	0	0	0	0		0
5	305	1000	FALSE	BA, CA, GU	LAX, ORA, S	Anacapa Isl	82	1	5	6	0	1	69	39	43	81	1	0	17	8
195	850	2790	FALSE	CA, NV	INY, KNG, K	Anaheim (3	28	0	3	2	0	5	18	22	6	23	0	5	6	3
5	35	115	TRUE	CA	LAX, ORA, V	Beverly Hills	7	0	0	0	1	6	0	6	1	1	3	3	1	6
5	50	165	TRUE	CA	LAX, MNT, S	Beverly Hills	6	0	1	0	0	3	2	5	1	3	3	0	4	6
10	460	1510	FALSE	BA, CA	LAX, ORA, S	Anacapa Isl	121	0	2	5	2	4	108	72	49	117	1	3	20	12
0	140	460	FALSE	AZ, BA, CA,	LAX, ORA, S	Anacapa Isl	109	0	2	7	2	3	95	50	59	106	2	1	19	8
80	1900	6235	FALSE	BA, CA	LAX, ORA, R	Anaheim (3	15	1	1	0	0	3	10	12	3	12	2	1	4	7
35	200	655	FALSE	BA, CA	LAX, ORA, R	El Casco (33	27	0	2	1	1	4	19	19	8	23	4	0	8	8
50	700	2295	TRUE	CA	LAX, ORA, R	Beverly Hills	0	0	0	0	0	0	0	0	0	0	0	0		0
100	1500	4920	TRUE	CA	KRN, LAX, V	Agua Dulce	26	5	14	3	0	0	4	26	0	26	0	0	2	1
0	300	985	FALSE	BA, CA	LAX, ORA, S	Alpine (321	0	0	0	0	0	0	0	0	0	0	0	0		0
0	480	1575	FALSE	BA, CA	LAX, ORA, S	Anaheim (3	94	3	17	11	4	10	49	56	38	84	4	6	43	16
0	640	2100	TRUE	CA	LAX, RIV, SB	Alberhill (33	137	2	13	25	9	14	74	65	72	123	8	6	77	15
0	100	330	FALSE	BA, CA	LAX, ORA, S	Bonsall (331	36	0	1	6	0	9	20	24	12	27	9	0	20	7
35	30	100	TRUE	CA	LAX, SBA, SI	Casmalia (3	13	0	0	0	0	1	12	8	5	12	0	1	6	1
0	30	100	FALSE	BA, CA	LAX, ORA, R	Aguanga (3	30	0	8	3	1	12	6	16	14	18	10	2	19	16
490	1220	4005	TRUE	CA	LAX, ORA, V	Black Star C	21	1	2	9	0	9	0	10	11	12	9	0	17	9
15	300	985	FALSE	BA, CA	LAX, MRN, (	Anacapa Isl	0	0	0	0	0	0	0	0	0	0	0	0		0
100	740	2430	FALSE	BA, CA	ALA, CCA, F	Alberhill (33	0	0	0	0	0	0	0	0	0	0	0	0		0
0	500	1640	FALSE	CA, GU	LAX	San Clemen	80	4	4	2	1	0	69	27	53	80	0	0	6	8
80	940	3085	FALSE	BA, CA	KRN, LAX, C	Aguanga (3	0	0	0	0	0	0	0	0	0	0	0	0		0
165	500	1640	FALSE	BA, CA	LAX, MRN, (	Bolinas (371	0	0	0	0	0	0	0	0	0	0	0	0		0
10	50	165	FALSE	BA, CA	LAX, SBA, SI	Arroyo Gran	28	2	4	0	1	3	18	18	10	25	0	3	13	8
15	300	985	TRUE	CA	LAX, VEN	Redondo Be	23	0	4	0	0	0	19	19	4	23	0	0	4	4
65	620	2035	FALSE	BA, CA	IMP, LAX, O	Del Mar (32	83	2	14	8	13	12	34	44	39	71	2	10	60	19
0	300	985	TRUE	CA	SBA, VEN	Anacapa Isl	14	0	0	0	0	0	14	14	0	14	0	0	0	0
0	150	490	TRUE	CA	LAX, SBA, SI	Casmalia (3	0	0	0	0	0	0	0	0	0	0	0	0		0
15	1000	3280	FALSE	BA, CA	FRE, KRN, L	Alberhill (33	0	0	0	0	0	0	0	0	0	0	0	0		0
230	810	2660	TRUE	CA	LAX, ORA, R	Alberhill (33	103	0	4	2	1	24	72	81	22	79	14	10	45	7
35	250	820	FALSE	BA, CA	LAX, ORA, S	Alpine (321	126	2	14	3	3	2	102	40	86	124	1	1	28	10
165	900	2955	TRUE	CA	ALA, CCA, F	Acton (3411	0	0	0	0	0	0	0	0	0	0	0	0		0
10	900	2955	FALSE	AZ, BA, CA,	IMP, LAX, M	Agua Calien	0	0	0	0	0	0	0	0	0	0	0	0		0
5	1220	4005	FALSE	BA, CA	COL, KRN, L	Alpaugh (35	111	7	8	4	2	15	75	69	42	96	14	1	43	15
215	300	985	TRUE	CA	LAX, ORA	Redondo Be	7	0	1	1	0	2	3	2	5	5	0	2	3	3
15	150	490	FALSE	AZ, BA, CA,	LAX, ORA, S	Dana Point	0	0	0	0	0	0	0	0	0	0	0	0		0
15	500	1640	FALSE	AZ, BA, CA,	IMP, KNG, L	Yuma East	22	0	1	2	2	3	14	18	4	19	2	1	4	2
100	655	2150	FALSE	BA, CA	LAX, RIV, SD	Bachelor M	82	6	14	11	7	10	34	33	49	72	5	5	50	18
10	1210	3970	TRUE	CA	ALA, FRE, LA	Arena (3712	61	3	9	2	0	9	38	29	32	52	6	3	45	16
0	100	330	FALSE	BA, CA	LAX, ORA, S	Del Mar (32	42	0	5	5	1	0	31	13	29	42	0	0	12	9
50	660	2165	FALSE	BA, CA	LAX, ORA, R	Bachelor M	39	0	9	6	3	7	14	21	18	32	3	4	25	13
100	690	2265	TRUE	CA	LAX, VEN	Long Beach	45	3	19	10	3	6	4	25	20	39	5	1	38	14
15	300	985	FALSE	BA, CA	LAX, ORA, S	Dana Point	0	0	0	0	0	0	0	0	0	0	0	0		0
5	400	1310	FALSE	BA, CA	LAX, ORA, R	Baldwin Par	15	0	3	0	0	6	6	11	4	9	6	0	6	8
0	2	5	TRUE	CA	LAX	Venice (331	1	0	0	0	0	1	0	1	0	0	0	1	1	1
50	1530	5020	FALSE	AZ, CA, CO,	KRN, LAX, C	Alamo Mou	30	0	1	0	0	8	21	27	3	22	7	1	10	1
0	5	15	FALSE	BA, CA	LAX, ORA, S	Del Mar (32	39	0	2	0	0	0	37	17	22	39	0	0	8	4
0	50	165	FALSE	BA, CA, GU	LAX, ORA, S	Anacapa Isl	0	0	0	0	0	0	0	0	0	0	0	0		0
5	2040	6695	TRUE	CA	IMP, KRN, L	Alberhill (33	102	1	6	1	1	16	77	59	43	86	3	13	28	11

ThreatList	Notes	Threats	Taxonomy	FullScientifi	Synonyms	ElementCod	USDAPlants	CBRReason	DateAdded	LastUpdate
	Nearly extirpated in southern CA; mor			Abronia maritima		PDNYC010E(	ABMA2		1/1/1994 0:00	5/26/2021 0:00
Developme	In steep decline on mainland, and also			Aphanisma blitoides		PDCHE0201(	APBL		1/1/1980 0:00	12/6/2022 0:00
Agriculture,	Subject to eradication efforts in early			Astragalus hornii var. hor		PDFAB0F421			12/1/2006 0:00	8/25/2021 0:00
Developme	Rediscovered near Oxnard in 1997; no			Astragalus pycnostachyu		PDFAB0F7B3	ASPYL		1/1/1974 0:00	6/6/2023 0:00
Developme	Known from fewer than 10 occurrenc			Astragalus tener var. titi		PDFAB0F8R2	ASTET		1/1/1974 0:00	6/8/2022 0:00
Biocides, De	Can flower a	Threatened	Closely allied	Atriplex coulteri		PDCHE040E(	ATCO5		1/1/1994 0:00	4/5/2022 0:00
Developme	Can grow as	Greatly redu	Similar to&n	Atriplex pacifica		PDCHE041C(	ATPA		1/1/1994 0:00	12/6/2022 0:00
Agriculture,	Threatened by development, agricultu			Atriplex parishii		PDCHE041D	ATPA2		1/1/1988 0:00	8/25/2021 0:00
Altered floo	Is plant extirpated from LAX Co.? Kno			Atriplex serenana var. da		PDCHE041T3	ATSED		1/1/1994 0:00	8/25/2021 0:00
	Threatened by development.			Calochortus catalinae		PMLIL0D080	CACA5		1/1/1974 0:00	5/26/2021 0:00
Grazing	Threatened by grazing and developme			Calystegia peirsonii		PDCON040A	CAPE18		1/1/1974 0:00	5/26/2021 0:00
	Move to List 4? Location	Dried mater		Camissoniop	Camissonia	PDONA030X0			1/1/1994 0:00	9/27/2021 0:00
Agriculture,	Need confirmation of SCT Isl. occurrer			Centromadia	Hemizonia p	PDAST4R0P4	CEPAA		1/1/1994 0:00	5/26/2021 0:00
Agriculture,	Many historical occurrences may be e			Centromadia	Hemizonia p	PDAST4R0R4	CEPUL		1/1/1994 0:00	10/4/2021 0:00
Developme	Threatened by development, foot traf			Chaenactis glabriuscula v		PDAST20095	CHGLO		1/1/2001 0:00	9/5/2023 0:00
Non-native	Possibly threatened by recreational ac			Chenopodium littoreum		PDCHE091Z(	CHLI11		6/1/2011 0:00	12/6/2022 0:00
Altered floo	Threatened by vehicles, road construc			Chloropyron	Cordylanthu	PDSCR0J0C2			1/1/1974 0:00	5/26/2021 0:00
Agriculture,	Rediscovered in 1999. Most historical			Chorizanthe parryi var. fe		PDPGN040J3	CHPAF		1/1/1974 0:00	5/26/2021 0:00
				Cistanthe m	Calandrinia	PDPOR0902(	CIMA4		1/1/1980 0:00	11/5/2021 0:00
	Rare in southern CA. Threatened by c			Convolvulus simulans		PDCON05060			1/1/1994 0:00	11/5/2021 0:00
Developme	Threatened by development. Recover			Crossosoma californicum		PDCRO0202(	CRCA4		1/1/1980 0:00	11/5/2021 0:00
	Some historical occurrences extirpate			Deinandra paniculata		PDAST4R0N0			1/1/2001 0:00	12/9/2021 0:00
	Records for MRN Co. are questionable			Dichondra occidentalis		PDCON0806(	DIOC2		1/1/1974 0:00	5/26/2021 0:00
Erosion/run	Extirpated from half of its historical ra			Dithyrea maritima		PDBRA1002(	DIMA6		1/1/1980 0:00	5/26/2021 0:00
Developme	Threatened by development. See Bul			Dudleya virens ssp. insula		PDCRA040S2	DUVII		1/1/2001 0:00	12/9/2021 0:00
Agriculture,	Threatened	Threatened by agricultur		Eryngium aristulatum var		PDAPI0Z042	ERARP		1/1/1974 0:00	12/9/2021 0:00
	Last seen on SCZ Isl. in 1966.			Erysimum in	Erysimum ir	PDBRA160D	ERIN8		1/1/1974 0:00	5/26/2021 0:00
	Threatened by coastal development, v			Erysimum su	Erysimum ir	PDBRA160D2			1/1/1980 0:00	5/26/2021 0:00
	Move to CRPR 1B or 4? Many herbari			Hordeum intercedens		PMPOA380E	HOIN2		1/1/1994 0:00	5/26/2021 0:00
Developme	Many histor	Possibly thre	ntergrades v	Horkelia cur	Horkelia cu	PDROS0W045			1/1/2001 0:00	12/6/2022 0:00
Developme	Need quads for SCM and SCT islands.			Isocoma menziesii var. de		PDAST57091	ISMED		1/1/1994 0:00	12/6/2022 0:00
	Walnut forest is a much fragmented, r			Juglans calif	Juglans calif	PDJUG0202(	JUCA		1/1/1994 0:00	1/5/2022 0:00
	Threatened by urbanization and flood			Juncus acutu	Juncus acut	PMJUN0105	JUACL		1/1/1988 0:00	12/6/2022 0:00
Agriculture,	Known to have declined significantly b			Lasthenia glabrata ssp. co		PDAST5L0A1	LAGLC		1/1/1994 0:00	1/5/2022 0:00
Developme	Previously CRPR 1B.1; taxonomic disti			Lycium brev	Lycium hass	PDSOL0G0N0			1/1/1974 0:00	5/26/2021 0:00
	Threatened by development. Possibly			Lycium californicum		PDSOL0G05(	LYCA		1/1/2001 0:00	6/3/2021 0:00
Developme	See Proceedings of the American Acad			Nama steno	Nama stenc	PDHYD0A0H0			1/1/1994 0:00	5/26/2021 0:00
Agriculture,	Threatened by urbanization, agricultu			Navarretia fossalis		PDPLM0C08	NAFO		1/1/1980 0:00	5/26/2021 0:00
Altered floo	Threatened by development, vehicles			Navarretia prostrata		PDPLM0C0C	NAPR2		1/1/2001 0:00	6/8/2022 0:00
Biocides, Di	Much reduced by coastal developmer			Nemacaulis denudata var		PDPGN0G01	NEDED		1/1/1994 0:00	5/26/2021 0:00
Agriculture,	Seriously threatened by agriculture, d			Orcuttia cali	Orcuttia cal	PMPOA4G03	ORCA		1/1/1974 0:00	5/26/2021 0:00
Agriculture,	Threatened by development, alteratic			Pentachaeta lyonii		PDAST6X060	PELY4		1/1/1974 0:00	6/8/2022 0:00
	Previously on List 4.2. Occurrences fr			Phacelia ramosissima var		PDHYD0C41	PHRAA		5/17/2007 0:00	6/8/2022 0:00
Developme	Known from approximately ten occur			Phacelia stellaris		PDHYD0C51	PHST7		1/1/1994 0:00	5/26/2021 0:00
Developme	Known only from one occurrence nea			Potentilla multijuga		PDROS1B12(	POMU5		1/1/1974 0:00	5/26/2021 0:00
Developme	See University of Washington Publicat			Sidalcea neomexicana		PDMAL110J(	SINE3		1/1/1994 0:00	6/8/2022 0:00
Developme	Potentially threatened by developmer			Suaeda esteroa		PDCHE0P0D	SUES		1/1/1984 0:00	5/26/2021 0:00
	Possibly threatened by urbanization, i			Suaeda taxifolia		PDCHE0P0L(	SUTA2		1/1/1994 0:00	5/26/2021 0:00
Agriculture,	Possibly threatened by non-native pla			Symphyotrichum defoliat		PDASTE80C(	SYDE		1/1/2004 0:00	6/8/2022 0:00

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Los Angeles County, California

Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

NOT FOR CONSULTATION

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Pacific Pocket Mouse Perognathus longimembris pacificus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8080	Endangered

Birds

NAME	STATUS
California Least Tern Sterna antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered

Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS
Riverside Fairy Shrimp Streptocephalus woottoni Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8148	Endangered

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/ documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

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The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher Haematopus bachmani This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31
Black Skimmer Rynchops niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black Tern Chlidonias niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black-chinned Sparrow Spizella atrogularis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9447	Breeds Apr 15 to Jul 31

Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
Clark's Grebe Aechmophorus clarkii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat Geothlypis trichas sinuosa This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Lawrence's Goldfinch Carduelis lawrencei This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20
Marbled Godwit Limosa fedoa This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Nuttall's Woodpecker Picoides nuttallii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Olive-sided Flycatcher Contopus cooperi This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Western Grebe aechmophorus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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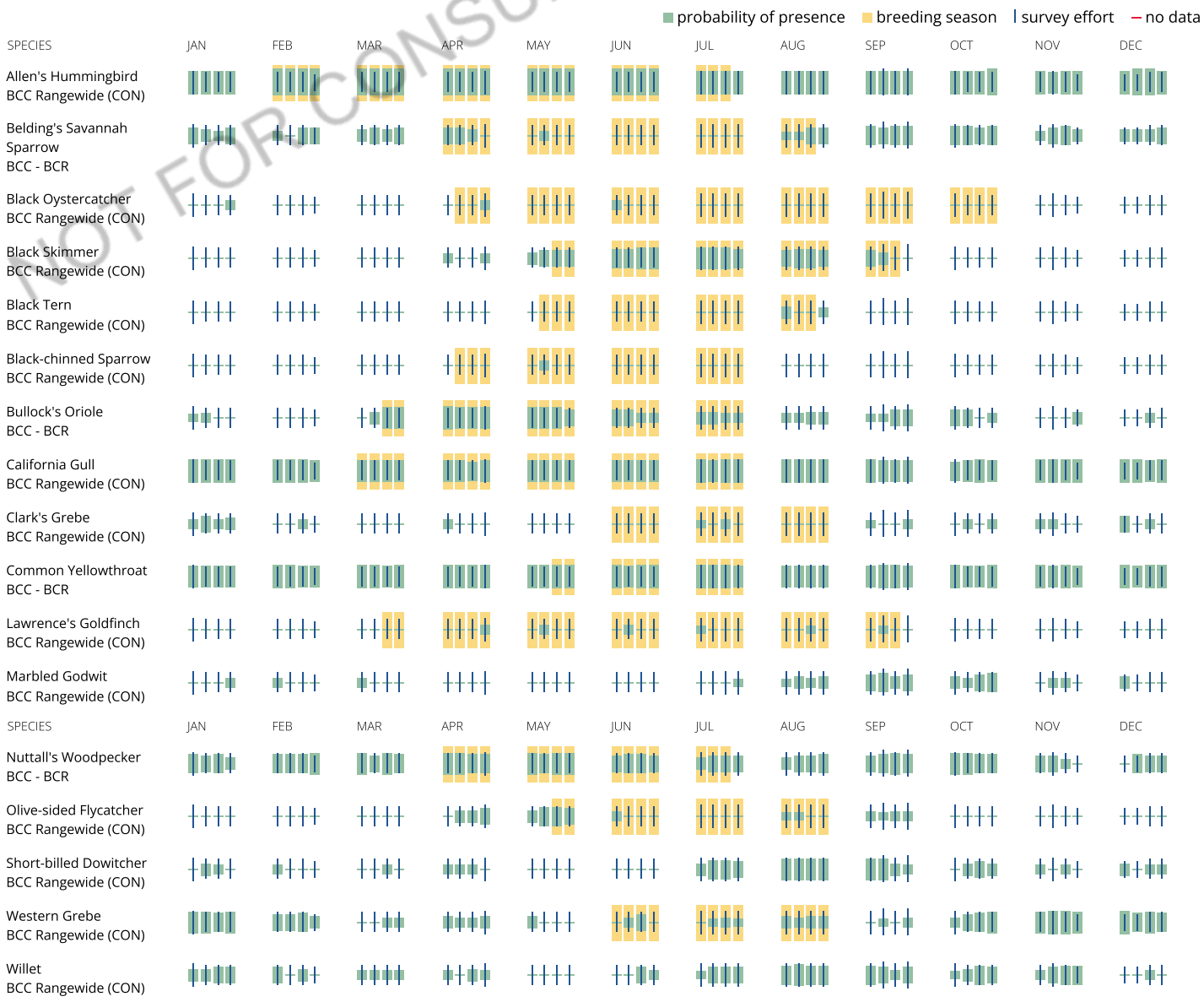

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project

area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Attachment B:
Noise Report

3615 MAIN STREET, SUITE 103
RIVERSIDE, CALIFORNIA 92501

MEMORANDUM

To:	VESI 27 LLC (applicant)
From:	Mark Storm, INCE Bd. Cert. (Dudek)
Subject:	Griffith Energy Storage Project -- Operational Noise Analysis and Construction Noise Study
Date:	October 5, 2025
cc:	Bradley Cole (Dudek)
Attachments:	Figure 1 – Noise Level Contours / Receptor Noise Level Results Attachment A -- Construction Noise Prediction Model Worksheets

Dudek has prepared the following summary of predictive noise analyses for proposed operation associated with the proposed Griffith Energy Storage Project (project) and offers a discussion with respect to relevant City of Carson (City) Noise Ordinance and General Plan 2040 Noise Element standards.

Project Background

The proposed project site is located on a parcel of land at 18800 S. Broadway Street, Carson, California, currently designated as a Heavy Manufacturing Zone per the City's Zoning Map (City of Carson 2017). The project will consist of modular battery energy storage enclosures, inverters, medium-voltage (MV) transformers, and a high-voltage (HV) transformer.

Site Operation Noise Limits

Noise sources affecting outdoor sound levels on the project site and in the vicinity include industrial operations and electrical generation facility operations. Operational noise levels from the project are expected to be compatible with existing outdoor sound environment in the area, which includes the adjacent Southern California Edison Nola Substation. The following noise standards apply at nearby off-site noise-sensitive receptors such as the existing residential homes east and southeast of the project site, across South Main Street.

City of Carson Noise Ordinance

Chapter 5, Noise Control Ordinance, of the City's Municipal Code adopts, with some specific amendments, Chapter 12.08 from the Los Angeles County Code (City of Carson 2021). Section 12.08.390 of the Los Angeles County Code (County of Los Angeles 2009) establishes "Standard No. 1" exterior noise thresholds for residential properties (i.e., "Noise Zone" type II land uses) at 45 dBA during nighttime half-hour periods (from 10:00 p.m. to 7:00 a.m.) and 50 dBA for daytime half-hour periods (from 7:00 a.m. to 10:00 p.m.). For industrial-type receptors (Noise Zone IV) such as the heavy and light manufacturing zones that are adjacent to the proposed project site, the noise threshold is 70 dBA during any half-hour period. These quantified limits may not be exceeded for more than fifteen (15) cumulative minutes within any half-hour period. Because the proposed project is an energy storage facility featuring electrical equipment and ventilation/cooling systems that tend to operate in a steady-state manner and thus produce relatively continuous sources of noise, demonstrated compliance with these Standard No. 1 thresholds—as predictively assessed herein—can be reasonably interpreted to mean that compliance with Standard No. 2, 3, 4, and 5 would also be met.

With respect to construction activity not undertaken by the City, the applicable noise thresholds refer to Section 12.08.440 of the Los Angeles County Code and vary with the type of receiving property, time of day, and day of the week. Including some City adjustments on the durations of construction activity, these construction noise limits are interpreted as follows for assessment at the nearest receiving single-family residential properties on the eastern side of W. Main Street:

- Mobile equipment (<20 days duration) – 75 dBA from 7 a.m. to 8 p.m. daily (except Sundays and legal holidays); and
- Stationary equipment or mobile equipment (>20 days duration) – 65 dBA from 7 a.m. to 8 p.m. daily (except Sundays and legal holidays).

Furthermore, Section 12.08.440.A from the County's noise ordinance states: "operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited."

City of Carson General Plan Noise Element

According to Table 9-3 (Noise Generation Performance Standards for Non-Transportation Sources) in the recently revised Chapter 9 (i.e., the Noise Element) of the City's 2040 General Plan Noise Element, the exterior noise thresholds "as measured at the edge of the property line" (City of Carson 2023) and attributed to the aggregate of project operational noise sources would be as follows:

- Daytime (7 a.m. to 10 p.m.) = 55 dBA hourly L_{eq}, 75 dBA L_{max}; and
- Nighttime (10 p.m. to 7 a.m.) = 45 dBA hourly L_{eq}, 65 dBA L_{max}.

Despite the preceding summary of the City's Noise Ordinance, the revised General Plan Noise Element states: "In case of any discrepancies between the General Plan and the Noise Ordinance standards, standards in the General Plan prevail" (City of Carson 2023); thus, the above hourly L_{eq} and L_{max} limits would apply to project operation.

Prediction Model Methodology

Operation

Using DataKustik's CadnaA software, which models three-dimensional outdoor sound propagation based on International Organization for Standardization (ISO) 9613-2 algorithms and relevant reference data, an operational scenario of the proposed project was modeled for purposes of this analysis. The modeled scenario included the following operating assumptions for the anticipated noise sources: 132 battery energy storage enclosures, 33 inverters, and one (1) substation transformer operating nominally at 200 MVA. Proposed project facilities are expected to operate as often as 24 hours a day, 365 days a year. The predictive analysis assumes that all the above equipment is operating under a charging or discharging condition that may last up to a full continuous hour. For purposes of this preliminary analysis, the overall A-weighted levels appearing in Table 1 were used to define the individual project sound sources.

Table 1. Reference Sound Levels for the Modeled Individual Sources of Onsite Major Equipment Noise Emission

Source	Reference Sound Power Level (dBA) per 1/3-OBCF (Hz)									Overall Sound Level (dBA)
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	
Battery Container (4-hour, 5-fan, 20% cooling capacity)*	37.3	50.5	58.4	57.3	57.0	59.3	56.2	50.5	39.3	70.0
Battery Container (4-hour, 5-fan, 40% cooling capacity)*	37.7	50.9	55.3	69.2	63.0	67.0	64.5	61.8	48.2	76.9
Substation Transformer	30	49	61	63	69	66	62	57	48	72.4
Medium Voltage (MV) Transformer	30	49	61	63	69	66	62	57	48	72.4

Notes: 1/3-OBCF = One-third Octave Band Center Frequency; dBA = A-weighted decibels; BESS = battery energy storage system.
*Operational equipment reference noise levels used for the project noise study are based upon project-specific information provided by the currently proposed battery vendor (Tesla Energy 2024).

Construction

The predictive analysis herein evaluates project construction noise emission with two approaches: 1) it locates multiple sound-emitting sources (i.e., operating stationary and mobile equipment) associated with each distinct project construction phase as a collective idealized single point at the approximate geographic centroid of the project construction area; and 2) it locates a set of equipment for the phase as a point source just within the project construction area boundary position nearest to the offsite representative noise-sensitive receptor of interest (i.e., the existing single-family homes on the eastern side of W. Main Street). The first method is comparable to that of the Federal Transit Administration (FTA) "general assessment" technique that locates the two loudest expected equipment at the acoustic center of a work zone, which represents a time-averaged position of the studied heavy equipment when their actual locations moment to moment are uncertain. The second method assumes, more conservatively, that the equipment could be active at the construction site boundary and thus closer to the same studied noise-sensitive receiver position.

Using a Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) emulator that relies upon reference sound levels as shown in Table 1 of the RCNM User's Guide (FHWA 2006), aggregate construction noise exposure levels can be predicted at the noise-sensitive receptor position for each studied sequential project construction phase. The model inputs appear in Attachment 1, and assume the inclusion of the existing 6.5'-tall solid privacy wall that separates W. Main Street from the backyards of the single-family homes.

Prediction Results

Operation

Figure 1 displays the predicted aggregate project operational noise level as an hourly L_{eq} value, which is consistent with the assessment metric per the City's Noise Element, for what is anticipated to be a "loudest hour" of operation with respect to the operation of battery container thermal management systems (a.k.a., cooling fans). The

concentric bands of different colors appearing in Figure 1 representing 5-decibel-wide ranges of sound pressure level, consistent with the color band legend appearing at the bottom right of the image. The predicted operational noise emission displayed in Figure 1 includes the effects of the following project features and offsite surroundings:

- An existing offsite building southeast of the project site.
- An onsite 10-ft tall precast masonry fence near the project's eastern, northern, and southern property lines, and a 3.5-ft tall rod iron fence near the west side of the project.
- 22 feet east of the above-referenced western rod iron fence is a 10-ft tall masonry fence in which there are two openings for onsite driveway access gates (assumed to be closed with solid sound-blocking materials and assembly).
- An existing offsite 8-ft tall barrier on the east side of SCE Nola Substation, and an existing 6.5 ft barrier on the east side of Main Street. These existing barriers would help reduce operational noise levels generated by the proposed project at the noise-sensitive residential receptors located east of the project site, across South Main Street. Table 2 provides the predicted sound pressure levels at the modeled receptors (NSR1-3) surrounding the project site.
- The battery containers are currently modeled as parallel side-by-side pairs, so that air intakes are facing north and south (not east or west).

Table 2. Predicted Project Operation Sound Pressure Levels at Modeled Receptors

Modeled Receptor (as abbreviated on Figure 1)	Predicted Aggregate Operation Noise Level (dBA hourly L_{eq})	General Plan Noise Element Nighttime Threshold at Project Property Line (dBA hourly L_{eq})	Compliance? (yes or no)
NSR1	37.3	n/a	yes*
NSR2	32.6	n/a	yes*
NSR3	31.8	n/a	yes*
Northern PL, west (PLNW)	41.6	45	yes
Northern PL, east (PLNE)	36.1	45	yes
Eastern PL, south (PLES)	35.4	45	yes
Eastern PL, north (PLEN)	33.3	45	yes
Southern PL, west (PLSW)	40.7	45	yes
Southern PL, east (PLSE)	38.4	45	yes
Western PL, north (PLWN)	44.5	45	yes
Western PL, south (PLWS)	43.3	45	yes

Notes: dBA = A-weighted decibels; L_{eq} = energy-equivalent level. *compliance is with respect to the City's noise ordinance, which is also 45 dBA at night but applied at the receiving land use—not the project property line as the Noise Element requires.

As shown in Table 2, the predicted aggregate sound emission from an hour-long period of all operating battery energy storage enclosures, inverters, and the collector substation transformer is as high as 44.5 dBA L_{eq} at the

project site boundary line. Therefore, and as depicted in the adjoining predicted color-coded decibel bands ("contours") of Figure 1, project operation is expected to comply with the nighttime hourly L_{eq} value of 45 dBA as applied at the project property line as required by the General Plan 2040 Noise Element.

While the City's Noise Element includes an accompanying 65 dBA L_{max} standard that must also be satisfied at the project property line, its magnitude is twenty decibels greater than the 45 dBA hourly L_{eq} criterion. For electro-mechanical equipment like the onsite battery containers, MV inverters, and collector substation transformer that feature rotating, reciprocating, or oscillating components that operate in a generally steady-state manner when active, the decibel variance between a measured L_{max} and the hourly L_{eq} is expected to be much smaller; hence, predicted compliance with the latter as shown in Table 2 and in Figure 1 logically implies compliance with the former acoustical metric.

Construction

Construction noise emission from a well-defined area typically attenuates at approximately 6 decibels (dB) per doubling of distance. Project construction would take place as close as 395 feet to the nearest existing noise-sensitive uses (single-family residences east of the project site); or, the distance between the Project site geographic centroid and these same nearest receptors would be approximately 720 feet. The results in Table 3 display the predicted noise levels for each anticipated construction phase with respect to these different evaluation distances. The prediction results and the corresponding construction activity noise model input parameters appear in Attachment A.

Table 3. Predicted Construction Noise Levels per Activity Phase

Construction Phase	Hourly L_{eq} (dBA) at Nearest Noise-Sensitive Receptor to Construction Site Boundary (CSB) 395 *ft*	Hourly L_{eq} (dBA) at Nearest Noise-Sensitive Receptor to Acoustical Centroid of Site (ACS) 720 *ft*
Access Road Site preparation, Grading, and Paving	58.7	53.2
Site Preparation	61.7	56.1
Switchyard site Preparation	56.9	51.4
Grading	64.0	58.5
Switchyard grading	59.8	54.2
Wall Earthwork and Installation	59.7	54.2
Battery/Container installation	60.4	54.9
Switchyard Installation	63.6	58.1
Loop-in Transmission Foundation and a Tower Erect	56.3	50.8
Loop-in Transmission Stringing and Pulling	57.7	52.2
Stormwater Structure and Waterline Installation and landscaping installation	59.6	54.1
Decommissioning	63.0	57.4

Notes: L_{eq} = equivalent noise level; dBA = A-weighted decibels.

Potholing operations are anticipated to occur at six different locations along West Griffith Street as part of the construction activities. These operations will take place as close as 250 feet from the nearest sensitive receptor. Equipment expected to be used includes a concrete saw and a vacuum truck. Based on this distance and equipment type, the calculated hourly L_{eq} at the nearest receptor is approximately 63.5 dBA.

Although nearby off-site residences would be exposed to elevated construction noise levels, the increased noise levels would be temporary and conclude upon completion of Project construction activities. Noise levels associated with construction noise are predicted to be below the City noise limit of 65 dBA hourly L_{eq}. It is also anticipated that construction activities associated with the proposed project would take place primarily within the allowable hours per the City Code. Therefore, construction noise is not anticipated to adversely affect the nearest offsite noise-sensitive receptors.

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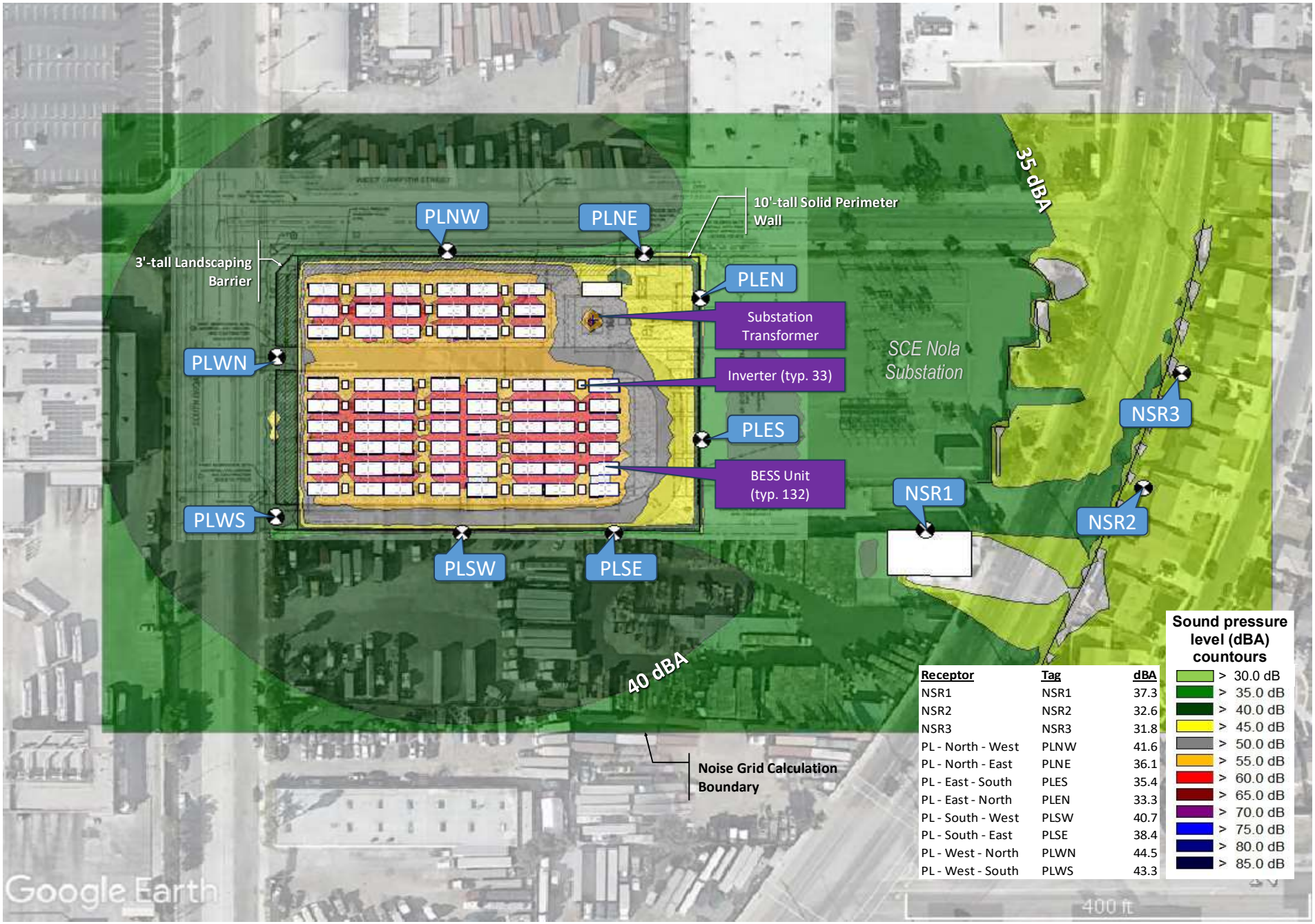

Receptor	Tag	dBA
NSR1	NSR1	37.3
NSR2	NSR2	32.6
NSR3	NSR3	31.8
PL - North - West	PLNW	41.6
PL - North - East	PLNE	36.1
PL - East - South	PLES	35.4
PL - East - North	PLEN	33.3
PL - South - West	PLSW	40.7
PL - South - East	PLSE	38.4
PL - West - North	PLWN	44.5
PL - West - South	PLWS	43.3

FIGURE 1 -- Noise Level Contours / Receptor Noise Level Results

DUDEK

0 53.5 107 Feet

Predicted BESS Operations, Loudest Hour Leq (battery container cooling at 40% capacity, modeled with area sources; 10'-tall wall)

Griffith Energy Storage (Dudek Project No. 12782.05)

To User: bordered cells are inputs, unbordered cells have formulae
enter "0" to turn off air or grnd absorption terms, "1" to turn on

air abs? 1
grnd abs? 1

magnitude of threshold (dBA) = 65
allowable hours over which Leq is to be averaged = 1

Source, receptor, and barrier all share same reference grade elevation; unless otherwise noted)
= Barrier of input height inserted between source and receptor

Project Phase No.	Project Phase Description	Comparable FHWA RCNM Construction Equipment Type	Quantity	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Source to NSR Distance (ft.)	*Temporary Barrier Insertion Loss (dB)*	*Additional Noise Reduction*	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 1-hour Leq	Source Elevation (ft)	Receiver Elevation (ft)	Barrier Height (ft)	Source to Barr. ("A") Horiz. (ft)	Rcvr. to Barr. ("B") Horiz. (ft)	Source to Rcvr. ("C") Horiz. (ft)	"A" (ft)	"B" (ft)	"C" (ft)	Path Length Diff. "P" (ft)	Abarr (dB)	Heff (with barrier)	Heff (wout barrier)	G (with barrier)	G (without barrier)	ILbarr (dB)
1	Access road site preperation, grading and paving	grader	1	40	85	720	3		53.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	1	40	84	720	3		52.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	1	40	79	720	3		47.6	1	60	44	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	1	40	79	720	3		47.6	1	60	44	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Access road site preperation, grading and paving Phase			**53.2**																
2	Site preperation	grader	2	40	85	720	3		53.6	1	60	53	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	1	40	84	720	3		52.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		backhoe	1	40	78	720	3		46.6	1	60	43	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	2	40	79	720	3		47.6	1	60	47	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Site preperation Phase			**56.1**																
3	Switchyard site preperation	front end loader	2	40	79	720	3		47.6	1	60	47	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Switchyard site preperation Phase			**51.4**																
4	Grading	grader	4	40	85	720	3		53.6	1	60	56	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	52	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		compactor (ground)	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		roller	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	2	40	79	720	3		47.6	1	60	47	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Grading Phase			**58.5**																
5	Switchyard grading	roller	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	52	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Switchyard grading Phase			**54.2**																
6	Wall earthwork and installation	excavator	2	40	81	720	3		49.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		rock drill	2	20	81	720	3		49.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		man lift	2	20	75	720	3		43.6	1	60	40	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Wall earthwork and installation Phase			**54.2**																
7	Battery/container installation	compressor (air)	4	40	78	720	3		46.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		crane	2	16	81	720	3		49.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		excavator	2	40	81	720	3		49.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		generator	4	50	72	720	3		40.6	1	60	44	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		roller	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		man lift	2	20	75	720	3		43.6	1	60	40	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	2	40	79	720	3		47.6	1	60	47	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		compactor (ground)	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Battery/container installation Phase			**54.9**																
8	Switchyard installation	man lift	4	20	75	720	3		43.6	1	60	43	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		compressor (air)	2	40	78	720	3		46.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		drill rig truck	2	20	79	720	3		47.6	1	60	44	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		crane	1	16	81	720	3		49.6	1	60	42	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		excavator	1	40	81	720	3		49.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		generator	2	50	72	720	3		40.6	1	60	41	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		roller	2	20	80	720	3		48.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		man lift	2	20	75	720	3		43.6	1	60	40	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		front end loader	2	40	79	720	3		47.6	1	60	47	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	4	40	84	720	3		52.6	1	60	55	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		rock drill	2	20	81	720	3		49.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Switchyard installation Phase			**58.1**																
9	Loop-in transmission foundation and tower erection	compressor (air)	2	40	78	720	3		46.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		crane	1	16	81	720	3		49.6	1	60	42	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		man lift	2	20	75	720	3		43.6	1	60	40	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		generator	2	50	72	720	3		40.6	1	60	41	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		pumps	2	50	77	720	3		45.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		Welder / Torch	2	40	73	720	3		41.6	1	60	41	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Loop-in transmission foundation and tower erection Phase			**50.8**																
10	Loop-in transmission stringing and pulling	man lift	2	20	75	720	3		43.6	1	60	40	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	52	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		generator	2	50	72	720	3		40.6	1	60	41	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Loop-in transmission stringing and pulling Phase			**52.2**																
11	Stormwater structure and waterline installation and landscaping installation	excavator	2	40	81	720	3		49.6	1	60	49	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		rock drill	2	20	81	720	3		49.6	1	60	46	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	52	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Stormwater structure and waterline installation and landscaping installation Phase			**54.1**																
12	Decommissioning	crane	2	16	81	720	3		49.6	1	60	45	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		tractor	2	40	84	720	3		52.6	1	60	52	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		concrete saw	2	20	90	720	3		58.6	1	60	55	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
		dozer	2	40	82	720	3		50.6	1	60	50	6	5	6.5	710	10	720	710.0	10.1	720.0	0.11	4.3	12.0	5.5	0.5	0.7	3.0
									Total Aggregate Noise Exposure from Decommissioning Phase			**57.4**																

To User: bordered cells are inputs, unbordered cells have formulae
enter "0" to turn off air or grnd absorption terms, "1" to turn on

air abs? 1
grnd abs? 1

magnitude of threshold (dBA) = 65
allowable hours over which Leq is to be averaged = 1

Source, receptor, and barrier all share same reference grade elevation; unless otherwise noted)
= Barrier of input height inserted between source and receptor

Project Phase No.	Project Phase Description	Comparable FHWA RCNM Construction Equipment Type	Quantity	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Source to NSR Distance (ft.)	*Temporary Barrier Insertion Loss (dB)*	*Additional Noise Reduction*	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 1-hour Leq	Source Elevation (ft)	Receiver Elevation (ft)	Barrier Height (ft)	Source to Barr. ("A") Horiz. (ft)	Rcvr. to Barr. ("B") Horiz. (ft)	Source to Rcvr. ("C") Horiz. (ft)	"A" (ft)	"B" (ft)	"C" (ft)	Path Length Diff. "P" (ft)	Abarr (dB)	Heff (with barrier)	Heff (wout barrier)	G (with barrier)	G (without barrier)	ILbarr (dB)
1	Access road site preperation, grading and paving	Grader	1	40	85	395	3		59.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	1	40	84	395	3		58.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	1	40	79	395	3		53.1	1	60	49	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	1	40	79	395	3		53.1	1	60	49	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Access road site preperation, grading and paving Phase				**58.7**															
2	Site preperation	grader	2	40	85	395	3		59.1	1	60	58	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	1	40	84	395	3		58.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		backhoe	1	40	78	395	3		52.1	1	60	48	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	2	40	79	395	3		53.1	1	60	52	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Site preperation Phase				**61.7**															
3	Switchyard site preperation	front end loader	2	40	79	395	3		53.1	1	60	52	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Switchyard site preperation Phase				**56.9**															
4	Grading	grader	4	40	85	395	3		59.1	1	60	61	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		compactor (ground)	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		roller	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	2	40	79	395	3		53.1	1	60	52	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Grading Phase				**64.0**															
5	Switchyard grading	roller	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Switchyard grading Phase				**59.8**															
6	Wall earthwork and installation	excavator	2	40	81	395	3		55.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		rock drill	2	20	81	395	3		55.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		man lift	2	20	75	395	3		49.1	1	60	45	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Wall earthwork and installation Phase				**59.7**															
7	Battery/container installation	compressor (air)	4	40	78	395	3		52.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		crane	2	16	81	395	3		55.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		excavator	2	40	81	395	3		55.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		generator	4	50	72	395	3		46.1	1	60	49	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		roller	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		man lift	2	20	75	395	3		49.1	1	60	45	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	2	40	79	395	3		53.1	1	60	52	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		compactor (ground)	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Battery/container installation Phase				**60.4**															
8	Switchyard installation	man lift	4	20	75	395	3		49.1	1	60	48	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		compressor (air)	2	40	78	395	3		52.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		drill rig truck	2	20	79	395	3		53.1	1	60	49	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		crane	1	16	81	395	3		55.1	1	60	47	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		excavator	1	40	81	395	3		55.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		generator	2	50	72	395	3		46.1	1	60	46	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		roller	2	20	80	395	3		54.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		man lift	2	20	75	395	3		49.1	1	60	45	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		front end loader	2	40	79	395	3		53.1	1	60	52	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	4	40	84	395	3		58.1	1	60	60	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		rock drill	2	20	81	395	3		55.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Switchyard installation Phase				**63.6**															
9	Loop-in transmission foundation and tower erection	compressor (air)	2	40	78	395	3		52.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		crane	1	16	81	395	3		55.1	1	60	47	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		man lift	2	20	75	395	3		49.1	1	60	45	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		generator	2	50	72	395	3		46.1	1	60	46	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		pumps	2	50	77	395	3		51.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		Welder / Torch	2	40	73	395	3		47.1	1	60	46	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Loop-in transmission foundation and tower erection Phase				**56.3**															
10	Loop-in transmission stringing and pulling	man lift	2	20	75	395	3		49.1	1	60	45	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		generator	2	50	72	395	3		46.1	1	60	46	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Loop-in transmission stringing and pulling Phase				**57.7**															
11	Stormwater structure and waterline installation and landscaping installation	excavator	2	40	81	395	3		55.1	1	60	54	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		rock drill	2	20	81	395	3		55.1	1	60	51	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Stormwater structure and waterline installation and landscaping installation Phase				**59.6**															
12	Decommissioning	crane	2	16	81	395	3		55.1	1	60	50	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		tractor	2	40	84	395	3		58.1	1	60	57	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		concrete saw	2	20	90	395	3		64.1	1	60	60	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
		dozer	2	40	82	395	3		56.1	1	60	55	6	5	6.5	385	10	395	385.0	10.1	395.0	0.11	4.3	12.0	5.5	0.5	0.7	3.3
								Total Aggregate Noise Exposure from Decommissioning Phase				**63.0**															
13	Potholing	concrete saw	1	20	90	250	4		68.4	1	60	61	6	5	6.5	240	10	250	240.0	10.1	250.0	0.11	4.3	12.0	5.5	0.5	0.7	3.5
		Vacuum Excavator (Vac-truck)	1	40	85	250	4		63.4	1	60	59	6	5	6.5	240	10	250	240.0	10.1	250.0	0.11	4.3	12.0	5.5	0.5	0.7	3.5
								Total Aggregate Noise Exposure from Potholing Phase				**63.5**															

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Attachment C:
Air Quality Supporting Documents

Griffith Energy Storage Project
Project Information and CalEEMod Modeling Inputs

PROPOSED PROJECT - SITE PLANS Date May 5, 2021				
LandUse Category	**Modeled Land Use**	**Footprint SF**	**Building SF**	**Lot Acreage**
Substation Area (87 x 108)	User Industrial	9,233	NA	0.21
Storwater Treatment Area	Industrial/Stormwater Treatment	10,810	NA	0.25
Equipment Area	Other Non-Asphalt Surfaces	83,532	NA	1.92
Access Road Area	Other Asphalt Surfaces	19,130	NA	0.44
Subtotal		122,705		
Easement/Landscaped Buffer	Industrial/Landscaping	7,782	NA	0.18
	Total Site Area	130,487		2.996
Landscaping Area = total pervious area = 18,592 sq ft				
Special landscaping = stormwater treatment area = 10,810 sq ft				

MATERIAL REQUIREMENTS/IMPORTED QUANTITIES			
Site Breakdown:	**SF**	**CY Asphalt**	**CY Gravel/ Aggregate**
Substation	5,960	0	294
Eqpt Areas	38,220	0	1416
Gravel Pad (w/o Substation)	50,572	0	2498
Access Road	19,538	181	724
Total	**114,290**	**181**	**4932**
Construction Materials:	4208	CY Asphalt /Gravel/Aggregate	
Paving Materials:	905	CY = 113.1	trips @ 16 CY per truck

Griffith Battery Energy Storage System (BESS) Project Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Griffith Battery Energy Storage System (BESS) Project
Construction Start Date	6/3/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	17.4
Location	18800 S Broadway, Gardena, CA 90248, USA
County	Los Angeles-South Coast
City	Carson
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4670
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
User Defined Industrial	1.00	User Defined Unit	0.64	0.00	18,592	10,810	—	—

Other Non-Asphalt Surfaces	83.5	1000sqft	1.92	0.00	0.00	0.00	—	—
Other Asphalt Surfaces	19.1	1000sqft	0.44	0.00	0.00	0.00	—	—

2. Emissions Summary

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.31	3.63	32.8	37.1	0.05	1.45	3.67	5.11	1.33	1.54	2.87	—	6,078	6,078	0.25	0.14	3.67	6,115
2025	2.38	1.98	15.3	23.2	0.03	0.62	1.39	2.01	0.57	0.33	0.91	—	5,058	5,058	0.22	0.19	6.37	5,126
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.58	3.00	25.7	29.9	0.04	1.13	4.11	5.24	1.04	1.66	2.70	—	6,086	6,086	0.26	0.18	0.17	6,147
2025	1.34	1.14	8.15	11.9	0.02	0.34	0.78	1.12	0.31	0.18	0.49	—	2,573	2,573	0.11	0.04	0.08	2,589
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.05	0.88	7.79	8.80	0.01	0.35	1.29	1.64	0.32	0.55	0.87	—	1,652	1,652	0.07	0.04	0.63	1,667
2025	0.30	0.25	1.86	2.74	< 0.005	0.08	0.17	0.25	0.07	0.04	0.11	—	592	592	0.03	0.01	0.31	597
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.19	0.16	1.42	1.61	< 0.005	0.06	0.24	0.30	0.06	0.10	0.16	—	274	274	0.01	0.01	0.10	276
2025	0.05	0.05	0.34	0.50	< 0.005	0.01	0.03	0.05	0.01	0.01	0.02	—	98.1	98.1	< 0.005	< 0.005	0.05	98.9

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.92	1.61	15.6	16.0	0.02	0.67	—	0.67	0.62	—	0.62	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	—	0.08	0.08	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.43	0.44	< 0.005	0.02	—	0.02	0.02	—	0.02	—	68.3	68.3	< 0.005	< 0.005	—	68.6
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Demolition	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.26	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	424	424	0.02	0.01	1.67	430
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	106	106	0.01	0.02	0.24	111
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.2	11.2	< 0.005	< 0.005	0.02	11.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.90	2.90	< 0.005	< 0.005	< 0.005	3.04
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.85	1.85	< 0.005	< 0.005	< 0.005	1.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.48	0.48	< 0.005	< 0.005	< 0.005	0.50

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.08	1.75	16.7	16.4	0.02	0.77	—	0.77	0.71	—	0.71	—	2,595	2,595	0.11	0.02	—	2,604

Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.26	2.52	2.48	< 0.005	0.12	—	0.12	0.11	—	0.11	—	391	391	0.02	< 0.005	—	392
Dust From Material Movement	—	—	—	—	—	—	0.42	0.42	—	0.20	0.20	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.46	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	64.7	64.7	< 0.005	< 0.005	—	65.0
Dust From Material Movement	—	—	—	—	—	—	0.08	0.08	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.26	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	424	424	0.02	0.01	1.67	430
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.9	35.9	< 0.005	0.01	0.08	37.7

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.03	0.30	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.4	61.4	< 0.005	< 0.005	0.11	62.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.41	5.41	< 0.005	< 0.005	0.01	5.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.02	10.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.90	0.90	< 0.005	< 0.005	< 0.005	0.94

3.5. Grading/Foundation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.96	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.96	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	0.34	3.26	3.17	< 0.005	0.15	—	0.15	0.14	—	0.14	—	504	504	0.02	< 0.005	—	506
Dust From Material Movement	—	—	—	—	—	—	0.57	0.57	—	0.27	0.27	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.60	0.58	< 0.005	0.03	—	0.03	0.03	—	0.03	—	83.5	83.5	< 0.005	< 0.005	—	83.8
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.14	2.26	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	424	424	0.02	0.01	1.67	430
Vendor	0.01	< 0.005	0.21	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	147	147	0.01	0.02	0.33	155
Hauling	0.04	0.01	0.62	0.24	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	494	494	0.03	0.08	1.14	520

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.17	1.91	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	401	401	0.02	0.01	0.04	406
Vendor	0.01	< 0.005	0.22	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	147	147	0.01	0.02	0.01	155
Hauling	0.04	0.01	0.64	0.24	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	495	495	0.03	0.08	0.03	519
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.41	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	83.7	83.7	< 0.005	< 0.005	0.15	84.9
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.3	30.3	< 0.005	< 0.005	0.03	31.8
Hauling	0.01	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	102	102	0.01	0.02	0.10	107
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.08	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	0.02	14.1
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	< 0.005	5.26
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	16.8	16.8	< 0.005	< 0.005	0.02	17.7

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.12	0.94	8.44	8.44	0.02	0.38	—	0.38	0.35	—	0.35	—	1,786	1,786	0.07	0.01	—	1,792
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.27	1.27	< 0.005	0.06	—	0.06	0.05	—	0.05	—	269	269	0.01	< 0.005	—	270
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.23	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	44.6	44.6	< 0.005	< 0.005	—	44.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.30	0.27	0.34	3.83	0.00	0.00	0.78	0.78	0.00	0.18	0.18	—	803	803	0.04	0.03	0.09	813
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.05	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	123	123	0.01	< 0.005	0.22	124
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.3	20.3	< 0.005	< 0.005	0.04	20.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.86	8.35	0.02	0.34	—	0.34	0.31	—	0.31	—	1,786	1,786	0.07	0.01	—	1,792
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.05	0.88	7.86	8.35	0.02	0.34	—	0.34	0.31	—	0.31	—	1,786	1,786	0.07	0.01	—	1,792
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	0.18	1.60	1.70	< 0.005	0.07	—	0.07	0.06	—	0.06	—	364	364	0.01	< 0.005	—	365
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.29	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	60.2	60.2	< 0.005	< 0.005	—	60.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.29	0.26	0.26	4.17	0.00	0.00	0.78	0.78	0.00	0.18	0.18	—	830	830	0.04	0.03	3.04	842
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.28	0.25	0.29	3.54	0.00	0.00	0.78	0.78	0.00	0.18	0.18	—	786	786	0.04	0.03	0.08	796
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.06	0.76	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	162	162	0.01	0.01	0.27	165
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.14	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.9	26.9	< 0.005	< 0.005	0.04	27.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.83	0.70	6.13	8.21	0.01	0.27	—	0.27	0.25	—	0.25	—	1,244	1,244	0.05	0.01	—	1,248
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	34.1	34.1	< 0.005	< 0.005	—	34.2
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.64	5.64	< 0.005	< 0.005	—	5.66
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.13	2.09	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	415	415	0.02	0.01	1.52	421
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.96	0.37	0.01	0.01	0.21	0.22	0.01	0.06	0.07	—	783	783	0.04	0.12	1.82	822
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.9	10.9	< 0.005	< 0.005	0.02	11.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	21.5	21.5	< 0.005	< 0.005	0.02	22.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.81	1.81	< 0.005	< 0.005	< 0.005	1.83
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.55	3.55	< 0.005	< 0.005	< 0.005	3.73

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/3/2024	6/15/2024	5.00	10.0	—
Grading	Grading	6/3/2024	8/16/2024	5.00	55.0	—
Grading/Foundation	Grading	8/17/2024	11/30/2024	5.00	75.0	—
Building Construction	Building Construction	10/16/2024	4/14/2025	5.00	129	—
Paving	Paving	4/1/2025	4/14/2025	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73

Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading/Foundation	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading/Foundation	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading/Foundation	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	30.0	18.5	LDA,LDT1,LDT2

Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	1.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	30.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.51	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Grading/Foundation	—	—	—	—
Grading/Foundation	Worker	30.0	18.5	LDA,LDT1,LDT2
Grading/Foundation	Vendor	4.00	10.2	HHDT
Grading/Foundation	Hauling	7.01	20.0	HHDT
Grading/Foundation	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	60.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	30.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	0.00	10.2	HHDT,MHDT
Paving	Hauling	11.3	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	57.0	—
Grading	0.00	220	55.0	0.00	—
Grading/Foundation	4,208	0.00	75.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
User Defined Industrial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O

2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

8. User Changes to Default Data

Screen	Justification
Land Use	Site plan.
Construction: Construction Phases	Applicant-provided schedule.
Construction: Off-Road Equipment	Added excavator to grading phase to accomplish 220 cy of cut/fill. Added trencher to building construction phase to accomplish electrical trenching.
Construction: Trips and VMT	Applicant provided asphalt and aggregate haul quantities. Applicant provided worker counts.

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FCS
An ADEC Innovation

Attachment D:
Cultural Resources Supporting Documents

19-000088

ARCHEOLOGICAL SURVEY OF SOUTHERN CALIFORNIA

LAn-88

RACER'S MISC. SITES #1

SITE LA-88 LAT. ____ ALT. ____ LOS ANGELES CO.

LONG. ____ QUAD. ____ SECTION ____ T ____ R ____ B&M ____

TYPE: artifact area[1] house[2] burial[3] cremation[4] shell midden[5] midden[6] workshop[7] fire[8] mourning cer.[9] effigy[10] trail.[11]
maze[12] bedrock mortars[13] do. metates[14] pictographs[15] petroglyphs[16] village site[17] quarry[18] other[19] ____

Area of site: ____ Deep deposit[1] shallow[2] surf. only[3] overburden?[4] ____

Water source: spring[1] stream[2] lake[3] tank[4] lagoon[5] ____ Location: ____

Location of site: beach[1] terrace[2] bluff[3] shore[4] mesa[5] cave[6] rock shelter[7] dune[8] alluv. fan[9] ____[10]

Access to site: "MISC. SMALL SITES AROUND THE BORDERS OF LAGUNAS DE LOS DOMINGUEZ (NIGGER SLOUGH)." (SOUTH OF GARDENA) Dist. from road: ____

Condition: wind eroded[1] water eroded[2] cultivated[3] overgrown[4] construction[5] pitted[6] ____

Owner: gov't[1] private[2] ____ Permission[3] ____

Artifacts: pottery[1] bone[2] shell[3] asphaltum[4] pigment[5] vegetal[6] European[7] food remains[8] other[9] ____

Chipped Stone: points[1] knives[2] scrapers[3] drills[4] ornaments[5] other.[6] ____

Pecked: metates[1] manos[2] mortars[3] pestles[4] bowls[5] other.[6] ____ ground?[7] polished?[8]

Loc. of coll: L.A.[1] SB[2] SD[3] SW[4] KH[5] AV[6] SH[7] PS[8] other[9] ____ Photos.[10] ____ Report.[11]

Date: RACER - Apr., 1939 Recorded by: F.H. RACER (4/39) LOMITA, CALIF. (ROZAIRE - 2/51) Excavation? ____

REMARKS: THESE SITES "ARE HARD TO LOCATE AND VERY FEW ARTIFACTS CAN BE FOUND."

"NO DOUBT THERE ARE MANY OTHER SMALL SITES THAT I HAVE NOT YET DISCOVERED IN THIS DISTRICT."

m. -11. RACER, F.H. - Apr., 1939. "INDIAN CAMP SITES IN THE HARBOR DISTRICT." LOMITA, CALIF. (mss.)

LAn-102

ARCHEOLOGICAL SURVEY OF SOUTHERN CALIFORNIA

RACER'S SITE #19

SITE LA-102 LAT. ____ ALT. ____ LOS ANGELES CO.

LONG. ____ QUAD. ____ SECTION ____ T ____ R ____ B&M ____

TYPE: artifact area[1] house[2] burial[3] cremation[4] shell midden[5] midden[6] workshop[7] fire[8] mourning cer.[9] effigy[10] trail.[11]
maze[12] bedrock mortars[13] do. metates[14] pictographs[15] petroglyphs[16] village site[17] quarry[18] other[19] ____

Area of site: ____ Deep deposit[1] shallow[2] surf. only[3] overburden?[4] ____

Water source: spring[1] stream[2] lake[3] tank[4] lagoon[5] ____ Location: ____

Location of site: beach[1] terrace[2] bluff[3] shore[4] mesa[5] cave[6] rock shelter[7] dune[8] alluv. fan[9] BANK OF SLOUGH[10]

Access to site: "SMALL SITE ON BANK OF SLOUGH BETWEEN VERMONT AND MAIN STREET AND SOUTH OF 190TH STREET." Dist. from road: ____

Condition: wind eroded[1] water eroded[2] cultivated[3] overgrown[4] construction[5] pitted[6] ____

Owner: gov't[1] private[2] ____ Permission[3] ____

Artifacts: pottery[1] bone[2] shell[3] asphaltum[4] pigment[5] vegetal[6] European[7] food remains[8] other[9] ____

Chipped Stone: points[1] knives[2] scrapers[3] drills[4] ornaments[5] other.[6] ____

Pecked: metates[1] manos[2] mortars[3] pestles[4] bowls[5] other.[6] ____ ground?[7] polished?[8]

Loc. of coll: L.A.[1] SB[2] SD[3] SW[4] KH[5] AV[6] SH[7] PS[8] other[9] ____ Photos.[10] ____ Report.[11]

Date: RACER - APR. 1939 Recorded by: F.H. RACER (4/39), LOMITA, CALIF. (ROZAIRE - 2/51) Excavation? ____

C. "SEA SHELLS. FLINT CHIPS."

I. "BROKEN MANOS."

m. 11. RACER, F.H. - APR., 1939. "INDIAN CAMP SITES IN THE HARBOR DIST." LOMITA, CALIF. (mss.)

MAPPED

19-000088

University of California

ARCHAEOLOGICAL SITE SURVEY RECORD

1. Site LAn 88 2. Map Torrance & Inglewood 7.5' 3. County L.A.

4. Twp. 3S Range 13?14W; ____ 1/4 of ____ 1/4 of Sec. ____

5. Location "Misc. small sites around the borders of Lagunas de los Dominguez (Nigger Slough) [Sic]." South of Gardena.

6. On contour elevation ____

7. Previous designations for site LA-88 (Racer's Misc. Sites #1)

8. Owner ____ 9. Address ____

10. Previous owners, dates ____

11. Present tenant ____

12. Attitude toward excavation ____

13. Description of site "These sites are hard to locate and very few artifacts can be found." "No doubt there are many other small sites that I have not yet discovered in this district."

14. Area ____ 15. Depth ____ 16. Height ____

17. Vegetation ____ 18. Nearest water ____

19. Soil of site ____ 20. Surrounding soil type ____

21. Previous excavation ____

22. Cultivation ____ 23. Erosion ____

24. Buildings, roads, etc. ____

25. Possibility of destruction ____

26. House pits ____

27. Other features ____

28. Burials ____

29. Artifacts ____

30. Remarks ____

31. Published references Racer, F.H. (Apr. 1939): "Indian Camp Sites in the Harbor District" Lomita, Calif. (Mss)

32. Accession No. ____ 33. Sketch map ____

34. Date April, 1939 35. Recorded by F.H. Racer 36. Photos ____

19-000088

University of California

MAPPED

ARCHAEOLOGICAL SITE SURVEY RECORD

1. Site LAn ~~102~~ 88 2. Map Torrance 7.5' 3. County L.A.

4. Twp. 35 - 45 line Range 14W ; 1/4 of 1/4 of Sec.

5. Location "Small site on bank of slough between Vermont Ave. and Main St. and S. of 190th St."

6. On contour elevation

7. Previous designations for site LA-102 (Racer's Site #14)

8. Owner 9. Address

10. Previous owners, dates

11. Present tenant

12. Attitude toward excavation

13. Description of site Shell midden; workshop. Sea Shells. Flint chips. Bank of slough.

14. Area 15. Depth 16. Height

17. Vegetation 18. Nearest water

19. Soil of site 20. Surrounding soil type

21. Previous excavation

22. Cultivation 23. Erosion

24. Buildings, roads, etc.

25. Possibility of destruction

26. House pits

27. Other features

28. Burials

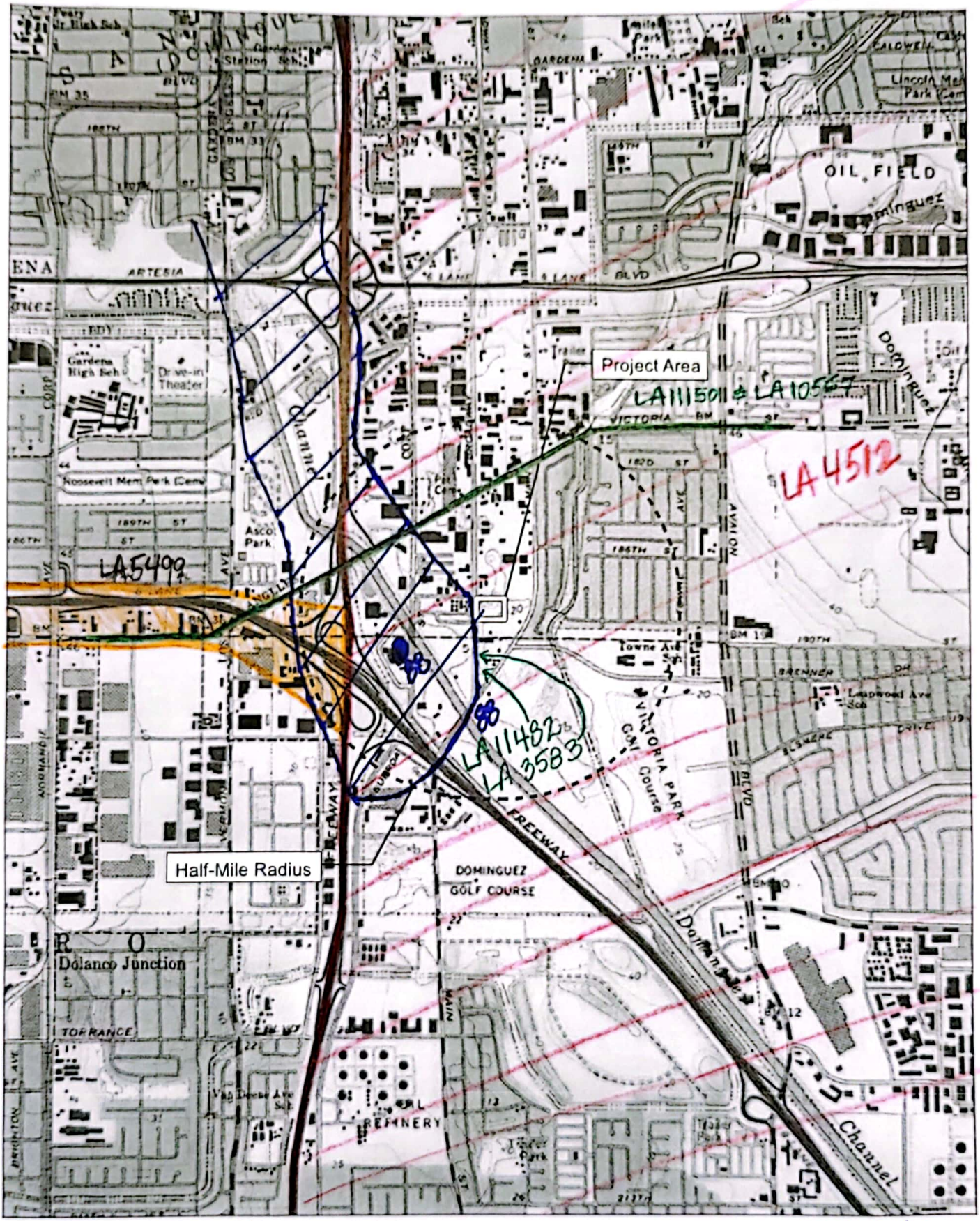
29. Artifacts Broken manos

30. Remarks

31. Published references Racer, F.H. (April, 1939): "Indian Camp Sites in the Harbor District" Lomita, Calif. (Mss)

32. Accession No. 33. Sketch map

34. Date April, 1939 35. Recorded by F.H. Racer 36. Photos



Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).
Project Site Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).

map #1

FIRSTCARBON SOLUTIONS™

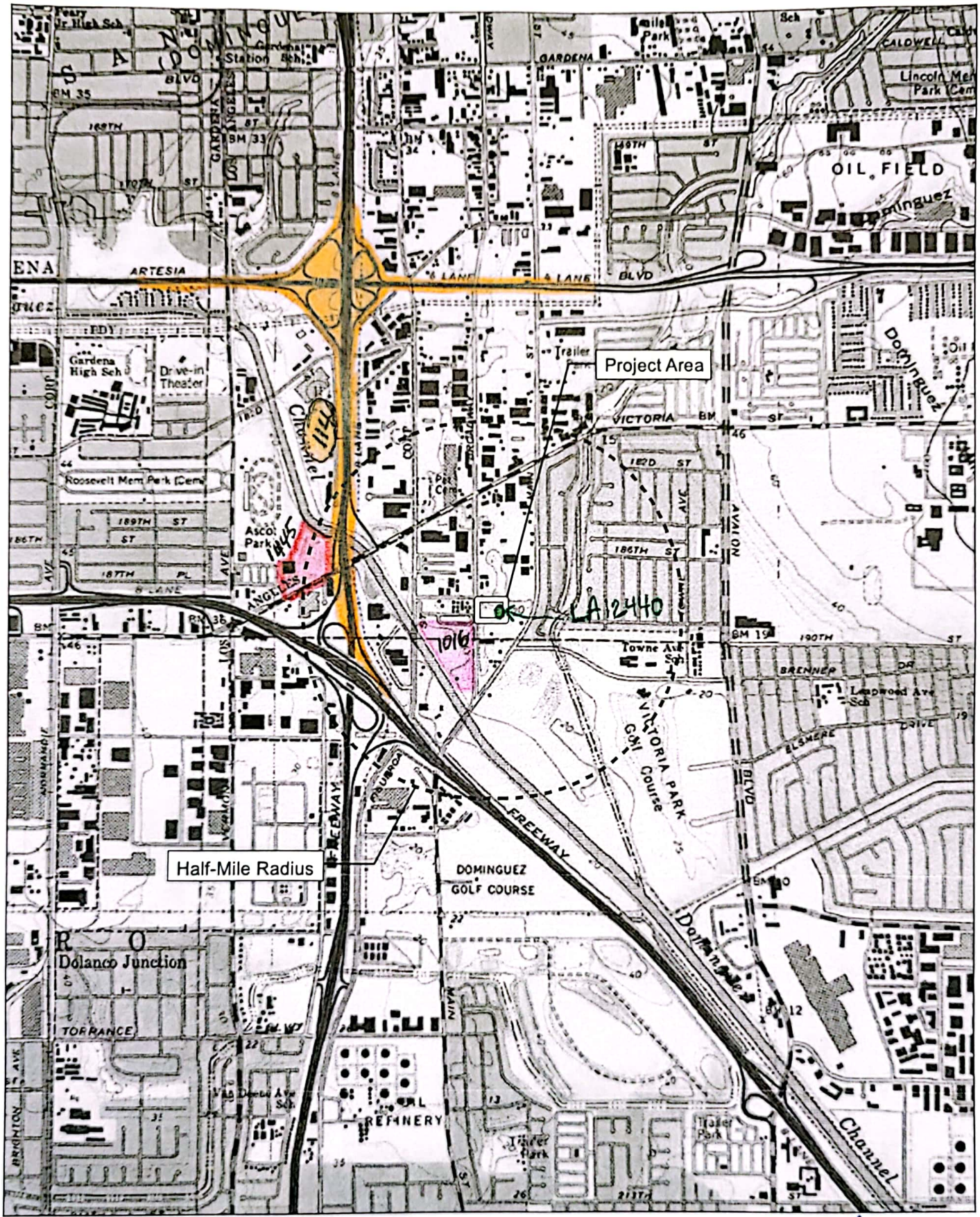
2,000 1,000 0 2,000 Feet

Exhibit A
Record Search Map

11900011 • 09/2023 | 11900011_record_search.mxd

CITY OF CARSON
GRIFFITH ENERGY STORAGE PROJECT
PHASE I CULTURAL RESOURCES ASSESSMENT

CamScanner



Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).
Project Site Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).

map #2

FIRSTCARBON SOLUTIONS™

2,000 1,000 0 2,000 Feet

Exhibit A
Record Search Map

11900011 • 09/2023 | 11900011_record_search.mxd

CITY OF CARSON
GRIFFITH ENERGY STORAGE PROJECT
PHASE I CULTURAL RESOURCES ASSESSMENT

CamScanner

Resource Detail: P-19-000088

Identifying information

Primary No.: P-19-000088
Trinomial: CA-LAN-000088
Name: Racer's Misc Sites #1 and Racer's Site #14
Other IDs:

Type	*Name*
Resource Name	Racer's Misc Sites #1 and Racer's Site #14
Other	LA-88 (Racer's Misc Sites #1)
Other	LA-102 (Racer's Site #14)

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Unknown
Attribute codes: AP01 (Unknown); AP15 (Habitation debris)
Disclosure: Not for publication
Collections: No
Accession no(s):
Facility:

General notes

Site appears to have been incorrectly plotted - it is much smaller than the shape that has been recorded on quad map. Prior recordation appears to follow historical boundaries of the Lagunas de los Domonguez (Nigger Slough).

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
4/1/1939	RACER		

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
LA-00114	1974	Evaluation of the Archaeological Resources and Potential Impact of Proposed New Freeway Construction on the Harbor Freeway (route 11) And	University of California, Los Angeles Archaeological Survey
LA-01964	1974	(Duplicate of LA-114) Evaluation of the Archaeological Resources and Potential Impact of Propsed New Freeway Construction on the Harbor Freeway (route 11) and the Artesia Freeway (route 91)	University of California, Los Angeles Archaeological Survey
LA-03095	1993	A Cultural Resources Assessment of the Hansen Dam Flood Control Basin, City of Los Angeles, California	Archaeological Advisory Group
LA-03583	1974	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Archaeological Research, Inc.
LA-04512	1977	Cultural Resources Inventory of the City of Carson, California	
LA-07826	2001	Cultural Resources Records Search and Constraints Analysis Report: LAX/South (Orange County) High Speed Ground Access Study, Los Angeles and Orange Counties, California	Chambers Group, Inc.
LA-08780	2007	Cultural Resources Study of the Gardena Department Store Project Sprint-nextel Site No. La70xc303g, 1106 W. Gardena Boulevard, Gardena, Los Angeles County, California 90247	Historic Resource Associates
LA-11482	1939	Camp Sites in Harbor District - F.H. Racer	
LA-12440	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0573 (NOLA Substation) 125 Griffith Street,	EAS

Resource Detail: P-19-000088

			Carson, Los Angeles County, California	
	OR-03267	2001	Cultural Resources Records Search and Constraints Analysis Report: LAX/South (Orange County) High Speed Ground Access Study, Los Angeles and Orange Counties, California	Chambers Group, Inc.

Location information

County: Los Angeles
USGS quad(s): INGLEWOOD, TORRANCE
Address:
PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*	
Entered:	5/1/2008	jay	
Last modified:	9/4/2019	sstjames	
IC actions:	*Date*	*User*	*Action taken*
	5/1/2008	jay	Appended records from Encodent database.

Record status: Verified

Report Detail: LA-00114

Identifiers

Report No.: LA-00114
Other IDs:
Cross-refs:

Citation information

Author(s): Clewlow, William C. Jr.
Year: 1974
Title: Evaluation of the Archaeological Resources and Potential Impact of Proposed New Freeway Construction on the Harbor Freeway (route 11) And
Affliliation: University of California, Los Angeles Archaeological Survey
No. pages: 9
No. maps:
Attributes: Archaeological, Field study
Inventory size: 25 ac
Disclosure: Not for publication
Collections:

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000088	CA-LAN-000088	Racer's Misc Sites #1 and Racer
P-19-000100	CA-LAN-000100	RACER'S SITE #12
P-19-000101	CA-LAN-000101	RACER'S SITE #13

No. resources: 3
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	10/3/2016	rmoritz

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status: Verified

Report Detail: LA-01016

Identifiers

Report No.: LA-01016
Other IDs:
Cross-refs:

Citation information

Author(s): Schroth, Adella
Year: 1981
Title: Archaeological Resources Assessment of Replacement Bus Operations and Maintenance Facility for Division 18 in the City of Carson, California
Affliliation: Archaeological Resource Management Corp.
No. pages: 36
No. maps:
Attributes: Archaeological, Field study
Inventory size: 14 ac
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	10/3/2016	rmoritz

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status: Verified

Report Detail: LA-01445

Identifiers

Report No.: LA-01445
Other IDs:
Cross-refs:

Citation information

Author(s): Dillon, Brian D.
Year: 1984
Title: An Archaeological Survey and Impact Assessment of 9.99 Acre Parcel at 190th Street and the Harbor Freeway, City of Los Angeles, California
Affliliation:
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: 10 ac
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:		

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-03583

Identifiers

Report No.: LA-03583
Other IDs:
Cross-refs:

Citation information

Author(s): Bucknam, Bonnie M.
Year: 1974
Title: The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information
Affliliation: Archaeological Research, Inc.
No. pages: 289
No. maps:
Attributes: Other research
Inventory size: QC
Disclosure: Not for publication
Collections: Yes

General notes

Also OR-4034 and VN-2983 - Mapped as Other Report to quads listed.

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000001	CA-LAN-000001	Tank Site; LA-36
P-19-000002	CA-LAN-000002	Lower Tank Site, Treganza's Tan
P-19-000003	CA-LAN-000003	Tank Site 3
P-19-000004	CA-LAN-000004	Tank Site 4
P-19-000005	CA-LAN-000005	Tank Site 5
P-19-000007	CA-LAN-000007/H	UNION STATION; LA CHINATO
P-19-000009	CA-LAN-000009	Topanga #9; LA-41
P-19-000010	CA-LAN-000010	Topanga #10; LA-42
P-19-000011	CA-LAN-000011	Topanga #11; LA-43
P-19-000012	CA-LAN-000012	Topanga #12; LA-44
P-19-000013	CA-LAN-000013	Topanga #13; LA-45
P-19-000015	CA-LAN-000015	LA-184; LAN-51
P-19-000016	CA-LAN-000016	LA-47
P-19-000017	CA-LAN-000017	LA-48; TOPANGA #17
P-19-000018	CA-LAN-000018	LA-115
P-19-000019	CA-LAN-000019	Croasdale's Metate Site; LA-108;
P-19-000023	CA-LAN-000023	UPPER CAVE SITE; LA-51; Top
P-19-000024	CA-LAN-000024	LA-52; Topanga #24
P-19-000027	CA-LAN-000027	Topanga #27
P-19-000028	CA-LAN-000028	Lachuza
P-19-000029	CA-LAN-000029	Shell Midden Settlement
P-19-000030	CA-LAN-000030	Winding Way West; Ramirez Sit
P-19-000031	CA-LAN-000031	
P-19-000033	CA-LAN-000033	
P-19-000037	CA-LAN-000037	Iny 111; LA-25 (Triunfo Canyon)
P-19-000038	CA-LAN-000038	Crest Site; LA-126
P-19-000039	CA-LAN-000039	Crags Site; LA-124
P-19-000040	CA-LAN-000040	Zuma Creek "C"; LA-15; Dume P
P-19-000044	CA-LAN-000044/H	
P-19-000045	CA-LAN-000045	
P-19-000046	CA-LAN-000046	
P-19-000047	CA-LAN-000047	Sa' anga
P-19-000048	CA-LAN-000048	Salisbury #1
P-19-000049	CA-LAN-000049	Salisbury #2
P-19-000050	CA-LAN-000050	Smith's 162Pc
P-19-000051	CA-LAN-000051	

Report Detail: LA-03583

P-19-000052	CA-LAN-000052	Arroyo Sequit, Village of Lisiqshi
P-19-000053	CA-LAN-000053	Farragut Drive School Site
P-19-000054	CA-LAN-000054/H	Deane's Broken Mortar Site
P-19-000055	CA-LAN-000055	Shulene #1
P-19-000056	CA-LAN-000056	Rozaire #1
P-19-000057	CA-LAN-000057	Lindberg Park Site
P-19-000058	CA-LAN-000058	Machado Site
P-19-000059	CA-LAN-000059	Malcolm Farmer's Playa del Rey
P-19-000060	CA-LAN-000060	Malcolm Farmer's Playa del Rey
P-19-000061	CA-LAN-000061	Malcolm Farmer's Playa del Rey
P-19-000062	CA-LAN-000062	Malcolm Farmer's Playa del Rey
P-19-000063	CA-LAN-000063	Malcolm Farmer's Playa del Rey
P-19-000064	CA-LAN-000064	Malcolm Farmer's Playa del Rey
P-19-000065	CA-LAN-000065	Malcolm Farmer's Playa del Rey
P-19-000066	CA-LAN-000066	Malcolm Farmer's Playa del Rey
P-19-000067	CA-LAN-000067	Malcolm Farmer's Baldwin Hills s
P-19-000068	CA-LAN-000068	Malcolm Farmer's Baldwin Hills s
P-19-000069	CA-LAN-000069	Malcolm Farmer's Baldwin Hills s
P-19-000070	CA-LAN-000070	Malcolm Farmer's Baldwin Hills s
P-19-000071	CA-LAN-000071	Malcolm Farmer's Baldwin Hills s
P-19-000072	CA-LAN-000072	Malcolm Farmer's Baldwin Hills s
P-19-000073	CA-LAN-000073	Malcolm Farmer's Baldwin Hills s
P-19-000074	CA-LAN-000074	Malcolm Farmer's Baldwin Hills s
P-19-000078	CA-LAN-000078	
P-19-000080	CA-LAN-000080	
P-19-000088	CA-LAN-000088	Racer's Misc Sites #1 and Racer
P-19-000090	CA-LAN-000090	
P-19-000091	CA-LAN-000091	RACER'S SITE #3
P-19-000092	CA-LAN-000092	
P-19-000094	CA-LAN-000094	RACER'S SITE #6A (2 SITES M
P-19-000096	CA-LAN-000096	RACER'S SITE #7
P-19-000097	CA-LAN-000097	RACER'S SITE #8
P-19-000098	CA-LAN-000098	RACER'S SITE #10, Suangna In
P-19-000099	CA-LAN-000099	RACER'S SITE #11
P-19-000100	CA-LAN-000100	RACER'S SITE #12
P-19-000101	CA-LAN-000101	RACER'S SITE #13
P-19-000102	CA-LAN-000102	
P-19-000103	CA-LAN-000103	RACER'S SITE #17
P-19-000104	CA-LAN-000104	RACER'S SITE #18; 18A, 18B (
P-19-000105	CA-LAN-000105	RACER'S SITE #19
P-19-000106	CA-LAN-000106	Racer's Site #21
P-19-000107	CA-LAN-000107	RACER'S SITE #20
P-19-000108	CA-LAN-000108/H	Indian Hill
P-19-000109	CA-LAN-000109	Eberhart #14
P-19-000110	CA-LAN-000110	Eberhart #13
P-19-000112	CA-LAN-000112	
P-19-000113	CA-LAN-000113	Eberhart #10
P-19-000114	CA-LAN-000114	Cottontail Lane Site; Broad Beac
P-19-000115	CA-LAN-000115	Eberhart #8
P-19-000116	CA-LAN-000116	Eberhart #7
P-19-000117	CA-LAN-000117	Eberhart #6
P-19-000118	CA-LAN-000118	Eberhart #5
P-19-000119	CA-LAN-000119	Eberhart #4
P-19-000120	CA-LAN-000120	Eberhart #3
P-19-000121	CA-LAN-000121	Eberhart #2
P-19-000122	CA-LAN-000122	Eberhart #1
P-19-000123	CA-LAN-000123	Anaheim Street Site #1
P-19-000124	CA-LAN-000124	
P-19-000125	CA-LAN-000125	

P-19-000126	CA-LAN-000126	
P-19-000127	CA-LAN-000127	Palmer-Redondo
P-19-000131	CA-LAN-000131	
P-19-000133	CA-LAN-000133	SBMNH-127; Topanga Canyon s
P-19-000134	CA-LAN-000134	Nelson #2
P-19-000135	CA-LAN-000135	Nelson's #3
P-19-000136	CA-LAN-000136	
P-19-000137	CA-LAN-000137	Nelson #5 Refuse Heap
P-19-000138	CA-LAN-000138	MALAGA COVE
P-19-000139	CA-LAN-000139	Nelson #7
P-19-000140	CA-LAN-000140	Nelson #8 Camp Site
P-19-000141	CA-LAN-000141	Nelson #9 Refuse Heap
P-19-000142	CA-LAN-000142	Nelson #10 Refuse Heaps
P-19-000143	CA-LAN-000143/H	Nelson's #11 Camp Site
P-19-000144	CA-LAN-000144/H	Nelson's #12 Camp Site
P-19-000145	CA-LAN-000145/H	Nelson #13 Traces of Camp Site
P-19-000146	CA-LAN-000146	Nelson's #14 Refuse Heap
P-19-000147	CA-LAN-000147	Nelson #15 Refuse Heap
P-19-000148	CA-LAN-000148	Nelson #16 Refuse Heap
P-19-000149	CA-LAN-000149	Nelson #17 Refuse Heap
P-19-000150	CA-LAN-000150	Nelson #18 Refuse Heap
P-19-000151	CA-LAN-000151	Nelson #19 Traces of Camp Site
P-19-000152	CA-LAN-000152/H	Nelson #10 Refuse Heaps
P-19-000153	CA-LAN-000153	
P-19-000154	CA-LAN-000154	
P-19-000155	CA-LAN-000155/H	Stunt Ranch
P-19-000156	CA-LAN-000156	Stunt [5
P-19-000159	CA-LAN-000159/H	La Brea Tar Pits
P-19-000161	CA-LAN-000161	
P-19-000162	CA-LAN-000162	Biencourt
P-19-000170	CA-LAN-000170	
P-19-000171	CA-LAN-000171	Angeles Mesa Find
P-19-000172	CA-LAN-000172	LOS ANGELES MAN
P-19-000174	CA-LAN-000174	Zuma Creek "A"
P-19-000175	CA-LAN-000175	Voided
P-19-000178	CA-LAN-000178	
P-19-000179	CA-LAN-000179	
P-19-000180	CA-LAN-000180	
P-19-000181	CA-LAN-000181	Campsite
P-19-000182	CA-LAN-000182	Village of Sejat (multiple possibl
P-19-000183	CA-LAN-000183	El Nido Site
P-19-000184	CA-LAN-000184H	San Gabriel Mission Archaeologi
P-19-000185	CA-LAN-000185H	VOIDED
P-19-000187	CA-LAN-000187	Small Gathering Camp
P-19-000189	CA-LAN-000189	Escondido Canyon; Perro Feroz
P-19-000190	CA-LAN-000190	
P-19-000191	CA-LAN-000191/H	Cypress Street Water Reservoir,
P-19-000193	CA-LAN-000193/H	Nelson #4 Refuse Heap
P-19-000194	CA-LAN-000194	Hammack St Site
P-19-000195	CA-LAN-000195	Burial; Calavera Site
P-19-000196	CA-LAN-000196	Zuma Creek "B"
P-19-000197	CA-LAN-000197	Trancas Cemetery; Trancas Can
P-19-000198	CA-LAN-000198	Zuma Creek "D"
P-19-000199	CA-LAN-000199	Zuma Creek "E"
P-19-000200	CA-LAN-000200	Zuma Creek "F"
P-19-000201	CA-LAN-000201	Zuma Creek Site "G"
P-19-000202	CA-LAN-000202	
P-19-000203	CA-LAN-000203	Metates
P-19-000204	CA-LAN-000204	

P-19-000205	CA-LAN-000205	Dume Point
P-19-000206	CA-LAN-000206	William Deane's site #6
P-19-000207	CA-LAN-000207	
P-19-000210	CA-LAN-000210	Solstice Canyon Site; Sapo Ron
P-19-000211	CA-LAN-000211	William Deane's Site #l
P-19-000212	CA-LAN-000212	
P-19-000213	CA-LAN-000213	LA-31
P-19-000214	CA-LAN-000214	
P-19-000215	CA-LAN-000215	
P-19-000216	CA-LAN-000216	
P-19-000217	CA-LAN-000217	City of Malibu Planning
P-19-000219	CA-LAN-000219	
P-19-000220	CA-LAN-000220	Ridge Mandeville
P-19-000222	CA-LAN-000222	
P-19-000224	CA-LAN-000224	Temescal Canyon
P-19-000225	CA-LAN-000225	Century Ranch
P-19-000226	CA-LAN-000226	Mariscos Site
P-19-000227	CA-LAN-000227	
P-19-000229	CA-LAN-000229	Restaurant Site
P-19-000231	CA-LAN-000231	
P-19-000232	CA-LAN-000232	
P-19-000233	CA-LAN-000233	
P-19-000234	CA-LAN-000234	Puvunga Indian Village Site
P-19-000235	CA-LAN-000235	Puvunga Indian Village Site
P-19-000236	CA-LAN-000236	
P-19-000245	CA-LAN-000245	
P-19-000255	CA-LAN-000255	
P-19-000263	CA-LAN-000263	DUPLICATE OF LAN-19
P-19-000264	CA-LAN-000264/H	MALIBU SITE, HUMALIWO (CH
P-19-000265	CA-LAN-000265	
P-19-000266	CA-LAN-000266	
P-19-000267	CA-LAN-000267	Sweetwater Mesa site, Winnikoff
P-19-000268	CA-LAN-000268	
P-19-000269	CA-LAN-000269	
P-19-000270	CA-LAN-000270	Los Altos
P-19-000271	CA-LAN-000271	
P-19-000272	CA-LAN-000272	
P-19-000273	CA-LAN-000273	Margo Street Site
P-19-000274	CA-LAN-000274	
P-19-000275	CA-LAN-000275	
P-19-000276	CA-LAN-000276	Racer's Site #5
P-19-000277	CA-LAN-000277	Tor. 2
P-19-000278	CA-LAN-000278	Tor. 3
P-19-000279	CA-LAN-000279	Racer's Site #4
P-19-000280	CA-LAN-000280	Eberhart #11
P-19-000281	CA-LAN-000281	Tor. 6
P-19-000282	CA-LAN-000282	Duplicate of LAN-94
P-19-000283	CA-LAN-000283	Barton Hill and Knoll Hill Extensi
P-19-000284	CA-LAN-000284	Tor. 9
P-19-000285	CA-LAN-000285	Racer's Site #1
P-19-000286	CA-LAN-000286	Tor.11
P-19-000287	CA-LAN-000287	Eberhart #9
P-19-000288	CA-LAN-000288	Racer's Site #2
P-19-000289	CA-LAN-000289	Tor. 14
P-19-000291	CA-LAN-000291	San Pedro 1
P-19-000292	CA-LAN-000292	
P-19-000303	CA-LAN-000303	The Little Big Horn Indian Camp
P-19-000306	CA-LAN-000306	Puvunga Indian Village Site / Lo
P-19-000307	CA-LAN-000307	

P-19-000308	CA-LAN-000308	Cheese Rock
P-19-000309	CA-LAN-000309	
P-19-000310	CA-LAN-000310	Cima Site
P-19-000311	CA-LAN-000311	Barbacoa Site
P-19-000316	CA-LAN-000316	
P-19-000317	CA-LAN-000317	
P-19-000319	CA-LAN-000319	
P-19-000322	CA-LAN-000322	
P-19-000330	CA-LAN-000330	Shelter Complex 2, Topanga Sur
P-19-000331	CA-LAN-000331	Topanga #31
P-19-000332	CA-LAN-000332	Topanga #32
P-19-000333	CA-LAN-000333	Complex II
P-19-000335	CA-LAN-000335	Morning View Site
P-19-000340	CA-LAN-000340	Santa Maria Creek
P-19-000341	CA-LAN-000341	Topanga #28
P-19-000344	CA-LAN-000344	Hollywood Riviera Site
P-19-000350	CA-LAN-000350	
P-19-000352	CA-LAN-000352	San Nicholas Canyon Site
P-19-000353	CA-LAN-000353	
P-19-000354	CA-LAN-000354	
P-19-000356	CA-LAN-000356	
P-19-000382	CA-LAN-000382/H	Serra Springs, Unihi Site
P-19-000383	CA-LAN-000383	
P-19-000385	CA-LAN-000385	
P-19-000386	CA-LAN-000386	
P-19-000387	CA-LAN-000387H	TADIA RANCH
P-19-000388	CA-LAN-000388	Highland Cave, Five Shelters
P-19-000389	CA-LAN-000389	DOMINGNEZ HILLS #2
P-19-000390	CA-LAN-000390	DOMINGNEZ HILLS #1
P-19-000398	CA-LAN-000398	
P-19-000400	CA-LAN-000400	
P-19-000401	CA-LAN-000401	
P-19-000403	CA-LAN-000403	
P-19-000404	CA-LAN-000404	
P-19-000406	CA-LAN-000406	
P-19-000415	CA-LAN-000415	Ramirez Canyon #1
P-19-000423	CA-LAN-000423	VOID
P-19-000424	CA-LAN-000424	
P-19-000425	CA-LAN-000425	
P-19-000448	CA-LAN-000448	Old Santa Susana Stage Road /
P-19-000454	CA-LAN-000454	Point Dume Site
P-19-000468	CA-LAN-000468	The Guess Who, Not Bernie Neu
P-19-000469	CA-LAN-000469	The Garden Site
P-19-000470	CA-LAN-000470	
P-19-000472	CA-LAN-000472	JOHN'S ROCKSHELTER
P-19-000478	CA-LAN-000478	
P-19-000483	CA-LAN-000483	AVC-1
P-19-000484	CA-LAN-000484	AVC-2
P-19-000494	CA-LAN-000494	JZ-1
P-19-000495	CA-LAN-000495	EC-2
P-19-000496	CA-LAN-000496	EC-3
P-19-000497	CA-LAN-000497	EC-4
P-19-000499	CA-LAN-000499	T-1
P-19-000500	CA-LAN-000500	T-2
P-19-000501	CA-LAN-000501	Kybo
P-19-000505	CA-LAN-000505	Monte Nido #1
P-19-000506	CA-LAN-000506	Monte Nido #2
P-19-000512	CA-LAN-000512	
P-19-000513	CA-LAN-000513	

Report Detail: LA-03583

P-19-000514	CA-LAN-000514	
P-19-000515	CA-LAN-000515	
P-19-000516	CA-LAN-000516/H	Lake Vineyard Ranch Site
P-19-000517	CA-LAN-000517	
P-19-000519	CA-LAN-000519	
P-19-000520	CA-LAN-000520	
P-19-000523	CA-LAN-000523	
P-19-000525	CA-LAN-000525	
P-19-000526	CA-LAN-000526	DUPLICATE OF LAN-477
P-19-000527	CA-LAN-000527	T-1 or T-2
P-19-000528	CA-LAN-000528	Montgomery/Brookins House
P-19-167019		Avila Adobe
P-19-179270		Rancho Los Cerritos

No. resources: 285

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): ANAHEIM, BALDWIN PARK, BEVERLY HILLS, EL MONTE, HOLLYWOOD, INGLEWOOD, LA HABRA, LONG BEACH, LOS ALAMITOS, LOS ANGELES, MALIBU BEACH, NEWPORT BEACH, POINT DUME, REDONDO BEACH, SAN PEDRO, SEAL BEACH, SOUTH GATE, TOPANGA, TORRANCE, TRIUNFO PASS, VENICE, WHITTIER

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	12/4/2014	agarcia

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.
	12/4/2014	agarcia	GIS QC

Record status:

Report Detail: LA-05499

Identifiers

Report No.: LA-05499

Other IDs:	*Type*	*Name*
	Caltrans	

Cross-refs:

Citation information

Author(s): Smith, Philomene C.
Year: 2000
Title: Negative Archaeological Survey Report: to Cold Plane the Existing Pavement on Route 405 and Overlay With 30mm of Rubberized Asphalt Concrete at Selected On/off-ramps From Vermont Ave. to Manchester Blvd.
Affliliation: Caltrans District 7
No. pages: 5
No. maps:
Attributes: Literature search
Inventory size: 4 li mi
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): INGLEWOOD, TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	10/3/2016	rmoritz

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status: Verified

Report Detail: LA-10567

Identifiers

Report No.: LA-10567
Other IDs:
Cross-refs:

Citation information

Author(s): Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt
Year: 2005
Title: Identification and Evaluation of Historic Properties - West Basin Municipal Water District Harbor- South Bay Water Recycling Project Proposed Project Laterals
Affliliation: CRM Tech
No. pages: 43
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Map of Project incomplete

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): INGLEWOOD, LONG BEACH, REDONDO BEACH, TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	8/17/2010	agarcia
Last modified:	8/7/2014	agarcia

IC actions:
Record status:

Report Detail: LA-11150

Identifiers

Report No.: LA-11150
Other IDs:
Cross-refs:

Citation information

Author(s): Maxwell, Pamela
Year: 2003
Title: West Basin Municipal Water District Harbor/ South Bay Water Recycling Project
Affliliation: U.S. Army Corps of Engineers
No. pages: 27
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000094	CA-LAN-000094	RACER'S SITE #6A (2 SITES M
P-19-000098	CA-LAN-000098	RACER'S SITE #10, Suangna In
P-19-000103	CA-LAN-000103	RACER'S SITE #17
P-19-000140	CA-LAN-000140	Nelson #8 Camp Site
P-19-000276	CA-LAN-000276	Racer's Site #5
P-19-000277	CA-LAN-000277	Tor. 2
P-19-000278	CA-LAN-000278	Tor. 3
P-19-000279	CA-LAN-000279	Racer's Site #4
P-19-000280	CA-LAN-000280	Eberhart #11
P-19-000281	CA-LAN-000281	Tor. 6
P-19-000282	CA-LAN-000282	Duplicate of LAN-94
P-19-000389	CA-LAN-000389	DOMINGNEZ HILLS #2
P-19-000390	CA-LAN-000390	DOMINGNEZ HILLS #1
P-19-000709	CA-LAN-000709	
P-19-000794	CA-LAN-000794	Carson l
P-19-000822	CA-LAN-000822	
P-19-000844	CA-LAN-000844	
P-19-000845	CA-LAN-000845	
P-19-000847	CA-LAN-000847	
P-19-000848	CA-LAN-000848	
P-19-000999	CA-LAN-000999/H	Eggers' Areas A, B, and C
P-19-001735	CA-LAN-001735	PTV-1

No. resources: 22
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): INGLEWOOD, LONG BEACH, REDONDO BEACH, SOUTH GATE, TORRANCE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	10/24/2011	agarcia
Last modified:	8/7/2014	agarcia

IC actions:

Record status:

Report Detail: LA-11482

Identifiers

Report No.: LA-11482

Other IDs:

Type	*Name*
Other	Racer's sites

Cross-refs:

Citation information

Author(s): Racer, F.H.
Year: 1939
Title: Camp Sites in Harbor District - F.H. Racer
Affliliation:
No. pages: 8
No. maps: 0
Attributes: Other research
Inventory size:
Disclosure: Not for publication
Collections:

General notes

Mapped on SCCIC basemaps, but no maps included with records or reports. Map locations may not be exact and may be estimates based on other source material.

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000057	CA-LAN-000057	Lindberg Park Site
P-19-000060	CA-LAN-000060	Malcolm Farmer's Playa del Rey
P-19-000088	CA-LAN-000088	Racer's Misc Sites #1 and Racer
P-19-000091	CA-LAN-000091	RACER'S SITE #3
P-19-000094	CA-LAN-000094	RACER'S SITE #6A (2 SITES M
P-19-000096	CA-LAN-000096	RACER'S SITE #7
P-19-000097	CA-LAN-000097	RACER'S SITE #8
P-19-000098	CA-LAN-000098	RACER'S SITE #10, Suangna In
P-19-000099	CA-LAN-000099	RACER'S SITE #11
P-19-000100	CA-LAN-000100	RACER'S SITE #12
P-19-000101	CA-LAN-000101	RACER'S SITE #13
P-19-000103	CA-LAN-000103	RACER'S SITE #17
P-19-000104	CA-LAN-000104	RACER'S SITE #18; 18A, 18B (
P-19-000105	CA-LAN-000105	RACER'S SITE #19
P-19-000106	CA-LAN-000106	Racer's Site #21
P-19-000107	CA-LAN-000107	RACER'S SITE #20
P-19-000138	CA-LAN-000138	MALAGA COVE
P-19-000276	CA-LAN-000276	Racer's Site #5
P-19-000279	CA-LAN-000279	Racer's Site #4
P-19-000285	CA-LAN-000285	Racer's Site #1
P-19-000288	CA-LAN-000288	Racer's Site #2

No. resources: 21
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS, INGLEWOOD, REDONDO BEACH, SAN PEDRO, TORRANCE, VENICE
Address:
PLSS:

Report Detail: LA-11482

Database record metadata

	Date	*User*
Entered:	2/7/2012	lnoyes
Last modified:	6/6/2018	sstjames
IC actions:		
Record status:		

Report Detail: LA-12440

Identifiers

Report No.: LA-12440
Other IDs:
Cross-refs:

Citation information

Author(s): Bonner, Wayne
Year: 2013
Title: Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0573 (NOLA Substation) 125 Griffith Street, Carson, Los Angeles County, California
Affliliation: EAS
No. pages: 12
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections:

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-000088	CA-LAN-000088	Racer's Misc Sites #1 and Racer

No. resources: 1
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): TORRANCE

Address: *Address*	*City*	*Assessor's parcel no.*	*Zip code*
125 Griffith St	Carson, CA		

PLSS:

Database record metadata

	Date	*User*
Entered:	2/18/2014	lnoyes
Last modified:	10/4/2016	rmoritz

IC actions:
Record status: Verified

LA4512 File

1) Archaeological Survey
13) Management Plan

NOT FOR PUBLIC DISTRIBUTION

Suangna Villas-I
LAn 88
LAn 89
LAn 106
Carson 1 - LAn 794
Carson 2 - LAn 795
Carson 3 - LAn-98

22) General/specific Plan

CULTURAL RESOURCES INVENTORY OF THE CITY OF CARSON, CALIFORNIA

torrance (904)
LONG BEACH (893)

PREPARED FOR THE COMMUNITY PLANNING DEPARTMENT
CITY OF CARSON, CALIFORNIA

SOUTHGATE (892)
INGLEWOOD (901)

LOS ANGELES Co.

By A. V. Eggers
Consulting Archaeologist

February 18, 1977

292 pages

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PREFACE

This report contains data on existing and pre-existing cultural heritage resources of local, statewide and national significance located within the City of Carson. Because of the information included on the location of Native American sites and the possibility of disturbance to these resources from vandalism and unsystematic collecting, this report and the maps and other materials accompanying it, should not be made available to the general public or published in its present form. The historical information and precise locational data for the sites should be provided to persons demonstrating a justifiable need for or right to the material as described in the last section of the text.

I. INTRODUCTION

Scope & Purpose of the Study

The present study consists of an inventory and evaluation of the Cultural Heritage (ie., Prehistoric and Historic) resources located within the boundaries of the City of Carson. The study has been conducted in three parts, some of which were carried out concurrently. First, the history of human settlement on the Carson area was researched from documentary sources and informed persons. An attempt was also made to investigate the geologic and climatic environment of the area.

Second, a walkover survey of the undeveloped portions of the City was conducted by the Consultant and a trained crew. Archaeological and historical sites or structures were identified and mapped and, in one instance, systematic field tests were carried out as well. In the course of the walkover, attempts were also made to locate and assess resources identified from the background data. The methods employed are described in the following section and were designed to permit a more accurate and complete evaluation of the resources discovered. However, as will be seen, field tests and evaluations could not be made in all cases.

Thirdly, a set of policies and protective measures has been provided to the City for the conservation of its cultural heritage resources. These measures and policies are intended as guidelines for assessing and conserving such resources and for the preparation of environmental documents and grant applications. Procedures are also presented for the investigation of 'sensitive' areas (i.e., those adjacent to or containing, or known to have contained cultural heritage resources) prior to and/or during the introduction of changes in existing features or terrain so as to produce an adverse effect upon historical remains.

At the time that the survey was contracted and carriedout, the methodology, format and content of such inventories had only recently been conceived and the ultimate uses to which such data could be put were not clearly established. However, within the last few months, the State Coastal Zone Plan has been formally adopted by the Legislature, CEQA (California Environmental Quality Act) has been amended, the State Governmental Code (Section 65303) has been revised

to provide for the preparation of a special historical preservation element for general plans and the Office of Planning & Research (OPR) has issued guidelines to aid in preparing this element. Numerous Federal and State Grant-in-Aid Programs for cultural heritage resource protection and conservation have been instituted recently to facilitate the implementation of such elements as well as local ordinances and preservation programs.

Many federal assistance programs which involve the redevelopment of urban areas, the construction of housing or other programs (airports, highways, community land and water conservation assistance, water treatment, etc.) presently require archaeological/historical surveys or inventories to be conducted in the affected areas prior to the filing of applications. Plans for the adequate utilization of adverse impacts to entities of historical value must be presented to the granting or responsible agencies (in most cases) before such applications can be considered favorably. As a further aid to historical preservation, programs involving federal agencies can utilize a percentage of construction money, to survey affected areas and carry out effective investigation measures (P.L. 93-291)

Although many of these policies and laws were not in effect or formally established when the present inventory was begun, it was anticipated that governmental agencies were moving rapidly in these directions and the inventory was carried out with the aim of satisfying such requirements when formally approved. The third (final) section of the report deals with these subjects in greater detail.

In preparing this report, it has been necessary to utilize phrases and terminologies which are technical in nature or which have restricted definitions. Although a complete list of definitions is not possible given the nature of this report, a brief glossary of important terms which have been used repeatedly in text is presented in the Appendices. A brief table depicting major periods of history dating from the earliest known human occupation in recent times is also presented along with a general overview of major historic events which have affected the South Bay region.

Before proceeding to the body of the report, it should be noted in particular that the Consultant has tried to the extent possible to assess the current status of existing cultural heritage resources. The report to be

presented is evaluative in nature and is not intended to be a comprehensive history of the City of Carson or the adjacent area. Historical data is included only to the degree necessary to assess the scientific and commemorative value of cultural resources located within the city boundaries and to place them in general perspective. For more complete discussions of the history of the area, the reader is directed to the list of sources consulted which follows the text.

It should also be observed that the term 'cultural heritage resources' (or 'cultural resources') is gaining currently in environmental documents and scientific circles and reflects a change in the way in which archaeologists have come to view their data. Cultural Heritage Resources (referred to as 'CHR' in the text) include all sites, features, inscriptions, objects or remains which commmemorate, represent or relate to the activities of human beings previously occupying or utilizing a specific area. This term is preferable in many instances to previously current terms such as 'archaeological sites' or historical since it is more comprehensive and avoids the distinction between 'historic' and 'prehistoric' events.

The terms 'historic' and 'prehistoric/archeological', make an artificial distinction between peoples and events of the past based on the presence or absence of literacy and written documentation and also overstress differences in investigative techniques used by 'historians' (i.e, the students of written history) and 'prehistorians (i.e., 'archaeologists' who depend largesly on non-documentary data and excavation techniques to study man's past). Today's researchers are combining both techniques of study to investigate human history by means of reconstructing the cultural pattern(s) existing at a particular time. The term 'history', therefore, will refer to developmental changes in the cultural patterns occurring in an area from the earliest known time of occupation up to the present generation of inhabitants. Specific periods or patterns will be referred to in cultural terms (e.g., the Canalino Period, The Mission Period, the American Period) and the term 'prehistoric' will be avoided in the text of the report.

Methods Used To Inventory Cultural Heritage Resources

As stated above, the inventory of CHRs for the City of Carson was carried out in three stages each employing different data sources and investigative

techniques. A complete list of all sources consulted will be found following the text of this report.

a. Record Search

The initial stage of the inventory involved an investigation of existing data relating to CHRs within or near the City limits. Books, documents and records containing historical data on the South Bay Region were consulted and archival materials were located. Chief among these were the archives maintained by the Dominguez Water Company and presently housed in the Special Collections Room of the California State College, Dominguez Hills (CSCDH) Library, maps and papers in the Huntington Library, Southwest Museum, Title Insurance Company, and the Research Library and Archeological Survey at UCLA. Contacts were also established with the Los Angeles County Historical Commission, The Historical Society of Southern California, The California Historical Landmarks Commission and the History and Anthropology Departments of Regional Universities and Colleges. Archival materials housed at local museums and historical buildings, including the Dominguez Memorial Seminary, the Rancho Los Cerritos Adobe, the Los Angeles County Museum, the Los Angeles City Library, the Federal Records Center (Laguna Niguel) and the Bancroft Library, University of California, Berkeley.

In addition to consulting documentary sources, attempts were made to contact persons and organizations knowledgeable about the history and development of the South Bay Region. This was deemed to be of special importance to the record search because of the lack of written data available for the area and the need for specific information on recent history. Especially helpful in this regard were Mr. Arthur Reeves, Vice President of the Dominguez Water Company, Ms. Thelma Strelitz, Mr. William Snuddow, Mr. Richard Albertoni, Mr. Manuel Gonzalez, Mr. Cy Andrews, Mr. Randolph Carr, former attorney for the Southern Pacific Transportation Company, and his mother, Mrs. Franklin Carr, all of whom either gave freely of their knowledge or directed the Consultant to various data sources. Dr. R. C. Gillingham, author of the authoritative book The Rancho San Pedro, also generously gave of his time and provided valuable maps and photographs.

It is extremely unfortunate that one source, whose help would have been invaluable, was not available to the project. Mr. Victor Carson, grandson of

George Henry Carson and a relative of the Dominguez family who had lived in the Carson area since 1893 was terminally ill with cancer and could not be interviewed. A vigorous man who had a vivid and detailed knowledge of local history, Mr. Carson's recollections would have been of considerable aid in reconstructing the settlement patterns and environment of the region. It is fortunate that a portion of his recollections were obtained and recorded by Dr. Judd Grenier (Grenier, 1971).

As the study progressed, it became necessary to accumulate data on the extent of environmental change that had occurred in the Carson area as a preliminary step to the field survey. Grading and landfill permits and reports housed at Carson City Hall, the Los Angeles County Sanitation Department and the Los Angeles County Department of Regional Planning were examined and the data were plotted on large scale maps. Aerial photographs of the area dating to the 1920's (Spence-Fairchilde Collection) were examined and compared and surveyors, topography, land use and soil maps dating to 1896 were obtained or copies from the Los Angeles County Department of Regional Planning, the Los Angeles County Recorder's Office, the Huntington Library, UCLA Map Library and CSCDH Geography Department. Again Dr. R. C. Gillingham made available for the project his personal set of aerial photos of the Carson-Compton area taken in 1941. A very useful copy of the 1916 Soil Survey Map was obtained from the U.S. Soil Conservation Service office in Lancaster, California.

Extensive information concerning climate, terrain, vegetation and settlement patterns in the North Carson area was accumulated from flood records and well logs. The Los Angeles County Flood Control District, U.S. Army Corps of Engineers and especially the UCLA Water Resources Library, and the Dominguez Water Company were extremely cooperative in providing records and locating reports.

Similar cooperation was obtained from the Shell Oil Company and Atlantic Richfield (ARCO) Refining Company in providing locational maps and information regarding the placement of pipelines outside of street rights-of-way and in searching for historical data.

Following the collection of data and prior to the beginning of fieldwork, base maps were prepared for the Carson area showing the location and dimensions

of graded and filled areas, cultural heritage sites and undeveloped, unaltered property. Areas with extensive grading and which contained no known CHRs were to be avoided in the field survey phase of the project and inspections and walkovers were to be confined to the relatively undeveloped and unaltered portions of the City.

b. Field Survey

Following the accumulation of a sufficient amount of data and the preparation of the base maps, a systematic walkover survey of potential and known sensitive areas of the City was begun. Since the area north of the San Diego Freeway and surrounding Dominguez Hill was the least developed, the initial surveys were conducted here and then extended south and west as far as the city limits.

All surveys were conducted in the same manner. The Consultant and a crew of trained assistants (mostly students from CSCDH and Long Beach State University) obtained written or verbal permission to investigate a particular parcel from the owner, leaseholder or other responsible agent. When the owner or responsible agent could not be located or contacted, surveys were carried out only on portions of the property which could be observed from public access areas, rights of way or easements or adjoining private property for which permission could be obtained.

Once access to a property was obtained, the soil surface of the parcel or lot was examined on foot by the Consultant and field crew in a systematic and thorough fashion. The subject property was apportioned into areas which were then walked over in a series of roughly parallel transects by 2-3 crew persons. The transects varied slightly according to the requirements of terrain and existing structures but were usually spaced 10 meters apart. Each crewperson followed the line of a particular transect in a zig-zag fashion in order to insure a visual inspection of at least 50-70% of the ground.

Prior to surveying large tracts, sketch maps were prepared locating all boundaries, structures and major features of the terrain. These maps were used to record features observed during walk-overs and were incorporated into the field notes. Smaller properties or individual lots did not require the prior preparation of maps but such were drawn in the field and included in the records as circumstances dictated. In some cases, especially those in which significant remains had been identified, a Transit, Brunton Compass and Stadia Rod were

employed in order to obtain exact dimensions and locations of features or collected objects.

Extensive field notes were kept for each property surveyed and special attention was paid to describing structures of potential historical value (e.g., Keystone Baptist Church, etc.). Residents or lessors on or adjacent to a subject property also were contacted in such instances in order to acquire additional background data where available. Observations on the appearance of the soil, vegetation patterns and extent of cover, climate and degree of disturbance of the terrain were also recorded. Parcels were also examined for streambeds, roadcuts or erosion features which would provide clues as to buried features and subsurface soils not otherwise detectable from the surface alone.

Attention was focused primarily on the location, distribution, associations and context of shellfish, faunal and aboriginal (pre-European) cultural remains. Whenever such items were encountered along a transect, the remains were plotted and tentatively identified. In certain instances, as described in the text below and in the appended test excavation report, it was necessary to remove items of particular scientific interest from the surface for further study and such items were mapped in place and described in the field notes prior to collection.

Because of the need for close, detailed and accurate visual observation, the field survey phase was carried out during winter daylight hours (8-4 A.M.) on days when ground fog and rainfall were not an obstructing factor. In some instances, dense vegetation or man made structures prevented observation of the native soil surface and special procedures were required. In areas of thick grass or dense shrubbery, the distances between the transects were proportionately reduced and the area was covered more intensively. Greater attention was paid to natural and man-caused features which partially exposed the soil surface (e.g., rodent burrows, footpaths and trans, plowed or disked areas, etc.) as indicators of the presence of remains.

c. Data Evaluation and Report Preparation

Following the completion of the data collection and field survey phases, the material recovered was analyzed and evaluated for the area as a whole. In some cases, the data obtained was incomplete and further research was necessary

before a conclusion could be reached or the subject matter could be incorporated. This was especially true for the historical data for the Americanization period for the Carson area.

The complete data was then assessed in light of emerging and existing legislation and the General Plan in order to designate immediate and long range policies and goals for the City. Existing and proposed ordinances and policies for other communities and governmental entities also were reviewed and examples were selected for inclusion in the report as models. A series of recommendations were generated which would enable the City to meet its present and future obligations for CHR identification and conservation.

Maps and figures prepared prior to the beginning of the field phase were updated and redrawn for inclusion in the final report. Also included as an Appendix is a report on test excavations conducted at one aboriginal site (Carson 1) which was identified during the survey.

It should be noted that the text of the report on the results of the record search and survey focuses on data which either extend existing knowledge or else add new information not otherwise available. Material which is already well known or easily obtainable from existing sources is not treated in detail but may be summarized or referenced in the text or included as an Appendix. It is hoped that the deletion or abridgment of such data will reduce the bulk of the report, make it more readable and spotlight the conclusions and recommendations presented. In this way, the report will serve as a source document on local history and as a basis for considering and formulating future civic actions.

AREAS & SOURCES NOT INCLUDED IN THE INVENTORY

Because of time limitations, the inaccessibility of necessary data of persons or the denial of permission to enter private property, not all of the city area could be researched or surveyed, including some portions of the city which were suspected to contain valuable resources. The majority, however, consisted mainly of areas now severely altered by grading or landfill operations or by residential, commercial or industrial development. Also included are several properties which had been surveyed previously by the Consultant although the results obtained from these surveys have been consulted and presented below where pertinent.

The areas excluded from the survey are listed as follows:

1. The Shell Chemical Company plant located between Chico and Perry Streets on the west, Del Amo Boulevard on the north, Wilmington Avenue on the east, and Martin & 213th Streets on the south. Permission to survey was denied (see text below).

2. The Campus of California State College, Dominguez Hills located between Victoria Street on the north, Avalon Boulevard on the west, Del Amo Boulevard on the south and Central Avenue on the east. The property belongs to the State of California.

3. The Arco Refinery bounded by 223rd Street on the north, Wilmington Avenue on the west, Sepulveda Boulevard on the south and the Southern Pacific Railroad tracks on the east. Previous research (Eggers 1974, Williams 1971) showed that the area had been heavily modified to accommodate and support the existing facilities; however, data from test cores and well logs on the property were consulted during the record search and evaluation phases of the inventory.

4. The Shell Oil Refinery located south of Sepulveda Boulevard and east of Wilmington Boulevard up to the city limits. See comment on Arco Refinery above.

5. Landfill Areas. Nos. 1-21 located north and south of the San Diego Freeway (see Map 4). All existing records and files on these areas were examined at the Los Angeles County Engineer's Offices. However, records on landfills #1, 3, 12, 13, 14, 16 & 17 could not be located and were reported as having been discarded. (Mr. Ken Harvey, personal communication). A study of the existing records showed that prior to raising the elevation of the lava in a project area, the ground was excavated to a depth of 10-20 feet below the original surface and soil removed was replaced and compacted along with the fill materials. The grading of the original surface would have effectively removed and destroyed any cultural remains or data present on the project area.

Note: Landfills No. 20 and 21 are not shown or Map 4. Number 20 (M.H. Brown Dump Site) is northwest of No. 12 between 190th and Figueroa Streets and The Dominguez Channel. Number 21 (Mar-Glo Paint Company) is an irregularly shaped area located between Broadway and Main west of the paint factory (Sanitary Landfill File I-981; See Map). Additional grading operations have also

recently been carried out on areas adjacent to the site of the Carson Mall located between Del Amo and Avalon Boulevards, the Perry Street extension and the San Diego Freeway. Areas were surveyed only where grading operations had only begun or had not progressed to the point where fill materials were being deposited. The margins of landfills 18 & 19 were examined since the adjoining areas had been plowed but not otherwise significantly altered (see Eggers 1976a).

6. The San Diego and Harbor Freeways Rights-of-Way had previously been examined for archaeological remains prior to construction by Caltrans. Data from these surveys were examined during the inventory.

7. Specific Portions of Properties and Land Surfaces Where the Original Land Area(s) Was Obscured by Existing Structures or Features (other than fill materials; see above, No. 5). Unobscured land surfaces adjacent to the structures or features were examined and were considered as a (non-random) sampling of the whole area.

8. Rights-of-Way of Flood Control Channels had undergone considerable modifications and also contain extensive structures which prevent examination of the ground surface.

THE SIGNIFICANCE OF CULTURAL HERITAGE RESOURCES

CHRs have only recently been recognized as valuable resources by governmental entities. Until 1970-72 when the restrictive interpretation of CEQA was expanded to include private projects and environmental concerns were more precisely defined on both the State and Federal level, historical resources and remains were considered to be the special province of scholars, amateur collectors and special interest groups. Cultural heritage resources received little recognition from planners or formulators of policies and conservation was either

ignored or else carried out in a haphazard or arbitrary way.

Although major events and personages were often commemorated by plaques and structures such as birthplaces of important figures (e.g., Presidents, Generals, Inventors, Founders and Explorers, etc.) or early structures of historical significance have been preserved or restored (e.g., Dominguez Adobe Heritage Park [L.A.], Banning House, the Drum Barracks, etc.), such actions were often taken independently and many were privately financed. Some were included in parks maintained by governmental agencies (e.g., Pt. Fermin Lighthouse, Los Angeles Arboretum [Hugo Reed Adobe], Los Cerritos Adobe, etc.) or given special protection (e.g., Avila House, San Gabriel Mission). Despite such actions, a large number of significant remains have been lost or purposely destroyed (e.g., San Fernando Mission) to make way for urban development. In some cases, the loss has occurred because a structure has deteriorated through lack of upkeep and funds have not been available to restore it and maintain it in accordance with safety and building codes.

The greatest loss has been felt in the case of CHRs dating to aboriginal times. Although once numerous in the South Bay area, habitation sites of peoples such as the Tongva ("Gabrielino") have been rapidly disappearing, as the present report will clearly demonstrate. Much of the loss can be attributed to the effects of urbanization but the greatest single factor is a lack of public awareness both of the existence and significance of such sites. 'Indian' artifacts have tended to be highly perishable and even the living structures ("wickiup ") were made of materials such as tule reeds, branches and hides which decayed rapidly. Artifacts were also largely made from oceanic materials except for stone ('lithic') tools and vessels and are rarely preserved. Cultural behavior and institutions (religion, political practices, ethics, etc.) are now extinct, along with the Tongva themselves, and have only been partially noted and recorded by European and American observers. As a result, an estimated 50-80% of aboriginal remains in the Los Angeles area have been destroyed, in most instances without having been recognized or recorded (Moratto 1973, State Task Force Status Report 1973).

In recent years public and governmental awareness of the significance and value of CHRs has greatly increased. Organizations, agencies and civic officials have realized that systematic CHR preservation and conservation programs

can bring a variety of benefits to a community or region. Most of these benefits have been itemized and discussed in State and Federal documents which have been widely distributed (e.g., California Historic Preservation Element Guidelines 1976, the California History Plan, Volume 1, 1973; Publication '11593', Office of Archaeology & Historic Preservation, Department of the Interior) and will be presented here in summary form:

Cultural Identity. A knowledge and understanding of the history of the peoples and developmental events and processes of an area provide its inhabitants with a sense of identity and place. By increasing civic pride, the inhabitants of an area are encouraged to commit themselves to improving standards of life and to become involved in civic projects. Such increased pride helps to reduce crime, relieve urban blight, attract new residents and provide ethnic groups (e.g., native Americans, Hispanic speakers, Asian-Americans, etc.)

Reconstructing the Past. Many people have a curiosity about and interest in the past both of their own and other areas. Museums housing objects of historic value and rehabilitated historic structures and landmarks develop and expand this interest.

Economic Benefits. These are many and varied, including raising the value of property, cutting the costs of redevelopment of innercity areas, provide interest and variety to blighted areas, and reducing the costs of upkeep and costs by utilizing recently enacted tax laws (e.g., the Tax Reform Act of 1976) which provide for depreciation allowances, reconstruction cost deductions and charitable deductions on historic property. A major economic benefit accrues from increased tourism to an area (e.g., Avila Adobe and Olvera Street in Los Angeles, Oldtown in San Diego, Ghiradelli Square in San Francisco) which will often lead to increased employment and development.

Benefits to Long Range Planning. An inventory and understanding of cultural heritage resources and their place in local history can promote a more effective appraisal of prospects for future development and of community needs and limitations. Such long range prospects can be formalized and incorporated into General Plans as a means of gaining public cooperation

and involvement (see California Government Code, Section 65860).

Southern California has a history of development that is colorful and worthy of pride and a sense of accomplishment. Its population is ethnically diverse and widely distributed, lacking a definite and tangible focal point such as a large metropolitan center and compact communities. Many cities and towns have developed recently and lack a unified theme in architecture or general layout. Some, such as Torrance, began as industrial cities and have diversified into residential and commercial centers or vice-versa. By drawing on the past and incorporating it into present day life, many of the decentralizing forces can be mitigated, and a sense of community and permanence can be encouraged.

The Los Angeles region contains one of the largest Native American populations in the nation. These people have a rich and varied cultural heritage which dates back more than 25,000 years in the Southwestern and Pacific Coast region. With the European exploration and colonization of the area, these peoples suffered a rapid and disastrous decline and their traditional culture underwent extensive modification. Since they were illiterate themselves and the European population was primarily interested in the prospects of Native Americans as laborers and converts to Christianity, few records were made of their life styles, beliefs or social systems. The existance of peoples ancestral to those encountered by the Spanish is not documented by written records of any type. Many groups which were present during the Spanish and Mexican periods (e.g., the Tongva, Serrano, Luiseno, etc.) have recently become extinct or so reduced in numbers and modified by European culture that they no longer remember aboriginal life patterns and ideologies.

The study and reconstruction of Native American cultural heritage in Southern California requires a combination of documentary research and archaeological techniques. The general outlines of the latest period of aboriginal history can be construed from explorers' diaries, Missionairies' reports and settlers' descriptions and observations. However, the bulk of the detailed information can only be reconstructed from sites which have been carefully excavated and analyzed under controlled conditions. Such sites are the only

repositories of historical information for aboriginal culture(s) predating the first European contacts and the loss of these resources might permanently prevent a meaningful study of cultural patterning and development for large periods of time.

To carry out a meaningful reconstruction of non-literate, extinct cultures not only is it necessary to carefully excavate existing remains and to extract as much data as possible, but such sites as are dug must be as little damaged or disturbed as possible. If the artifacts and traces of human activity are in their original contexts, much can be deduced from their associations and stratographic positions. However, once these positions are disturbed or the materials removed unsystematically, such deductions are difficult or impossible to make and the loss of data is irremediable. In view of the large number of sites which have already been damaged or destroyed, the scientific and historical value of those remaining is very much greater than before and special efforts must be taken to prevent further unnecessary uses of information and existing remains.

The 'unlocking' and recovery of data from archaeological sites can only be done at the present time through excavation utilizing specialized tools and techniques. Such procedures are time-consuming and costly and involve trained personnel. In order to successfully excavate a site, time is required to uncover, record and remove the remains so as to permit a meaningful interpretation of the patterning and a reconstruction of the culture of the inhabitants. Since excavation is itself destructive, however much controlled, it is preferable to delay digging a site until it can be done properly and in such a way as to insure the recovery of a representative sample of the data content. If this is not possible then effective measures should be taken to insure the protection and preservation of the CHR in its present state until it can be properly examined.

THE CITY OF CARSON'S ENVIRONMENTAL AND HISTORICAL SETTING

Before presenting the results of the CHR inventory, a brief review of the physical environment and history of the Carson area is necessary. Numerous books and documents exist which focus on or include these subjects (e.g., Jerrills 1972, Gillingham 1961, Fink 1966, Woodring, et al, 1946, Poland et al, 1956, Johnston 1962, Cleland 1951, Ludwig 1927, Gales 1974, Thacker 1923,

Bates 1963, Bancroft 1886, Banning & Banning 1930, Robinson 1939 etc.) and a complete summary of all the data will not be attempted here. Instead, the present section will be concerned with data that will compliment and expand existing accounts and which will provide background material for later discussions. It will also demonstrate some of the difficulties encountered in compiling a comprehensive and detailed history of the City area.

GEOLOGY AND ENVIRONMENTAL SETTING

The City of Carson is located on an alluvial coastal plain (the Torrance Plain, Reagan 1915b) extending north from the present Los Angeles and Long Beach Harbors. The plain is flat and marshy and is dominated by two prominences; Dominguez Hill in the north with an elevation of 179 feet above sea level and the Palos Verdes Hill to the southwest which rise over 1400 feet a.s.l. Except for these landmarks and for the existance of several small marshy lakes (Harbor Lakes), channelized streams (Dominguez Slough, Compton Creek) and rivers (Los Angeles River) the plain is featureless and reaches a maximum elevation of 35-40 feet a.s.l.

The region has a mild climate with an annual mean temperature of 62° Farenheit and a single season (November-April) of moderate (c. 12-15 inches) rainfall (U.S. Weather Bureau Statistics; Bates 1963). Vegetation is presently sparse over much of the area but varies according to elevation, degree and orientation of slope and the availability of water. Marshy soils and lake shores support growths of Alder (Alnus rhombifolia), Willow (Salix sp.), Rushes (Juncus sp.), Cottonwood (Populus trichocarpa), Bulrushes (Scirpus sp.), and Cat-Tail (Typha sp.). Scrub, Valley and Coastal Live Oak are found in canyons and drainages and on the higher, northern elevations of Palos Verdes Hills. Cactus (Cholla, Prickly Pear), Toyon, Yucca, Coastal Sagebrush and Sugarbush (Rhus Ovata) occur on the drier and sunnier slopes. The remainder of the coastal plain supports a variety of grasses (Deergrass, Giant Rye Grass, Pepper Grass), Buckwheat, Sagebrush and Chia as well as occasional groves of Eucalyptus and other non-indigenous trees and shrubs (Butler 1974, Curtis 1959, Bates 1963).

Domesticated livestock (cattle, sheep, etc.) presently make up the bulk of the (land) animal life and indigenous fauna includes only small populations of Coyote, Gray Fox, Mule Deer, Skunk, Weasel, Badger, Snakes, Lizards, numerous rodents (mice, gopher, squirrel) and rabbit. Offshore and littoral marine environments still contain large seasonal populations of fish, sea

mammals and shellfish as well as birds that feed off of them and which inhabit the lagoons and terrestrial marshes.

The geologic structure and lithology of the region is complex and has developed over a period of 20 million years. In Miocene times, the coastal plain, especially in the Carson area, was submerged by the sea. Only the Palos Verdes Hills were above sea level and formed a part of an extensive seacoast highlands including the Santa Monica Hills (Woodring et al 1946). At this time volcanos were very active, depositing extensive beds of lava on the floor of the Los Angeles Basin which was also beginning to form as the result of subsidence (Yerkes et al. 1965). By Pliocene times, the floor of the Basin contained stratified layers of lavas and sediments over 10,000 feet thick. However, continuing periods of deformation (folding and tilting) and subsidence of the surface kept the area below sea level.

From late Miocene times until the Upper Pleistocene period, marine sediments continued to accumulate in the Carson area. However, during the latter period deformation and uplift occurred which raised the Palos Verdes Hills nearly to its present elevation (A.S.L.) and created the geologic dome now called Dominguez Hills (Poland et al, 1956). Much of the surface of Los Angeles Basin was then above sea level and terrestrial alluvial sediments began to accumulate on top of the older marine deposits (Poland et al, 1956, Yerkes et al 1965). Many of these late Pleistocene and recent deposits which consist of interbedded clays, gravels, silts and sands trapped or directed the flow of ground water and created the aquifers and artesian flows which at the beginning of the 20th century constituted the major source of water for the Carson area (Poland et al 1956, Reagan 1915, Board of Engineers Flood Control Report 1915). These deposits have produced several 'perched' fresh water tables which have been fed by runoff and by underground flows from highlands located to the north. However, recent demands for water by residents, farmers and industrial companies have depleted these tables and have caused the intrusion of sea water.

As the land rose during late Pleistocene, deformation caused a considerable amount of faulting and folding. A roughly parallel series of anticlines, synclines and faultlines formed in the Torrance Plain which, in turn, were crossed by the Los Angeles River following its present course. The uplift of Dominguez

Hill and the formation of the Wilmington syncline with its NW-SE axis created a small swale in the Carson area (Poland et al 1956, Yerkes et al 1965). This, combined with the creation of offshore coastal sand bars in San Pedro Harbor, resulted in the formation of marshes and shallow lakes (e.g., Watson Lakes, Habor Lakes; see maps) in the lowlying portions of the landscape which were fed by artesian springs and overflow from the partly impeded Los Angeles River. Periodic flooding greatly increased both the amount of the overflow and the extent of the lakes. During the 1914 flood it has been estimated that as much as 3000 acres were under water in the area of the Dominguez Slough (also known as Laguna Dominguez [See Maps], Reagan 1915a, Grenier 1976, Jerrills 1972).

The formation of the coastal bar, besides creating Watson Lakes, also established a wide delta at the mouth of the southward flowing Los Angeles River. The delta area accumulated large quantities of sands and silts, some derived from terrestrial sources, others (mainly sand) from the ocean which over time has made periodic incursions. Consequently, the mouth of the Los Angeles River has alternated between being a salt water (tidal) and fresh water marsh for at least the last few thousand years B.P. (before A.D. 1950) which has extended from the present San Pedro Bay shoreline northwards to Sepulveda Boulevard.

Stream and river flow in the Los Angeles area has been intermittent and has undergone several major shifts over time. Geologic and geomorphological studies (see Reagan 1915, Poland et al 1956, etc.) of the Los Angeles River indicate that while having changed course drastically and repeatedly over the centuries, it has occupied only three main river beds. The major bed appears to be that which it currently occupies and which has recently been channelized by the U.S. Army Corps of Engineers. However, historical records and accounts (Guinn 1914) show that prior to 1824 (1815-1824?) the river flowed westwards from the vicinity of the former Pueblo de Los Angeles into Ballona Creek and Ballona Lagoon (now Playa del Rey). The flood of 1825 was of such magnitude that the river jumped its bed and occupied its present course until 1889 when two floods occurring in the same year (possibly the heaviest on record; See Reagan 1915b) caused a shift eastwards through the present city of Vernon and then back into its old channel north of its junction with the Rio Hondo. However, the latter shift was only temporary and the river had reestablished its present bed by the 1890s. The San Gabriel River has also changed its course

in its lower reaches, fluctuating between its original bed flowing into Alamitos Bay and an intermittent channel connecting with the Los Angeles River below Dominguez Junction on the Southern Pacific Railroad. Whenever such a merger occurred, extensive flooding was observed in the area of Dominguez Slough and the Los Angeles River Delta (Reagan 1915a).

The flatness of the coastal plain and the proximity of inland highlands and mountain ranges have combined to make flooding a recurring phenomena in the Carson area. During the years 1811-1954 at least 21 major floods have been reported for an average of one every 15-16 years (Bigger 1959). By adding in the dozen or so smaller floods that have had only localized impact, the rate is reduced to one flood per decade. Much of the damage from these events has been greatly reduced by the construction of check dams and flood channels along the major river systems, but accumulations of water due to runoff continue to inundate lowlying and marshy areas within the city at the present time.

These floods and the shifts in the drainage patterns had major consequences for local environments. Guinn (1914) has collected and published accounts of observers of the 1832 flood which relate how the flow of streams so changed that a number of lakes and ponds in the vicinity of Wilmington, which until then had been permanent, became nearly dry after a few years and 'forests' of Willow and Alder disappeared. Heavy deposits of silt also accumulated in the delta areas in back of Rattlesnake (i.e., Terminal) Island. Although many of these effects may indeed have been due to changes in drainage patterns, it should be noted that the years 1833-1862 were 'dry' years during which little or no flooding occurred. The effects produced by man, especially as a result of ranching and raising livestock, also must have reinforced natural trends and could certainly account for much of the 'deforestation' (see acounts of O. E. Elftman, C. W. Caseboom, Edward Carson in Reagan 1915a). These effects will be discussed in greater detail in the sections to follow.

Soils in the Carson area, as stated earlier, consist mainly of alluvial sediments including loams and adobe/clays with intermixtures of sand and silt. Small pockets of beach sand containing shell and wind-deposited dune sands occur on the flanks of Dominguez Hill and immediately south of the San Diego

Freeway in the downtown area (Nelson et al, 1919). Most of the loams and clays are of Pleistocene age and were laid down as the ocean shoreline retreated westward and south. These include the Ramona and Montezuma series which cover Dominguez Hill and the area south of Dominguez Slough. In Post-Pleistocene times, recent sediments; i.e., the Hanford, Yolo, Chino and Tujunga series, were deposited along the Los Angeles River drainage and were extended into the Dominguez Slough by flooding.

Most of these soils are extremely fertile and have been the basis of a thriving truck farming and livestock raising industry since the latter part of the 19th century (Nelson et al, 1919, Jerrills 1972, Gillingham 1961). Crops included sugar beets, grains, alfalfa, beans, potatoes, lima beans, lettuce, strawberries, and deciduous fruits continue to be major staples grown on the well drained, moisture-retaining Pleistocene and recent soils, most of which could be dry-farmed or only minimally irrigated. The marshier and more saline soils at the foot of Dominguez Hill and east of Dominguez Slough were used primarily to graze cattle and sheep until the 1930's (Grenier 1976, Jerrills 1972).

THE CULTURAL BACKGROUND

Recent archaeological evidence and historical records demonstrated that human populations have inhabited the Carson area and vicinity for at least 8000 years. This long record of habitation can be divided into three major periods; i.e., the Native American ('Indian') period, the Hispanic Period and the American Period, each of which can, in turn, be subdivided into phases distinguishable by particular ethnic and cultural characteristics. These periods and phases have been described in detail for the Los Angeles Region in numerous works (see Bibliography) and will not be presented in the text of this report. However, a summary of the various distinguishable phases of the Native American Period is included in the Appendices along with a chronological chart and reference should be made to this Summary to supplement the material discussed below. The purpose of the discussion to follow is to relate regional history to the Carson area and to extrapolate from the data an understanding of the cultural heritage of the city from earliest times.

As stated in the section on Methods above, historical information for the Carson area is limited in scope and content. Historians have focused mainly on the development of the city of Los Angeles and of the San Pedro-Wilmington areas because of their importance as centers of industry, commerce and residential growth. Until recently, the Carson area was used primarily for ranching and farming and was unable to support urban development because of periodic flooding. As a result, the history of the city has had to be extrapolated from the regional data and from secondary sources.

1. THE NATIVE AMERICAN PERIOD

Although 95% of the time of human habitation of the South Bay area is included in the Native American ('Indian') period, only the cultural practices of the latest phase; i.e., the Canalino, are known. Kroeber (1953), Johnston (1962), Wallace (1955) and others have supplemented archaeological evidence (e.g., Walker 1951, Meighan 1954a, Bates 1963) with gleanings from ethnographic studies and the accounts and descriptions of explorers, missionaries and settlers in order to reconstruct the basic life styles of these people and research continues to close the gaps in the existing record.

Phases pre-dating the Canalino Phase have been reconstructed solely from evidence derived from excavations of archaeological sites in the Los Angeles area. Most of the excavation sites are located in Santa Monica, Ventura County and Orange County but a number of significant finds have also been made in San Pedro, Redondo Beach, Marina del Rey (Ballona Creek) and the Palos Verdes Peninsula. However, only a few of these sites have as yet been extensively studied.

THE EARLY MAN PHASE

The earliest dated evidence of human presence in the Los Angeles Basin was found in the Ballona Creek-Angeles Mesa (Baldwin Hills) area. Here in 1936 a skeleton was recovered from a depth of 12-13 feet below the surface of the ground along with remains of an extinct mammoth elephant (Lapotin 1936). Radiometric analyses have demonstrated recently that the human remains date to 23,600 years B.C. The six skeletons recovered from Angeles Mesa under similar circumstances have not yet been dated but they also appear to be of great antiquity.

It is unfortunate that no artifacts of other cultural remains were recovered from either site.

The oldest cultural remains from the Los Angeles Basin were found in the La Brea Tar Pits. Two pits dug to a depth of 6-10 feet produced the skeletal remains of a woman, animal bones showing knife cuts and a total of 15 artifacts including a type of projectile point rarely found in coastal sites (Woodward 1937, Stock 1942). The finds have been dated to between 5-13,000 years B.C.

Although lacking in skeletal material and as yet poorly dated, remains of early man have been recovered on Palos Verdes Peninsula. In 1936, Mr. E. F. Walker of the Southwest Museum and a group of volunteers excavated a deeply stratified site on a sand dune on the bluff overlooking Malaga Cove. Known to be the location of the Canalino phase village of Chowingna at the time of Spanish exploration, the site proved also to be a succession of four occupations, the oldest of which may have an antiquity of nearly 8,000 years. The four cultural layers (I-IV) contained quantities of artifacts and evidence of human occupation and, at present, the site represents the longest continuously inhabited site in the Los Angeles area (Walker 1951). If geological evidence can be borne out by radiometric testing, it is possible that the oldest occupation (Level I) may date to the late Pleistocene Period (Woodward et al, 1946).

The cultural remains from Level I were not as numerous as those from overlying levels but they do provide insight into the cultural patterns of the Millingstone era. Stone artifacts include scrapers, microliths, knives, several hollow-based projectile points, atlatl darts, hammerstones and flaking debris. Tools of shell (abalone shells plugged with asphaltum), shell disc beads, incised stones and bone implements including points and harpoons, grinding stones also were found. Most notably, Level I contained large quantities of fish, shellfish, bird and land/sea mammal remains indicating that the occupants had been skilled exploiters of native marine and terrestrial food resources. However, food processing artifacts especially stone grinding tools (manos, metates, mortars, etc.) were conspicuously absent from the assemblage although the presence of tar-coated pebbles indicates that the art of basketry was known (Walker 1951).

THE MILLINGSTONE PHASE

Level II was a thin layer overlying Level I and representing the beginning

of post-Pleistocene (recent) dune sand accumulation at the site. The layer yielded small cairns of stone with re-interred human remains (i.e., 'reburials'), manos, metates, a single small mortar and pestle, and several soapstone (steatite) specimens (Walker 1951). The steatite is significant since a major source of this material is found in Catalina Island implying that the inhabitants of Malaga Cove were capable of long range trade in sea-going boats. The contents of Level II closely resemble those from sites in the Santa Monica mountains, the San Fernando Valley, Santa Barbara and San Diego, and Wallace and others describe the assemblage as belonging to the Millingstone Phase of Southern California (Wallace 1955, Kowta 1969, Treganza and Biermian 1955).

Other sites in the South Bay area have yielded remains dating from this period. The best studied of those is the "San Pedro Harbor Site" (LAn 283), situated just north of the intersection of Gaffey Street and the Harbor Freeway. Although once a large shell midden covering more than 5 city blocks, recent urban and highway development had disturbed or destroyed much of the site and had caused a mixing of stratographic levels. However, the recovery of large projectile points, discoids, a variety of Millingstones and a cogged stone, (an artifact unique to Los Angeles and Orange County), from the site along with artifacts representative of later phases indicates that the site had been occupied from late in the Millingstone Phase until the early part of the Canalino Phase. The site evidently had been abandoned prior to the arrival of the first Spanish explorer in 1542.

As described in the Appendix, the Millingstone Phase is characterized by artifacts indicative of increased specialization in hunting and food collecting practices with the beginnings of systematic exploitation of marine and littoral resources. It was also a time during which populations became less nomadic and began to establish centrally-based settlement patterns (cf. Beardsley et al. 1956). These were the precursors of the village-based patterns that characterized succeeding phases although villages as such are not known to have existed during the Millingstone Phase. The San Pedro Harbor site is indicative of this period and is similar to Malaga Cove, Level II and a coastal site at Lunada Bay (PV 8) excavated and described by Bates (1963).

THE INTERMEDIATE PHASE

Level III assemblage shows considerable development over that of the preceding layer. Well made mortars and pestles were the dominant food processing

artifacts while manos and metates were absent. Large quantities of fishing implements including shellfish hooks and bone harpoon barbs were recovered along with a variety of fish and large sea mammal remains and large asphalt coated stones. Although remains of actual boats have not yet been found at any site, the evidence in Level III strongly suggests that the inhabitants had made the 'Tomolo'; i.e., the large ocean-going plank canoe lashed with rawhide thongs and caulked with asphaltum described by early Spanish explorers (Walker 1951). The presence of broken ('killed') artifacts and reburied charred human bone indicates that cremation and the 'mourning' ceremony were practiced.

Precise dating of the level is not possible on the basis of present data but various researchers have considered it to belong either to the late Intermediate or early Canalino Phase (Wallace 1955, Treganza & Bierman 1955, Kowta 1969, Warren 1969). Other sites dating to the Intermediate Phase includes LAn 709, 844, 845 in Rolling Hills Estates, Lan 283 (San Pedro Harbor Site) and several located in Long Beach. The increased number of sites known for this phase is indicative of the establishment of the vallage based settlement pattern with the specialized seasonal exploitation of land and sea resources.

THE CANALINO PHASE

The majority of the sites known from the Palos Verdes Peninsula and surrounding area belong to the Canalino Phase of the Native American period. Accounts by early Spanish explorers and settlers arriving in Los Angeles describe the many villages that occupied the area although few felt impelled to carry out detailed investigations of Canalino life styles and cultural patterns, their long distance trade systems, religious beliefs and social institutions.

At least twelve sites dating to this phase are located within or adjacent to the Carson City Limits (See Maps 1-3). Those depicted by solid circles (e.g., LAn 88, 96, 99 & 106) have been heavily damaged or destroyed while those marked by a triangle are intact or only partially disturbed. They belonged to a large complex of semi-autonomous villages and satellite sites which ringed San Pedro and Long Beach Harbors from A.D. 1000 until A.D. 1800 (Johnston 1962, Kroeber 1953). The people occupying the area were the Tongva, a Shoshone-speaking population which gradually replaced the earlier Hokan-speakers who occupied the coast during the Intermediate Phase. The Tongva were

called the "Gabrielino' by the Spanish since they were placed under the jurisdiction of the San Gabriel Mission during the Hispanic Period. A summary of their culture is given in the Appendix and a more detailed description can be found in Johnston (1962) and Fink (1966). They had a complex system of religious beliefs involving elaborate funerary practices and vision quests (see Moriarity 1969, Harrington 1934, DuBois 1908) and kinship networks as well as advanced techniques of stone working and polishing. However, within forty years of the establishment of the Mission at San Gabriel the villages and sites within the Los Angeles Basin were abandoned or destroyed.

2. THE HISPANIC PERIOD

European exploration and settlement of California officially begins with Juan Cabrillo's voyage to Monterey Bay in 1542-43. Although he was not the first citizen of the Old World to reach the Pacific Coast of North America (the Chinese had preceded him perhaps 1000 years earlier; Moriarity, personal communication), he was the earliest to record his observations for written history.

As one of the Conquistadors who in 1521 participated in the capture of Mexico City, his interests in sailing northward were the same as those which motivated most of the explorers of his time; i.e., nationalism, religious fervor, ambition, as well as a desire to discover a 'Northwest Passage' connecting the Atlantic and Pacific Oceans across North America. He is reported to have sailed into San Pedro Bay (actually so named by Vizcaino in his voyage of 1602) but made no landing. However, he did make contact with Tongva 'Indians' in a canoe and he recorded his observations of the coastal area. The quantity of smoke he saw eminating from the campfires and signal fires of the many villages along the harbor and on the slope of Palos Verdes Hills led him to refer to the area as 'Bahia de los Humos' (Bay of Smokes) (Bancroft 1886). It is unfortunate that he died on San Miguel Island in 1543, after discovering Monterey Bay, since he was an interested and accurate observer of all he saw and was fascinated by the Chumash Culture which at the time was very similar, except for language and religion, to that of the Tongva (Forbes 1969, Kroeger 1953, Johnston 1962).

Although California, in particular Cape Mendocino, served as a major landfall for the 'Manila Galleons' plying between Mexico and the Philippines, no further voyages of discovery were launched along the coast until 1602 when Sebastian Vizcaino rediscovered and named Monterey Bay (Cabrillo's 'Bahia de los Pinos'). Along the way, according to journals kept by various clerics and chroniclers (e.g., Fray Francisco Palou and Fray Antonio de las Ascension) who accompanied the explorer, Vizcaino put in at the 'Bahia de los Humos' (which he renamed San Pedro Bay) and sent a small boat to investigate the coast and to search for water. However, again no attempt was made to explore the coastal plain or to investigate the peoples living there although other areas were

visited by Vizcaino (e.g., Catalina Island where Viscaino made personal contact with the Native Americans at Avalon Harbor). No further exploration of Carson/San Pedro area was conducted until after the establishment of the San Gabriel Mission in 1771 (Bancroft 1886, Johnston 1962, Bolton 1916).

The earliest record of prolonged Hispanic contact with the Carson area is contained in the Register of the San Gabriel Mission. Beginning in 1780, one year before the founding of the "Pueblo de Nuestra Senora de Los Angeles", the Missionaries began converting the 'Indians' in the vicinity of San Pedro Harbor. The common practice was to remove converts from their villages ('Rancherias') and establish them in barrack-like domiciles at the Mission where the conversion process continued and where they served as laborers (Englehardt 1927). By 1813 a total of 110 neophytes had been removed from six villages in the South Bay including the Village of Suangna (Suavit) presently located in the Watson Industrial Center (see Map 1, LAn 98). However, perusal of copies of Mission San Gabriel records (1972, courtesy of the late Thomas Workman Temple II) failed to reveal any recorded descriptions of the villages or of the local environment.

In 1784 Juan Jose Dominguez received the first private land grant in Alta California. The grant known as Rancho San Pedro included more than 75,000 acres (118 square miles) and extended to the coast from the west bank of the Los Angeles River, Rosecrans Avenue and the Northern boundary of the City of Redondo Beach (near King Harbor).

The troubled history of the development and various partitions of Rancho San Pedro has been extensively researched and discussed by several authors (i.e., Cleland 1951, Gillingham 1961, Robinson 1939, Bancroft 1886, etc.). Reference will be made here to events and data which pertain to the area within or adjacent to the Carson city limits.

With the granting of the permit for the Rancho San Pedro, Juan Dominguez occupied the land bringing a herd of cattle and some horses. He built a small adobe northwest of Compton Creek on the northeast side of Dominguez Hill but occupied it only sporadically until the time of his death in 1809. During the time of his ownership, the Rancho was managed by Manuel Gutierrez who served as Trustee for the property until 1825 following its regrant to Juan Dominguez' nephew, Cristobal, and the physical occupation of the property by Cristobal's

son and main heir Manuel Dominguez.

Prior to Manuel Dominguez' arrival, the Rancho had been developed by Gutierrez who also granted grazing and habitation rights to others, the most prominent of which was Jose Dolores Sepulveda. Establishing himself and his family, circa 1810, near San Pedro Harbor in the vicinity of the present intersection of Gaffey and Channel Streets, he became a successful rancher during the 15 years prior to the arrival of Manuel Dominguez. As a result of this long period of occupancy Jose Sepulveda was able to obtain a partition of the original Rancho and to obtain ownership of 31,629 acres of land including the Palos Verdes Peninsula and portions of the present cities of Torrance and Redondo Beach. The property became known as Rancho Los Palos Verdes after a large canyon named by Vizcaino in his voyage of 1602 for its dense growth of trees.

During the first three decades of the 19th century, the livestock herds on the two ranchos and elsewhere on the coastal plain underwent considerable expansion and ranching became a way of life. Gillingham (1961) notes that the need for labor led the Dominguez family to recruit 'Indians' living at the village of Suangna as vaqueros indicating that at least a few of the Rancherias survived the effects of European contact and Missionary zeal. However, by 1850 most of the Indian population in the vicinity of Los Angeles including the village of Yangna had died out and it is doubtful that the fate of Suangna was much different (Robinson 1952). On the Rancho Los Cerritos located immediately east of the Los Angeles River, Native American domestics and ranch hands occupied small wickiups close to the main house away from their original village (Dr. K. Dixon, personal communication; Bixby-Smith, 1925) and it is possible that a similar practice was followed in other ranches. If Suangna was abandoned at this time it must follow that the smaller and more temporary sites (e.g., LAn 88, 106, 99, Carson 1 & 2, See Map 1) also were no longer occupied.

A major part of the rapid decline in Native American populations must have resulted from the dramatic increase in cattle ranching which caused a marked change in the local environment. The foraging of the large herds rapidly reduced the dense 'forests' of Alder, Sycamore, Willow, vines and shrubs which covered much of the coastal plain at the time of Portola's first expedition

leaving instead a barren, grass covered landscape (DuHaut-Cilly 1929, Gillingham 1961, Fages 1972, Dana 1968). Not only did this seriously reduce the sources of vegetable and animal food on which a hunting and gathering life depends but the reduction of vegetation also helped to promote extensive flooding over much of the Harbor and low lying areas (Reagan 1915, Guinn 1895).

If the overgrazing of the landscape drastically effected the Native American populations in the Carson area, the effect was only slightly less pronounced on the ranchers themselves. By 1850, the end of the Hispanic period, the South Bay area was divided between several large land owners whose holdings were devoted to the raising of cattle and horses as well as the grain to support them. While appearing to be a romantic and easy-going lifestyle (Ludwig 1927), large scale cattle ranching was an expensive and precarious existance. Outwardly living in an opulent and hospitable fashion, the 'Rancheros' were forced to spend heavily for feed and material goods in dry years and many of the larger holdings were heavily mortgaged to Los Angeles bankers and to those with good cash reserves. Although Manuel Dominguez was able to hold the Rancho San Pedro intact through this period, the same was not true for the Sepulveda family, the Nietos or the other ranchers in the vicinity (Cleland 1951, Cleland & Putnam 1965, Gillingham 1961). The Pueblo was viewed as a lawless town with yearly 'revolutions' and as existing mostly in a state of anarchy (Cleland 1951). Americans were immigrating in increasing numbers and sentiment favoring a break with Mexico and annexation to the U.S. was growing.

Major political changes were also occurring in the Los Angeles area at this time although their effects on the Carson area were not felt directly. In 1822 Mexico became independent of Spanish rule and took over administrative control of Alta California. The new government required that all land grants issued by the Spanish be reconfirmed, which greatly complicated the legal actions already pending between the Dominguez and Sepulveda families regarding the ownership of the Palos Verdes Peninsula. It was not until 1834 that an arbitration decree was issued confirming the permit for Rancho San Pedro while at the same time awarding to the Sepulvedas the land which became Rancho Los Palos Verdes (Gillingham 1961).

San Pedro Bay developed during this period into a port for the transfer

of goods and passengers. By 1800 it was known as the Embarcadero of San Gabriel and was a principal means of transporting supplies brought from Mexico to the Mission by sea (Guinn 1900, 1905). A dirt road connecting the port with the Pueblo of Los Angeles (San Pedro Road) was established which approximated the present route of the Harbor Freeway. A second road leading more directly to the Mission bypassed the Harbor Lakes on the east and parallelled the present route of Wilmington Avenue. Oxcart was the principle means of travel for man and goods (Rolfe 1953, Dana 1840) which had been put ashore by means of lighters ferrying between the anchored ships and the shore.

Since both routes passed through areas used primarily for cattle raising, travelers often sought and received hospitality and rest from one of the ranchos (e.g., Sepulveda Adobe, Rancho Dominguez, Rancho de los Cuervos,[Rancho Tajauta]) located along the route. Eventually a permanent halfway house was established along the San Pedro Road in the vicinity of the present city of Gardena.

With the outbreak of war in 1846 between Mexico and the U.S. that was to end the Hispanic period, the road passing east of the lakes was used by Stockton's troops at the battle of Dominguez Hill (Guinn 1905). A vivid description is given by the soldiers of the dusty road crossing the hot coastal plain (then known as 'Punta de la Laguna') with its dense cover of grass and mustard plants, the latter over six feet tall (Guinn 1905, 1915b).

3. THE AMERICAN PERIOD

With the capitulation of the Mexican forces both in Mexico and California in 1848 and the admittance of California as a State in 1850, statehood created or encouraged major changes in the Los Angeles area, some of which directly affected the Carson area. The Land Act of 1851 required that patents be obtained by land owners who had received title to their property from the Spanish or Mexican governments. Before the patent to the Rancho San Pedro was finally issued in 1869, the holdings had undergone several partitions and some 6000 acres of land had been sold to developers. One of the sales involved 2400 acres of property bordering San Pedro Bay which were acquired by Phineas Banning to found the town of Wilmington.

The gold rush of 1849 had stimulated a great influx of Americans into the

state and Los Angeles was expanding as a center of trade and agriculture (Cleland 1951, 1918; Guinn 1915a, Robinson 1939, McWilliams 1973). A formal postal service was established in 1851 to replace the Indian runners and private conveyances used previously, and steamships and stagecoach lines were established to connect San Francisco and San Pedro Harbor with Los Angeles. The two roads leading from the city to San Pedro were designated Public Highways in 1851 (Guinn 1905) and by 1872, Manuel Dominguez had converted nearly 300 acres of Rancho land into "highways and sideroads" (Gillingham 1961).

In 1864, after three years of only trace rainfall, the era of cattle ranching came to an end. Many of the largest ranchos were mortgaged to buy feed and supplies or to support business ventures and later were sold or partitioned when the mortgages were foreclosed. In the Carson area, the Rancho Los Palos Verdes, Rancho Los Cerritos and the voluminous holdings of Abel Stearn (Rancho Los Alamitos, Rancho Los Coyotes, Rancho Las Bolsas, etc.) were in the hands of new owners or were in the process of being subdivided for development by 1868 (Cleland 1951, 1962; Gillingham 1961, Fink 1966).

Although not forced into the sale of Rancho lands, the shortage of water on the Rancho San Pedro required Manuel Dominguez to shift from cattle to sheep which caused a further degradation of the vegetation cover in the area of Dominguez Slough and Dominguez Hill (Gillingham 1961, Reagan 1915). Also mechanized farm implements led to an increased amount of acreage being put under cultivation for grain and hay much of which was exported to foreign countries. In order to clear more land for this purpose, even the Willows growing onthe west bank of the Los Angeles River were cut down and sold. At this time, however, no other crops were raised on Rancho land except for a small orchard and scattered vineyards located near the Dominguez Home (Gillingham 1961).

After 1851, with the expansion of trade and the establishment of public roads connecting Los Angeles with San Pedro Harbor, Phineas Banning and others (e.g., Tomlinson, Alexander, etc.) established regular stagecoach lines which flourished until 1869 (Cleland 1918; Guinn 1900, Newmark 1930, Jackson 1974). This led to the development of the town of Wilmington and prompted the development of neighboring areas. This trend was greatly accelerated in 1869 when the first transcontinental railroad to Los Angeles was completed (Guinn 1915). In

1870 the Los Angeles and San Pedro railroad linking the city with the Harbor was constructed on land provided by Manuel Dominguez and the era of land development and competing railroad companies began (Gillingham 1961, Guinn 1911, Hoyt 1953, Dumke 1944)

In 1867 the City of Compton was founded and settlers bought land in 45 acre lots. Much of the city land consisted of property sold by Pedro Dominguez to satisfy debts and various claims. In 1870 two thousand acres of land south of Dominguez Hill and west of the Los Angeles River (Dominguez Colony Tract) was subdivided into forty acre lots with the railroad running through the center. A second area located between the present Sepulveda and Lomita Boulevards and west of Wilmington Avenue (then known as the County Road) had been transferred to Antonio Rocha and was subsequently subdivided. The remainder of the Rancho, approximately 24,000 acres, was held intact until the partition of 1885 (Gillingham 1961).

Following the death of Don Manuel Dominguez in 1882, the Rancho San Pedro was resurveyed prior to distribution to his six daughters. An appraisal of the Rancho showed that slightly more than half (13,000 acres) of the Rancho was used as pasture while approximately 7,000 acres located mainly along the riverbed were utilized as farmland. Estuary land, marshes and sand dunes accounted for an additional 3,700 acres but this did not include more than 2,000 acres in the Dominguez Slough and Watson Lakes areas. indicating that the latter were inundated at the time of the survey but were not as extensive as during the 1914-16 floods (see Reagan 1915). Both areas are depicted on the Partition Map (Gillingham 1961; also originals housed at the Huntington Library).

The partition map shows the major areas of settlement at the time of Manuel Dominguez' death. Only the Wilmington and Dominguez Colony areas (Davidson City) show signs of development and much of the latter remained farmland until recent times. Except for the sale and subdivision of the ocean tracts in the vicinity of the present city of Redondo Beach, no major transactions or developments occurred for several decades to alter the allocations made in 1885.

However, despite the slow rate of change within the Rancho, the outlines of future development were already evident. In 1887 a total of 13 streets were dedicated to the County all of which represent segments of presently existing

thoroughfares. Included among these were Tomlinson Street (Normandie Avenue), Victoria Street, Dominguez Street, Carson Street, Los Angeles Street (Del Amo Boulevard), Railroad Avenue (Alameda Street), Wilmington Avenue, Dolores Street, Wilmington Street (223rd Street), Ocean Street (228th Street), Rocha Street (Sepulveda Boulevard) and Reyes Street (Lomita Boulevard).

Since Victoria Street marked the northern boundary of the Rancho San Pedro at the time of the partition of 1885, the present city of Carson includes lands acquired by J. G. Downey, Isaias W. Hellman, F. B. Hayes, and Antonio Aguirre between 1855 and the time of Manuel Dominguez' death (Gillingham 1961). Much of the Aguirre Tract in the Carson area was eventually bought by Ms. Prudent Beaudry in 1866. In 1881 the holdings of Downey, Hellman, Hayes and the Farmers & Merchants Bank were surveyed and a subidivision map of the 392 acre tract north-west of the Victoria Street dogsleg was prepared in 1883 (Huntington Library archives). However, the bursting of the 'boom of the eighties' prevented development of the area for several decades (Dumke 1944, Cleland and Putnam 1965).

By 1900 the settlements of Gardena, Strawberry Park, Rosecrans and Compton were growing and coalescing, with the areas in between undergoing cultivation as farmland. Main Street, Figueroa Street and Avalon Boulevard extended southwards as far as the northward branching areas of Dominguez Slough but did not cross the lake area.

Between 1883 and 1910 the land in the southwest portion of the Rancho were leased to subtenants who carried out dairy farming operations. In 1893, Mr. Fiesel arrived from Chicago and by 1896 was an established farmer and dairyman in the present area of the Watson Industrial Center. His children and their families also established farms in the vicinity and were joined by other farming families many of which were of German descent. The focus of the so-called German Settlement (North Wilmington) situated on the former Antonio Rocha Tract was the German church near the intersection of Lomita Boulevard and Neptune Avenue and 'picnic celebrations' were held at the Eucalyptus Grove formerly at the corner of Main Street and Sepulveda Boulevard. At the turn of the century the only school in the area was Lincoln (Rocha) District School Number 5 (Jerrills 1972).

At the turn of the century the Carson area was still a dry, dusty land with little vegetation cover. Except for the Dominguez and Bixby Sloughs, surface water was scarce and even the Los Angeles River ran dry except for winter rain and flood periods. Early residents recall the clouds of dust, silt and sand that would be raised each afternoon by the onshore breezes from Redondo Beach, the legacy of a century of overgrazing by cattle and sheep (Gillingham 1961; Ms. Frances Carr, personal communication). Photographs taken of the South Bay between 1900-1911 clearly show the large stretches of open ground with the occasional lines of Eucalyptus trees acting as windbreaks or boundary markers. The only other vegetation was the trees and shrubs that were grown in protective groves around farm houses and dwellings (Dominguez Water Company archives; Title Insurance and Trust archives; Dominguez Hills Library Special Collections).

In 1911 the need for a regular water supply to support expanding agriculture and the proposed development, the future industrial city of Torrance, led to the formation of the Dominguez Water Company as a subsidiary of Dominguez Estates Company. This action along with increased sales of land by the latter company, which had been created the previous year to protect the real estate holdings of the surviving daughters of Manuel Dominguez, greatly promoted development of the southwest portion of the present city. The Water Company set out to tap artesian sources in the Los Angeles riverbed and to drill wells into the subterranean semi-perched water tables and "200 foot sand" of the Silverado Zone (Poland et al. 1956; Gillingham 1961; Grenier 1976) and to pipe it to the surrounding regions. It was at this time that sale of Rancho lands to private persons increased and farming activities developed in the area south of Dominguez Slough (Gillingham 1961, Jerrills 1972).

Heavy flooding in 1914-16 led to the extensive inundation of the Dominguez Slough-Watson Lakes area with considerable damage to farms and crops in the vicinity. Much of the flooding was the result of the rapid growth of farming activity which had resulted in the infilling of gullies and natural drainages and the construction of levees and raised roadways and railroad tracks (Reagan 1915 a & b, Grenier 1976, Dominguez Water Company Archives). The problem of overflow and ponding in the Dominguez Slough was partially alleviated by the dredging of a small channel in 1917 which also freed additional areas for

farming and grazing. However, it was not until after 1958 that effective flood control measures were taken and the problem was removed with the channelization of the Los Angeles River and Compton Creek (U.S. Army Corps of Engineers Records, Federal Record Center).

The years 1920-1925 were a time of change and growth in the Carson area which set the pattern for future development. Farming for crops other than grain or hay increased greatly and some produce was marketed outside the area (Jerrills 1972). Shell Oil Company began prospecting for oil on Dominguez Hill and refineries were built on land along Sepulveda Boulevard and Wilmington Avenue in the vicinity of Watson Lakes (which were filled in; Grenier 1976, Gillingham 1961). Southern California Edison and Southern California Gas Company established utilities in 1923 to supply the area including a subdivision of 5 acre lots recently established (1922) along 220th Street between Figueroa and Dolores Streets. The subdivision, which by 1926 had a general store, lumber yard, and Baptist Church, was originally known as Keystone and formed the nucleus for the future city (Jerrills 1972; C. Andrews, personal communication). In 1932 commercial businesses had been started at the Carson Street and Avalon Boulevard intersection including a bar and cafe. By the time of the outbreak of World War II virtually all of the Carson city area was developed, under cultivation or producing and refining oil (see Jerrills 1972; WPA 1936-39 Los Angeles County Land Use Survey Map in the Archives of the County Land Use Planning Division). Only the area of Dominguez Slough was not in use, being too marshy for anything but occasional fishing or livestock grazing during dry periods (Gillingham 1961, Grenier 1976; see also Spence-Fairchild collection of aerial photographs for 1920-1957).

The post-war years were a time of urbanization with a changeover to residential, commercial and 'clean' industrial development. Farming was phased out in all areas except Dominguez Hill and even the dairies were replaced by tract housing and shopping centers (e.g., Wilmington Manor Tract, Avalon Village, Victoria Park, Scottsdale, etc.). With the addition of the Harbor-San Diego Freeways and the commencement of large scale landfill operations in the Dominguez Slough area the city began to assume its present form and was finally incorporated in 1968 (Jerrills 1972).

IV. THE CULTURAL HERITAGE RESOURCES OF CARSON

Results of The Field Survey

The walkover survey of the City area required two months (December, January 1975-76) for completion by the Consultant and a field crew of 1-4 persons. As stated in the section on Method (above) all open, undeveloped and minimally disturbed land was examined for historical remains from any of the periods previously discussed. In addition, each street was examined by vehicle or on foot for structures which appeared to predate World War II and which might have been a part of one of the original settlements. All such remains and structures were recorded for further investigation.

Over the next four months (February-June) the data collected was examined and compared by the Consultant and one assistant to archival records, maps and photographs and the owners or previous owners of the buildings or properties were contacted (wherever living and available). Limited subsurface tests were also conducted at one Native American site (Carson 1) as previously described. Preparation of this report was begun when the data was in hand and evaluated.

Recorded Cultural Heritage Resources in Carson

A total of eight Native American sites were identified from records and by visual inspection as existing within the Carson area. Of this number only four (LAn 91, Carson 1-3) are still in existance and only one of these (Carson 1) is relatively undisturbed at the time of this report. Examination of the locations of the sites and a reconstruction of the environment at the time of their occupation indicates that at least three times this number existed prior to modern day alteration of the region (see field notes of Van Valkenburg, F. H. Racer 1939). However, they were difficult to identify even at the time of the earliest reconnaissance of the area.

The sites described below were located as a result of at least three reconnaissances conducted in the Carson area including the present study. However, only one of the previous studies (Eberhart) was carried out by a trained archaeologist. In addition to the three reconnaissances, the South Bay has been a favorite hunting ground for pothunters and amateur collectors who located many of the sites listed for the area but kept few, if any, records of their finds.

Mr. John Sevier and Mr. R. Irwin of Long Beach have each visited many sites in the San Pedro Harbor area and have collected numerous artifacts and human remains which are still in their possession. A third collector, Mr. Joseph Cote, recovered artifacts from South Bay sites and especially from LAn 98 for more than 30 years. Unfortunately, he is not known to have kept any records of his finds and he disposed of many of the items he collected during his lifetime.

The first known collections in the Carson area were made by the late Dr. F. H. Racer, formerly of Lomita. He located 22 sites in the South Bay and adjacent areas, four of which were situated within the present City limits of Carson (Racer 1939) Dr. Racer's collections are important since he visited the sites during the years 1910-1939 when they were being exposed by agricultural activities but were still intact. He also was able to examine the shorelines of the Dominguez Slough before they were altered by flood control measures and urbanization. Unfortunately, at his death his collection of artifacts was sold by his heirs to dealers in antiquities and is no longer in existence. Copies of his notes are on file at UCLA Archaeological Survey and with this Consultant.

Three of the sites recorded by Dr. Racer (LAn 88, 98 & 106) no longer can be identified. According to his notes (Racer1939) they were temporary camps and food processing sites situated along the shoreline of Dominguez Slough for the convenience of small hunting and food collecting parties from nearby villages (see below). No trace of the sites could be found during the present survey.

The earliest known survey of the South Bay area by a trained Archaeologist was conducted by Mr. N. C. Nelson in 1912-1916 as a part of his study of the California coast. During the 1930's Mr. J. P. Harrington, Mrs. B. E. Johnston and Mr. E. F. Walker carried out research to locate the Tongva villages listed by Hugo Reid in his letters to the Los Angeles Star (Johnston 1962, Heizer 1968). The attention of these investigators was directed mainly towards the San Pedro Harbor (Bixby Slough) and the Palos Verdes Peninsula (see Walker 1951) although it is probable that they knew of the CHRs in the Carson area (Dr. Racer was one of the volunteers who aided Mr. Walker in the excavation of LAn 138 at Malaga Cove).

During the years 1950-1969 the South Bay was periodically investigated in a non-systematic fashion by students from UCLA, USC, Los Angeles State University and Long Beach State University, and numerous sites were recorded as existing

in the region. Most were situated in the vicinity of Bixby Slough but Dr. H. Eberhart and J. Chartkoff conducted limited surveys in Torrance and the city strip (Eberhart 1957, 1970). Chartkoff located two small Tongva sites (LAn 387, 390) on the southeast side of Dominguez Hill overlooking Alameda Street just outside the Carson city limits (see Map 1).

In 1962, E. Bates, under the supervision of Dr. William Wallace (then at the Department of Anthropology, University of Southern California, conducted a comprehensive and systematic survey of the Palos Verdes Peninsula but did not include the Carson area.

Few excavations have been carried out in the South Bay. Several sites located on the south coast of the Palos Verdes Peninsula were sampled by several organizations and institutions during the 1960's and brief reports were published in some cases (Bates 1963). In 1968, a team of researchers from Long Beach State and the California Department of Parks and Recreation conducted salvage operations at LAn 283 located at the Gaffey Street and Harbor Freeway intersection (Butler 1974). The excavators recovered numerous artifacts and food remains but the site had been too badly disturbed by residential development and use to provide data on cultural patterns. Small exploratory excavations were also conducted at Indian remains located near the Rancho Los Cerritos Adobe over a period of years (W. Evans, K. Dixon; personal communications).

In 1968, grading was begun in the Watson Industrial Center near LAn 98 and the operations were observed by a volunteer student archaeological team from Los Angeles State University. Surface collections and limited subsurface tests were made in an attempt to recover artifacts and to locate burials before they were disturbed or damaged by grading (Los Angeles Times 1968). The field notes describing the recovery procedures and the details of the tests have been lost but the artifacts are currently housed in the Anthropology Lab at California State College, Dominguez Hills.

Between 1970-1972, a series of subsurface tests were made at LAn 98 by A. V. Eggers and K. Kuykendall (California State College Dominguez Hills) in an attempt to locate undisturbed cultural deposits. The excavations and the results were summarized in a report submitted to the Carson City Council (Eggers 1972) which is included in the Appendix. Further systematic probes were made

at the site in 1972-73 by Mr. Charles Irwin of the Bowers Museum, Santa Ana, but while the recovered items are housed at the Museum, no report was prepared on the findings.

In January 1975, test excavations were conducted at a site (Carson 1) discovered during the present survey. A total of 6 1x1 meter test units were systematically excavated in order to determine the depth and extent of the cultural deposits. A description of the tests and an analysis of the artifacts is appended to this report.

Although a total of seven State landmarks have been recorded for the area surrounding Carson, none are listed for the city itself. This is a reflection of both the newness of the city and the history of the area as part of the Rancho San Pedro. Officially registered landmarks of Statewide significance include the Drum Barracks (State Landmark No. 169) and Banning House (No. 147) in Wilmington, the Adobes of Jose Delores and Diego Sepulveda (Nos. 380 & 383) and Timms Point (No. 384) in San Pedro, the Dominguez Ranch House (No. 152) and the site of the 1910 Air Meet (No. 718) on the east side of Dominguez Hill (Los Angeles County). Three of these sites (the Dominguez Ranch House, Drum Barracks, and Banning House) as well as the Osgood-Farley Battery in Fort MacArthur are also recorded in the National Register of Historic Places and are afforded the protection of Federal laws (Federal Register 1975, 1976).

Only one site of local historical importance is recorded within the City of Carson. The Tongva village of Suangna (LAn 98) has been officially designated as a point of local historical interest (No. LAn 013) and a commemorative plaque has been installed south of the intersection of 223rd Street and Utility Way (dedicated October 20, 1972). The site of the village is currently being developed as part of the Watson Industrial Park. A commemorative plaque erected by the Native Daughters of the Golden West for the 1910 Air Meet and originally placed south of the site was rededicated in 1975 on the Mall of Dominguez Hills State College. However, as noted above, the site of the Air Meet itself is located outside the Carson City Limits. A State historical marker for the event is presently located on the east side of Wilmington Avenue near the Long Beach water storage tanks.

In addition to the sites described above, the Consultant received data from several individuals that an Indian skeleton had been discovered intact while digging trenches for a pipeline in the Shell Chemical Company plant on

Wilmington Avenue south of Del Amo Boulevard. The date of the reported find could not be stated exactly but was said to have occurred in 1970-71. There were conflicting statements that the remains had been checked by the Police (Sheriff?) and had been identified by either the County Coroner's Office or by persons at UCLA (where, by some reports, the bones were taken and presently reside).

In an attempt to verify this information and to find the location of the site and of the remains, the Consultant contacted the Firestone Sheriff's substation (Compton), the Los Angeles County Coroner's Office and Laboratory, the UCLA Archaeological Survey and the Public Relations Office at the Shell Chemical Company. The Public Relations Director at Shell Chemical recalled having heard of the incident but could not remember the time and place of its occurrence. Further checking failed to provide additional information from company files and none of the workmen present at the trenching operation were in the area or could be located. The records of the Sheriff's substation, UCLA and the Coroner's Office also provided no corroborating or additional data, and a check of the files of local newspapers failed to locate any stories or notices regarding the finds.

Permission to survey the Chemical Company grounds for historical remains was denied.

It is quite probable that human skeletal remains could have been found on the Shell Chemical Company property as reported. Two Indian campsites (LAn 389 & 390) were known to have existed on Dominguez Hill overlooking Del Amo Boulevard (see above) and two more Indian sites (LAn 696 & 697) existed bordering the Los Angeles River near 56th Street in Long Beach. One of these sites (LAn 698) contained Indian burials. The village of Suangna (LAn 98) was located only 2-1/2 miles south of the Chemical Plant and was known to contain several Indian graves (see below). However, there is too little data available at this time pertaining to the finds at the chemical plant site to ascertain the exact nature of the remains or to determine their age and cultural affiliation.

An additional site containing a lens of shellfish remains "4-5 feet thick" was reported to have been uncovered and then destroyed during the construction of the Harbor Freeway in the vicinity of the 220th Street off-ramp. The depth of the lens below the original surface is uncertain and other pertinent details

on the location and nature of the finds are lacking but the fact that late Pleistocene beach deposits are known to exist in the area and that no cultural remains were mentioned leads to the assumption that the finds were solely Paleontological in nature and not of historical significance.

Several sites and landmarks in the Carson area of local historical significance and dating to the Hispanic and American Periods have been removed or destroyed as a result of expansion and urbanization. When Maria Dolores Dominguez Watson received her share of the 1885 partition of the Rancho, her sons established themselves on several of the tracts along the Los Angeles River and Compton Creek south of Wilmington Road (223rd Street) in the vicinity of the lakes which bore their name. Today both Watson Lakes and the homesteads of three of the brothers form the foundation for the Arco and Shell Oil Refineries east of Wilmington Avenue while Robert Watson's house near the corner of 223rd Street and Wilmington Avenue was destroyed by fire in 1913. The site of his house and the lake which was adjacent to it (i.e., "Bob Watson Lake") are now filled in as part of the Watson-Industrial Center (Redevelopment Project No. 2; see Gillingham 1961, pp. 297-9).

Although the rest of the descendents did not live in the present city of Carson area, their homes served as local landmarks for many years. In 1826, Manuel Dominguez established himself in a house built to replace the Old Adobe of his uncle Juan Jose (no longer standing although attempts are now under way by faculty and students of CSCDH to locate the site). Manuel's house is still preserved as a State and National landmark and as part of the Claretian Seminary. The houses of Manuel's brothers Pedro and Nasario were located north of Victoria Street and east of the present Wilmington Avenue. No trace of these structures remains today.

Circa 1890, George Henry Carson built a two-story Victorian-style house immediately north of the Dominguez Homestead. This house continued to be occupied until 1968 when it was dismantled and placed in storage (Gillingham 1961, Jerrills 1972). George Carson's son, Juan Manuel, built a new residence in Torrance but in 1902 moved it to the vicinity of Carson Street and Normandie Boulevard. The house was moved so as to be in the center of the then developing farming and dairying area (see above) and the new communities of 'German Town' (North Wilmington) and what was to become Nestoria/Keystone. In 1959, the home was dismantled to make way for tract homes and a shopping center (Carson Plaza), and much of it was preserved and put into storage in Compton where it remains today (Jerrills 1972; Grenier, personal communication).

Most of the farms which existed in the Carson area prior to and following 1900 had disappeared by 1968 or had been replaced by development. Although truck-farming still is a major industry in the area between Wilmington Avenue and Alameda Street south of Dominguez Hill, most of the original residents are gone, although in some cases their names (e.g., Elftman, Bangle) are still in use to designate loading stations on the Southern Pacific Railroad just as they were when George Henry Carson used them to ship Rancho sheep and wool to market. Most of the residents of the area at the time of the 1914-16 floods also have died or moved away because of the floods (e.g., C. W. Caseboom, C. H. Eilers, J. P. Hoeptner, Jesus Cruz, E. E. Wilson, etc; See Reagan 1915 a & b).

A few of the old farmsteads still survive in spite of recent landfill operations and urban development. Portions of Leonardi's Dairy which was in operation at the time of John M. Carson's relocation of the family home on Normandie Street in 1902, still exists east of the intersection of Main Street and Torrance Boulevard (formerly East Street) although much of the original property now lies under 10-25 feet of fill soils and the San Diego Freeway. The Larronde Sheep Ranch (recently used for cattle) established circa 1926 by John Larronde on an 80 acre parcel on the northwest corner of Victoria Street and Avalon Boulevard is presently part of the 70 acre Tract 3461 and some of the original farm buildings still stand. The property is shown in detail on the 1936-39 Land Use Survey Map and it still includes one of the north arms of the former Dominguez Slough (Laguna Dominguez) which branches prior to passing under the Artesia Freeway and Avalon Boulevard. As is shown in the report appended to the text, the original land surface is intact and contains the remains of an Indian campsite only slightly disturbed by plowing operations.

Most of the landmarks of the early communities in the southern portion of the present city have also been replaced. The original Lincoln School building was torn down in 1940 to make way for a newer structure on the same site (Jerrills 1972) and most of the original commercial buildings in the

Keystone Area at 220th and Main Streets (e.g., The Gardena Grocery) recently have been torn down. The few buildings that remain from that period will be discussed below.

SUMMARY OF EXISTING CULTURAL HERITAGE RESOURCES & SENSITIVE AREAS.

The list provided below contains all of the Cultural Heritage Resources identified by the inventory of the city as conducted by the Consultant. It should be noted that some of the sites included in the listing had not been recorded previously at any of the data depositories contacted during the inventory and that they have only local significance.

The individual sites are described in terms of their location, historical significance, present status and their susceptibility to damage or destruction. Recommendations for conservation procedures will be discussed in a separate section to follow. A major element in any conservation program is a well formulated and enforced municipal policy regarding the handling of CHRs and recommendations as to the nature and contents of such a policy are presented in the final section of this report.

It should be noted that, as discussed above, significant portions of the city area could not be investigated directly and that the existing records are incomplete. However, because of the possibility that significant CHRs may exist in certain areas, these areas have been designated as 'sensitive' and have been delineated on Map 5 and are discussed separately below.

NATIVE AMERICAN CULTURAL HERITAGE RESOURCES

1. Suangna Village (LAn 98, Local Point of Historical Interest No. LAn-013)

   Location: Approximately 20 acres of Watson Industrial Center South (Redevelopment Area No. 2) bounded by Wilmington Avenue on the east, the Southern Pacific Railroad Spur on the north, the southward extension of the centerline of Utility Way on the west and 233rd Street on the south. Portions of the margins of the site are covered by fill soils, buildings and roads and it is possible that the cultural deposits extend farther west and south than described

above (see below, Sensitive Areas). However, the eastern boundary is well defined and was determined by previous fieldwork (Eggers, 1972) and by first-hand investigations of storm drain trenches excavated on Wilmington Avenue immediately east of the site.

STATUS: LAn 98 has been greatly disturbed by a series of trenching and grading operations carried out over a period of 20 years. Prior to 1968 several 10-20 foot deep trenches were excavated in a north-south direction through the site for the placement of water and petroleum pipelines. Several of these trenches were re-excavated in 1974 in order to place new lines and to remove damaged pipes. In 1968, the site and surrounding area was extensively graded and compacted in preparation for future construction. At that time, grading operations removed the upper 2-3 feet of cultural deposits from the site and redistributed them as fill in adjacent lots. The remaining portions were harrowed and recompacted to a depth of several feet below the present surface. Additional grading and compaction operations have been carried out on portions of the site since 1971 for the construction of roads (233rd Street) and the placement of building pads.

Pot-hunting, farming activities and motorcycling have also adversely impacted LAn 98 since 1910. The area had been in use as a part of the Struikman Dairy Ranch prior to 1939 (Racer 1939) and many of the corrals and ranch structures were located on or near the site, portions of which had been plowed periodically for beets and potatoes (see Figure 2). However, the farming activities had not seriously disturbed the site except for a slight mixture of the topmost 18 inches (0.46 meters).

It should be noted that the village of Suangna (also known as Shua, Soavit, Soabit & Suanga; see Merriam 1968, Bates 1963) has been placed at various locations by various authors and researchers. Fink (1966) has it located on a hill overlooking Machado (Harbor) Lake while Kroeber places it "near Long Beach" and shows it as east of the Los Angeles River (1953, p. 621 & Plate 57). However, the

majority of researchers now agree with Johnston's placement of the village at the site denoted above and this concurs with the data obtained by this Consultant from several sources. It is recorded as "site No. 10" in Racer's manuscript (1939).

Significance: The village of Suangna (LAn 98) was one of a group of villages which ringed San Pedro Harbor at the time of Cabrillo's voyage (A.D. 1542) and perhaps the largest (Johnston 1962, personal communication; Kroeber 1953, Bancroft 1886). It represents one of the few remaining vestiges of this village complex and one of the last major Tongva sites in the South Bay area. The village name with a variety of spellings (see above) is recorded in the San Gabriel Mission Records and fifteen of the inhabitants were converted to Catholicism during 1788-1813.

Although no radiometric age determinations have been made for the site, there is a general consensus that it was occupied for approximately six hundred years (ca. A.D. 1200-1800) during the Canalino Phase (see Eggers 1972; Los Angeles Times, 1968; C. Irwin, personal communications). This estimate is based upon a comparison of artifacts recovered from test excavations with those from sites of known age (Eggers 1972).

The site has yielded an abundance of cultural remains most of which are in private collections. Although a photographic record has been made of one of these collections (Sevier) most are as yet unrecorded and some have been sold or otherwise dispersed (Racer, Cote). A small number of artifacts collected by Joseph Cote and by a student archaological team have been donated to Cal State Dominguez Hills' Department of Anthropology where they are presently houses. Additional artifacts collected from the site have been placed on indefinite loan to the college by Watson Land Company.

Remains from LAn 98 include numerous human skeletal remains (Coffin 1955), large stone mortars, pestles, bowls, grinding stones and cooking implements, large clay pots (ollas), incised steatite (grave markers?) and siltstone slabs, shell and glass (trade) beads, and a wide variety of chipped stone artifacts and projectile points. The remains are all of types associated with the Canalino Phase of the Native American Period.

Wheras the village site was once of great scientific value, that value has been much diminished by adverse impacts over a long period of time. However, it is probable that some intact areas exist in portions of the site situated between the buried utility lines (Figure 2) and that traces of cultural patterning may be observed. Such areas are presently obscured by fill and disturbed soils 1-1/2 - 2 feet (0.45 - 0.60 meters) thick which would have to be removed prior to excavation.

Prospects For Preservation: The area containing the site is currently undergoing development as an industrial park wherein land is sold or leased for the construction of warehouses and light manufacturing plants. Although the type of buildings which might be constructed will depend on the ultimate developer of the parcel in question, structures existing elsewhere in the center are built above ground on raised pads and are surrounded by surface parking facilities.

While the construction of buildings on the site (LAn 98) would prevent further excavation or subsurface testing of a large portion of the remaining cultural deposit, the impacts would not be adverse in all cases. Structures of the type described above would only minimally disturb the buried intact soils and would also provide a covering of the site surface which would prevent further damage. In this way the intact portions of the cultural deposit could be protected and preserved for possible future investigation when and if ever the proposed structures are no longer present.

2. LAn 88

Location: This site is located in the vicinity of the intersection of the Harbor and San Diego Freeways within the city limits (see Map 1). Its precise location, however, cannot be determined since it was only one of a large number ("more than one hundred") small sites which formerly existed along the areas of Dominguez Slough (Racer 1939). LAn 88 was described as being situated on "the bank of the slough between Vermont Avenue and Main Street south of 190th Street" but even in 1939 was "hard to locate" because of pothunting

and collecting prior to 1939 (Racer 1939). It was recorded as "site No. 14" in Racer's manuscript (1939).

Status: Virtually all of the area along Figueroa Street between the San Diego Freeway and 190th Street has been extensively modified by road construction and industrial/commercial development, and the shorelines of the arm of the former Dominguez Slough are no longer visible on the surface.

Data as to the extent and depth of the cultural deposit is nonexistant, but some approximations are possible from other sources. Sites of the type described by Racer for this location tend to be 1-3 feet (0.30-0.91 meters) in depth and less than 100 feet (30 meters) in diameter (see below; Carson No. 1). Since the eastern portion of LAn 88 extends into the right of way of Figueroa Street it is likely that most of that portion was destroyed by road grading. The western portion is located partly within the developed lots between Figueroa Street and Anelo Avenue and may be only partially disturbed.

Examination of the surface of the existing lots failed to reveal any traces of the cultural deposit. It is possible that the remains have been obscured since the site may have been covered over with the materials. However, no grading permit is recorded as having been issued for the lots and the extent to which the surface has been altered from its original state thereby making an exact determination of status impossible. Portions of the site might still be in existance under the parking area for the Datson although grading records indicate scarification to a depth of at least 12 inches (30 centimeters) over much of the area of Tract #4671 (data obtained from grading permits on file at Carson City Hall unless noted otherwise). Such operations might disturb the context but would not necessarily destroy tne scientific value of the affected cultural deposits. It is possible, therefore, that portions of LAn 88 or of similar sites in the vicinity of the former slough may still be preserved in part.

Significance: Racer (1939) describes LAn 88 in the briefest of terms saying only that he observed surface traces of "sea shells, broken mano (hand grinding) stones and flint (sic) chips" and that sites in the area had been extensively collected. The data indicates that LAn 88 was a temporary campsite used for food processing along the shore of an arm of the Dominguez Slough (see Maps 1-3). Such sites were often used by small groups on food gathering or hunting expeditions from 'base-villages' (see Hudson 1971, Fink 1966, Kroeber 1953, Rice & Cooley 1976, C. D. King et al 1974, Wallace 1968). Although small and limited in cultural content, such sites often provide important data on the range and scope of activities of a particular group at a particular time and significantly extend the data obtained from villages and other types of CHRs. Such sites are today given as much attention by professional archaeologists as the larger, more complex remains or those with deep midden and stratified components. Without an understanding of these resources and their relationship to other sites in an area, it would not be possible to reconstruct the cultural pattern for a particular group at a particular time

Prospects For Preservation: Since any remaining portions of LAn 88 are probably buried under fill or surface structures, the prospects of preserving existing cultural deposits (if present) are good if recommended procedures are followed (see below).

3. LAn 99

Location: Dr. Racer (1939) describes the site as situated "just east of Vermont Avenue between Carson Street and East Road (sic) on the edge of the [Dominguez] Slough" (see Maps 1-3). The placement of the site follows the records on file at UCLA but may not be accurate since Dr. Racer's notes place it south of East Road (Torrance Boulevard). In that case the site might have been located in the area of the oil tank farm south of Torrance Boulevard between Main and Figueroa Streets instead of as shown. Existing data does not permit a more exact positioning.

Status: Until the location of LAn 99 can be determined more exactly, a precise assessment of its status is not possible. If it was located north of Torrance Boulevard, it has been destroyed by landfill operations (Carien Landfill No. 5, see Map 6) which excavated at least 10 feet below the former surface before filling with recompacted soils (Los Angeles County File #I-3727-22). The fill area is presently the site of the El Camino Shopping Center (new Colton Piano and Organ Supermarket). However, if it was located south of Torrance Boulevard, its status is uncertain and several possibilities exist.

a. The site may have been situated in the area occupied by the tank farm in which case it has probably been destroyed by cut and fill operations for the placement of the storage tanks;
b. The site may have been located east of the tank farm in the area of Carson Landfill No. 7. Although the County files are incomplete, a map of previous and finished grades shows that any site of the type described by Racer (see below) would have been destroyed by cut and fill grading.
c. The site may have been located on Lots 28, 29, 30 & 31 south of the tank farm or along 212th Street, in which case there is a possibility that portions of the cultural deposit may still exist. However, the chances of the deposit existing in an undisturbed state is very slight given the extent of industrial and residential development that has occurred in the area.

Racer (1939) notes that at the time of his investigations, the site was under cultivation and that artifacts (?) removed during plowing were tossed into a ravine in the present right of way of Vermont Avenue.

Given these alternatives, LAn 99 must be considered as extensively damaged or destroyed.

Significance: Racer's notes (1939) state that LAn 99 (his No. 11) contained "broken mortars and mano stones" similar to those from LAn 98 and that it was 'small' in size. From the description it would

appear that the site was a contemporary of Suangna and LAn 88 and was similar in type to the latter. Any remaining portions of the site should be given the same value as LAn 88 (above) and Carson 1 (below).

Prospects For Preservation: Given the extent of the adverse impacts to the area in which the site was located, the prospects for preservation of any portion of LAn 99 are remote.

4. LAn 106

Location: The site was located in the present right of way for Moneta Street immediately south of Carson Street (see Maps 1-3). Designated "site No. 21" by Racer (1939), it was described in his notes as "about six acres" in size and situated "east of the sulphur plant". The exact location of the 'sulphur plant' could not be determined from map data or other records during the inventory and the position of the site as shown is based upon Dr. Racer's information. At the time of his investigation the area was under cultivation by a Japanese farmer and the area was still in agricultural use at the time of the 1936-39 land-use survey.

Status: An extensive and detailed field examination was made of Moneta Street north and south of Carson Street and south to 220th Street and of the lots bordering the street right of way. All of the lots or fields south of Carson between Figueroa Street and Avalon Boulevard also were investigated for traces of the site or any other remains of historical value. Aside from fragments of marine shellfish and occasional pieces of fused shale and Palos Verdes chert with 1-2 flake scars in several of the lots, no signs of LAn 106 could be found in the area designated in Racer's notes and the site is presumed destroyed by urban development. Any surviving portions of the cultural deposit are not visible on the surface and would have to be buried under the road bed, fill soils or the foundations of houses fronting on Moneta Street. Grading permits issued for tracts in the vicinity of LAn 106 indicate that much of the former

land surface has been covered with 1-6 feet of fill soils which would have the effect of obscuring the cultural deposits while at the same time protecting surviving portions from further disturbance (see below). In the absence of information to the contrary, LAn 106 must be classified as 'status undetermined - at least partly destroyed'.

Significance: Given the sketchiness of Dr. Racer's notes and the absence of other data, the scientific value of LAn 106 cannot be determined precisely. The site is described as containing "many seashells, flint (sic) chips, a few arrowheads and shell beads". In addition, "several mortars" were found by the Japanese gardener (Racer 1939). The site is described in the UCLA survey records as a shell midden/workshop (see copy attached to text) but the density of shell, the presence of stone mortars and shell beads, and the extent of the cultural deposits raises the possibility of it being a small village site instead (compare to artifact list for Carson 1 and LAn 98; see Appendix). The quantity of flakes indicates that stone tool manufacturing was a major activity at the site but large quantities of chipping debris have also been recovered from LAn 98 and village sites on Palos Verdes Peninsula (Eggers 1972, Butler 1974, Bates 1963).

The shells were not in sufficient quantity to indicate a shell 'midden' and appeared to have been derived from late Pleistocene marine sand deposits widely represented in that area. The pieces of shale and chert were worked in the fashion of aboriginal artifacts but did not appear to be in situ and were insufficient in quantity to indicate a site. They are presumed to have been brought into the area by the Tongva or earlier peoples but could not be associated with LAn 106 per se. The area containing shell and chert/shale remains, however, has been designated as 'sensitive' (see below) and may yield significant historical remains especially of the American period.

Prospects For Preservation: The fact that Dr. Racer estimated the size of LAn 106 as "about six acres" and that some undeveloped areas still exist along Moneta Street south of Carson Street raises the possibility of the continued existance of a portion of the site. Even allowing for some degree of dispersal of cultural remains by agricultural activities and urban development, the site must have extended some distance east and west of the right-of-way of Moneta Street and that some of the deposit underlies the fill soils of Tracts 28220 and 24823 (Map 4229 on file at the City of Carson). The presence of the various structures and the fill soils would act to protect any such remaining deposits from future disturbance providing deep trenching operations (buried cables, gas mains, etc.) do not occur outside of the street right-of-way or in previously undisturbed native soils.

5. Carson 1

Location: This previously unrecorded site is situated on the west bank of an existing channel and fresh water marsh on the former sheep and cattle ranch on the northwest corner of Avalon Boulevard and Victoria Street (see Maps 1-3 and Figure 3). A detailed description of the farm and of the site location is given in the report on test excavations at Carson 1 included in the Appendices to this text.

Briefly stated, Carson 1 lies immediately east of a northward extension of Wall Street at a straightline distance of 539 meters (1768 feet) from its intersection with Victoria Street. The site is located on the bank of a channel which represents a segment of an area of the former Dominguez Slough (Sauze de la Bolsita). The cultural deposits as represented by surface remains extend over an area measuring 120 x 65 meters (394 x 213 feet) or 0.80 hectares (1.9 acres) between the 20 and 23 foot contour lines (see Figure 3). The area is due west of the former milking barn of the farm established by John Larronde in 1926.

Status: Although situated in the middle of a working ranch, adverse impacts to the site have been few and limited in scope. The area was used primarily as grazing land for cattle and sheep but had been plowed to

promote the growth of grass in recent years. Some crops may also have been grown on the property but at present there is no definite evidence of such usage since 1936. Disking has occurred at the site in recent years as part of a weed abatement program and has affected the surface soil to a depth of 6-12 inches (15-30 cms.). Although some mixing of cultural and soil levels may have occurred as a result of the disking and some of the shellfish remains have been fragmented and dispersed laterally, the overall adverse effect has been minimal.

Aerial photographs taken in 1941 and 1971 (Fairchild Aerial Survey Project No. C-6972 and American Aerial Survey Film No. 71136) show that oil pumping and storage structures existed near the site circa 1930-1970 but they were not placed in close enough proximity to cause any disturbance of the soil and its contents.

Test excavations conducted at the site in January, 1976 showed that despite extensive incursions of small burrowing animals in some areas, Carson 1 has remained virtually intact and has the potential of yielding valuable scientific data.

At present, the property containing Carson 1 is in escrow and is being purchased by Colony Group Development Corporation of Newport Beach. Until the sale is completed, ownership is being held in trust by Union Bank and Title Insurance & Trust Company of Los Angeles for the Godchildren and heirs of John Larronde. Colony Group Development Corporation has received approval to develop the property as a Mobile Home Park as soon as title is transferred. The proposed development is expected to have minimal adverse impact on Carson 1 (see below).

Significance: A detailed description of the artifacts recovered from the six test units excavated at Carson 1 is given in the report appended to the text and their significances (and that of the site itself) are discussed at length. A total of 671 stone tools, projectile points, fragments of ground stone artifacts and flakes were recovered, and the types and dimensions of the remains indicate that the site was used as a temporary camp/workshop during the Canalino Phase. Although no C^{14} dates have been

obtained for the cultural deposits, typological comparisons show that Carson 1 was a close contemporary of LAn 98 and probably of LAn 106. However, no Hispanic trade goods were recovered from any of the test units indicating that the site may have been abandoned prior to A.D. 1770.

The relatively intact status of Carson 1, the nature of the artifacts and organic remains recovered and the potential for the existance of cultural patterning strongly indicate that the site has good potential for yielding valuable data regarding the cultural affiliations of the former occupants, their relationship to other known sites in the South Bay area and beyond, and the nature and extent of seasonal hunting/gathering and resource exploitation practices. Carson 1 appears to meet the requirements of criteria 4 of the criteria of evaluation (36 CFR Part 800) for inclusion in the National Register of Historic Places. Most important, the site is one of the few intact Native American sites of any type left in the South Bay.

The artifact assemblage and especially the point types found in the test units closely resemble those from Malaga Cove, Level 4 (Walker 1951) and firmly place the site in the Canalino Phase.

Prospects For Preservation: Despite the projected development of the 70+ acres containing Carson 1 as a Mobile Home Park, the prospects for preservation of the site in its present condition are very good. Development plans call for the inclusion of the site in open space which will be left in a 'natural' state and various protective measures, including a conditioning of the use permit for the project, are being instituted. Some channelization of the stream (slough) bordering the site will occur but it will be monitored by a qualified professional archaeologist in order to prevent disturbance of the site and to recover materials unearthed accidentally. With the site unencumbered by surface and subsurface structures and infrastructures, the cultural deposits would also be readily available for future study should the opportunity arise. This is especially significant due to the increasing rarity of relatively undisturbed Native American CHRs in the South Bay area.

6. Carson 2

Location: Carson 2 is situated in the southeast corner of a 5.28 acrea parcel in Watson Industrial Center south (see Maps 1-3, Site No. 2; Figure 1). The site is bordered on the south by an east-west spur of the Southern Pacific Railroad and inventory building No. 12, on the west by the DWP power line easement and on the east by the Winona Pacific Facility.

Although occasional chert flakes and pieces of marine shell occur on the surface of both the subject parcel and the 5.63 acre parcel located immediately south of the railroad tracks (Inventory Building No. 12), the latter are widely dispersed over an area which has been extensively graded and recompacted and on which a building pad had been constructed. Bone and shell fragments, stone flakes and shaped artifacts were observed on and near the surface of the building pad itself (see below). However the great majority of remains were found in an area measuring approximately 300 x 360 feet (92 x 110 meters) or 2.45 acres (one hectare) adjoining the railroad spur and the parking lot to the Winona Pacific Facility (see Figure 5). The artifact concentration has designated as 'Locus A'.

A second concentration of 'Indian' artifacts was discovered in the DWP easement in the vicinity of Central Wilmington Line #2 pole 1369 in the southwest corner of the parcel containing Building Inventory #12. Although the cultural remains consisted of approximately a dozen flakes and a core, the latter was of an unusual type, being flat and subrectangular in form and having been used to produce long, parallel-sided blade-like flakes. Because of the impacts to the surface of the area separating this concentration from Locus A, its relationship to the latter could not be determined but it would appear to be an extension of the artifact concentration located north of the railroad tracks. For this reason both have been considered as belonging to a single site (i.e., Carson 2) and the concentration at pole 1369 has been designated 'Locus B'.

Status: Carson 2 was discovered during the citywide inventory of CHRs and had not been recorded previously either by Dr. Racer or the UCLA survey.

It is situated on a parcel which records, and aerial photographs show, has been in cultivation at least since 1936 and probably the turn of this century (Spence - Fairchild collection, WPA 1936-39 Land-Use Survey, etc.). In 1967-68, the area was undergoing development as an industrial park and the parcels appear to have been scarified and the pad for Building Inventory No. 12 was constructed after 1971.

Grading (cut and fill) and earth compaction operations have extensively modified the surface soils of the Inventory Building parcel but at the time of this study had not greatly affected the area of the site per se. Disking and weed abatement measures have somewhat dispersed the cultural deposit on the surface and have fragmented much of the exposed shellfish remains but the damage appears to be slight. Some indiscriminate dumping (asphalt, bricks, concrete blocks) and littering (scattered recent trash) have occurred (see Figure 5) but the intrusive materials are ver localized and appear to be confined to the surface.

Portions of the site may have extended southward and eastward at one time but the original dimensions could not be determined at the time of the survey. The eastern portion presently is covered by the asphalt-surfaced parking lot of the Winona Pacific Facility making inspection of the native soil impossible. To the south, the gravel bed for the railroad tracks has been laid in a narrow cut which has exposed a portion of the native subsoils but, while occasional shell fragments were noticed in and on top of the earth embankment, no traces of cultural remains could be observed in the exposed area near the track bed. It would appear that grading operations preceding the laying of the track had removed the cultural deposit to a depth of several feet below the original surface.

Carson 2 (A & B) has been impacted by natural as well as human agencies. Burrows of ground living animals were abundant throughout the area of the cultural deposit and have further intermixed the stratigraphic context. The exact extent of this mixing cannot be determined without conducting test excavations on the site. Permission to conduct such tests was requested of Watson Land Company (letter dated January 9, 1976) but was denied. In the absence of data to the contrary, Carson 2 (A & B) must be classified

as a site which has been partially disturbed by natural and human agencies but which is still largely intact within the areas of Loci A & B.

Significance: In order to determine the approximate age and cultural affiliations of the cultural deposit, a sampling (non-random) of artifacts was made from Locus A which was analyzed and compared to materials from other South Bay area sites. A more detailed discussion of the artifacts and the analysis is presented in an appendix to this report. It should be noted that only materials exposed on the surface of Locus A were examined; no attempt was made to recover artifacts from subsurface cultural deposits.

The materials analyzed included a fragment of a large mano, a fragment of the rim of a stone mortar (bowl?), a small corescraper, a spoke shave, two broken projectile points, a backed chert knife, two flakes with retouched edges, an unworked and unmodified flake fragment and a piece of heat fractured rock. All of the artifacts had been fashioned from local varieties of stone including Monterey chert, yellow and gray siltstone, volcanic tuff, granite and rhyolite. The rhyolite is not native to the coastal plain but is a common element of the buttes in Antelope Valley. All the other materials have a local origin.

Of the items analyzed (see Appendix), the artifact of greatest interest is the rhyolite point. Elongate and thin-sectioned, the artifact is almost an exact duplicate of a type found at the Little Harbor site (Type 3; see Figure 4 g, Meighan 1959b) on Catalina Island, at Santa Barbara (Harrison and Harrison 1966), Big Tujunga Wash (Walker 1951) and elsewhere in central and northern California. It is side-notched with a concave base and slightly protruding tangs, and it represents a type associated with sites dating to 5000-3000 B.P.

The second point also is side-notched but is smaller, thicker in section and is made on a flake of local chert. The chipping technique differs considerably from the rhyolite point. The basal portion has been broken off and cannot be reconstructed but the overall shape of the artifact and the placement of the notches strongly suggests that it also is of Meighan's Type 3 (see Figure 4 f, Meighan 1959).

Of the Native American artifacts observed on the surface or analyzed in the sample, none are of types which would contradict the age suggested by the two projectile points so that Carson 2 would appear to be a small village or temporary camp dating to the late Millingstone or early Intermediate Phase. The age factor is very significant since Carson 2 definitely predates both LAn 98 (which is located approximately 1/2 mile [1 kilometer] to the south; see Figure 1) and Carson 1. Its relationship to the other sites described earlier cannot be established due to lack of data although the presence of shell disc beads at LAn 106 would make it appear to belong to a later phase. Side-notched points were recovered from the San Pedro Harbor site (LAn 283; Figure 12, Butler 1974) but those were more irregular in form and workmanship than the Carson 2 specimens and a mixing of the cultural deposits in the former site prevents a clear picture of the assemblage or the date.

The projectile points also are of special interest from another standpoint. Sidenotched large points of this type are not especially common in South Bay sites and the type has rarely been found even on the Palos Verdes Peninsula (see Bates 1963, Walker 1951). The occurrence of a finely made point of this kind made on an exotic lithic material and the irregularity of those made on local rock suggests that the type is intrusive to the area and was being imitated by local toolmakers. It is possible that the point was introduced into the South Bay from the Santa Barbara area either by way of the San Fernando Valley or the Channel Islands along with other trade items (e.g., obsedian, steatite, etc.).

The fact that Carson 2 dates to an early phase of the Native American period, for which few local sites now exist that it is at least partially intact and that it has a high potential for yielding significant scientific data strongly indicates that it is eligible for inclusion on the National Register of Historic Places in satisfaction of criteria 4 (see 36 CFR Part 800).

Prospects For Preservation: Although the scientific and historical potential of Carson 2 is well demonstrated by the analysis of surface remains, the chances for preservation appear to be slight. The parcel located immediately to the south of the site has already been graded and partially

developed. The parcel containing the cultural remains fronts on a major commercial street (223rd Street) and also is supplied by railroad in the rear. When the parcel is prepared for occupancy, cut and fill grading and soil compaction will greatly disturb if not totally remove the cultural deposit and will largely destroy its scientific value.

In 1973, an Environmental Impact Report was prepared for Redevelopment Project Area No. 2 which includes the Watson Industrial Center South (Area 3) and, therefore, Carson 2 as well (Brock 1974). One of the expected benefits of the project is the promotion of "compatible development" of vacant lots (Brock 1974, p. 14) although no specific development plans of this type are proposed for Watson Center during Phase I (pp. 3-4). The archaeological sections of the EIR (pp. 12, 15, 16) refers only to the Suangna Village site (LAn 98) and ignores the possibility of other significant sites existing in the Project Area. The inadequacy of this document and of the mitigation measures it proposes for CHRs couples with the stated unwillingness of the Watson Land Company to conduct test excavations at the site places Carson 2 in considerable and immediate jeopardy of being damaged or destroyed prior to the mounting of systematic investigations to recover the data.

7. Carson 3

Location: The site is located in the Watson Industrial Center on a 5.95 acre lot fronting on 230th Street slightly south and east of the utility way intersection. The parcel is bounded on the south by a spur of the Southern Pacific Railroad, on the east by the Wilshire Foam Plant and on the west by the Hoyne Industries Division of Royal Crown Cola Company. Carson 3 occupies the western half of the parcel (Figure 1) beginning immediately south of the marker commemorating LAn 98 and extending into and under the railroad tracks. The presence of thick, yellow fill deposits on the surface of the parcel situated south of the spur prevented a determination of the limits of the darker colored cultural deposit (Ramona Loam) in that area. Yellow fill deposits placed on the surface of the 5.95 acre parcel also prevented a determination of the eastern margin of the site. The visible area of Carson 3 is estimated at 2-2-1/2 acres (0.80 - 1.0

hectares) although the cultural deposits may be much more extensive than is indicated by visible evidence.

The 5.95 acre parcel was once included in the northern portion of Struikman's Dairy Ranch referred to in Racer's notes (1939) and discussed above in connection with LAn 98 which lies circa 1/2 kilometer (1/4 mile) to the southeast. Aerial photographs dating to 1941 and earlier (Spence-Fairchild collection) suggest that, following periods of flooding, an arm from the former Dominguez Slough once extended southward from the area of the present San Diego Freeway across 223rd Street in the vicinity of the Lucerne Street intersection and curved around the west side of the site to flow into Watson Lakes just north of the intersection of Sepulveda Boulevard and Wilmington Avenue. During arid periods, however, the channel probably ran dry.

Status: Conditions at this site closely resemble those described for Carson 2 (above) and will only be summarized briefly. The parcel was under cultivation at least from 1936 until the late 1960's after which grading and scarification operations were begun. The degree to which these activities affected the cultural deposits cannot be stated at this time in the absence of test excavation data (permission to investigate the subsurface deposits was denied by Watson Land Company). It is expected that some disturbance of the original context has resulted from deep plowing, grading operations and weed abatement measures (the site had been disked recently at the time of the present survey). However, the deeper portions of the cultural deposit as exposed in the railroad cutting may have excaped damage to a significant extent. This would be especially probable if the deposit extended to depths of 1 meter (3.281 feet) or more. As in the case of Carson 2 above, the portions of the site visible on the surface and below the margins of the fill must be considered as at least partially intact according to information available at this time.

Significance: Carson 3 bears a superficial resemblance to Carson 2 both in size and context but cannot be so easily assigned to a particular occupation date or cultural phase. Chert flakes, heat-fractured rock and fragments of marine shell are scattered over the surface but the site

lacks any noticeable concentrations of these items. It is probable that such concentrations as may have existed have been dispersed as a result of grading and agricultural activities.

Stone tools and retouched or shaped artifacts appeared rarely on the surface of Carson 3. At least six fragments or large stone vessels were observed, representing at least three individual items, along with an edge trimmed artifact with unifacial retouch classified as a scraper. The vessel fragments were mostly found within a circular area roughly 10 meters (32.8 feet) in diameter and represented the only semblance of an artifact concentration or cultural pattern observed. However, the size and thickness of the fragments is such that they could also have been moved around considerably by disking and scarification operations. As an indication of this it should be noted that one bowl fragment was recovered from the surface of the railroad cut near the southeast corner of the parcel at some distance from both the visible edge of the midden and the location of the other fragments.

The stone vessel fragments are too small to give a precise or complete indication of the shape and type of the items they belonged to but the thickness of the pieces and the degree of curvature demonstrates that the vessels were of considerable size and weight. They appear to represent the remains either of large mortars or deep bowls of the type recovered from LAn 98 (see Racer 1939, R. Irwin collection). Some of these vessels measure over 18 inches (59 cms.) in diameter at the mouth and are more than 8 inches (26 cms.) thick at the base, weighing more than 40-50 pounds (88-110 kilograms). Vessels of this size and type are associated with the Canalino Phase of the Native American period.

The lithic material from which the vessel fragments were made is of some interest. Most consisted of the dense dark sandstone or metamorphic rock found locally in the Palos Verdes Hills but one rim fragment was from a bowl made of a yellow/buff colored sandstone (arkosic) not often seen in the area. A second fragment was made of granite of a type found near Pasadena and the San Gabriel foothills. It closely resembles the ballast

rock used in the railroad bed and both may have been derived from the same source (but at different times!). A metate made from much the same material is part of the Watson Land Company collection housed at Cal State College, Dominguez Hills and both specimens indicate trade contacts between the coastal interior areas in prehistoric times.

Non-lithic cultural remains in the midden consisted solely of unworked marine shellfish remains including Pecten sp.(scallop), Tivela sp. (Pismo Clam), Protothaca sp. (clam) and Haliotis sp. (abalone), the last-named being too badly fragmented to identify as to species. Shell fragments were also observed in the yellow fill soils in the eastern half of the parcel. Some were discolored by dark loamy soil and appeared to have been derived from the midden while most contained the fine, yellow, sandy loam (i.e., the fill soil) and were fossilized. The fill appears to be a composite of several soil types, including late Pleistocene beach or littoral deposits imported from areas surrounding the South Bay region, and should not be considered a midden or cultural deposit in the same sense as was the shelly dark loam.

The scientific value of Carson 3 is difficult to determine without data from test excavations. The stone vessel fragments indicate that the topmost deposits date to the Canalino Phase but it is possible that older components are buried at depth below the surface. No attempt was made to obtain C^{14} dates since the original remains on the surface may not be in primary context.

The nature of the site and relationship to LAn 98 1/4 mile (1/2 kilometer) to the south is also problematical. It is very likely that the two cultural deposits are (or were) continuous and formerly represented a single midden. It is also possible that Carson 3 represents only a part of the 600+ year sequence at LAn 98 or that is a distinct and separate site altogether. In the latter case, it should be assigned a separate number in the UCLA survey records; otherwise it should not be identified separately but should be considered an extension of LAn 98.

The distance between the two sites is not a telling factor in support of either hypothesis. Gabrielino wickiups were small structures which were

quickly constructed from reed (tule) mats or thatch on a framework of poles bent and tied together (Kroeber 1953). Wickiups forming a village large or small were not aligned any particular pattern but were closely grouped around a 'yoba' (open air ceremonial enclosure) by clan. The continuous existance of an individual wickiup, based on the experiences of this Consultant with structures in other cultures, might be 5-7 years or less.

Fire was a constant hazard which could occur at any time. The construction of a wickiup was so easy, that it was easier to construct a new one at the same place or in a different area rather than make major repairs on the old one. The Tongva also had a deep awe of and reverence for deceased persons, especially members of one's own clan or family, and were known to move whole villages to escape the attentions of a powerful returning spirit (Coffin 1955, Moriarity 1969). As a result, wickiups could be abandoned or moved at any time for a variety of reasons around a particular site, and the cumulative effect would be to create a midden over a much larger area than was actually occupied at any one time. In the case of Suangna, such a dispersal of the occupants could have been encouraged by factors such as flooding and the switching of river beds as has been known to occur even in recent periods (Reagan 1915 a, b).

It is probable that Carson 3 represents a particular period of the habitation sequence at LAn 98 when a sizeable portion of the village was located slightly north of the present main concentration of the midden. This northward shift would most likely occur during a succession of years with less than average precipitation, as occurred between 1833-1862 and 1889-1912, during which the Dominguez Slough and its outflow channels were greatly reduced in extent (see Reagan 1915b). At such times, the 'cienaga' that existed on three (?four) sides of Suangna would have dried out and expansion of the village would be a possibility.

Although the lack of data on Carson 3 and on the extent and status of its deposits makes an assessment of its scientific value impossible, the site is of great potential significance for two reasons:

i. It may be one of the few portions of LAn 98 which is still largely intact or only minimally disturbed;

ii. The excavation of the site may yield important information on Tongva

settlement patterns as well as support or modify current theories on village structure.

Either of these prospects may be sufficient to make Carson 3 eligible for inclusion in the National Register of Historic Places and it could be so nominated, perhaps in association with LAn 98.

Potential For Preservation: Except for the fact that Carson 3 appears to have been disturbed to a greater degree, the prospects for its preservation are similar to those stated for Carson 2 (above). However, the fact that the site is so close to and may even be a part of LAn 98, which was specifically mentioned as significant in the EIR for Redevelopment Project Area No. 2, much improves the chances that the site will be investigated prior to the construction of surface or subsurface facilities on the parcel. The fact that the Suangna site has been officially declared to be a point of historical interest (LAn 013) provides little protection for either site since LAn 98 is not preserved against destruction or damage by this designation.

In short, there exists at present no reliable mechanism for the conservation of the cultural deposit at Carson 3.

HISPANIC PERIOD CULTURAL HERITAGE RESOURCES (A.D 1770-A.D. 1849)

The Hispanic Period begins in the Carson area with the establishment of the Rancho San Pedro in 1784 and the arrival of Juan Jose Dominguez with his horses and herd of cattle that same year. From that time until the beginning of the American period, the city area served primarily as grazing land for the Dominguez family and its descendants along with other parties and required de facto priviledges to forage and wventually \to settle (e.g., Manuel Gutierrez, Jose Diego Sepulveda, Felipe Talamantes, etc.).

Although contact with the area was established by the priests and soldiers from San Gabriel Mission prior to 1788, the only effects of th is contact were the development of San Pedro Harbor and of the two dirt roads to connect it with the interior. Except for the 'Indian' village(s), there is no evidence of settlement or other major structures existing within the present City

boundaries until after the beginning of the American period (A.D. 1050). For this reason, surviving traces of the Hispanic Period in Carson are virtually non-existant except as map lines and boundaries.

1. Eastern Road From San Pedro Harbor to Los Angeles & San Gabriel Mission Location: Although maps for the Rancho San Pedro area during the late 18th and early 19th centuries are vague and not drawn to scale or from survey data, the accounts of early travellers and the sketches available demonstrate that the eastern road of the two connecting the harbor with the Pueblo closely parallelled the routing of the present Wilmington Avenue as it passed through the Carson area. The closeness of the parallel cannot be determined exactly but both the recorded data and circumstantial evidence strongly suggest a considerable degree of exactitude.

   J. M. Guinn (1900) has described the opening of the harbor to sea traffic and the existance of the two roads which in 1851 became Public Highways (1905), as well as the conditions which determined the route of each. These routes were also noted by travellers through the area (DuHant-Culy 1929, Ludwig 1927, Gillingham 1961) prior to the introduction of stage and railroad transportation.

   The major factor in establishing the roadways was the location and extent of the various lakes and swamps (Cienagas) on the Torrance Plain, which during the Hispanic Period was known as the 'Punta de la Laguna' (Plain of the Lake). From the data it is uncertain which Laguna is being referred to but only two bodies of water existed on the plain which could have been of concern in laying out a road; i.e., Dominguez Slough and Bixby Slough (also called Machano Lake and, recently, Harbor Lake). The location and maximum extent of Dominguez Slough is shown on Map 1 while Bixby Slough is only partially indicated. It should be noted that the former is to be found on most of the older maps of the area and is usually labelled 'Laguna', 'Lake', or even 'Lagoon' (see Figures 6) and as a major feature of the landscape (especially on large scale maps). Bixby Slough does not appear as regularly and is often only partially depicted or else is shown as a marshy area.

Both bodies of water, regardless of how depicted, were sizeable enough to prevent travel through their respective areas, and were positioned so as to permit access to the Harbor area by only two routes. The major and most direct of these (i.e., the 'western road') is described as extending south from the Pueblo (San Pedro Street) through the Gardena area and immediately in front of the adobes of the Sepulveda family (above Gaffey Street), bypassing both Domingues Slough and Bixby Slough on the west (Gillingham 1961, Dana 1840, Guinn 1905, etc.). This road became the principle route used by the 'carretas' (oxcarts) and later (1852) by stagelines (Banning & Alexander, Wells Fargo, etc.) and even by the Pony Express (Guinn 1900, 1905, 1907; Robinson 1954, Cleland 1918, Jackson 1974, Gillingham 1961; see also the Rancho San Pedro partition map 1855). The route also bypassed Dominguez Hill on the west and was forced to pass Palos Verdes Hills on the west upon reaching San Pedro Harbor.

The eastern route is not as well documented although it may have been the more important thoroughfare in supplying the Mission prior to A.D. 1800. The swampy conditions of the Harbor before A.D. 1900 and of Bixby Slough immediately to the north and feeding into the Bay provided only a small strip of dry land from Palos Verdes Peninsula northeastwards through the central part of the future site of Wilmington. The road then angled more sharply northward to pass between the marshes of the Los Angeles River estuary and Watson Lakes on the east and Dominguez Slough on west until it reached the foot of Dominguez Hill. A second road branched off near the west boundary of the Wilmington Tract in 1855 and swung due east to cross the estuary south of Watson Lakes (see Partition Map of 1855).

The route followed northward from the base of the south slope of Dominguez Hill is uncertain. The 'official' route is depicted on the several survey maps for the 1855 partition of the Rancho San Pedro as proceeding up the hill in a north-northeasterly direction and passing west of the homestead of Pedro Dominguez. The latter (no longer existing) was located several hundred meters northwest of Manuel Dominguez' adobe but east of Jose Navario's house. At this point, the road took a more northerly course approximately that of Alameda Street today and close parallelling the bed of

Compton Creek and the future right of way of the Pacific Electric (now Southern Pacific) Railroad. A subdivision map (1866) of the Temple and Gibson Tract (central and southern Compton) shows the road crossing the present-day Wilmington Avenue at the intersection of the boundaries of Ranchos Tajauta (Los Cuevos), San Antonio and San Pedro (intersection of Wilmington and Rosecrans Avenues). A halfway house was located at this point on the west bank of Compton Creek. This agrees with the field notes for the 1856 survey (Gillingham 1961) wherein the north boundary crosses the "Los Angeles to San Pedro" road "57.52 chains" (3,796 feet) from the eagle tree (now at the corner of Poppy and Short Streets in Compton) slightly east of the present Alameda Street.

It is interesting to note that while several small tracks led from Don Manuel's adobe to the Los Angeles river bed and also to the house of his brother, none extended southward along the eastern flank of Dominguez Hill at this time (Hancock & Hansen 1856). Apparently, this was due to the proximity of Compton Creek at that time to the hill which would have made the road impassable during heavy rains and flood. Compton Creek represents a former bed of the Los Angeles River and was the cause of serious flooding near the Dominguez Ranch House as late as the 1930's (Dominguez Water Company archives; Reagan 1915 a & b). However, some type of roadway may have existed at the base of the slope since the battle of Dominguez Hill (1846) was fought on its 'eastern side of the hill'. The commander of the Mexican forces ambushed the American contingent advancing on Los Angeles by placing men along the sides of the road and his cannon piece in the center. The action occurred, according to published accounts (Guinn 1899, Gillingham 1961, Fink 1966), in the vicinity of the Dominguez Ranch House where the Americans had camped.

A realtor's map published ca. 1868-69, while not to scale, shows the whole of the route of the eastern road from San Pedro Harbor to Los Angeles, depicting various features and landmarks along the way (Figure 6). Despite its sketchiness, the data agrees well with that given on the survey maps except that the road is depicted as passing in front of Jose Navario's home several hundred meters northwest of Pedro's house.

In 1882, Manuel Dominguez willed the eastern road to the County of Los Angeles but by this time the road had been straightened out to correspond with the present alignment of Wilmington Avenue. Also, the Los Angeles and San Pedro Railroad track had been installed in 1869-70 down the center of Railroad Avenue (Alameda Street) and at the time of the 1885 partition had become the main road connecting the city with San Pedro Harbor.

Status: Virtually all visible traces of the original roadway have been obliterated by urban development and changes in the landscape. Parts of the route may lie underneath the present Wilmington Avenue but the fact that the earlier roadway was never paved makes the chances of it being discovered very unlikely. The portion of the road extending up the south slope of Dominguez Hill from the intersection of Wilmington Avenue and Del Amo Boulevard was still being shown on maps as late as the 1890's and may have been used for transporting farm equipment or private servicing of the Rancho. Agricultural development of the hilltop and the installation of oil drilling equipment obliterated this last segment after 1920.

Significance: Although the original roadway is gone and probably cannot be recovered by excavation, the evidence indicates that it followed closely the present alignment of Wilmington Avenue. Known at various times as the San Pedro - Los Angeles Road, the County Road and finally as the Los Angeles-Wilmington Road, it was not as much used as the western roadway along Normandie Avenue but served as a major artery for the Rancho San Pedro and Rancho San Antonio in transporting livestock, hay and hides to San Pedro Bay and finished goods from the incoming ships. For many years it was the only way for the families on the Ranchos bordering the west bank of the Los Angeles River to travel to Los Angeles or to reach their neighbors.

In view of the absence of development on the Rancho San Pedro until late in the 19th century, the precursor to the present Wilmington Avenue was the first roadway to be located within the city of Carson. It was probably first established in the 1780's (or before) and has remained in continuous use since that time.

Prospects For Preservation: There is very little chance that the original road still exists in manner that could involve a directed program of preservation at this time. However, in the event that construction or development activities uncover traces of the original route, appropriate measures should be taken to see that such traces or remains are competently investigated and documented and that recoverable artifacts or data are preserved.

2. Rancho Los Palos Verdes Boundary Line

Location: A portion of the grant boundary line separating the Ranchos San Pedro and Los Palos Verdes passes through the southwest corner of the present city of Carson. Beginning at the harbor, the line extended northward along Figueroa Street to Sepulveda Boulevard (See Map 3) and then turned westward to Anita Street and King Harbor (Sausal Redondo) in Redondo Beach.

Status: The boundary line was established by survey following the settlement of the Sepulveda family's claim to the Palos Verdes Peninsula in 1841 and again with the granting of the U.S. Patent for the Rancho in 1853. However, the line was based on arbitrary criteria and on landmarks which have been altered or removed in recent times and the streets cited above are the only tangible traces existing today. The grant boundary is still shown on present day U.S.G.S. topographic maps (Torrance Quadrangle, 1964; Revised 1972).

Significance: The boundary line is of historical value in that it represents the first partition of the original (1784) Dominguez grant. It is significant that a portion of the boundary is demarcated today by Figueroa Street since it was Governor Jose Figueroa who negotiated and signed the arbitration decree of 1834 which was a major step in the establishment of Rancho Los Palos Verdes. The line was utilized in 1854 to locate the southwest corner of the tract purchased by Banning and Wilson for development of the city of Wilmington and remained as the southeastern boundary of Rancho San Pedro through the partition of 1885 and into the first decades of the 20th century. The line passed out of use as the harbor area was developed and as portions of the two ranchos were sold.

Prospects For Preservation: Except for the erection of fences to separate the cattle belonging to the two ranchos, there is no evidence that the boundary was identified by any distinctive or significant features which have survived the passage of time. Since the grant line is demarcated on existing maps and is represented by the rights-of-way of two major thoroughfares there is little chance that the location of the line will be 'lost' or forgotten. At the same time there are no tangible remains to preserve and no special program is required for this purpose.

AMERICAN PERIOD CULTURAL HERITAGE RESOURCES (1850-1976).

In 1850, the area occupied by the present city of Carson was still either swamp or grazing land and was still owned by the Dominguez family. In 1854-55 the sale of the Wilmington and the first partition of the Rancho San Pedro among family members led to the beginnings of the development of the Carson area. By 1870, major portions of the Rancho lands north of Victoria Street had been acquired by persons outside the family who were influencial bankers, realtors and financiers, including P. H. Downing, T. B. Hayes, I. W. Hellman and E. N. McDonald. Some of this land was subdivided and sold during the 1880's for farming and residential development (Gillingham 1961). Much of the land sold to McDonald and Downey are now part of Gardena and the Los Angeles strip but the area between Alondra, Figueroa and Victoria Streets was not affected appreciably at that time. Downey's holdings between the present Main, Victoria and Figueroa Streets & Artesia Boulevard (approximately 504 acres) were subdivided (Lakedale Tract) but development was delayed until after the turn of the century by the collapse of the 'land boom'.

In 1869, Manuel Dominguez established the Dominguez colony. A tract of 2000 acres was subdivided into 40 acre 'blocks' and sold individually. However, sales were slow and by 1885 less than one quarter of the properties had been sold (Gillingham 1961; 1885 partition map). At about the same time, the Rocha property north of Wilmington was also undergoing subdivision and was being sold as farmland. By 1900 this area had become known as the 'German Settlement' and was an established community. The area along the present day Main Street and Avalon Boulevards was being parcelled out in a similar fashion after 1885 (Jerrills 1972).

Following 1910 and the formation of the land companies to manage the holdings of the heirs of Manuel Dominguez and the Dominguez Water Company, the nucleus of the present city of Carson was formed. By 1930, the area was being serviced by utilities and three railroads (Pacific Electric, Southern Pacific and Santa Fe), and contained several oil refineries and six small communities (Jerrills 1972, Gillingham 1965; A. Moyne, Personal Communication). The latter included (See Map 2):

1. Davidson City, developed in 1923 by the Davidson Investment Company from portions of the original Dominguez colony previously being used mainly for truck farming as part of the 160 acre Elftman Ranch (1889-1923). Initial development involved a 40 acre 'block' of lawn situated north of Carson Street and east of Alameda Street (Jerrills 1972, Waters 1948). Today the area, now known as Dominguez, extends eastward to Santa Fe Avenue and northward to Del Amo Boulevard, approximately 2/3 of the area of the original 'colony';
2. Watsonville, located in the vicinity of the former Watson Lakes and Watson Crossing at Alameda Street and along Sepulveda Boulevard. This small community consisted mainly of families of workers employed by the various oil refineries located nearby (Pan American, Associated Oil, Shell Oil, etc.) on land formerly owned and occupied by the Watson and Rocha families. Much of this area is today given over to industrial use.
3. German Settlement/Factory Center, located mainly between Avalon Boulevard and Main Street south of Sepulveda Boulevard on the former Antonio Jacinto Rocha Tract. Subdivision and sale of this land began prior to 1885 and perhaps as early as 1870. By 1900 a small farming community had been established complete with schools, a church (not within the city of Carson) and small commercial enterprises (Jerrills 1972; A. Moine, (Ms.) K. Beck, T. Hilliard personal communications);
4. Keystone, situated along Main Street between Carson and 220th Streets on land developed for farming at the turn of the century. The community itself formally originated in 1922 when the land was subdivided into five acre lots and in subsequent years the town had acquired a lumber yard, feed store, grocery store, hardware store and other commercial establishments (A. Moine, C. Andrews; personal communications). During the

Depression, a small 'town' ('Hooverville') was created at 220th and Figueroa Streets for families unable to obtain work;

5. Nestoria, a small development (ca. 70 acres) located on Main Street north of 213th Street and later known as 'North Keystone'. Originally subdivided by Thomas Nestor, a developer, in 1924, the community extended north and south of East Road (Torrance Boulevard) along Main Street and by 1936 included a restaurant and several stores (A. Moine, personal communication; see 1937 map of Dominguez Estate in Gillingham 1961).
6. Alondra Boulevard, a small rural community including several commercial establishments existed in North Carson between Main and Figueroa Streets prior to 1920. Precise information on the development of this area could not be obtained except that it was situated partly on the former J. G. Downey 504 acre tract and partly on the Downey, Beaudry and Hayward Tract as surveyed in 1881 and that by 1900 the area supported a dozen farms as well as several roads (Main Street, Walnut Street. Figueroa). The roads did not extend south beyond Victoria Street and the north area of Dominguez Slough but connected instead to the Gardena area, indicating that the Alondra Boulevard 'community' was a 'suburb' of the latter. It was not until the 1920's that the Dominguez Slough was sufficiently drained to permit construction of Main Street (Harbor Boulevard) southwards to connect with the Nestoria area.

Each of these communities underwent considerable expansion and change during the 'housing boom' of the post-World War II and today are coalescing to form the nucleus for the city of Carson. Although most of the 'new' areas of the city encourage tract development, the original character and composition of the nuclear areas are still visible today and many of the structures built in the 1920's still are in use. However, a large number of buildings which once served as landmarks to the growing community were destroyed or greatly modified during the post-World War II expansion and later periods. In addition, many of the original features of the landscape, especially the former vegetation and waterways (e.g., Dominguez Slough, Watson Lakes, The Peterson Gum Grove), either no longer exist or lie beneath 10-25 feet of fill and the physical modification of the area is continuing at the present time.

While many structures and features date to the initial period of development of the Carson area, few have been formally documented and little has been done to preserve or protect them from destruction. At the time of this study, no sites or structures within the city of Carson are listed on the National Register or with the California State Historical Landmarks Commission (with the sole exception of the Suangna Indian Village Site [LAn 98]; see above). At present, a total of seven sites in the vicinity of Carson have been designated State landmarks (see above). But none of these are located within the city itself and no properties or resources of historic significance were included in a recent (1975) statewide inventory conducted locally by the Los Angeles County Museum of Natural History.

A check of the holdings and data of the LACMNH, including the Works Progress Administration Survey of 1936-9 and other archival materials, also revealed no listed CHR's for the city of Carson pertaining to any of the periods discussed in this report. The same results were obtained from the files on local history maintained at the Los Angeles City & County Libraries as well as at most of the local universities. The sole exception to the above is the Harbor College Library which contains some data on Carson sites collected by the late Camille Baxter. Local and regional historical societies (e.g., Native Sons & Daughters of the Golden West, San Pedro Bay Historical Society, Los Angeles Cultural Heritage Board, Historical Society of Southern California, etc.) also have access to historical data but very little of it has been documented for the Carson area.

As will be explained below in greater detail, this seeming 'neglect' is due partly to the formal criteria used to judge the historical resources of the area and the fragmented nature of the Carson community. Until recently, most sites have been considered significant if they are identified with historical events or personages of national, state or regional importance. Because of this many old or relict structures or landmarks of interest to a particular locale or community are not considered historically significant and are modified, lost or destroyed unless preserved by the local inhabitants or organizations. In some cases, locally based and oriented groups have been formed within communities (e.g., Pasadena, Los Angeles City, San Pedro) to identify buildings or locations which reflect local events or aesthetic trends. No such group has yet been established for specifically this purpose

for the city of Carson. As will be shown in following sections of this report, an organization of this type with the active support of the City Council and special ordinances can be extremely effective in identifying and preserving surviving traces of local history.

In the course of the present survey of historical resources, the following were identified as significant to the development of the city of Carson during the American Period:

1. The Old German Church

Location: 319 East Lomita Boulevard, on the northwest corner of the Lomita Boulevard-Bayview Avenue intersection (see Map 3). Both the parsonage and the Sunday School building are still standing with the latter to the rear of the former. However, the church itself was torn down ca. 1923 to make way for the present poultry ranch. It formerly stood where the packaging plant and office (A&A Poultry) is today.

Status: Currently occupied by the Richard Schultz family as part of the A & A Poultry Ranch. The former parsonage is in use as a residence and is in good repair. It has undergone some modification in recent years with the enclosing of the front porch and the addition of indoor plumbing facilities (a picture of the building in its earlier state is on file at the Harbor College Library). The Sunday School building itself currently is not occupied and is serving as a storehouse for household items. It also is in good repair at the time of this report and appears to be in its original condition with only slight changes.

Significance: The Sunday School and parsonage date to approximately 1882 when the first minister was installed. Prior to th at time church services had been held at the Congregational College on Lecouvreur Street in Wilmington. The church was the first to be established within the present city limits and it served as the main focus of social and religious life in the German settlement until 1923 when it was sold. It later became part of the A & A Poultry Ranch. Both buildings are excellent examples of religious and secular architectural styles of rural buildings in the South Bay area at the turn of the century.

Prospects For Preservation: At the time of this survey both buildings are in private ownership and being maintained in good repair. However, they are not listed formally with any governmental or private organization

or agency involved in historic preservation, and therefore are subject to sale, modification or even demolition at any time. There is also considerable danger from neighborhood vandalism. The property is located within a half-block of a Junior High School and is on a major thoroughfare. The front windows of the enclosed porch of the parsonage were broken repeatedly by vandals and have been boarded up in recent years. Both the parsonage and the meeting house Sunday School building are wholly constructed of wood and are subject to destruction by fire. As a result, the future preservation of these structions, perhaps the oldest still existing within the city limits, is not assured and there is a need for further measures to be taken on their behalf.

2. Dominguez Water Company

Location: 21718 South Alameda Street on the south side of intersection with Carson Street (See map 3).

Status: The pumping plant and reservoir constructed in 1911 (Gillingham 1961, Grenier 1961) are still in existance but the former has been remodelled following extensive damage caused by the 1933 earthquake (A. Reeves, personal communication). Although the pumping plant has been modernized and strengthened, it still retains the form of the original structure.

Significance: Originally built in 1911 the pumping plant and reservoir were the core elements in a water distribution system that not only permitted irrigation farming on a large scale and the cultivation of a wide range of crops that previously had been limited to river bottom land but also prompted the urbanization of the South Bay area. The original distribution system was composed of unique pipes made from redwood slats due to the shortage of steel in the South Bay area, especially during Work War I. The slats were fit together in a tongue-in-groove fashion by coopers hired for this purpose. These pipes have now been removed from service and many of the slats have been used to panel the reception room of the new office building.

The early development of much of Carson and surrounding areas (i.e., Torrance, Compton) was directly the result of the formation of Dominguez Water Company along with the formation of real estate holding companies

by the Dominguez heirs for the sale and subdivision of large tracts within the Rancho San Pedro. The pumping plant has served as a major landmark of the area for over 65 years.

Prospects For Preservation: Although threatened by large scale flooding and heavily damaged by the 1933 earthquake, the pumping station and reservoir have been greatly strengthened, modernized and protected against future mishaps without extensive change in their original plan and form. The construction of extensive flood control structures to control the flow of the Los Angeles and San Gabriel Rivers and Compton Creek has sharply reduced the danger of flood damage. Modernization of the facilities was recently completed with the construction of the new office building in 1973-74 and no major changes in the pumping plant are presently contemplated (A. Reeves, personal communication). Although the history and signicance of these structures has been well delineated in writings on the Carson area (see Billingham 1961, Jerrills 1972, Grenier 1976), no formal recognition of this has been made by the city and responsibility for the preservation of the plant lies solely in the hands of the Dominguez heirs and the Board of Directors.

3. The Dominguez United Methodist Church

Location: 21503 Prospect Avenue, in the southeast portion of Dominguez (corner of Adams and Prospect Streets; see Map 3).

Status: Originally built in 1929, the church itself was extensively remodeled in 1968 resulting in the removal of the original roof and of the balcony on the south side over the entrance. New stained glass windows also were added to the west wall and the interior of the church was extensively modernized. However, despite the changes the church still retains the basic form and external appearance of the original structure. A social hall was built in 1950 immediately to the south of the church and in 1961 a kitchen and Sunday School room were added. All buildings are in good repair and are being well maintained by the membership. (Data supplied from church files by D. Baker).

Significance: Prior to 1929, church and Sunday School services for Davidson City were conducted first (1924) in a real estate tent and later

(1926) in a house (garage?) in the rear of a lot on Jefferson Street, after which they were transferred to the first Community Hall located on Tyler Street west of Prospect Street (2600 block). At that time the church was incorporated as the Community Methodist Episcopal Church of Davidson City. The property on which the Community Hall stood was sold by the Dominguez Estate Company in 1939 and the building was torn down. Today the site contains a trailer park (Waters, nd; D. Baker, J. Vanie, personal communications).

The present church was constructed from publicly donated funds on the present site in 1929 and was the first to be built in the community of Dominguez (Davidson City). Originally intended as a non-denominational institution, it soon became a Methodist Church and a member of the United Methodist Conference (D. Baker, J. Vanie, personal communications). The sanctuary building itself was reputed to have been designed from generalized plans originally drawn by Frank Lloyd Wright (P. Bleich, Harbor College, personal communication) but data provided from church files do not support this contention, indicating instead that the designer was Reginald Inwood, later a prominent church architect for the Los Angeles area. His father became pastor of the church in 1933 (Temple & McKinney, nd).

The subject building, despite its remodeling, is unique in its architectural style and has served as a focal point for community action for nearly half a century. Structural modifications and the fact that it has not been associated with persons or event who have played a major role in national, statewide or regional history may make the church ineligible for inclusion on the National Register of Historic Places or the list of State Historical Landmarks. However, it has played a major role in the development of the Dominguez Community and has served as a local landmark. In addition, the church has served as the training ground for ministers who have since assumed important positions in the United Methodist Conference in major cities throughout the nation. For these reasons the church has great historical significance to the community of Dominguez and to the present city of Carson.

Prospects For Preservation: Barring damage from a major national catastrophe, the present structure has been upgraded by modernization and alterations to the exterior to the point where it should not be subject to further changes or to hazards such as fire and structural decay. However, it is unfortunate that efforts to upgrade the building have resulted in the loss of some distinguishing architectural features, such as the balcony which formerly overshadowed the entry and which played a role in seasonal festivities.

In general, the church is a recognized and valued landmark for the community and is in little danger at the present time of being demolished or further modified to an appreciable extent.

4. Dominguez Elementary School

Location: 21250 South Santa Fe Avenue in the former community of Dominguez (Davidson City, see Map 3).

Status: The need for increased space and for the structural remodeling of portions damaged in the 1933 earthquake so as to meet present standards have resulted in substantial changes to the original school building. At the time of this study the lower floor of the present school building is all that remains of the structure originally built on the lot. The property itself has also been expanded to encompass a total of 8.8 acres including two lots acquired on Jackson Street to accommodate a pedestrian overpass. The effect of these changes and additions has been to greatly alter the interior and exterior appearance of the school building and facilities through time (J. Vanie, M. Waters, B. Kimball, Ms. A. Kitzerow; personal communications).

Significance: Dominguez School District was first established in 1909 and the first school building was located on the lot located on Tyler and Dominguez Streets near Prospect Street (see Map 2). The building also served as the location of the Dominguez Chamber of Commerce from 1923 to 1929 (M. Waters, nd.) and also as a temporary meeting place for the United Methodist Episcopal Church and Sunday School from 1926-1929 (Temple & McKinney, nd). In 1924, the new school was erected on Lot 3,

Block E, of the former Dominguez Colony and belonging to the Dominguez Estate Company and the former school building became a Community Hall until it was torn down in 1939-40 (Ms. A. Kitzerow, M. Waters; personal communications; Temple & McKinney, nd.).

At the time Dominguez School was first established only one other school existed within be present city boundaries; namely, Lincoln (later Rocha) School located at the southeast corner of Main Street and Sepulveda Boulevard (formerly Rocha Street). Both were established the same year (1909) but the Lincoln School was closed and reopened several time between 1929-1950. Today the school no longer exists and the site is presently occupied by the American Can Company Plant (B. Kimball, Los Angeles Unified Board of Education files). As a result of the final closing of Lincoln (then Rocha) School in 1950 and the removal of the buildings, Dominguez Elementary School is the oldest institution of learning in the city. However, the remaining portions of the original building are surpassed in age by the Carson Street Elementary School which were constructed in 1921 (see below).

In addition to its longevity and historical value, Dominguez Elementary School was attended by several generations of local residents, many of whom are still living in or have ties to the community.

Prospects For Preservation: Most of the original building has undergone modification and modernization to the point that only a portion is now left for preservation and much of this is considerably altered as well.

5. Carson Street Elementary School

Location: 161 East Carson Street, east of the Carson Branch of the Los Angeles County Library at the intersection of Orrick and Carson Streets (see Map 2).

Status: At the time of this survey little data could be obtained regarding the history of the 'old building' which served as the original school and which still stands near the intersection of Orrick and Carson Streets.

Interviews with former students who attended school in that building during the 1920's and 1930's (e.g., Ms. Jean Rayner, Anthony Moine) indicate that the structure has been maintained in its original form without major alteration. This is verified by Los Angeles City Board of Education Records (B. Kimball, personal communication) and by photographs dating to 1928-30. The present building is in good condition and its classrooms are still in service (R. Clark, Vice Principal, personal communication).

Significance: Carson Street Elementary while not as old as Dominguez Elementary is significant for much the same reasons as cited above. It was first constructed in 1927 and was a focal point of the developing communities later to be called Keystone and Nestoria. It was built on 4 acres of land formerly called Boulevard Acres, although at the time Carson Street was little more than a country road extending only as far as Alameda Street (Jerrills 1972· B. Kimball, personal communication; see photograph taken 1927 belonging to Ms. Jean Rayner), and was annexed to the Los Angeles School District in 1929.

Prospects For Preservation: Information available at the time of the survey from the offices of the school itself and from Educational Housing office of the Los Angeles City Board of Education indicates that there are no plans to modify the old school building in the near future.

6. Henri's Lariat

Location: 21922 South Main Street near northeast corner of 220th and Main Street intersection.

Status: One of two remaining buildings, of a commercial 'complex' established on the corner during the early 1920's, Henri's Lariat has been 'modernized' somewhat and has had several rooms added in the rear but has otherwise retained the basic floor plan and exterior of the original structure. However, a stuccoed external surface has replaced the original wood planking of the exterior of the main portion.

Significance: Information on the building and its uses is incomplete and much of it has been obtained from long-time residents of the Keystone area. However, due to the passage of time memories have faded and data concerning the early uses of the building are at present inexact.

According to informants living in the area at the time (G. Schwartz, A. Moine) the building itself was first constructed on farmland circa 1922 by volunteered labor (including Carl Jentsch) as a community hall and was used as such until at least 1929. The hall was used for social purposes and meeting hall for community organizations including the Keystone Boosters Club (Jerrills 1972). According to one source, the building may have also served as a temporary church although this could not be confirmed by the Consultant. Sometime after 1930 the building was closed down for a number of years and was not reoccupied until 1945-6 (A. Moine, personal communication).

Immediately after World War II, the structure was acquired by Mr. Denver Hilliard. Mr. Hilliard had previously owned and operated the Wayside Inn and Gilmore/Red Lion Filling Station located on the southeast corner of 220th and Main Streets but had gone out of business prior to the war and the Inn was torn down. He converted the former Booster Club building into a 'nightclub' called 'Denver's Place' which soon became well known as the local night spot. It also was a periodic meeting place for the newly organized Keystone-Avalon Chamber of Commerce during 1949 (Jerrills 1972). In 1960, Denver's Place was sold to Mr. H. Falce and is today known as 'Henri's Lariat'. It is presently owned by Ms. Darlene Falce.

The building itself is one of the few remaining structures of the early Keystone community and precedes by nearly a decade those constructed by Mr. J. R. Black and J. J. Dunlop during the 1930's. With the exception of Henri's Lariat all the other commercial buildings which occupied the four corners of Main and 220th Street have been demolished to make way for later structures (Keystone Liquor, Wilson Texaco Station, Lupita's Mexican Restaurant, etc.) erected after 1937. In some cases, e.g., Beck's Home Center, the newer post-war structures and businesses have maintained names dating back to that period (e.g., Beck's Home Center). However, both as a community 'center' and as a place of entertainment the building now called Henri's Lariat has served and continues to serve as a landmark for the Carson area and is, therefore, of significance both to local history and as an example of the style of construction practiced in the Carson (Keystone) area during the post-

World War I period.

Prospects For Preservation: According to sources available at the time of this study, there are no present plans to modify or demolish the subject building or to change ownership. However, the building is in private hands and has not previously been included in lists of structures of historical value and, therefore, requiring protective measures. Despite the absence of current threats to its existance, there is a strong possibility that under present conditions the edifice could be extensively altered or even totally demolished as have other former structures (e.g., Day's Market, The Wayside Inn, etc.)

7. First City Hall of Carson

Location: 625 East Carson Street near the Avalon Boulevard intersection and less than an eighth of a mile from the present City Hall.

Status: The house in question has been leased to several tenants since it served as City Hall and has undergone considerable modification. During 1970-1973, it served as a residence and office of Mr. and Mrs. P. Pollack who operate the Carson ambulance service at which time the interior was modernized and somewhat remodelled. The front porch also was enclosed at this time and a portion of the roof which formerly extended over the driveway from the porch was removed (see painting of the building circa 1969-70 by Sandy Moss; reproduced in Jerrills 1972; original hanging in CarsonCity Hall). During the present survey the house was repainted and much of the trees and shrubs were taken out. At the time of this report the house is being offered for sale by Cale Realty.

Significance: The house is of wood frame construction and is a single storey, typical of those build during the pre-World War II period in the Los Angeles area. Data provided by Mr. B. G. Kidwell, a former owner, indicate that the present building was one of two moved onto the original five acre lot on the corner of Carson Street and Avalon prior to 1943 by Mr. Mace, who owned the property conjointly with Mr. James Irvin. Mr. Kidwell acquired the land and the house circa 1944 and maintained it as a residence until it was sold to Dr. C. Houske in 1967. During December of that year the building was made available to the

Dominguez-Carson Citizens Committee For Incorporation (D-C CCI) and became a committee headquarters until incorporation was approved (February 20, 1968). It then served as the first City Hall of the City of Carson until August 20, 1968 when new city offices were established at 22805 South Avalon Boulevard (Jerrills 1972) after which it was again leased as a residence until 1977 when it was vacated pending sale.

Except that the building is one of the few residential structures of the pre-World War II era remaining in the vicinity of the intersection of Avalon Boulevard and Carson Street, its historical value is derived from its period of service as headquarters for the D-CCCI and as temporary City Hall immediately following incorporation.

Prospects For Preservation: Given the rapid rate of development of the area surrounding the building, it is only a matter of time before it is replaced by commercial or community-oriented establishments and at such time the present structure most probably will be torn down.

Sensitive Areas

In addition to the specific cultural heritage resources identified in the preceding sections, the City also still contains numerous structures which, while not historically significant per se, are relics of the early developmental periods and reflect the ethnic and cultural heritage of the region. Their architecture is typical of the period in which they were designed and reflect the character of the community of which they were an integral part. Many are 'tract' or farm houses which date to the 1920's and 1930's and which today appear to be very little modified from their original condition except for the modernization of plumbing and heating facilities. Some of these are still occupied by descendants of the original occupants who have withstood the growth of the settlement into the present city.

A list of these 'relics' would be lengthy and an itemization of each such structure is a task which is beyond the scope of the present study. However, it is feasible to identify certain areas of the City which contain numerous structures of this type and to designate these as 'sensitive areas'.

In addition to structural remains, there also are certain areas of the city which have the potential for yielding information on the Native American inhabitants who preceded the Hispanic explorers and settlers in the region. Although no sites as such have been identified in such areas to date, the on-foot surveys conducted in 1975-76 revealed data or features which indicated that CHRs either have existed or continue to exist there. It is very probable that remnants of sites, partially or wholly intact are likely to be found in the future and planners and developers should be aware of this so that appropriate measures can be implemented to ensure the protection of these resources (see below). Areas which are considered likely to produce CHRs of this type also have been designated as 'sensitive'.

As revealed by the data search and field survey conducted within the City by this Consultant, the following 'sensitive areas' have been identified (Map 5).

Area 1. This includes most of the former community of Keystone dating from circa 1919 and including portions of Nestoria (North Keystone). The area is bounded by 228th Street in the south, Dolores Street to the east, Torrance Boulevard to the north and Figueroa Street to the west (see Maps 2, 3 & 5). Special attention should be paid to Moneta, Main and Dolores Streets between 223rd and Carson Streets since this was the focus of the Keystone Community and one of the first to be subdivided. Many of the houses along the alley extending west from Main Street immediately north of Keystone Liquor Store at 220th Street were constructed by J.R. Black during the early 1930's including the liquor store building itself. Some informants have stated that the house on the northeast corner of the intersection of the alley with Main Street was built and occupied by Mr. Black as his residence. Some residences in the area are so old that they were built before present 'setback' restrictions were in effect and as a result the lots on which they stand extend into the street right-of-way. One example is a house (21823 Moneta) reportedly dating back to the late 1920's which is fronted by large palm trees which prevent the construction of a sidewalk.

Several lots to the south of the residence just described contain structures and items which are relics of the old Keystone Community. One residence located at 21829 Moneta Street, has a wine press which along with the house dates to a time when the fields in back contained vineyards. The neighboring lot contains buildings which served as outbuildings to a farm dating to the same period and which are reported to include a barracks for braceros, an old barn and the remains of a cook-house/winery. Portions of the old boiler and bricks from the original oven still are in existance on the property although the remaining buildings have been remodeled to serve as a plant nursery.

In an area that in 1936 supported nine dairy farms, none remain intact today. However, at least one of the houses, from the Leonards Dairy Farm formerly east of East Road (Torrance Boulevard) is still in existance. The dairy itself was replaced by a landfill project (No. 2; see Map 4) in 1960 but the house was moved to the corner of 211th and Main Street prior to that time.

Portions of the former Nestoria Tract still contain wood frame houses erected by the original occupants although in most instances the latter are no longer in residence. Some of the older tract houses have fallen into disrepair while others have been well maintained or renovated.

The Keystone area is significant since it was one of the nuclei of the city as it formed and provided much of the momentum for incorporation. Several Native American sites also have been recorded in the area (see above; LAn 99, LAn 100). Although no traces of these sites could be found during the survey there is a possibility that portions could still exist at the locations cited and that the area may contain some sites not as yet obscured by fill deposits and landscaping or structures and would therefore not be visible to surface inspection. It would be advisable to have construction or grading projects in the area monitored by a qualified professional archaeologist who could identify such remains and recommend protective measures.

Area 2. The second sensitive area is the portion of the former Dominguez Colony which in 1923-4 was subdivided to become Davidson City and later (1935) the community of Dominguez (Maps 3 & 5) bounded on the south by Carson Street, on the east by Santa Fe Avenue, on the north by Dominguez Street and on the west by Alameda Street, Davidson City was a viable community by 1930 with its own school, church, commercial establishments and Chamber of Commerce. Reminders of this period are numerous, although again many of the original occupants are no longer present, and it was estimated that at least 20% of the present residences pre-date 1935. These can be identified by the fact that they are of wood frame construction with one story, a low peaked roof and a small roofed porch over the entrance. They are usually narrow in front due to the narrowness of the lots (25 x 110 feet). The plan form varied slightly from one house to the next and one later variation including a 'hacienda style' with 'Spanish' features (e.g., 2534 Adams Street; see also photographs in the possession of M. Waters). Generally, the older structures tend to be located in the southern and western portions of the tract while the other areas developed later.

A large proportion of the original houses have been modernized, expanded or extensively remodelled (e.g., the former McKinney House at Jefferson Street and Harbor View Avenue and a recently vacated house at Adams Street and Harbor View Avenue [southwest corner]). One home, at 2767 Jackson Street, was built circa 1938 and served as the first library until it became a residence in 19 .

During the late 1920's and early 1930's, Monroe Street was planned as a commercial thoroughfare and businesses were established along the western half of the 2600 block. However, in 1934 the area was rezoned as a residential and further business development was forestalled. Maciel's (formerly Burrance's) Market is all that remains of the original commercial development and is still operating at the time of this report. Other businesses were replaced by houses or as in the case of Doc's Variety Store, by community service

organizations (Dominguez Bible Chapel).

Like the Keystone area Davidson City/Dominguez was one of the first cohesive communities to form in the city and it provided much of the impetus of the movement towards incorporation. It still retains much of the atmosphere and appearance of the earlier period, although many of the businesses along Carson and Alameda Streets have fallen into disrepair. It is also the only community within the city to have adopted the name and heritage of the Dominguez family and the Rancho San Pedro.

Area 3. The third area is more diffuse than 1 & 2 and is more difficult to identify in terms of specific boundaries or tracts. It encompasses the area between Victoria Street. Avalon Boulevard and the northern and eastern city limits (see Map 5). As stated above, this part of Carson contained mostly farms except for Alondra Boulevard until industrialized and commercialized during the post-World War II period. Despite this recent and rapid development, some farms continue to exist interspersed between industrial plants, storehouses and outlets, and several still possess residences and structures dating to the pre-1930 period.

One such farm is located near the northwest corner of Walnut Street and Broadway at the point where Walnut turns to the southwest (South Gardena Tract, Lot 9, Map Book 43, page 39). The 'farmhouse' is a two-story, wood frame house with gabled roof. Records and data relating to its construction could not be located during the present study but topographic and land use maps for the period 1900-1936 indicate the presence of a structure at that location prior to 1919 (see Map 2). It could not be determined if the present structures date to that period but the investigation is continuing and the prospects for acquiring supplemental data are reasonably good.

A second example, although dating to a slightly later period, is the Larronde farm located north and west of the Victoria Street-Avalon Boulevard intersection (see Maps 2 & 3). The farm is

bisected by a branching arm of the Dominguez Slough and also contains the Carson 1 Site (see above, Native American CHR section).

The land was purchased in 1926 by John Larronde and ten years later contained a farmhouse and two out buildings. In 1933, an oil exploration lease was purchased by Union Oil Company which eventually established at least three wells on the property. At Larronde's death, the property was divided between the two godchildren and each share was held in trust. The property is currently in the process of being sold for development as a trailer park.

Although the farm has not been in use since 1970 and many of the buildings have fallen into disrepair, it still provides a good model for a working dairy farm in the Carson area. The residence is a one-story wood-frame house with peaked roof and a porch extending across the front as well as an enclosed porch in back. It has been on that location for more than 50 years according to map and aerial photo information. To the south and west nearer to the bank of the slough arm there are three out-buildings (two in fair repair) including a storage shed and a large, concrete-floored milking barn. Adjacent to the latter are the remains of a picturesque octagonal, 2-story windmill/water pump also constructed of wood. Several other structures are also present including a 2-stage cattle/sheep loading ramp and a large wood platform which represents either the remains of a large storage barn or portion of an uncompleted building. A 'three-hole' out-house with 'modern' fixtures is located immediately to the rear (west end) of the platform and a collapsed shed adjoins the northwest corner.

All the intact buildings contain debris and broken furniture and have suffered from vandalism. The residence and windmill have suffered the most and the former has been scavenged to the point of having its brick fireplace removed. It had been occupied by migrants as late as 1975-6 but is now deserted except for the

presence of an out-of-state hunter and his trailer. A large grove of Eucalyptus which once enclosed all the out-buildings except the milking barn has recently been greatly depleted, probably for use as firewood.

Area 3 is significant not only for the remains of one of the few farms dating to the pre-World War II era but also for the fact that portions of the land itself are still in their original state (having been used for pasture and not agriculture. The stream that bisects the Larronde property from southwest to northeast is one of the last remaining portions of the Dominguez Slough which was a major feature of the local landscape and which today abounds with wildlife and plants. Other arms of the Slough extended northward from the farm and also through the area between Main and Figueroa Streets. Most of these streams have been channelized or filled in and one of the arms now lies beneath the right-of-way for Broadway (see Maps 2 & 3).

The fact that some of Area 3 is still in its 'original' state raises the possibility that additional Native American sites, in part or in whole, may still exist there. As noted earlier in this report, the margins of the slough and its inflowing streams contained 'dozens' of sites which were observable during the 1930's and 1940's. Many of these were described as small (e.g., LAn 88, LAn 99) but would today be valuable indicators of economic and cultural behavior patterns. [It should be noted that the same early observers would have classified Carson 1 as 'small' although it has a potential for yielding major cultural information]. Some of these sites may still be partly or wholly intact even in areas which have been built up or covered with uncompacted fill and special consideration should be given to the areas bordering Main Street, Broadway and Figueroa Street south of Walnut. Only 75% of the land surface could be inspected visually during the survey (see survey map accompanying this report) and portions had to be excluded (including the farm at Walnut and Broadway) because the owner could not be contacted for permission to enter the property. It is important, therefore, that such areas be examined prior to issuing permits or approving

actions that would encourage or allow their modification. Such investigation should be required as part of the environmental documentation for such actions.

Area 4. This encompasses the area extending from Annalee Avenue on the west to the eastern boundary of the city on the east and from Del Amo Boulevard to Dominguez Street on the south.

As reported above, this area lies at the base of the south slope of Dominguez Hill, adjacent to and including the flood plain of both the Los Angeles River and Compton Creek (see Maps 3 & 5). Two Native American sites (LAn 389, LAn 390 were formerly located on the bluff overlooking the Alameda Street-Del Amo Boulevard intersection but have recently been destroyed by grading operations (Eggers 1973, 1974). Two other sites (LAn 695, LAn 696) also were located east of the Los Angeles River Flood Control Channel adjacent to Area 4, one of which was reported to have contained burials. This lends credance to reports of a burial site found but never recorded on the Shell Chemical Company property on Wilmington Boulevard (see above). For these reasons plus the fact that it could not be surveyed during the current study, this property has been flagged as sensitive and detailed surveys should be carried out before projects which would modify or disturb the existing land surface.

Remains of a potential site were also observed on a parcel located south of Del Amo Boulevard (2400 block) and immediately west of Fordyce Avenue adjacent to Pic 'n Save Variety Store. Fragments of marine shell including Chione, Pelten, Ostrea and Tivela were observed on the surface to a depth of one meter and in the sides of a drainage ditch cut into the native soil. A Native American artifact, namely a chalcedony flake, also was recovered in the shell area. Although much of the parcel was covered with dumped debris and dense grass the artifact and shell remains were all located within an 800 square meter area in the center portion.

The fact that these items were recovered does not in itself prove the existance of a site. Scatters of marine shell were noted throughout Area 4 in the open fields bordering Dominguez and Alameda Streets but all except the above lacked any trace of lithic cultural remains. It is this fact plus the cohesiveness and relative density of the shell that are the best indicators that more cultural remains are to be found on the parcel if and when subsurface tests are conducted. Such tests should precede the approval of development plans or the issuance of any construction or grading permits for the property or any further disturbance of the native soil occurs.

It should be noted that, according to a billboard advertisement, the subject parcel is presently being offered for sale by Majestic Realty.

Area 5. Portions of Redevelopment Area Number 2, specifically those including the undeveloped lots containing CArson 2 (a & b), Carson 3 & LAn 98. These CHRs are located in the area bounded on the north by 223rd Street on the east by Wilmington Boulevard, on the south by 236th Street and on the west by Bonita Street and its southward extension.

At present, only surface surveys have been conducted on the undeveloped lots in this area and there is a distinct possibility that subsurface cultural deposits may exist which have not yet been detected or which have been covered over by fill deposits. All trenching or grading operations in this portion of Redevelopment Area No. 2 should be carefully monitored by an observer capable of recognizing and evaluating native American CHRs.

V. RECOMMENDATIONS ON CHR POLICY AND CONSERVATION

In order to preserve, manage and perhaps restore its cultural heritage resources in an effective, productive way, it is important that the city be aware of actions and alternatives that are presently available or which could be established on a local level. In this section, this consultant intends briefly to set out existing laws, guidelines and sources of information or assestance which could be tapped to establish the basis and implementing force for an effective CHR conservation program. Recommendations will also be made as to the types of policies and measures the city shows exist and the ways in which they could be implemented.

It should be noted that in the discussion to follow, all references pertain to measures enacted as of December 31, 1976 unless otherwise stated. Some enacted measures had not been implemented as of that date where others had been implemented for only a short time. Although the listing is extensive, it is not exclusive and measures may exist in governmental codes or laws which could be applied to CHRs but which are outside of the expertise of this consultant; however, the data presented is sufficiently complete to permit city personnel to research and locate other sources of aid that would be appropriate to a particular situation.

A. EXISTING POLICIES AND GUIDELINES FOR CULTURAL HERITAGE RESOURCES

1. Federal Laws, Policies and Guidelines

Although most apply to land or property owner or controlled by the Federal Government, they also in many cases apply to projects or transactions in which the government takes an active partnership or plays an indirect role (e.g., guaranteeing a loan, rendering assessments, etc.). Some laws are reasonably old but have been recently ammended and strengthened; others have appeared only in the last ten years and are in the process of refinement and clarification. However, the interest in the recent Bicentennial Celebrations, the increasingly active concern for conservation of natural resources and the environment, and the need for establish ing guidelines for planned and orderly urban growth have contributed a major concern for the conservation of CHRs at all levels

of the federal bureauocracy and has provided for the fudning of protective actions.

Major Federal Policies, Guidelines and Laws affecting CHRs include the following:

a. The Federal Antiquities Act of 1906 (P.L. 59-209:34 Stat. 225). Prohibits the disturbance of historic (including Native American) resources located on lands owned or controlled by the Federal Government without a permit from the responsible government agency. Also establishes conditions for conducting research or CHR expansion in Federal Laws.

b. The Historic Sites Act of 1935 (P.L. 74-593: 49 Stat. 666). Provides for the edentification, preservation and management of buildings and sites of "national, historical and archaeological significance." It provides for the development of an educational program and service for the collection and dissemination to the public of information as to the significance and value of such resources. It also encourages active research and documentation of CHRs and establishes procedures to restore, memorialize, protect, manage or acquire CHRs. It further established an advisory board on national parks, historic sites, buildings and monuments to administer these provisions through the Department of Interior and the National Park Services.

c. Charter for National Trust for Historic Preservation (P.L. 81-408: 63 Stat. 927). Establishes and funds the National Trust for Historic Preservation (NTHP) in order to promote the conservation of Cultural Heritage Resources. Implements P.L. 74-593, section 2 (d-j).

d. The Historic Preservation Act of 1966 (P.O. 89-665: 80 Stat. 915). Expands and further defines the 1935 act by establishing a Historic Properties Preservation Program including (i) A National Register of Historic Places and (ii) procedures for providing money for establishing statewide historic surveys and plans for preservation of significant sites through matching

grants-in-aid to the National Trust for Historic Preservation and/or through state agencies. Sites could qualify if they are deemed "significant in American history, architecture, archaeology (or) culture." Also, the head of any federal agency "having direct or indirect jurisdiction over a proposed federal or federally assisted undertaking" is required to determine the effect of such project on sites included in or eligible for inclusion in the National Register of Historic Places. The law further establishes an Advisory Council on Historic Preservation to advise on matters related to historic preservation, to encourage cooperation between the NTHP and governmental and private agencies, and to aid in preparing appropriate laws and guidelines for CHR conservation. (See 1, m. below).

e. Preservation of Historical and Archaeological Data at Dam Sites (P.L. 86-523 74(Stat.220). Provides for the appropriation of federal funds for the identification, removal and/or preservation of any area to be affected by the construction of a dam, flood-water facility or reservoir and related structures.

f. Executive Order 11593; Protection and Enhancement of The Cultural Environment (May 13, 1971). Directs all federal agencies to locate, identify and inventory all CHRs "under their control" and to establish procedures for "preserving, restoring or maintaining" them for future generations. It furthermore directs the Secretary of The Interior to play an active role in coordinating and implementing such procedures and to make determinations of properties eligible for preservation.

g. National Environmental Protection Act of 1969 (P.L. 91-190: 83 Stat. 852). Establishes national environmental policy in which "Historical and Cultural Aspects of our National Heritage" are specifically cited (Section 101 b, 4). Provides for the evaluation of impacts of proposed projects to such resources and the exploration of all measures for mitigating or avoiding adverse effects. (Section 102). Also establishes the Council

on Environmental Quality (CEQ) to oversee the implementation of NEPA and to document the effectiveness of the Act.

h. Archaeological and Historical Preservation Act of 1974 (P.L. 93-291: 88 Stat. 174). Amends and enlarges the scope of P.L. 86-523 (see above) by providing up to 1% of construction funds appropriated for federal or federally assisted projects for tax identification, recovery and preservation of CHRs adversely affected by such projects. Also provides the Secretary of the Interior with authority to initiate survey and cause to be conducted survey and recovery operations, to compensate persons, agencies or associations for damages or losses resulting from such actions, and to permit when necessary expenditures in excess of stated limits for survey and/or recovery operations.

i. Tax Reform Act of 1976 (Section 2124). Provides numerous incentives to encourage the preservation of CHRs, including amortization of expenditures for the rehabilitation of designated historic properties, deductions for contributions of historical property to charitable organizations for conservation purposes. The Act also disallows deductions for the demolition of certified historic structures as well as accelerated depreciations for properties erected on sites previously occupied by such structures.

j. Public Buildings Cooperative Uses Act of 1976 (Implementation Guidelines set for 1977) Directs administrator of the General Services Administrations (GSA) to utilize, where feasible, "buildings of historic, architectural or cultural significance" for the housing of federal offices. Such structures may include but are not limited to those eligible to be listed on the National Register.

k. Coastal Zone Management Act of 1976 Establishes grant funding procedures for the protection and management of public coastal areas of environmental, recreational, historical, aesthetic, ecological or cultural value. Supplements the California Coastal Act of 1976 (See below).

l. Rail Transportation Act of 1976 (P.L. 94-555: Stat.). Similar to Public Buildings cooperative Uses Act of 1976 (above) except that it provides for use of historical structures to house rail facilities.

m. Land and Water Conservation Fund Act of 1976 (P.L. 94-422). Amends P.L. 89-665 (see 1, d. above) to establish an Historical Preservation Fund in the U. S. Treasury and increases the federal share for matching grants to 70% for eligible projects.

n. Housing Authorization Act of 1976 Directs HUD to allocate Section 8 funds in accordance with Block Grant Communities' Housing Assistance Plans, which include activities such as surveys of CHRS, development of historic preservation or easement programs, studies of regulatory or protective ordinances, and the acquisition, rehabilitation or disposition of historical properties.
Note: There are many HUD programs which can be directed to CHR conservation (see below

The above listing of existing Federal laws covers those which are regulatory in nature or which establish or amend guidelines or procedures for locating, evaluating, protecting or managing CHRs. However, there also exist a number of Federal or federally assisted programs and services which can be used to fund CHR surveys or preservation measures. These will be listed in a subsequent section of this report (see Section on 'funding') and should be consulted in regard to the preparation of civic programs and grant applications. Other existing statutes not applicable to the Carson area are omitted (e.g., BLM Programs) here.

2. State Laws, Policies and Guidelines

California statutes and codes relating to CHRs are less extensive than the Federal statutes, are much less direct in their application and are more difficult to implement or enforce. Attempts to upgrade state policies and laws in recent years have met with failure or the resulting statutes have been weakened or compromised. One bill to establish a State Archaeological Survey (A.B. 1788) was passed by both branches of the State Legislature in 1971 only to be

vetoed by then Governor Reagan. Recently, a set of policies recommended for the preservation of coastal CHRs after extensive study by the Regional and Statewide Coastal Zone Commissions was drastically reduced in last minute negotiations preceding the adoption of the California Coastal Act of 1976 (see below). The Policies (Nos. 151 & 152) originally proposed in the California Coastal Plan (December 1975) were comparable to those of the National Coastal Zone Management Act of 1976 (see above). However, recent amendments to the California Environmental Quality Act have strengthened it considerably as regards CHRs. Additonal laws and actions taken during the 1975-76 session of the Legislature have laid the groundwork for future protective measures to be enacted.

Existing State laws, codes and guidelines include the following:

a) California Public Resources Code, Division 5 (Parks & Monuments), Chapter 1, Article 1, Section 5001.5(c). Provides the purposes for which a state park may be established including the preservation of outstanding cultural (including historical and archaeological) 'values' whether located on land or under water.

b) CPR Code (Cont.), Article 1, Sect. 5001.5(e) Defines historical and archaeological resources and describes types of facilities that may be constructed or permitted on or near CHRs in park areas.

c) CPR Code (Cont.), Articles 2 & 3, Sections 5020-5033. Established the State Historical Landmarks Advisory Commission and defines powers and nature of duties, including the evaluation recording and marking of qualified CHRs of statewide or regional interest. Also identifies certain CHRs (e.g., Governor's Mansion, Donner Party Trail) for which special actions are required.

d) CPR Code (Cont.), Division 5, Chapter 1.6, Sections 5096.1 - 5096-28; Cameron-Unruh Beach, Park, Recreation & Historical Facilities Bond Act of 1964 Authorized issuance and sale of bonds for acquisition of land for parks and to provide grants to counties and/or cities for such acquisition and/or development. Such parks may be established to include archaeological and historical resources.

e) CPR Code (Cont.), Division 5, Chapter 1.68, Sections 5096.111 - 5096.131. Established the State Coastal Conservancy (see Coastal Act of 1976 below) to include historical resources and directs cities, counties and districts to exercise 'constant vigilance' to see that existing historical and recreational preserves or parks 'are not lost to other uses'. It also urges the acquisition of additional lands and authorizes the sale of $288,000,000 worth of bonds to facilitate such acquisitions, effective January 1, 1977). The priorities for acquisition are also established and all counties and cities are directed to consult in order to draw up a priorty plan for the expenditure of county-by-county allocations of the fund. Specific statements dealing with existing deficiencies in preserving historical resources must be included in each plan submitted.

f) CPR Code (Cont.), Division 5, Chapter 1.70, Sections 5097-5097.6. Establishes procedures for identifying and preserving CHRs prior to commencing the construction of any major public works project on any state lands. Designates the Department of Parks and Recreation to review all such plans and to conduct CHR surveys in the project areas. The Department can also recommend procedures for recording, excavating or preserving CHRs located in such areas. The code also designates penalties for the willful destruction or damaging of CHRs as specified in Section 5097.5 and which are located on Public Land by any person except by permission of the controlling public agency.

g) CPR Code (Cont.), Division 5, Chapter 1.75, Sections 5097.9-5097.97; Native American Historical, Cultural & Sacred Sites. Prohibits interference with Native American religious practices or the inflicting of 'severe or irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine located on public property except as such property is located within city and/or county limits and is in excess of 100 acres. CEQA requirements also are exempted. The code establishes a Native American Heritage Commission appointed by the Governor to inventory such sites,

to recommend means to encourage the preservation of sites on private land and to bring court actions to penalize persons violating this code. Penalties for such violations are described in 5097.97, including the issuance of a court injunction against desacratory acts.

h) CPR Code (Cont.), Division 5, Chapter 2, Sections 5101-5109 (Article 1); Monuments to California Pioneers. Establishes procedures for accepting monies for the erection of a monument to California pioneers, or for levying taxes for this purpose.

i) CPR Code (Cont.), Division 5, Chapter 2, Article 2, Section 5161; Sale or Exchange of Public Lands Within Limits of an Historical Monument Area. Stipulates that land containing or identified as an historical monument and owned by a city and/or county, or the state may be sold or exchanged only when it is determined that such a transaction will facilitate the development of the monument.

j) CPR Code (Cont.), Chapter 6, Section 25527; Power Facility & Site Certification. Requires that the Public Utilities Commission give the greatest consideration to need for protecting unique and irreplaceable archaeological and historical sites before certifying the location of new facilities.

k) California Penal Code, Title 14, Part 1, Sections 622.5 & 19; Injury, etc., to Objects of Archaeological or Historical Interest. Prohibits any person not the owner thereof from willfully injuring, disfiguring, defacing or destroying CHRs wherever located, and establishes such acts as misdemeanors.

l) California Administrative Code, Title 14, Section 4306-9; Division of Beaches and Parks. Prohibits the disturbance, removal or destruction of features of caves, monuments or CHRs located on any property of the state park system without the permission of the department director.

m) California Public Resources Code, Division 13, Sections 21000-21176; California Environmental Quality Act declares that it is the policy of the state to "develop and maintain a high-quality environment now and in the future and to... protect, rehabilitate and enhance the environmental quality of the state" including the enjoyment of aesthetic, natural, scenic and historic environmental qualities..." (Section 21001, a & b). Requires that all projects requiring the approval of public agencies should be avaluated for individual or cumulative adverse effects to environmental qualities of the project area and should establish means for mitigating or avoiding such effects prior to issuing approvals or permits.

n) California Administrative Code, Title 14, Division 6, Chapter 3, Sections 15000-15180; Guidelines For Implementation of the California Environmental Quality Act of 1970 (as amended 9/30/76). Establishes the form and procedure for evaluating the significant adverse effects of a proposed project on the environmental quality of the project area. Requires a "mandatory finding of significance" when the project "has the potential to...eliminate important examples of the major periods of California History or Prehistory "(Section 15082[a]). It also provides that the Initial Study shall be upgraded to identify the potential adverse effects of a project and to propse effective mitigation measures.

o) CPR Code (Cont.), Division 20, Sections 3000-30900; The California Coastal Act of 1976. Establishes a California Coastal Commission and six regional commissions to assure the preservation, protection and public access to portions of the California coastline. Requires "reasonable mitigation measures" where "development would adversely impact CHRs as identified in the California Coastline and Recreation Plan or by the State Historic Preservation Officer" (Section 30244). Applies to areas within 1000 yards of the mean high tide line except in certain instances when it extends inland to the first major ridgeline or 5 miles, whichever is less (Section 30103).

p) CPR Code (Cont.), Division 21, Sections 31000-31400; State Coastal Conservancy. Establishes coastal conservancy to apply for grants and solicit funds for acquisition, restoration and maintenance of coastal zone and to otherwise implement aspects of the coastal act of 1976. Charges the Department of Parks & Recreation to ensure that CHR sites designated in certified local coastal plans or programs are reserved and ultimately used for such public purposes.

q) California Penal Code, Title 14, Section 623; Destruction of Caves. Prohibits willful destruction or disfigurement of CHRs located in caves on public parks or on private land without the prior consent of the owner.

r) Marks - Historical Rehabilitation Act of 1976 (SB 2128). Provides for the issuance of bonds and notes by a city and/or county or redevelopment agency to finance the rehabilitation of historical sites. Requires the adoption by ordinance or resolution of a historical rehabilitation financing program to establish criteria for the selection of eligible CHRs or areas and for standards for carrying out restoration.

s) California Public Resources Code, Division 6, Sections 6320-6378; Development of State Lands. Requires that the State Lands Commission be responsible for inventorying state school, tide and submerged lands and for identifying those possessing or containing significant CHRs of statewide interest. Requires the commission to adopt such regulations as would assure permanent protection of CHRs on these lands.

t) California History Plan. Established in 1972 on the recommendation of the Cultural Heritage Task Force for the purpose of inventorying CHRs in the state and to set forth proposals for their study and conservation. Two proposals (Nos. 23 & 24) recommended that all county and city governments enact ordinances and establish advisory boards to inventory and preserve local CHRs.

u) California Government Code, Section 65303; Historical Preservation Element. Amends the regulations governing the contents of general plans to provide for the writing of an historical preservation element. Such an element would provide for the "identification, establishment and protection of sites and structures of architectural, historical, archaeological, or cultural significance" and would include a program for implementing CHR conservation policies.

v) California Government Code, Sections 25373 & 37361; Historic Districts. Permits cities and counties to establish historic districts and to regulate land use within such districts. However, set limits on the nature and scope of such regulations and standards and their applications.

w) California Administrative Code (Title 24) Part 8; Building Code Adjustments For Historic Structures. Establishes a commission to set up alternative codes for historic structures owned by the State. Section 18954 permits city or county building departments to apply alternate building regulations when developed by State agencies (as permitted by Section 104[j] of the Universal Building Code) for "repairs, alterations and additions necessary for the preservation, rehabilitation, moving or continued use of a historical structure." See pp. 36-38 of Historic Preservation Element Guidelines for a more detailed discussion of the application and scope of these adjustments. Enacted by SB 927 (Mills; 1976).

x) Amendment of Article XIII, Section 8 of the State Constitution. Originally passed without a dissenting vote by both houses of the Legislature and later approved by the voters in the election primary of June 1976 (Proposition 7), the amendment permits historically significant property to be defined by the Legislature as being enforceably restricted in its use and, therefore, taxable at a lower value. This would promote the preservation of historical structures by reducing the property taxes paid on them and making it less attractive for the owners to demolish them in favor of constructing newer buildings whose use is more

consistent with the tax valuation. See also Sections 50280-50289 of the California Government Code.

3. Regional and Local CHR Preservation Measures

City and County governments as well as private organizations and associations have become increasingly active in Southern California in establishing means for identifying, restoring and preserving CHRs within a particular region or community. At present there are more than 45 historical societies and associations in Los Angeles County and some cities possess several. However, action on the local governmental level has been slow and mixed and is in many cases ineffective. In certain instances, attempts to form a governmental agency responsible for conserving CHRs or to pass ordinances and regulations preventing the destruction of sites have been defeated by pressure and special interest groups (e.g., Huntington Beach) while in parts of the County existing state and regional regulations have been ignored and poorly enforced.

In recent years an increasing number of counties have adopted resolutions and ordinances promoting CHR conservation. Some are proving to be extremely effective (e.g., Mendocino, San Diego, San Luis Obispo, Santa Cruz, and Marin Counties) while others are not. A number of counties, including Los Angeles, have yet to recognize the need for such measures.

However, incorporated towns and cities in Orange and Los Angeles Counties have taken the initiative to establish their own CHR regulations and guidelines and some have met with considerable success. Most of these have been established by a combination of ordinances, resolutions and amendments to general plans. In some cases they have emulated Federal guidelines and laws or have responded to the

need for conservation measures in order to receive government grants for redevelopment, water treatment, housing or recreation programs.

The approaches taken or attempted in each city or county have varied greatly. In some cases, citizen advisory groups have been formed to oversee the inventorying of CHRs and to recommend measures for the protection of the data (e.g., Santa Cruz, Mendocino County, Irvine). In other instances, specific departments within the local governmental bureauocracy have been expanded to carry out these tasks (e.g., San Diego, Santa Barbara, Simi). In several instances, limited ordinances have been effected which control some potentially destructive activities but fail to address some of the larger issues such as rehabilitation and reconstruction of CHRs, or the carrying out of master surveys of incorporated areas. However, it is an unfortunate fact that despite the urging of state and federal agencies, the majority of cities in Los Angeles County do not have a cohesive policy for CHR conservation and the tasks of identification and preservation is left to concerned citizens and organizations.

Examples of some enacted ordinances and conservation elements have been attached to this report (Appendix IV) to illustrate various approaches described above. Reference should be made to these before considering proposals for the city of Carson.

A brief summary of actions taken by other cities in Southern California includes:

a) Huntington Beach: The city contracted for an archaeological survey and inventory of the municipal area and attempted to pass an antiquities ordinance which would have amended the Municipal Code in order to restrict grading and excavation activities in the vicinity of known resources, require special use permits for reconnaissance-type surveys and archaeological excavations, establish procedures for protecting CHRs discovered during construction operations and set legal processes and penalties for handling violations (see Appendix IV). The ordinance failed passage through the City Council in 1974 due to opposition from development-oriented groups and the Chamber of Commerce.

b) City of Irvine. The situation in Irvine somewhat parallels that of Carson since both cities originally were contained in large private land grants (i.e., The Irvine Ranch and Rancho San Pedro) the remaining segments of which are still owned by holding companies (i.e., The Irvine Company, Carson Estates Company, Watson Land Company). The present city of Irvine maintains close ties with the Irvine Company which is rapidly developing its holdings for residential use. However, in spite of (or rather because of) this, the city was one of the first to develop a cohesive CHR policy and to establish guidelines for CHR management, all of which was done with the active participation of The Irvine Company.

Examination of the attached copy of the Historical, Archaeological and Paleontological Policy (Appendix IV) shows that it is set up to closely reflect the goals and procedures used for CEQA with a stress both on site preservation and on advance planning to incorporate CHRs into parks and recreation areas or to find means of utilizing historic buildings. These policies and objectives are monitored by an advisory committee (HAP) in which knowledgeable citizens, representatives of developers and commercial interests, and city staff are directly involved.

An unusual feature of Irvine's policy is the fact that it contains a specific formula for sharing the costs of archaeological salvage excavations between the developer/project sponsor and the city or other responsible public agency.

c) City of Thousand Oaks. This city is an example of those which have chosen to establish policy by ordinance, in this instance by rewriting the grading ordinance. Since grading operations almost always precede other types of construction activities, such an ordinance could be used to prevent site destruction in cases where the CHRs of the city are known, are few in number and will not require extensive management. However, in order to be effective, the adopted grading ordinance would require a diligent and knowledgeable planning director and a detailed, updated general plan with a comprehensive conservation element. It is notable that the ordinance glosses

over such matters as integrating CHR preservation with community and recreational development projects or rehabilitating historic structures, and is lacking in goals or value statements which would establish planning objectives.

d) Rancho Palos Verdes. Since RPV is a new city and has been incorporated for only five years, it has had the advantage of establishing its goals and objectives in concert with the development of federal and state environmental conservation measures. It also was able to base its General Plan on a relatively detailed and complete resources inventory which was useful in focussing on the positive as well as the negative (e.g., hazards, areas of excessive density, loss of aesthetic properties, etc.) aspects of the community.

Although CHRs were dealt with in a superficial manner in the resource inventory and no field studies were carried out at that time, the Planning Department went to some length to research the (then) existing approaches to CHR conservation. The final result has been to rely mainly on CEQA guidelines and procedures to identify and evaluate CHRs while also enforcing the implementation of the objectives of the General Plan. The city has not yet written an Historical Preservation Element, although the abundance of existing CHRs within the Peninsula would make such an element both desirable and useful, but it has included a Cultural Resources Overlay in the zoning ordinance. The Overlay zone areas have been identified based on the location of known sites and sensitive areas as of 1974, and the Planning Department now routinely requires a detailed, on-site CHR survey of all proposed project areas within the zone.

e) Pasadena. Although at the time this survey was being carried out, the City of Pasadena was still in the process of formulating policies and ordinances regarding CHRs, it had already possessed a very knowledgeable Planning Department and citizenry which for a long time had been actively involved in CHR preservation and management. The city has established a Cultural Heritage Commission (one of only three cities in the County to do so) and also possesses several concerned Historical Societies (e.g., The Pasadena Historical Society,

San Marino Historical Society), The Southwest Indian Museum, The Huntington Library and Museum and numerous designated historic structures, most of which are privately maintained. As of 1976, more than a dozen sites had been included in the National Register of Historic Places.

Recently, various members of the Planning Department directly participated in the preparation of the State Historic Preservation Element Guidelines (November 1976) and were also preparing such an element for inclusion in the city's own General Plan. It is expected that new ordinances relating to CHR protection will also be enacted in the near future.

f) City of Los Angeles. At present, the city is in the process of researching and preparing an archaeological, paleontological and historical preservation and management program and the City Council has had a first reading of a report recommending specific actions in this regard (Holt 1976). The Council has already adopted a conservation element for the General Plan which sets as objectives the identification and conservation of 'worthy' CHRs, the education of the public as to their 'intrinsic' value and the scientific recovery of CHRs where preservation is not possible.

In 1962 the city passed an ordinance (No. 121971) creating the Cultural Heritage Board for the purpose of advising and assisting the Municipal Arts Commission in the preservation of structures, buildings and sites of historical and cultural significance. The city Planning Department also requested from the Society For California Archaeology a map of archaeological sites within its boundaries for use in preparing environmental documents. However, the Planners misunderstood the nature of the data and were not able to use it effectively so that it was withdrawn in 1976

A copy of recommendations for a CHR Management Program is attached to this report (Appendix IV). It proposes the creation of a CHR Management Commission composed of CHR experts and planners which would then be subdivided into specific advisory committees. The latter

would provide expertise needed to identify and designate local landmarks, create historic districts and establish policies, guidelines and regulations which would be accomplished by the full Commission. The Committees also would review permit applications for private and city projects.

At present these proposals have not been acted upon and their future is uncertain. This is reflected by the fact that one such advisory committee to the Los Angeles Department of Parks has been in existance for three years yet has never in that time been called to a departmental meeting or given any matters upon which to advise. However, the Cultural Heritage Board (CHB) has been effective in salvaging and restoring historical buildings, especially those reflecting architectural styles of the 19th and early 20th centuries (Heritage Park). In addition, Los Angeles is headquarters for several active and respected historical socieites, including the Historical Society For Southern California and the Pacific Palisades Historical Society, and other groups which have similar interests (e.g., The Junior League of Los Angeles) as well as several museums (Los Angeles County Museum of Natural History, Lummis House) major universities and colleges which are involved in local research (UCLA, CSU Northridge, CSU Los Angeles Harbor College). Yet until there is a central guiding governmental force in the form of a well defined, active policy, a historical preservation element and some centralized, inclusive coordinating croup able to tap local, state and national funds, much of Los Angeles' heritage will be lost or only partly reconstructed.

Outside of the Southern California region numerous cities across the country have developed ordinances or CHR management programs which have been effectively used to protect local resources as well as to gain public support and attract funding grants. Examples of those which have been particularly effective or which served as models for similar actions elsewhere (Port Townsend, Washington; Savannah, Georgia; Charleston, South Carolina) have been included in Appendix IV in order to demonstrate the range and various degrees of complexity of such programs.

4. Existing Policies & Programs For the City of Carson

At present, the City of Carson lacks a locally oriented, coordinated CHR management policy or program with which to work. The General Plan, at the time the data research for this project was carried out, did not make reference to such policies and no formal procedures or ordinances exist for the Departments of Public Works, Community Development or Parks for the maintenance or protection of CHRs. The City possesses a State College and is in the vicinity of other similar institutions which contain scholars and students interested in local research. There are also citizens who belong to groups and associations which are interested in local and regional history (e.g., Native Sons & Daughters of the Golden West, Carson Women's Club, etc.) and there are locally oriented groups outside the City in the nearby areas of San Pedro, Long Beach and Compton which have been active in protecting and restoring landmarks and sites.

The City presently contains three major archaeological sites, one of which has been designated as a point of local historical interest (LAn-013) and numerous structures which have served or continue to serve as local landmarks. Many of these have been adversely affected by changes in the area in recent decades and are not protected against further changes in the future. Even official designation as landmarks and points of interest or inclusion in the National Register is not sufficient to protect and maintain these resources.

B. Proposals for a CHR Program for the City of Carson

Memory of the early stages of the City of Carson is still alive but is fading rapidly. In the course of gathering data for this report, the Consultant became aware of the presence of a great source of information about the past which exists in the recollections of longtime residents. However, it was extremely difficult within the constraints of this project to gather all the information available. It was noted, also, that informants were finding it difficult to recall the Keystone period during the 1920's and 1930's, and that the number of persons who had a direct involvement in that period was diminishing.

It was further noted that many of the long time residents of older areas of Carson, especially of the Keystone and Dominguez areas, expressed a deep, personal interest in their community and were very aware of their heritage. Many showed an interest in the present project and stated the hope that more would be done with the City's history. Many stated that they possessed photographs and other relics of the earlier periods which could be made available for historical research.

In order to tap these resources and to protect and preserve both the CHRs identified in this report and those which may be discovered in the future, the following actions are recommended:

1. Establish a Formal Policy For CHR Management. Steps should be taken in the immediate future to institute formal policies and programs for the protection, preservation and/or rehabilitation of CHRs within the City which reflect its history and development. As can be seen from data presented in preceding sections, there are several alternative methods by which this can be accomplished and the final selection is left to the City staff and residents to decide. Actions that would be effective towards this end would include:

   a) Addition of an Historical Preservation Element to the General Plan. Many cities and counties (including Los Angeles County) either have prepared or are considering the preparation of an amendment to their General Plan in the form of an Historical Preservation Element as permitted by Section I, 65303 of the California Government Code (see above). The purposes of such an element and guidelines for its construction are presented in detail in a recent publication of the State Resources Department (Historic Preservation Guidelines) and will not be described in this report. However, it should be noted that such an element would serve as a basic statement of the value of the community's heritage as well as of the types of ordinances, policies and programwhich are necessary if preservation is to be effective. The element also should provide direction and objectives for future planning of city growth and the development of recreational and public facilities.

b) Establishment of Formal Controls. To date most cities have sought to protect CHRs by amending certain codes or by conditioning permits issued for grading and construction, efforts that have been only partially effective. It is proposed, therefore, that the City Council consider the creation of a single CHR ordinance which would carry out the following actions:

i) Amend Sections of The Municipal Code Pertaining to Project Grading to require special consideration and review of application for grading permits in sensitive areas or within a specified distance (e.g., 100 feet) of a known CHR. The ordinance could stipulate that a special use permit is issued for all such projects which would require close, expert monitoring of grading activities. It would also set out the procedure to be followed in the event that a previously unknown CHR is discovered in the project area or a known CHR is damaged.

ii) Amend Sections of The Municipal Code Pertaining to Zoning to require a special review of all applications for zone changes in the vicinity (e.g., one block radius) of a known CHR or within a sensitive area. Such a review would give detailed consideration to the effect(s) of such changes on present status of the CHR(s) in question and on its prospects for future management. The code could be amended further to permit the establishment of a Scientific/Cultural Resource Overlay or classification which would apply to all CHRs and sensitive areas and which would place restrictions on the types of construction or land surface modifications permitted within them or in close proximity.

iii) Amend Sections of The Municipal Code Pertaining To Standards For Remodeling or Rehabilitating Existing Structures to incorporate state and federal provisions for buildings and structures of historic or aesthetic value where use is restricted. Special standards could be established for structures which were not to be used as residences or as offices in order to reduce the costs of historical restoration.

iv) Establish a CHR Review Board or Committee to monitor the effectiveness of a CHR Management/Preservation Program in all its aspects and to advise the City and interested parties on all matters pertaining to CHR protection. Such a committee could be appointed by the City Council and would meet on a regular basis with a minimum 2-3 times a year. It would consist of a member of the Community Development Planning Staff, at least one qualified representative of the scientific community knowledgeable and interested in the history of the area, at least one representative of a local historical society or group involved with the Carson area, a representative of a community service organization or group, a representative of the County Library, a representative of the business community or the Industrial Council, and at least one a citizen at large. Such a committee might also be charged with planning and organizing community-oriented celebrations of the City's heritage and for this purpose, as well as to insure a reflection of all aspects of the community, it is recommended that the Board be representative of the various ethnic groups residing in Carson.

The Review Board could also be requested to oversee the establishment of a program for rehabilitating historical structures or portions of the City which are representative of one of the early communities. Such a program could also be combined with other projects to redevelop or improve blighted or commercially oriented areas (see below).

2. Include CHR Management Programs in Development or Improvement Projects

Recent changes in State and Federal laws have been made to encourage CHR preservation and management as part of community improvement programs and funds are available through such programs for the rehabilitation and even the acquisition of historic properties through matching grants or insured loans. The list of such programs is too lengthy to discuss in detail in this report but a brief summary of sources is attached instead as an Appendix (see Appendix V). Such funds should be used in conjunction with those obtained locally.

3. Include CHRs and Sensitive Areas in Parks and Open Space. Parks and recreation programs also are eligible for grants to preserve CHRs (see Appendix V), especially through recent changes to the Land and Water Conservation Fund Act (P.L. 94-422) in which funds from mineral leases on public land and offshore areas are put into a Historic Preservation Fund. Other sources include the State Department of Parks and Recreation which because of recent legislation is providing grants-in-aid and matching funds to support local programs.

   CHRs could also be put into open space or preserves within the city and funds are available from State and Federal agencies for this purpose. The City could consider inclusion of sites in agricultural preserves or zones in such a way as to minimize disturbance to subsurface deposits.

4. Promote a Public Awareness of the City's Heritage. Every effort should be made by elected or appointed persons, agencies and departments of the City to inform the inhabitants of their heritage and to promote an increased awareness of its value to the community. Exhibits of photographs, relics and memorabilia in public buildings and libraries and public celebrations of historically significant events should be encouraged (e.g., Battle of Dominguez Hills, Ranchero Days).

5. Enforce Strict Compliance With Current Environmental Laws. Virtually all of the current laws and codes dealing with the environment as a whole (e.g., CEQA, Coastal Act, NEPA) recognize CHRs as environmental resources which must be protected and preserved. In the past, damage and destruction of Carson's historical sites has occurred through a lack of understanding of these laws and a lack of awareness of their applicability. Every effort should be made to see that existing regulations are complied with before projects are approved.

6. Establish Interim Guidelines & Procedures for Protecting & Conserving Identified CHRs & Sensitive Areas. Until permanent and detailed policies, guidelines and procedures are established, the city should direct that the Office of Community Development be charged with the responsibility for ensuring that existing CHRs are not endangered by programs

or actions proposed or approved during the interim. The Director of Community Planning should be asked to designate an appropriate and knowledeable member of his staff to become familiar with the nature and location of CHRs and sensitive areas withinthe city and to review applications for permits, zoning changes and all internally or externally, originated actions, programs or proposals, whether from a private citizen or institution or a public agency or institution, for aspects which might have a potentially adverse effect on these resources. Such a staff person would be asked to comment on all environmental documents prepared or reviewed by the City acting as either a Lead or Responsible Agency. Such person would have access to all pertinent maps and documents relative to the location and nature of the City's CHRs and would be responsible for their maintenance and annual updating. In addition, the designated person should also be responsible for monitoring all projects or actions which had been conditioned with regard to CHRs or which required mitigation measures to ensure the protection and conservation of such resources to see that such conditions and measures are respected by all parties involved.

7. Establish Penalties for Failure to Observe Interim/Permanent Guidelines for CHR Conservation. Once permanent ordinances, policies and guidelines have been established they should include penalties for persons, agencies, groups or institutions failing to observe them. In cases where such measures have been created by local, regional or state governments, infractions generally are considered misdemeanors when committed by an individual and are punishable by fine and/or imprisonment. However, this may not be sufficient penalty in cases where corporations, institutions, agencies or groups are involved. It is proposed, therefore, that, in such instances, the violator be fined the dollar amount equal to the cost of the total excavation and recovery of the CHR or any portion thereof which is knowlingly or willfully damaged or destroyed by said actions; such costs to be determined by information supplied by at least two qualified sources

not involved directly or indirectly with the project or with any concerned public or private agencies, and which would not be recipients of such funds. Fines so levied could then be put into a public fund established exclusively for the rehabilitation or management or acquisition of CHRs within the City's jurisdiction, or for some other public service.

During the interim period prior to the enactment of penalties or statutes, it is recommended that the City withhold approvals for the projects that do not appropriately provide for the protection of known or potentially existing CHRs. The City should also establish procedures for protecting CHRs discovered within a project area during grading or construction activities in order to ensure that appropriate evaluative and mitigation measures are carried out before work is resumed in the immediate vicinity (e.g., within 100 feet of the resource). No penalties shall be inflicted in this case upon the persons, agencies or corporations responsible for the partial damaging or destruction of a CHR provided that its existance was not known prior to the commencement of work, that its discovery was reported at the earliest possible time and that all work in the vicinity of the resource was halted until appropriate mitigation measures, if needed, have been completed. A condition outlining the above procedure should be included in all permits for grading and/or construction projects located partly or wholly within a specified distance (e.g., 100 feet) of a known or recorded CHR, within sensitive areas and within previously undeveloped portions of the City.

NOTE: In cases where work must be delayed or rescheduled on a project as a result of the discovery of a CHR within or immediately adjacent to the project area, the costs of such delays in many instances may be borne by State and/or Federal agencies which are directly or indirectly involved (see above and Appendix V). The City might consider sharing such costs, as a public service, in cases where other sources of funding (State, Federal or private) are not available, and might establish a local fund for this purpose. Orange County is presently

considering a measure whereby a formula for the amount to be contributed by the County could be determined and percentages of property taxes, and/or development, grading permit or building permit fees could be applied to the establishment of a fund for the purpose (Draft 1976, pp. 34-36).

8. Seek Determinations of Eligibility of Certain CHRs for the National Register of Historic Places. In the opinion of this Consultant Archaeological Sites Carson 1 and 2 may qualify for inclusion in the National Register of Historic Places and should be so nominated. Carson 3 also might qualify but more data is needed in order to make a determination. Of the structures described in the text, the parsonage and meeting house of the Old German Church would seem to be a likely nominee for the Register and should be proposed for inclusion. All of these CHRs also could be nominated as Points of Local Historical Interest to the State Historic Landmarks Commission.

   NOTE: Inclusion of these CHRs in National or State Registries will not be effective in preserving them unless supported by local ordinance and action programs.

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Dominguez Water Company
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Shell Oil Refining Company, Wilmington
Shell Chemical Company, Office of Public Relations
Western Oil & Gas Association
Southwestern Pipelines
Western Laboratories, Gardena
Dominguez Memorial Seminary
Dominguez Ranch House
Union Oil Company, Carson
Los Angeles County Sheriffs, Firestone Sub-Station
Los Angeles County Sheriffs, Carson Sub-Station
Los Angeles County Sheriffs, Record Bureau
Los Angeles
Los Angeles County Coroner's Office
Los Angeles County Mapping Division
Los Angeles County Assessors Office
Los Angeles County Sanitation Department
Los Angeles County Flood Control District
Los Angeles County Health Department
Los Angeles County Agricultural Commission
Los Angeles County Regional Planning
Los Angeles County Department of Building & Safety
Los Angeles County Citizens Advisory Board
Los Angeles County Recorder's Office
Los Angeles County Engineers
Los Angeles County Law Library

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Historical Society of Southern California

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Dominguez Elementary School
Office of State Assemblywoman Marilyn Ryan, Redondo Beach
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Ms. Wallace
Mr. Harry Toy
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Ms. Keith Beck
Mr. Denver Hilliard
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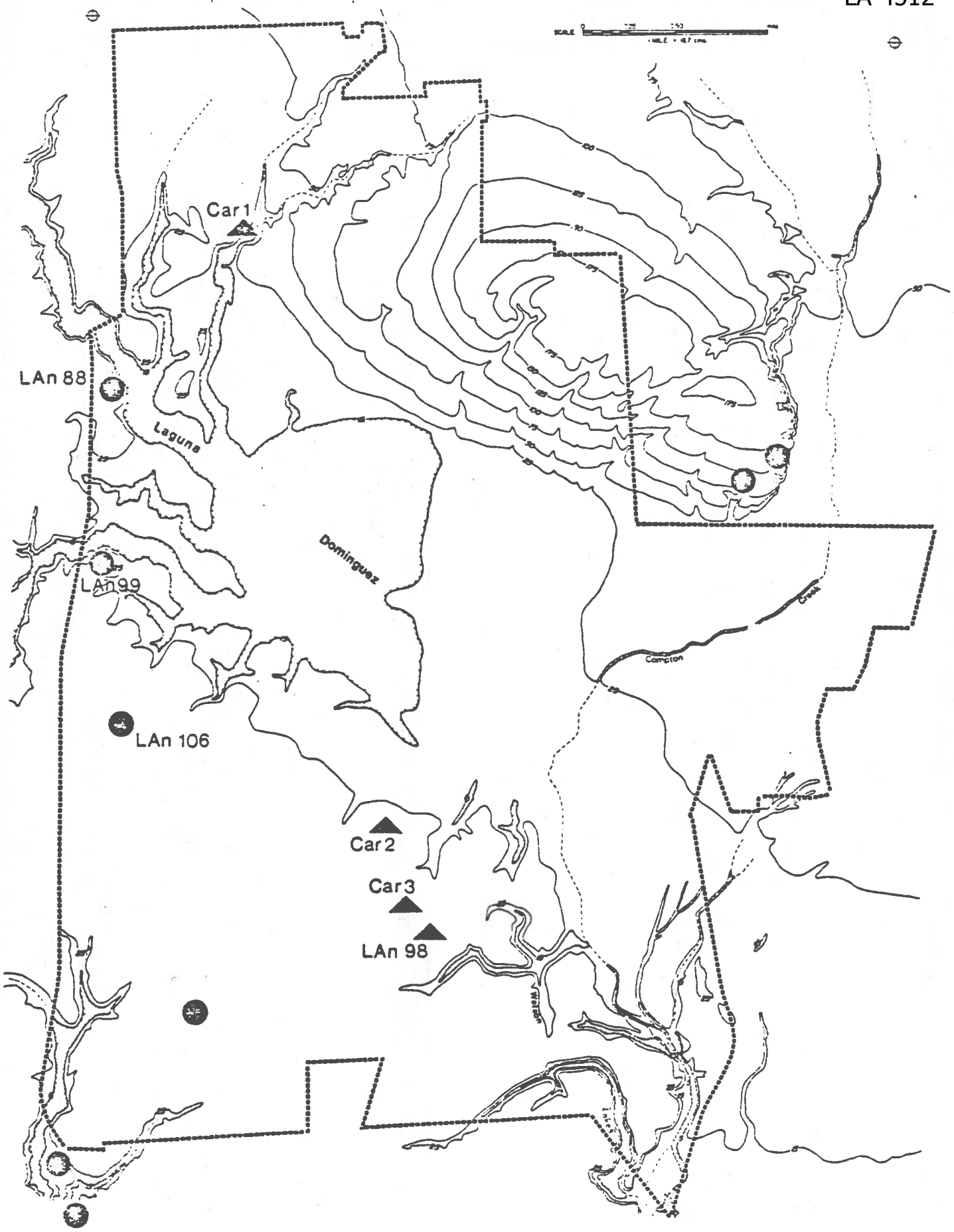
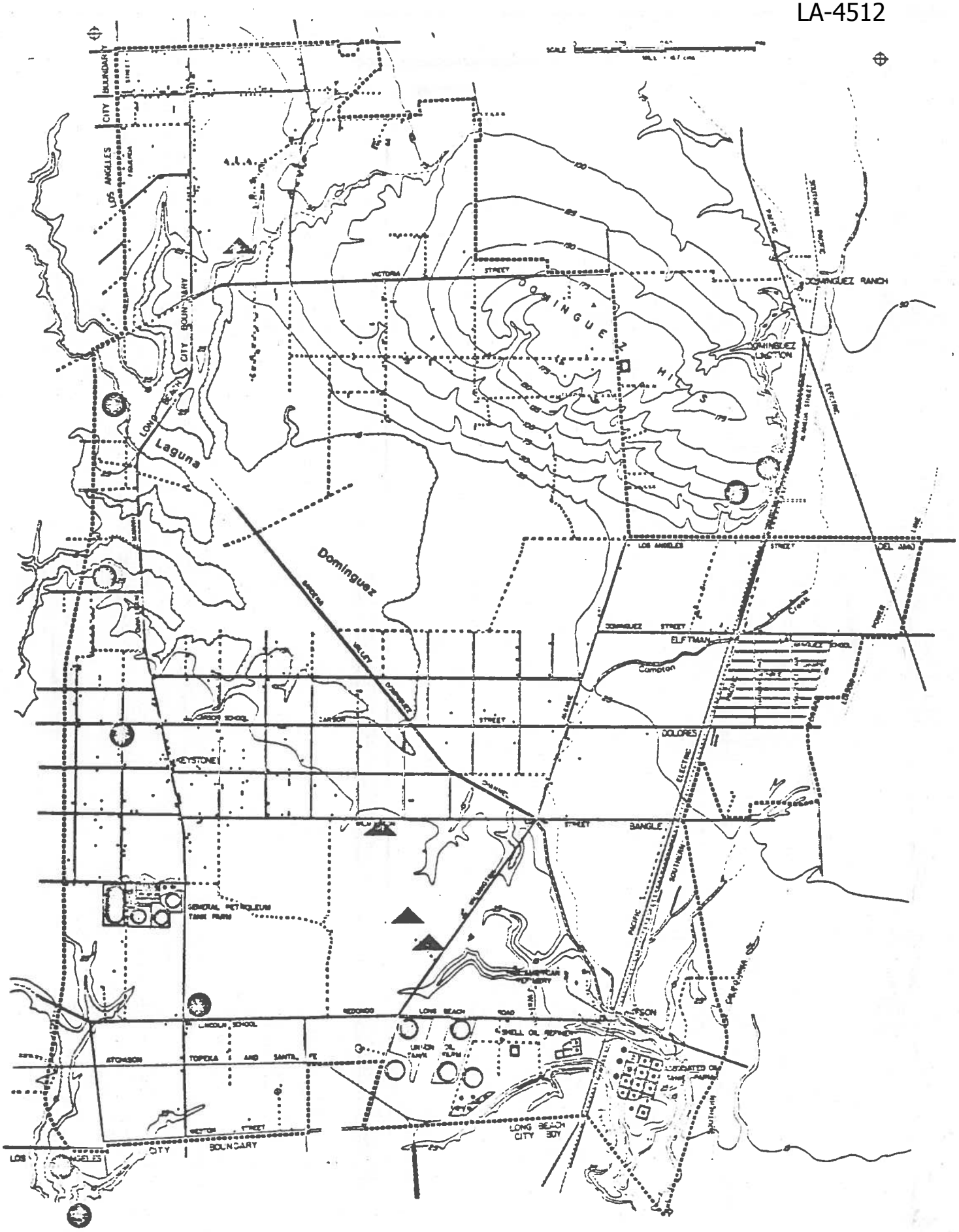
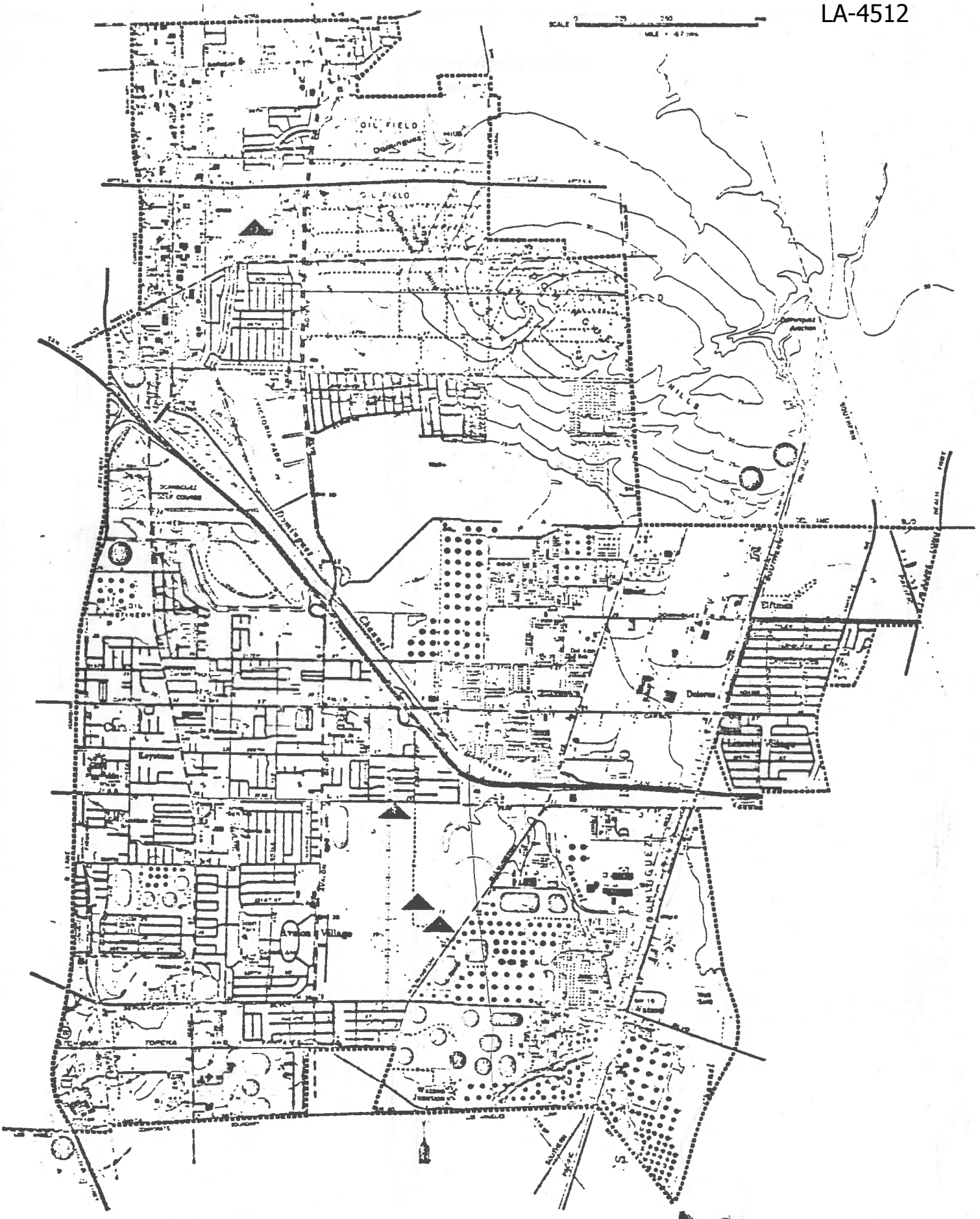


Map 1. Topographic Features of Carson (1900) Showing Existing (▲) and Unlocatable (○) Native American Sites.



Map 2. Carson Area Circa 1925-1930.

LA-4512



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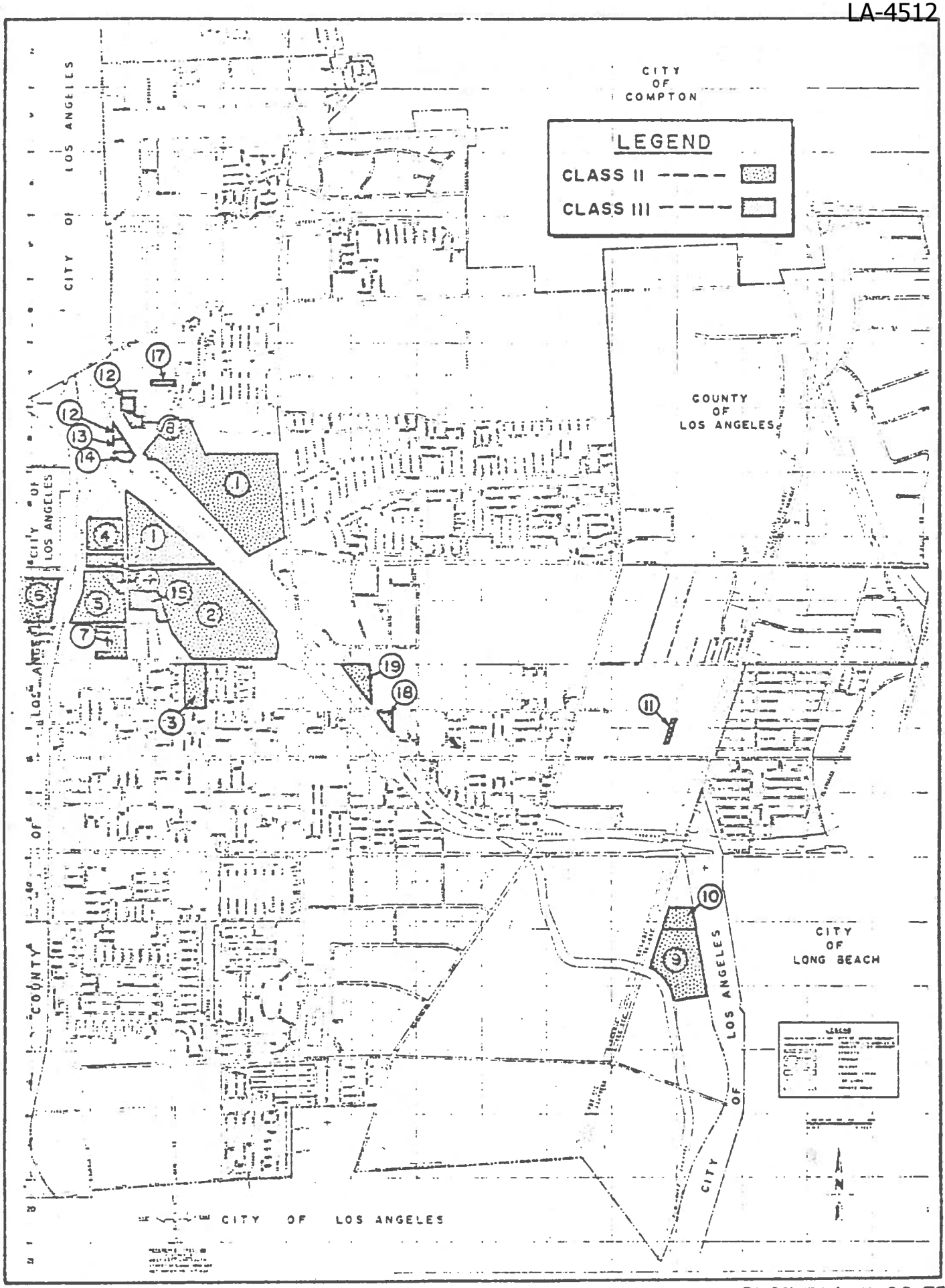
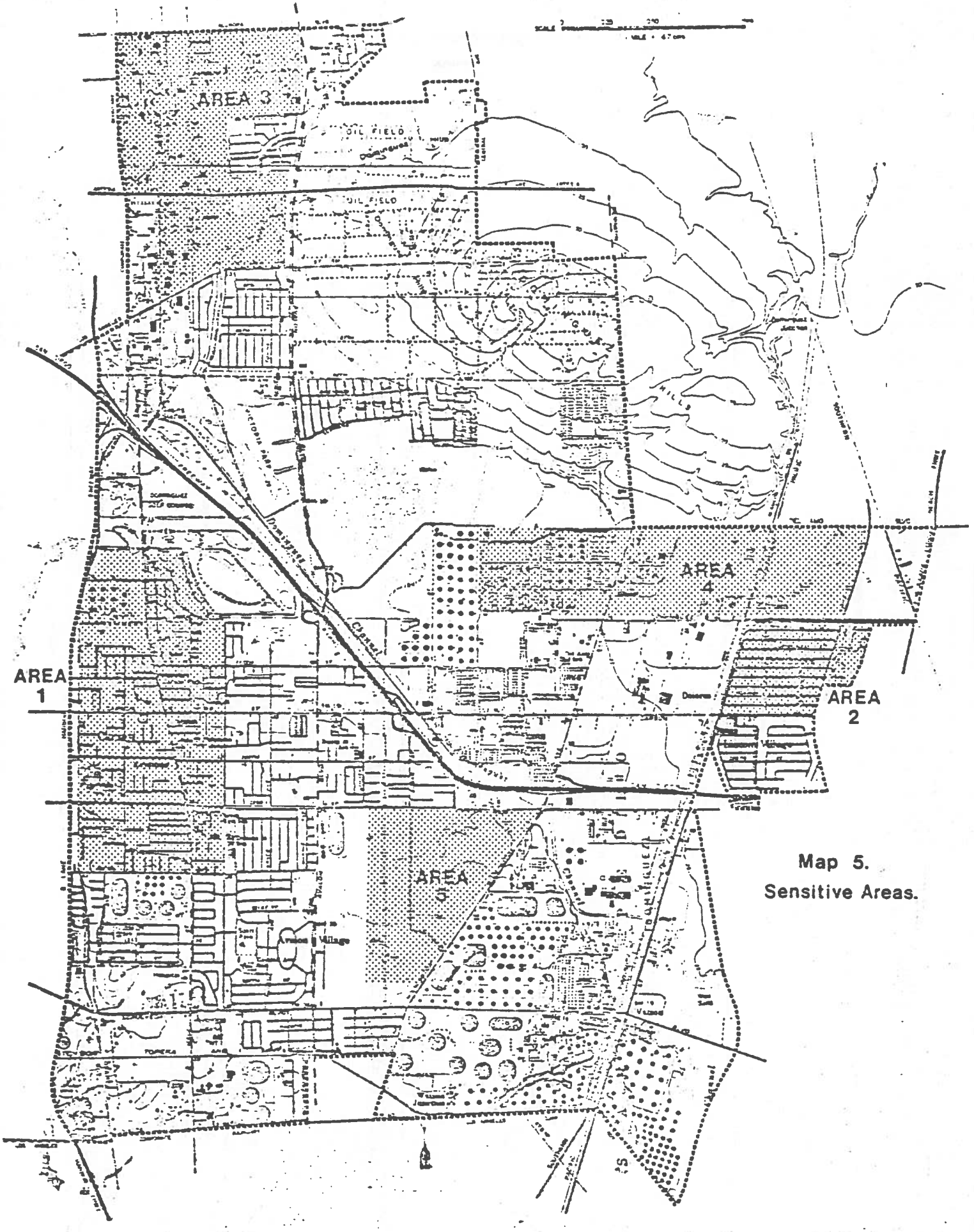
Map 3. Carson Area Circa 1965.



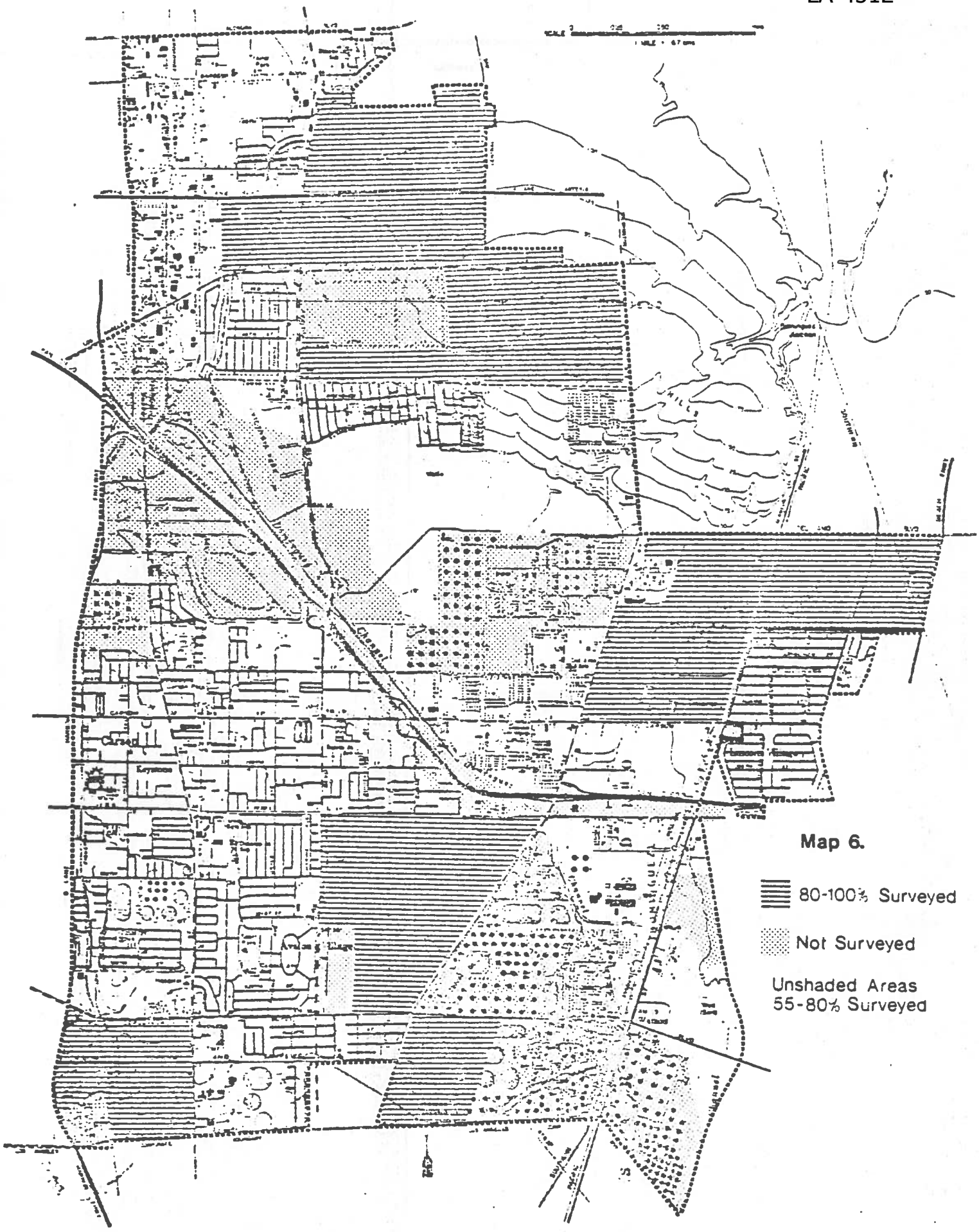
Map 4
LOCATION OF SANITARY LANDFILLS
CITY OF CARSON

PLAN. DIV. 11-26-75



Map 5.
Sensitive Areas.

LA-4512



Map 6.

80-100% Surveyed

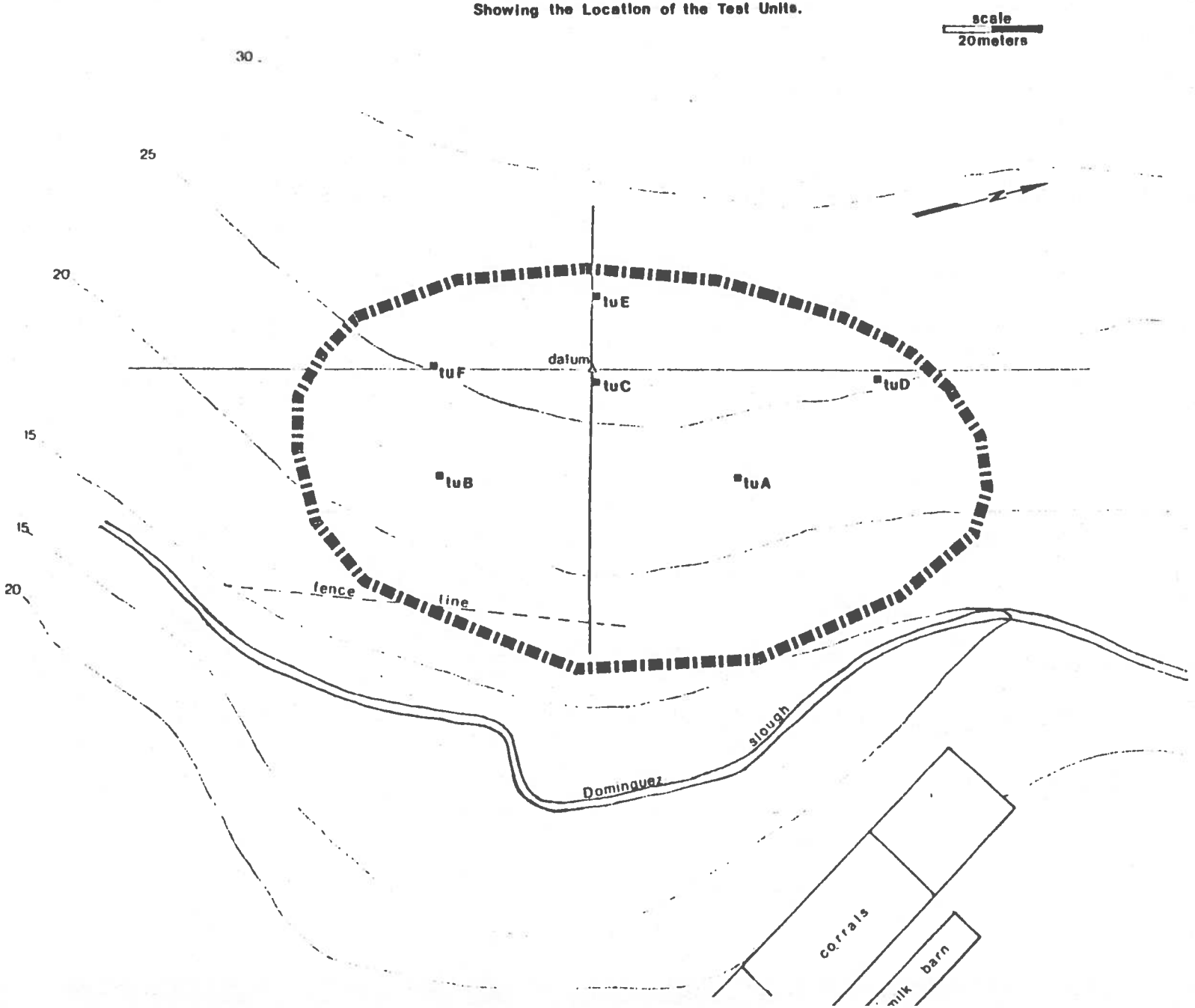
Not Surveyed

Unshaded Areas
55-80% Surveyed

LA-4512

Figure 2.

Plot Map of the Carson 1 Site
Showing the Location of the Test Units.



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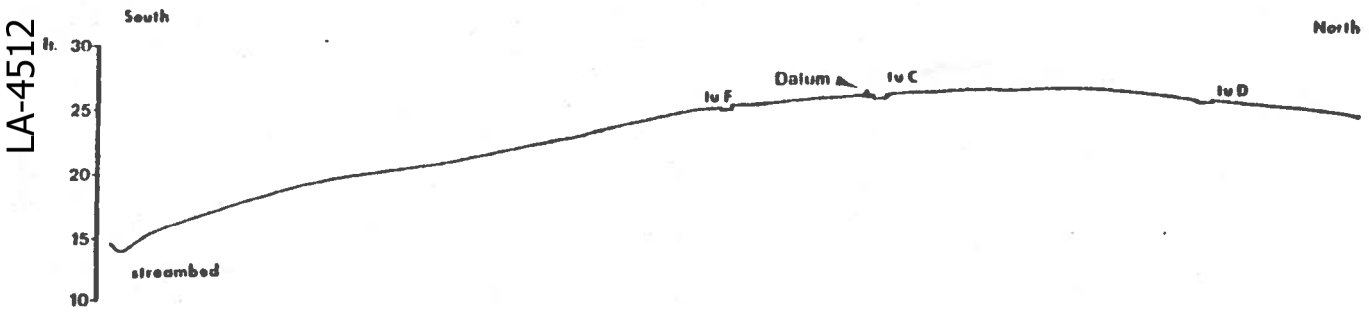
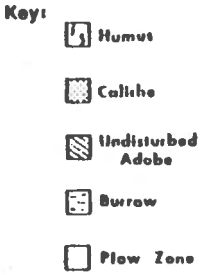


Figure 3.
Soil Sections for Test Units at the Carson I Site



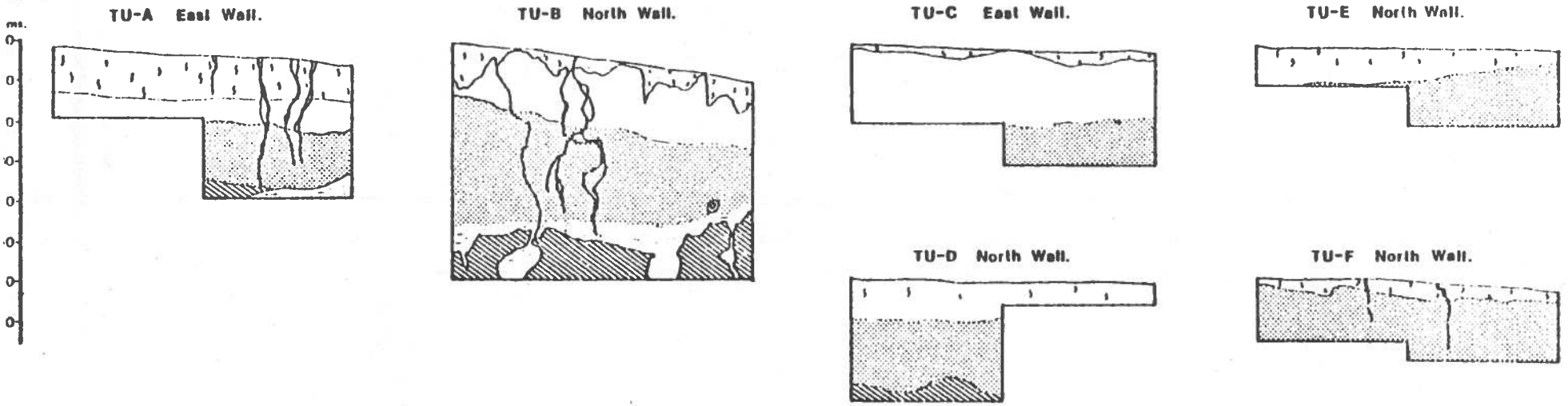
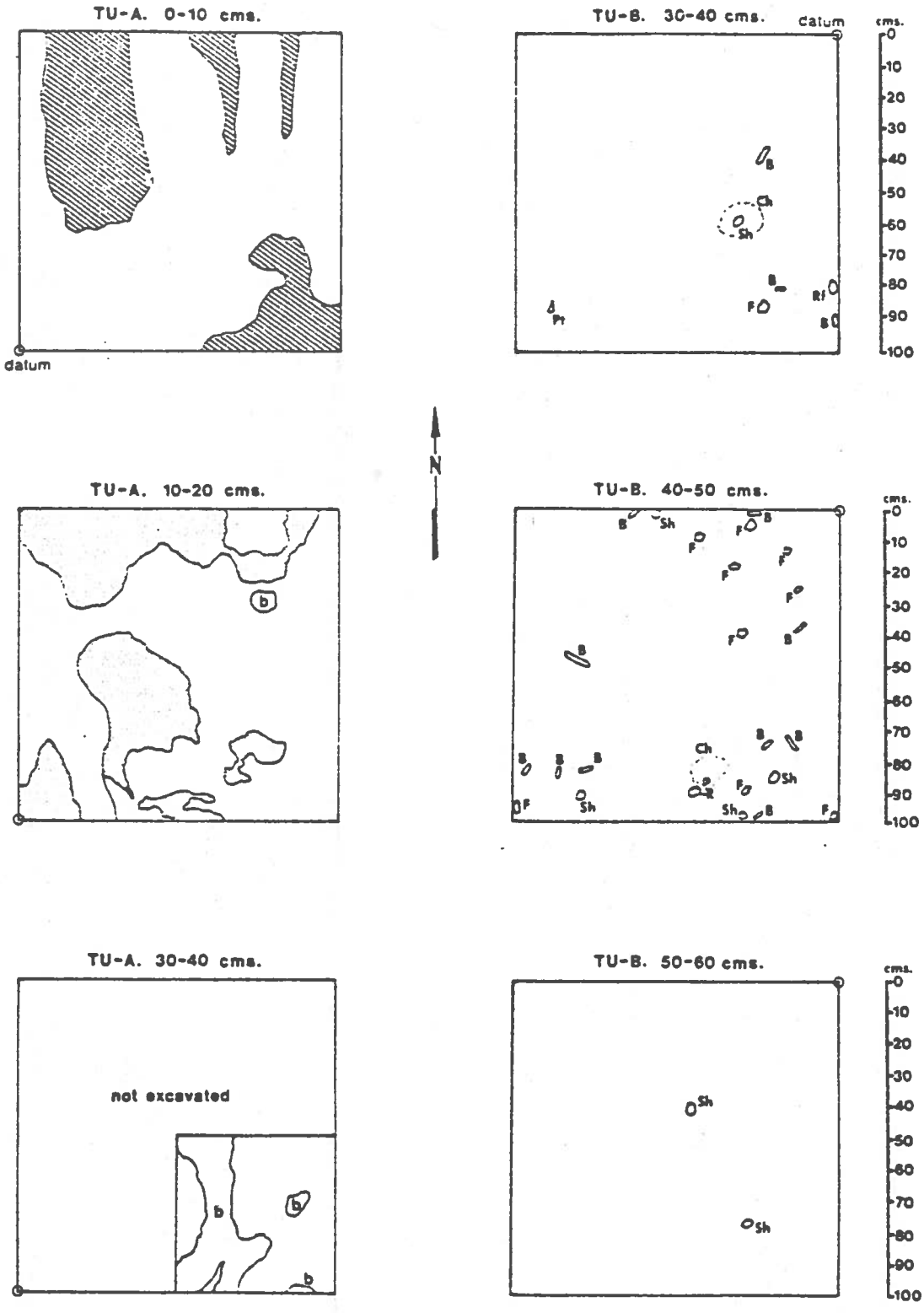


Figure 4.

Floor Plots of Test Units A & B.



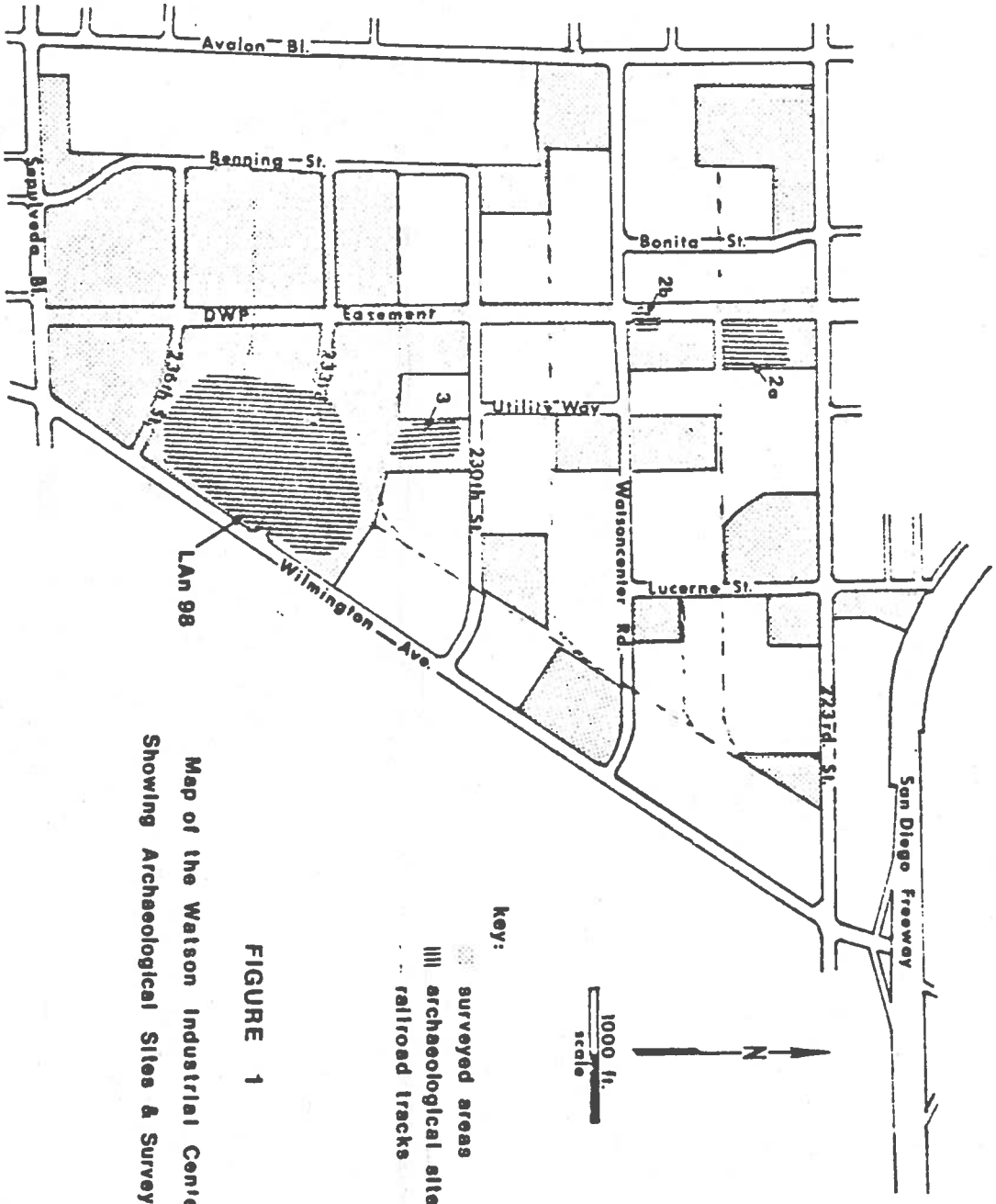
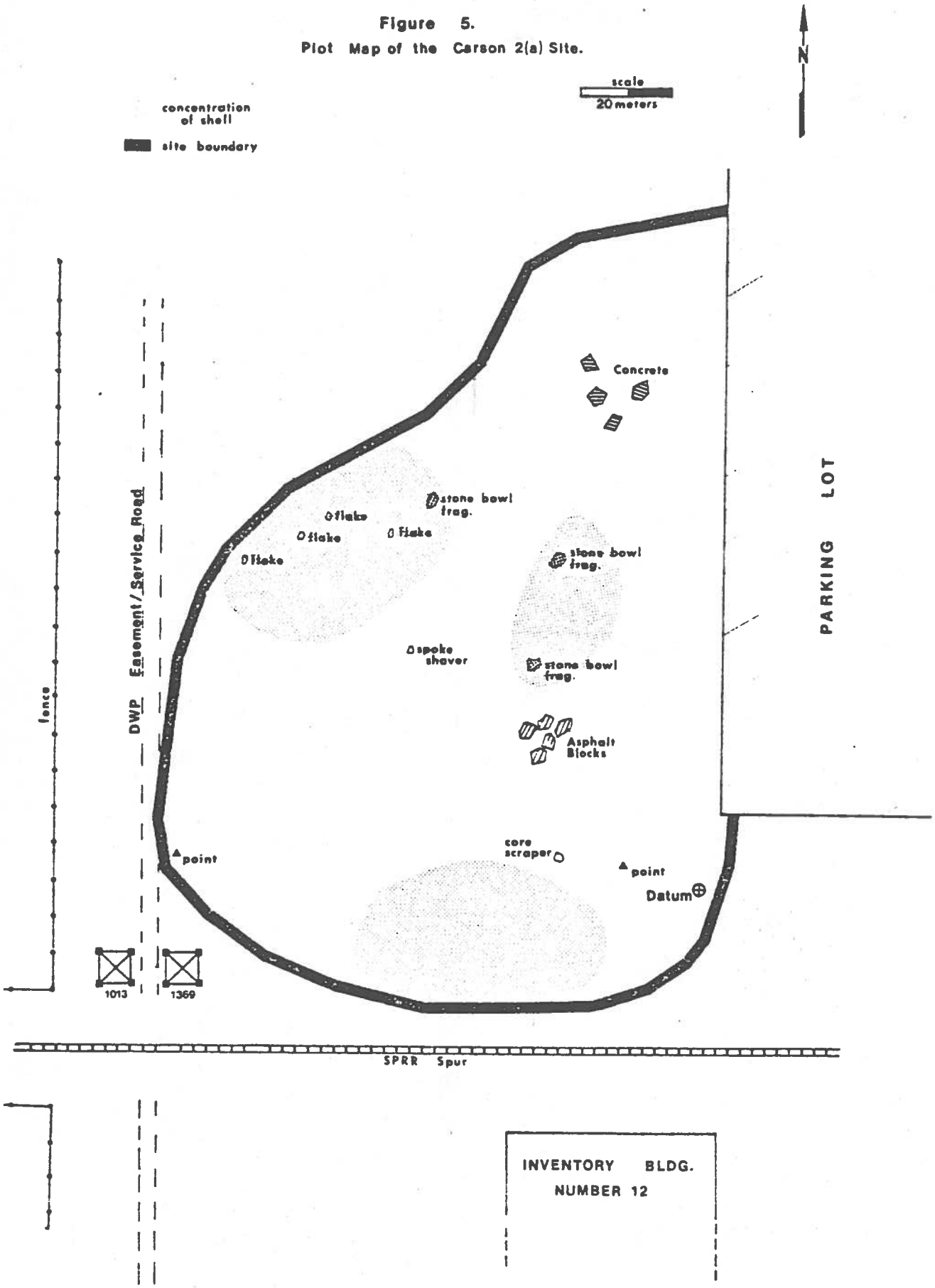


FIGURE 1

Map of the Watson Industrial Center South.
Showing Archaeological Sites & Surveyed Areas.

Figure 5.
Plot Map of the Carson 2(a) Site.



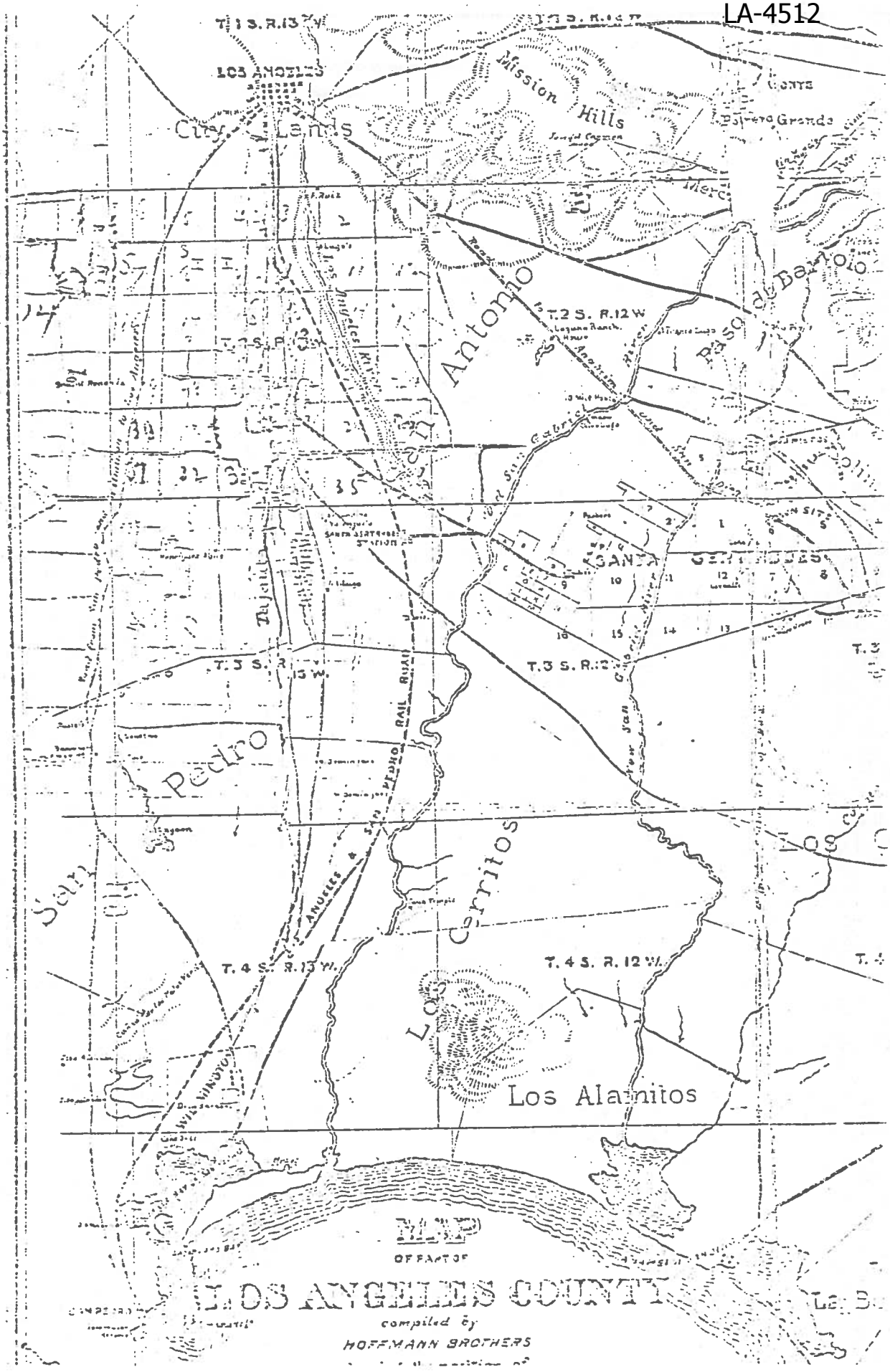
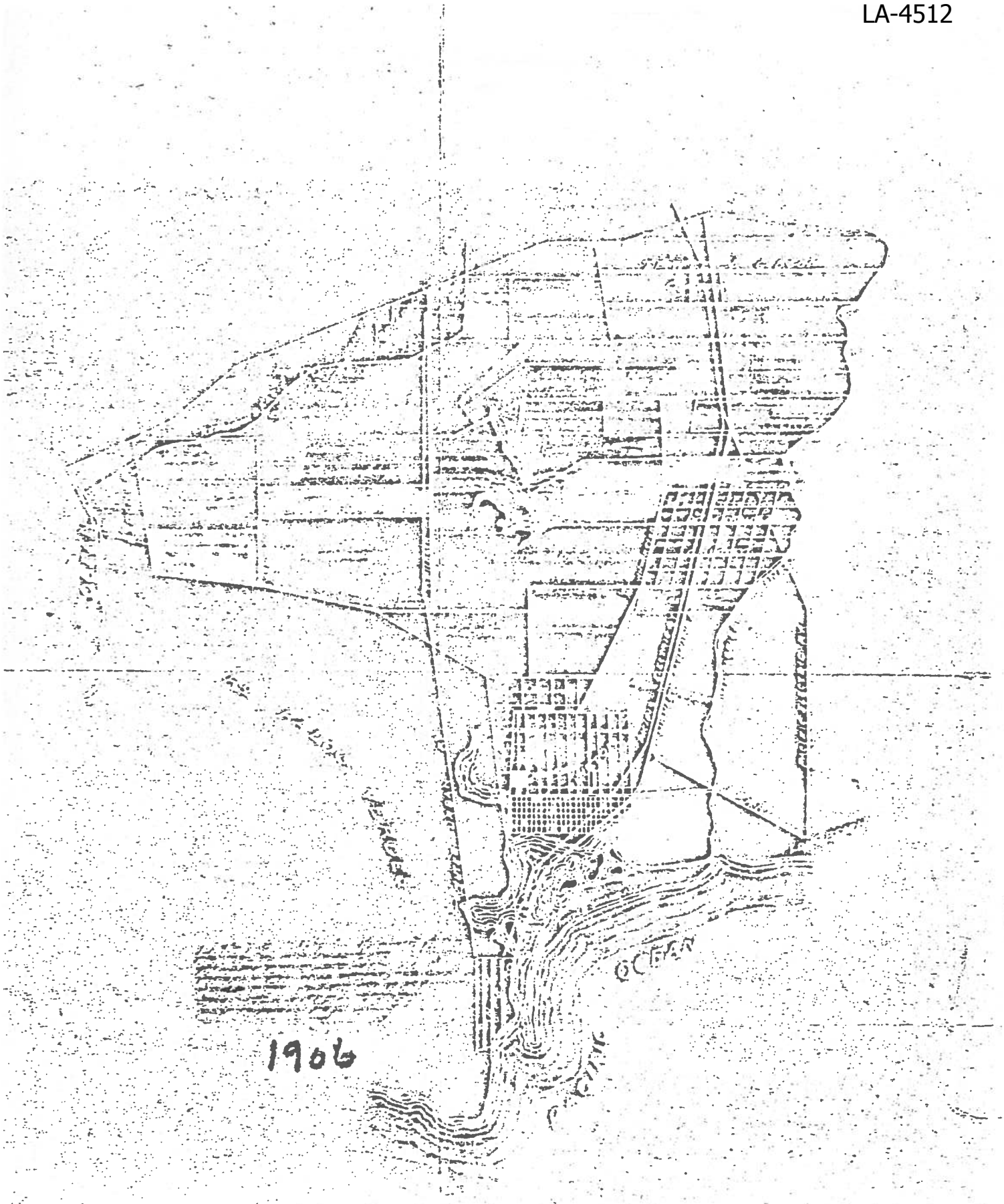
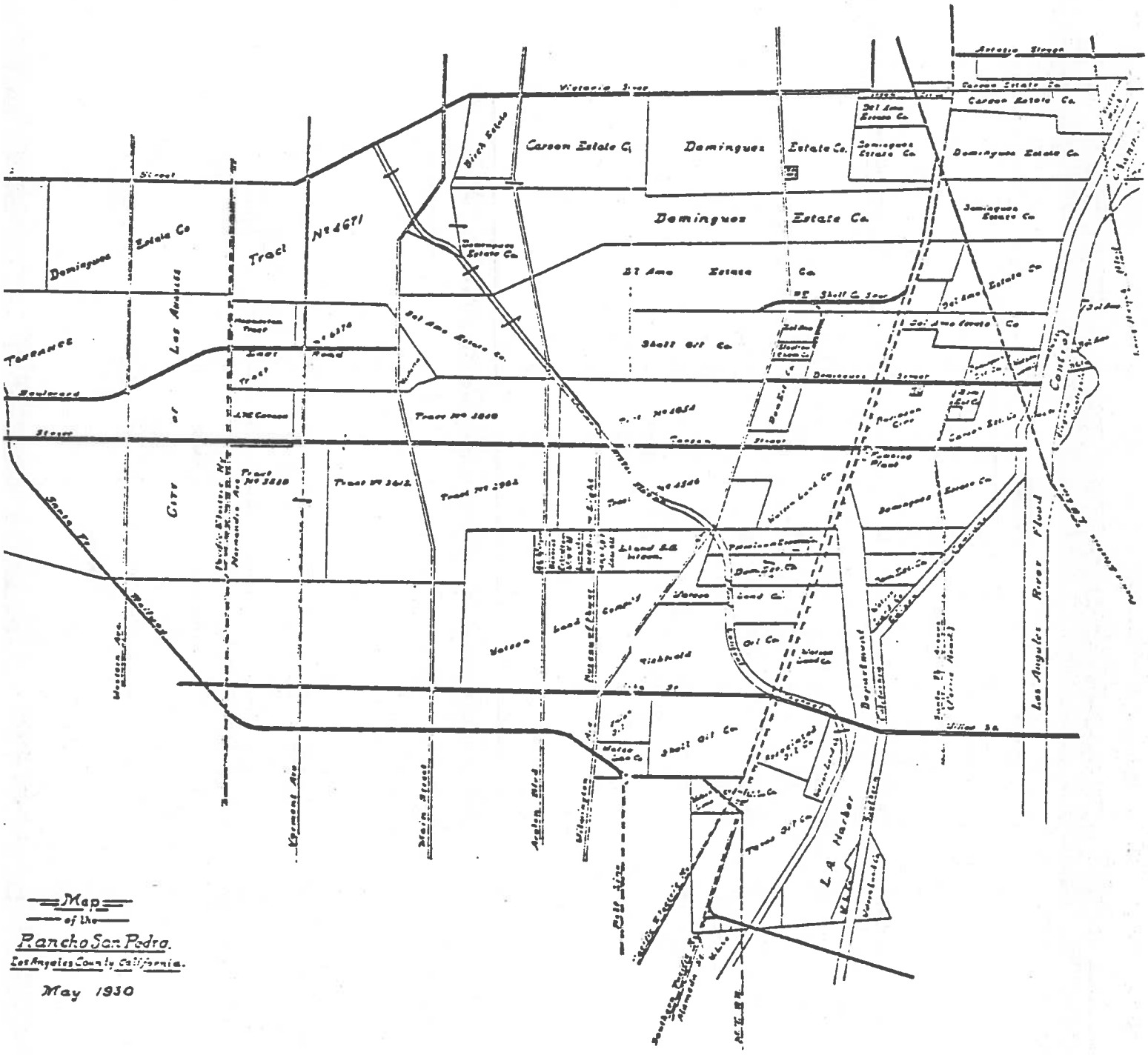


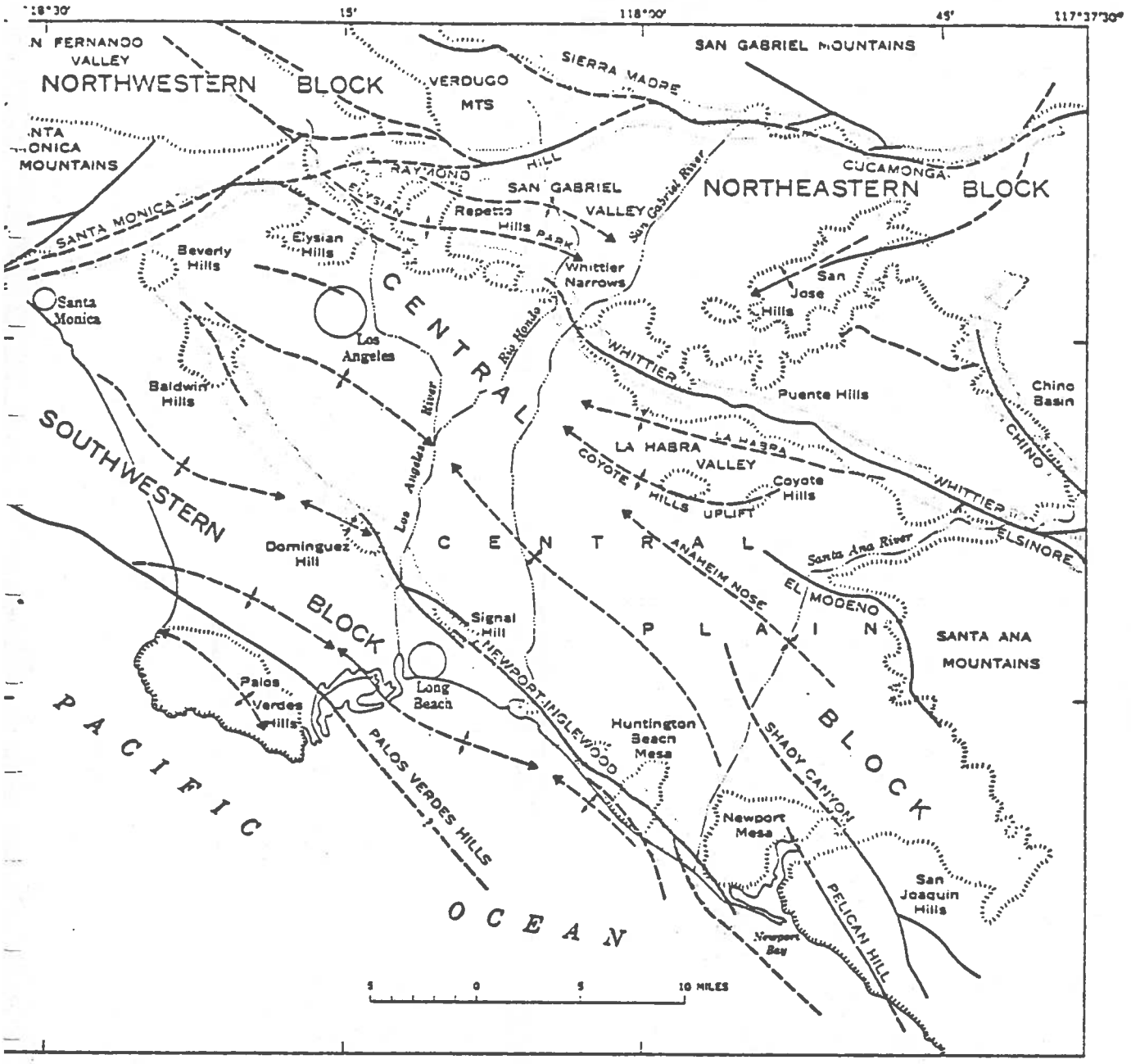
Figure 6. Promotional Map Circa 1868-1869.
(not for publication.)



915

LA-4512


Carson Estate Co.
Dominguez Estate Co.
Tract No. 4671
Torrance
Los Angeles
City of
Boulevard
Street
Railroad
Vermont Ave.
Main Street
Avalon Blvd.
Dept. of Harbors
L.A. Harbor
Los Angeles River Flood
Map
of the
Rancho San Pedro.
Los Angeles County California.
May 1930



EXPLANATION

WHITTIER

Fault or fault zone
hed where approximately located; queried where doubtful

Anticline
Dashed where approximately located

Syncline
Dashed where approximately located

Boundary of structural block

LA-4512

E78
LAN-TMP
.H6
1977

LA4454

APPENDIX I

DEFINITIONS OF TERMS USED IN TEXT

FEBRUARY 18, 1977

Definitions

Before discussing the status of archaeological and historical resources in the County, the following definitions of terms and concepts are necessary:

Cultural Heritage Resources (CHR)

Cultural Heritage Resources include all sites, features, burials, examples of rock art; structures, ruins, artifacts, remains, chemical traces and other data pertaining to or derived from the activities and presence of pre-existing and/or extinct populations at a locality, whether above, on or below the surface of land or water. The value of such resources lies both in the items themselves, which are tangible representatives of bygone cultural practices and/or populations, and in the data that can be derived from them, either singly or in aggregate, for the reconstruction of pre-existing societies and life patterns.

Cultural Heritage Resources include remains of both an archaeological and historical nature (see below). Such resources, especially sites, are extremely fragile and perishable, and once destroyed cannot be reconstructed or replaced. This fact also applies to archival materials as well as to historical structures for which documentation is inadequate.

Culture

The term culture is employed throughout this paper in its anthropological sense (i.e., as meaning the patterned, learned behavior of human beings living in social groups through time).

Archaeology

Archaeology is the science of recovering data about pre-existing or extinct cultures and peoples. Previously, it has dealt primarily with the study and reconstruction of cultures for which documents and written records were

lacking. However, today there is an increasing use of archaeological techniques to supplement, verify and even correct documentary data of an historical nature. As a result, it is more appropriate to consider archaeology as a means of recovering data from CHRs by way of specialized techniques (i.e., excavation, systematic collection of physical remains, etc.) rather than a study of ancient, non-civilized and non-literate societies.

History

Like archaeology, the term history has often been used in a restricted sense to refer to the study of objects and/or events related to literate, civilized societies for which written documentation exists. In California, history is considered by many to deal with the post-European Contact period (after A.D. 1542) and with the activities of peoples of European descent. In this sense, history is studied mainly through the writings, documents and literary records of the ancestors of today's Anglo and Hispanic populations. As a result, little attention is paid to "prehistoric" (i.e., Native American) societies whose heritage comprises over 98% of the period of time that man has occupied North America. Therefore, in this report the term "history" will rarely be used except in its broadest sense (i.e., as pertaining to the past or to the study of the past as a whole). In most other instances, the term "historical resource(s)" will be replaced by the term "cultural heritage resource(s)" except when specific reference is being made to the post-European Contact period.

Artifact

An artifact is anything made, used or modified by the hand of man.

Excavation

An excavation is the systematic, scientific recovery of cultural heritage resources from below the surface of the ground or of a body of

water so as to permit the reconstruction of the cultural activities of pre-existing peoples. The main goal of an excavation is not the physical remains per se but rather the recovery of cultural data both from the objects themselves and from their relationship to each other (i.e., their context). Excavation results in the physical destruction of all or a portion of the site being investigated and, consequently, must be conducted so as to permit the fullest possible recovery of data so that a record of the original context can be preserved.

Site

"Site" is a term used in this report to refer to any locality at which cultural heritage resources occur, regardless of whether or not such a locality is under scientific study or has been identified officially.

Native American

Any person or descendant of a person, living or dead, who inhabited any region of the Western Hemisphere prior to the coming of European explorers and colonists will be referred to as a Native American. Where known, social groups or populations will be designated by their aboriginal name (e.g., "Chumash") or by the name of their language (e.g., "Hokan-Speakers").

APPENDIX II

OUTLINE OF
NATIVE AMERICAN CULTURE HISTORY
FOR LOS ANGELES COUNTY.

Cultural Heritage of Los Angeles Basin

Having discussed the development of historical research in the County, a brief summation can be made of the major stages of history identified to date. In compiling this section, a large number of publications have been consulted, most of which are listed in the Bibliography (see above). Only the most important of these sources will be cited here, and reference should be made to the section on Method for the complete citation (Appendix A).

Native American Culture History (Pre-Contact)

As stated by Wallace (1955), the history of Native American culture can be divided into four phases or stages. These have been variously named by other researchers but, basically, all can be referred, in order of decreasing age to the Early Man Phase (also Paleo-Indian, San Dieguito, or Millingstone Phase), the Millingstone Phase (also Oak Grove, Topanga I/II, Encinitas or La Jolla I Phase), the Intermediate Phase (also Hunting Culture, Early Canalino, Topanga III or Campbell Tradition) and the Canalino Phase (also Chumash, Digueno, Shoshonean or San Luis Rey Phase). It should be noted in the following discussion that precise dates cannot be given for the beginning and termination of each phase. This is due to the graduality of the changes that occur through time to distinguish successive cultural periods, the latter being identifiable mainly through a shift in emphasis rather than through epocal or cataclysmic events. Therefore, in the figures accompanying this report the phases are separated by dotted rather than solid lines and these should be understood as approximate and not absolute chronological boundaries.

A. Early Man Phase (Pre-9,000 B.C. - 6,000 B.C.)

The origins of man in Southern California are obscure at present, and

initial dates for this phase are lacking. The earliest known dated remains in the Los Angeles County are those of Los Angeles Man (23,600 B.C.) but postulated dates for skeletal and cultural remains in San Diego County and outlying desert regions may exceed this by a factor of two or more (Simpson 1974, Personal Communication; Bada, et al. 1974). Although it is commonly assumed that man did not originate on this continent, due to the lack of appropriate ancestral fossils, and that he migrated from Northeastern Asia by way of the Bering Straits (then a dry land area of considerable size) during the Pleistocene (Ice) Age, estimates vary as to the actual beginning of that immigration. At present, most scholars would agree on figures in the range of 25,000 - 70,000 years B.P. (before the present) with some opting for as early as 100,000 B.P. (Krieger 1964, Simpson 1968).

The migration route(s) taken by early man is also in doubt. Some (Leakey 1967, Personal Communication; Simpson 1974, Personal Communication) have felt that he occupied the dry margins of the Pacific continental shelf with a gradual southward movement until forced inland south of Point Concepcion. Others (Krieger 1964) support the inland route along the east flank of the Cordilleran Mountain Range as far as the Texas Panhandle with further dispersion westward from there. The very early dates postulated by Bada (Bada, et al. 1974) for sites clustered along the Southern California coast and interior desert have been used to support the Continental Shelf theory while the typological similarities in artifacts and site types throughout the Southwest and California suggests the possibility of the interior migration route (cf. Davis 1974; Davis, et al. 1969).

Little information is available for cultural patterning for the Early Man phase. Mostly, this is due to the rarity of sites in the Los Angeles

Basin; to date only one site can be assigned to the period in the Santa Monica Mountains but that is based mainly on typology, not concrete evidence (Leonard 1971). The rarity of sites may be the result of the nomadic way of life of the people, who may have consisted of small bands of migratory hunters with a low population density. This argument supports the westward dispersal theory stated above in that the shift of interior climates towards drier, hotter conditions may have encouraged the seeking of more attractive environments.

Sites dating to the Early Man phase in San Diego (i.e., the San Dieguitan) contain knives, scrapers and leaf-shaped projectile points as well as unspecialized pounding, griding and chopping tools made of stone. Pottery, stone mortars, pestles, grinding slabs (metates) and hand grinding tools (manos), shell beads or side-notched projectile points, all elements associated with later cultures, are rare or absent, as are base villages or semi-permanent campsites.

The distribution of sites and the types of artifacts found are suggestive of a culture characterized by small roving bands of hunters of large game mammals, using javelins or darts, and gatherers of plant foods in riverine environments (Davis, et al. 1969, Davis 1974, Donnan 1964).

B. Millingstone Phase (6,000 B.C. - 1,500 B.C.)

Evidence from the San Diego and Santa Barbara area suggests that there was a gradual change in the economic and dietary practices of the coastal populations of Southern California approximately 9,500 years ago (Moriarity 1967) which extended over a 2,000 year period. During this time the frequency of sites increased and new types of artifacts began to appear, the most notable of which were notched projectile points, grinding stones (manos and metates) and shell beads, while plane-scrapers increased in

number. Evidence of this transition can be found along all of the coastal and adjacent areas between Santa Barbara and Baja California at approximately the same time, and the change coincides with a corresponding increase in the frequency of sites and the first appearance of flexed and occasionally extended human burials (Moriarity 1967; C.D. King 1967; Leonard 1971). Moreover, sites began to appear in clusters or groups both along the coast and in the interior and most contained larger quantities of cultural remains. Coastal sites also are usually located on low elevations at the mouths of canyons and streams while those inland occurred on grassy low knolls or on stream terraces with scattered live oaks.

There was definite evidence of a shift in hunting, gathering and food preparation techniques which became pronounced after 2,000 B.C. The quantity of mammal remains dropped substantially at sites dating to this period, indicating a marked decline in animal hunting. Coastal sites contained small quantities of shellfish remains which pointed to the beginning of the seasonal exploitation of marine food resources. Shell was altogether absent from sites in the interior, a fact which when coupled with the decline in hunting indicated a heavy dependence on seeds and plant foods, perhaps concentrating on yucca and agave. This would account for the appearance and/or increased use of slab and hand grinding stones and plane-scrapers which would be used to prepare such food for eating. The absence of shellfish remains in the inland sites strongly suggests that trade and contacts between the two areas were minimal at that time (Leonard 1971; Kowta 1969).

The larger size of sites and the greater depth of cultural deposit implies that such sites were semi-permanent villages and were occupied by larger populations over a longer period of time compared to earlier periods,

although it is doubtful that any group was larger than 60-80 individuals. The stress on plant food collection and processing suggests that much of the routine labor was performed by women and that the exploitative range of any group was restricted to within a half-day's walk from camp. It also appears that the acorn and pinon nut which served as major staples in later periods were not being utilized at this time.

Although explanations for the changes and trends just described differ in detail, most agree that the major cause is regional adaptation. As inland and coastal sites begin to become differentiated in the Santa Monica Mountains, so are both differentiated from sites in the more arid interior regions. There, milling and grinding stones also first appear ca. 8,000 B.P. but the association is with elements of the Pinto Basin Industry, which contains short, squat, thick-stemmed projectile points and other artifacts which more closely resemble the archaic period materials from the Great Basin areas east of the Colorado River (Moriarity 1962a; Davis, et al. 1969). The main difference between the coastal and desert areas would appear to be that the practice of hunting continued through the Millingstone Period in conjunction with an increased emphasis on the gathering of vegetal foods. A preliminary analysis of excavation materials from a site in Antelope Valley on the Kern-Los Angeles County line indicates that the Pinto Basin Industry extended into the Western Mojave Desert and the Los Angeles Region.

C. The Intermediate Phase (1,500 B.C. - A.D. 500)

Approximately 3,500 years ago the tempo of change and regionalization observed to have begun in the preceding phase increased noticeably. Village sites proliferated and became more permanently established (Leonard 1971), while burials began to appear outside of settlement areas in true cemeteries (Moriarity 1966). Stone tools included a greater number

and variety of projectile points and ornamental artifacts as well as an occasional "cogstone" (Meighan 1959, C.D. King, et al. 1968), an artifact unique to Los Angeles and Orange Counties.

Analysis of dietary remains at sites dating to this period demonstrates a sharply increased exploitation of marine and fresh water resources such as fish, sea mammals, and shellfish in coastal areas while interior sites contain evidence of a resurgence in hunting. People ranged farther afield in search of food and resources than in previous periods and temporary (seasonal) food collecting and processing camps have been found in both areas. For the first time the collection and processing of acorns can be noted in the archaeological evidence (Leonard 1971). Shell bead manufacture increased and contacts between coastal sites and those in the interior were established during this period.

At this time Shoshone (Tongva) speaking groups moved into the Western peripheries of the Great Basin and became established in the Mojave Desert (north Los Angeles County) by 2,000 B.P. (0 A.D.) (Robinson 1976, Personal Communication). By A.D. 500, these peoples had reached the coast of Los Angeles and Orange Counties and had become assimilated into the cultural traditions of these areas. They also added new elements to the indigenous local complexes (Donnan 1964; Kroeber 1953).

D. The Canalino Phase (A.D. 500 - 1,800)

The last phase of the pre-Contact Native American cultural sequence saw a major elaboration of many of the trends of the previous phases and the development and spread of elaborate social and religious practices. Chief among the trends evidenced at this time is a marked increase in the size and social diversity of coastal village sites, and in the size of the area exploited for food and other resources (C.D. King 1974; Leonard 1971; Johnston 1962). Many villages in adjoining areas formed close

social and political ties with one another while maintaining their individual autonomy.

Trade relations between groups in different regions proliferated at this time and long-range contacts with the offshore islands, Santa Barbara, and the desert areas were established. The development of the plank outrigger canoe not only permitted oceanic trade, but also led to a greater exploitation of salt water fish (yellow fin, albacore, etc.) and sea mammals.

In the interior, villages tended to remain small while the range of seasonal migrations increased. Virtually all of the sub-zones of the ecosystems were exploited for food, lithic and other resources resulting at certain times of the year in major dislocations of populations. Rock shelters and caves were utilized at this time as temporary camps and bedrock mortars were found in association with major oak groves. The latter fact, taken in conjunction with the increased presence of mortars and pestles relative to metates and manos, shows that acorns had become the major vegetal staple.

Although the features given above are found through the County area during the subsequent Canalino Phase, not all regions exhibit them to the same degree. Most of the County was inhabited by the descendents of the Tongva/Shoshone-spearing peoples who immigrated from the desert regions while only the extreme eastern portion of the Santa Monica Mountains and the North County area were relatively unaffected. The areas of Ventura and Santa Barbara Counties were occupied by the descendents of the peoples of the earlier phases (i.e., the Hokan-speaking Chumash).

Although the Gabrielino quickly adopted the basic cultural elements, they maintained some of their original practices albeit in a modified

form (Moriarity 1969). This was particularly true for their religion, which quickly spread to neighboring areas, and for their practice of cremation instead of or, occasionally, along with flexed burial. Pottery was traded for as far away as the desert regions and Arizona (Walker 1951), but was not made locally until post-Contact times.

The Canalino Phase reached its peak of development in the Seventeenth Century, A.D., in the period following initial contact with the first Spanish explorers, and terminated a few decades after the founding of the Spanish missions. By A.D. 1800, the local Native American population had been greatly reduced and their culture was greatly destroyed in all but the outlying regions. By the time Kroeber began his survey in 1908, only a handful of "Gabrielino" (Tongva) or Chumash were available to act as informants and none was still living in a traditional fashion.

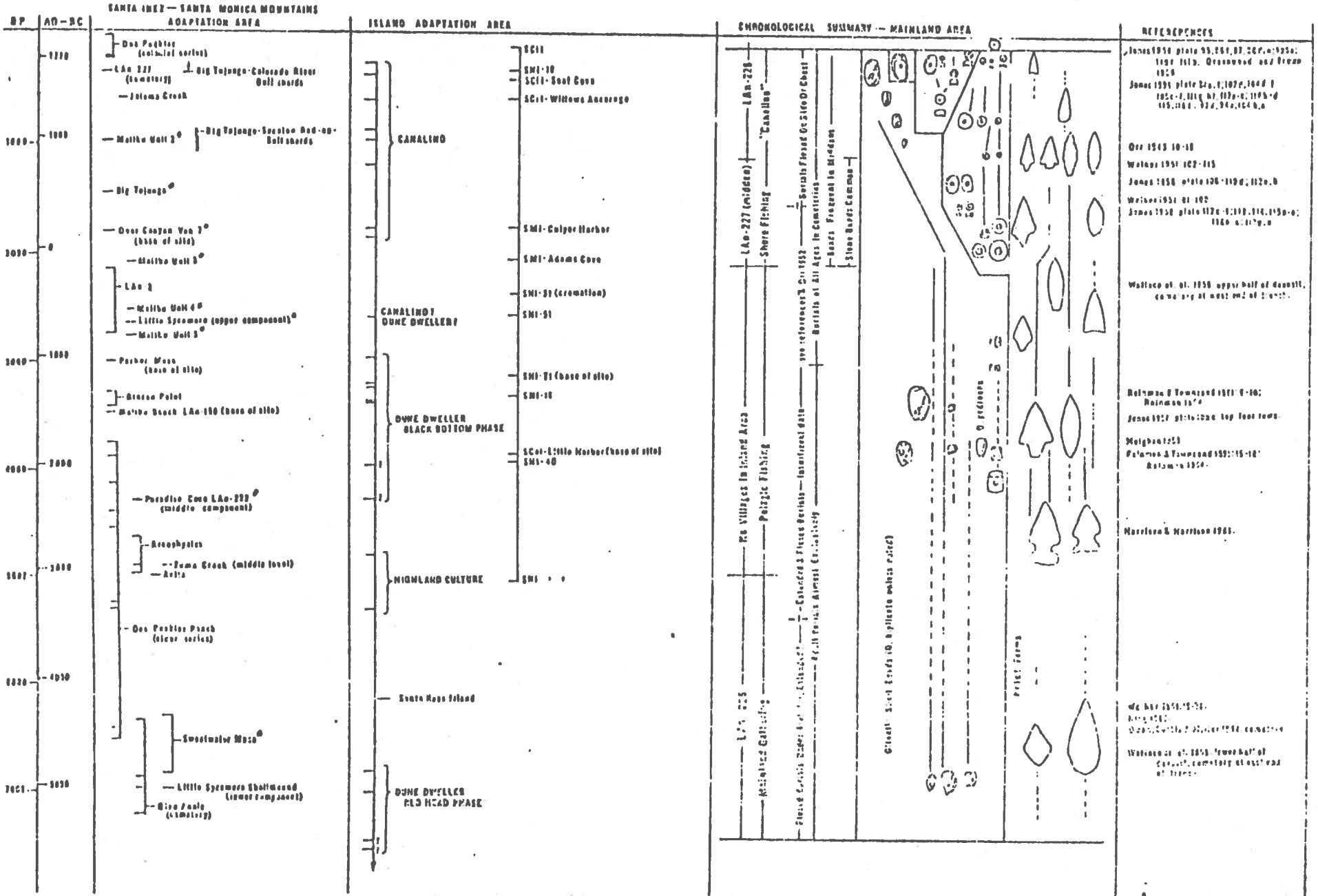
COMPOSITE CULTURAL DEVELOPMENT SCHEME FOR LOS ANGELES COUNTY
& ADJACENT AREAS SHOWING LOCAL PHASES AND TERMINOLOGIES

YEARS B.P.	SAN DIEGO[1]	LOS ANGELES[2]	VENTURA[2]	SANTA BARBARA[2]	MOJAVE DESERT[3]	PERIOD
200	American Hispanic	American Hispanic	American Hispanic	American Hispanic		Historic
					Marana	Canalino Phase
500	Digueno/San Luis Rey	Canalino	Canalino	Canalino	Haiwee	
		Malaga Cove III/IV				
1000		Big Tujunga			Newberry	- - - -
	La Jolla III					Intermediate Phase
2000						
	La Jolla II	Malaga Cove II	Sand Dune Culture	Hunting Cultures		
3000				Oak Grove		- - - -
4000			Little Sycamore Canyon			
					Little Lake	Millingstone Phase
5000		Malaga Cove I				
6000	[Transitional]	La Brea				
7000						- - - -
	San Dieguito					
8000						
9000					Mojave	
10,000						
11,000						Early Man Phase
>11,000	Yuha Man	Los Angeles Man				

(1) After Warren 1968, Kowta 1969; (2) After Wallace 1955, Leonard 1971; (3) After Bettinger-Taylor, nd.

LA-4512

*CHART 1: SUMMARY OF RADIOCARBON DATES AND THEIR RELATIONSHIP TO THE CULTURAL SEQUENCE IN THE SANTA INEZ—SANTA MONICA MOUNTAINS AND ISLAND ADAPTATION AREAS IN SOUTHERN CALIFORNIA



*From C.D. King 1969.

LA-4512

APPENDIX III

TYPES OF ARCHAEOLOGICAL SITES

1. Types of Cultural Heritage Resources

Recent research has led to the discovery and identification of various types of sites in Los Angeles County. These range in size and complexity from large permanent villages to sites which were used briefly and for very specific purpose(s), but it should be noted that size, complexity and the duration of use are not the major criteria for defining the scientific value or significance of particular remains. Sites, like artifacts, exhibit patterning which is vital to the reconstruction of a culture and it is the interrelationship of sites to one another within a geographic context that makes this reconstruction possible. The range and nature of the activities in which the occupants of a village site may have participated cannot be discovered through the study of that site alone but only through the study of all sites relating to that area and time period. The excavation of a minor satellite site may be as likely to yield important information as a major village to which it may be culturally linked. The loss of the satellite site without recovery of the data it contained may result in a gap in knowledge concerning the activities in which a people were engaged and may prevent a full reconstruction of their cultures. For these reasons it is difficult to rank CHRs in terms of importance or scientific value since even the smallest chipping station may yield valuable data and so requires protection.

In the analysis of data for this report, the consultant has identified ten categories of sites. These categories are used most commonly by archaeologists involved in local research, although terminology may vary according to personal preferences.

The site categories are as follows:

Occupation Site (OCC)*

Sites in which the artifact assemblage includes a full range of tool types usually in association with a cultural deposit ('midden') containing food, debris, charcoal, ashes, fire-cracked rock, ornamental objects and other remains indicative of long-term occupation. Occupation sites may vary in size from small (i.e., occupied by a single family unit) to large, as in the case of major villages with a population range of 200 - 2,000 persons. Human burials, including large cemeteries, may be associated with the latter along with a wide range of satellite sites representing specific activities conducted by the village occupants outside of the village itself.

Temporary Camps (TC)

A site briefly occupied for the purpose of accomplishing a special task, ceremony or activity such as the procurement of water, the mourning of the dead, the processing of particular food plants or the butchering of game animals, or the quarrying of a particular type of stone. Temporary camps often lack midden deposits.

Chipping Station (CS)

A special activity site utilized for a brief period of time for the purpose of preparing stone tools or tools involving the use of stone. Such sites often contain only the chips and other waste products resulting from the fashioning of the tools themselves.

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*The letter(s) in parentheses following the category name refers to abbreviations used in describing mapped survey areas.

Quarry (Q)

A place where a natural outcropping or vein of rock has been used as a source of raw material for tool manufacturing. In many instances quarry sites resemble chipping stations since some shaping of the rock may occur in order to facilitate transporting the material to another site for final retouching.

Rock Shelter (RS)

A site located in a cave or under a rock overhang which has served as a temporary camp or chipping station. Rock shelters often contain middens and may also have pictographs or petroglyphs (see below).

Bedrock Mortars (BRM)

A site used for the processing of special plant foods, such as acorns, by pounding them in deep holes ground into large boulders or a rock outcrop; such mortars might also occur in association with other site types such as temporary camps, rock shelters, and even occupation sites.

Shellmound (SM)

A site in which the cultural deposit usually consists of concentrations of marine and/or freshwater shells. Such deposits are also referred to as 'shell-middens' and may contain varying quantities of artifacts, animal bone and other cultural items.

Burial (B)

A site consisting of one or more graves containing human or animal remains. Human remains may occur singly or as mass burials with several individuals in one grave. Burials are often found near occupation sites and usually contain artifacts of a personal or ceremonial nature.

Rock Art (P)

A site containing pictographs (paintings on the rock surface) or

petroglyphs (engravings on the rock surface) which may be naturalistic depictions of persons or animals or schematic engravings whose meaning is often undetermined. Rock art sites may contain other types of cultural remains or may be associated with 'structures' such as 'stone circles' or cairns.

Historical Sites

Historical sites (i.e., those relating to the lives and activities of Europeans and Americans in southern California) are not categorized by type due to the large number of possible categories and the relatively small number of occurrences included in this study. Routes of explorers, missions, adobes, hydroelectric stations, stage stations, railroad depots, air meets, battle sites, forts, natural formations and trees associated with events and persons have been designated as historically significant on a local, regional or natural scale. Although classification systems have been devised for such sites (see the Californi History Plan, Volume I), places of historical importance located within the study areas are listed individually (below). On maps prepared as part of this study, historical sites are identified by a number preceded by an "H" (e.g., H-15).

APPENDIX IV

REPORTS ON SURVEYS AND/OR SUBSURFACE TESTS AT CARSON 1, 2 & 3.

APPENDIX V.

SOURCES OF FUNDING

Enclosed in this Appendix is a listing of sources of monies which could be applied or are currently applicable to projects seeking to identify, evaluate, recover, sample, protect, manage, restore, rehabilitate or otherwise conserve or memorialize CHRs. It should be noted that this listing is not presumed to be complete but is focused mainly on funds which are available from State and Federal programs and agencies. Local and private sources may also exist with which this Consultant is not personally familiar but which may be known to City personnel. If so, the list should be expanded to included these additions.

1. Historical Preservation Fund. Created by Land & Water Conservation Fund Bill of 1976 (P.L. 92-422) to establish an HPF in the U.S. Treasury with revenues from mineral leasing on public lands and the outer continental shelf. Total national amount in the fund for fiscal years 1978 and 1979 is $100 million which is to be used for National Park Service grants for planning activities including CHR surveys and statewide historic preservation plans. However has very limited application to CHR projects on a purely local scale.

2. Tax Reform Act of 1976 (Section 2124). Provides various tax incentives to encourage the preservation of historic structures which can be depreciated as provided by Section 167 of the tax code and which is "located in a historic district designated under a statute of the appropriate state or local government" and "certified by the Secretary of the Interior as containing criteria that will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district" (Section 2124,a).

3. National Trust for Historic Preservation Programs. Include Consultant Service Grants provided on a matching basis to non profit or public member organizations on a matching basis to pay for consultants on preservation and historic district/property feasibility studies as well as low-interest loans to establish revolving funds for improving properties listed in or eligible for the National Register of Historic Places.

4. Local Public Works Capital Development & Investment Program. A total of $3.2 billion was appropriated by the Local Public Works Employment

Act of 1976 to be administered by the Economic Development Administration (U.S. Department of Commerce) in areas of high unemployment on an emergency basis through regional offices. Applicable to the rehabilitation of state and locally owned structures or of neighborhood conditions.

5. Title I Home Improvement Loan Programs. Provide FHA insurance for loans up to $10,000 made by private financial institutions to individuals in order to finance property improvements that protect or increase the "livability or utility" of residential or other properties. Program is administered by HUD. Such loans (up to $30,000) can also be applied to finance the preservation, restoration or rehabilitation of residential properties listed in or eligible for listing in the National Register

6. Community Development Block Grant Program. Federal funds supplied directly to communities for projects that will improve urban living conditions through housing and environmental changes can also be used for preservation-related activities such as surveys of cultural resources, development of an historic preservation plan, studies for the adoption of regulatory or protective ordinances, establishment of financial programs (e.g., low-interest loans and rehabilitation grants for historically and architecturally significant structures), easement programs and revolving funds for the acquisition, rehabilitation and disposition of historic properties, administered by HUD as a result of the Housing and Community Development Act of 1974.

7. Housing Authorization Act of 1976, Section 8. Directs HUD to allocate funds in accordance with Block Grant Communities Housing Assistance Plans and encourages the provision of lower income housing through rent payment contracts with property owners "made on behalf of eligible families occupying new, substantially rehabilitated or existing rental units."

8. HUD Comprehensive Planning Assistance ('701') Program. '701 Funds' can be used for CHR evaluation, CHR survey, identification of CHRs subject to destruction and/or deterioration, determination of cost estimates of rehabilitation/restoration of CHRs or the relationship of

CHRs to elements of a comprehensive plan, preparation of district legislation, model preservation contracts, administrative and budgetary measures, and the preparation of an historic preservation action program. Generally used in connection with Community Development Block Grant programs.

9. HUD Rehabilitation Loans (Section 312). A total of $50-$80 million should be available nationally for loans for the repair and improvement of privately owned property to bring it into compliance with local building codes.

10. Property Release Option Program (PROP). Enables HUD to sell properties owned by it with value of less than $5,000 to local governments for $1 (one dollar). Properties so sold can be rehabilitated, demolished or sold at the discretion of the acquiring agency or government.

11. Urban Renewal Programs. Where unexpended funds are left over from uncompleted Urban Renewal Programs, it is possible for local agencies to 'write down' the cost of historic properties to as little as $1 (one dollar) where circumstances permit, to write down cleared land around historic properties and to provide $90,000 for restoration and/or $50,000 for moving properties listed on or eligible for the National Register.

12. HUD Housing for the Elderly & Handicapped Program (Section 202). Provides for new construction or major rehabilitation of properties. Also, through the Seed Money Loan Program, Section 202 provides no-interest loans to incorporated private, non-profit organizations and will underwrite up to 80% of planning costs of qualifying projects, including design, site engineering, legal assistance and consultations.

13. HUD Urban Homesteading Progam. Provides for conditional transfer of unoccupied residential property to an individual or family.

14. Housing Authorization Act of 1976, Section 235. Provides subsidies to low and moderate-income families to purchase new or substantially rehabilitated single-family houses or condominiums.

Note: The Housing Authorization Act of 1976 also amends the Flood Disaster Protection Act of 1973 to allow certain types of loans

to be exempted from the flood insurance requirement (does not apply to properties funded through National Park Service Historic Preservation Grants). Can be used to encourage rehabilitation of historic structures located in designated special hazard areas.

15. Urban Reinvestment Task Force Neighborhood Housing Services and Preservation Program. Provides technical help and grants to assist neighborhoods to fight deterioration and disinvestment, and to establish model programs.

16. Revenue Sharing Act of 1976. Provides Federal funds to state and local governments to be used as permitted as a match for other federal programs.

17. National Urban Neighborhood Revitalization Program. Recent amendment to the regulations of the Small Business Administration permits loans for the acquisition and rehabilitation of residential and commercial properties where cost of rehabilitation is greater than 1/3 of the purchase price and is carried out within specific time limits and on the condition that the property will be sold immediately. Combines SBA Section 502 loans, Section 7A loans and Economic Opportunities loans.

18. Tax Increment Financing. State legislation presently permits property taxes collected above a specified amount in a particular district to be set aside for use only within the designated area. Such moneys as are so collected can be used to pay for special needs (including historic structure preservation) or invested for future needs.

19. Revolving Funds. Permits the return and reuse of funds derived from certain programs and grants (e.g., Block Grants, National Trust Grants, Urban Reinvestment Task Force Funds, etc.) for other projects (see Ziegler, et al. 1975). Can be used by private organizations as well as local and state agencies.

20. Additional Federal Programs. See listing of more than 200 Federal programs which provide financial and/or technical assistance for historic conservation/preservation published by The National Trust for Historic Preservation (A Guide to Federal Programs).

APPENDIX VI

STATUTES AND POLICIES RELATING TO CULTURAL HERITAGE RESOURCE PRESERVATION.

Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

■ **CEQA Tribal Consultation List (AB 52)** – ***Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2***

☐ **General Plan (SB 18)** - ***Per Government Code § 65352.3.***

Local Action Type:

☐ **General Plan** ☐ **General Plan Element** ☐ **General Plan Amendment**

☐ **Specific Plan** ☐ **Specific Plan Amendment** ☐ **Pre-planning Outreach Activity**

Required Information

Project Title: Griffith Energy Storage Project

Local Government/Lead Agency: City of Carson

Contact Person: Stefanie Griffin

Street Address: 967 Kendall Drive #A-537

City: San Bernardino **Zip:** 92407

Phone: 209.608.0028 **Fax:**

Email: sgriffin@fcs-intl.com; smacias@fcs-intl.com

Specific Area Subject to Proposed Action

County: Los Angeles County **City/Community:** Carson

Project Description:

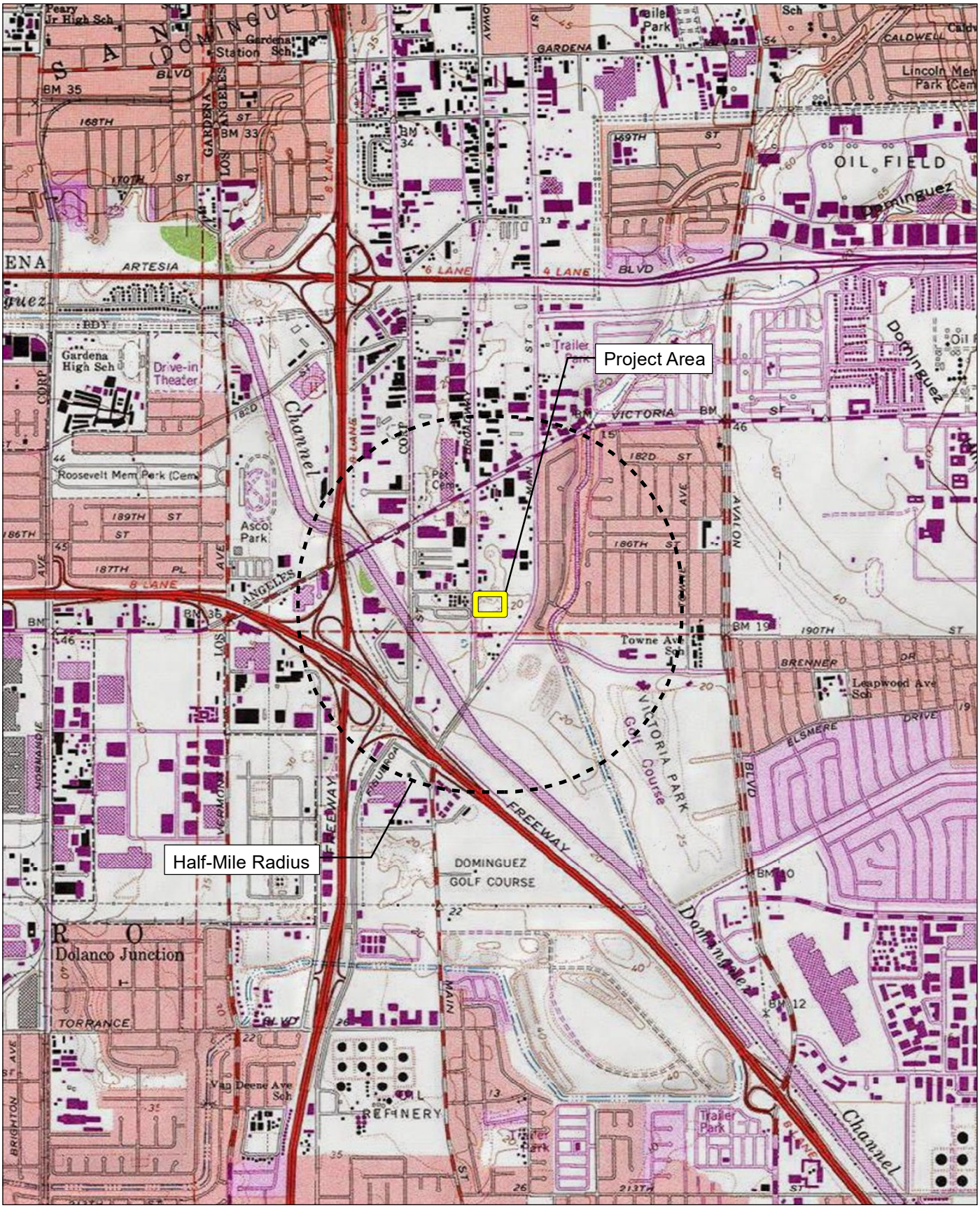
The project site is a utility scale battery energy storage system (BESS). Located on Assessor's Parcel Number 7339-014-009, approximately 3 acres of developed land in the City of Carson, California.

Additional Request

■ **Sacred Lands File Search** - ***Required Information:***

USGS Quadrangle Name(s): Torrance

Township: **Range:** **Section(s):**



Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).
Project Site Source: USGS Torrance 7.5' Quadrangle / San Pedro (Dominguez).

FIRSTCARBON SOLUTIONS™

2,000 1,000 0 2,000
Feet

Exhibit A
Record Search Map

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

November 20, 2023

Stefanie Griffin
FirstCarbon Solutions

Via Email to: sgriffin@fcs-intl.com & smacias@fcs-intl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Griffith Energy Storage Project, Los Angeles County

Dear Ms. Griffin:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
11/20/2023

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Ventura	
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Griffith Energy Storage Project, Los Angeles County.

Record: PROJ-2023-005567
Report Type: AB52 GIS
Counties: Los Angeles
NAHC Group: All

Photo 1: Overview of project area from NW corner. View E.

Photo 2: Overview of project area from NW corner. View S

Photo 3: Overview of project area from NE corner. View S.

Photo 4: Overview of project area from NE corner. View W.

Photo 5: Overview of project area from SE corner. View W.

Photo 6: Overview of project area from SE corner. View N.

Photo 7: Overview of project area from SW corner. View W.

Photo 8: Overview of project area from SW corner. View N.

Photo 9: Overview of fill piles from center of project area. View NW.

Photo 10: Overview of soil from SE corner. View Plan.

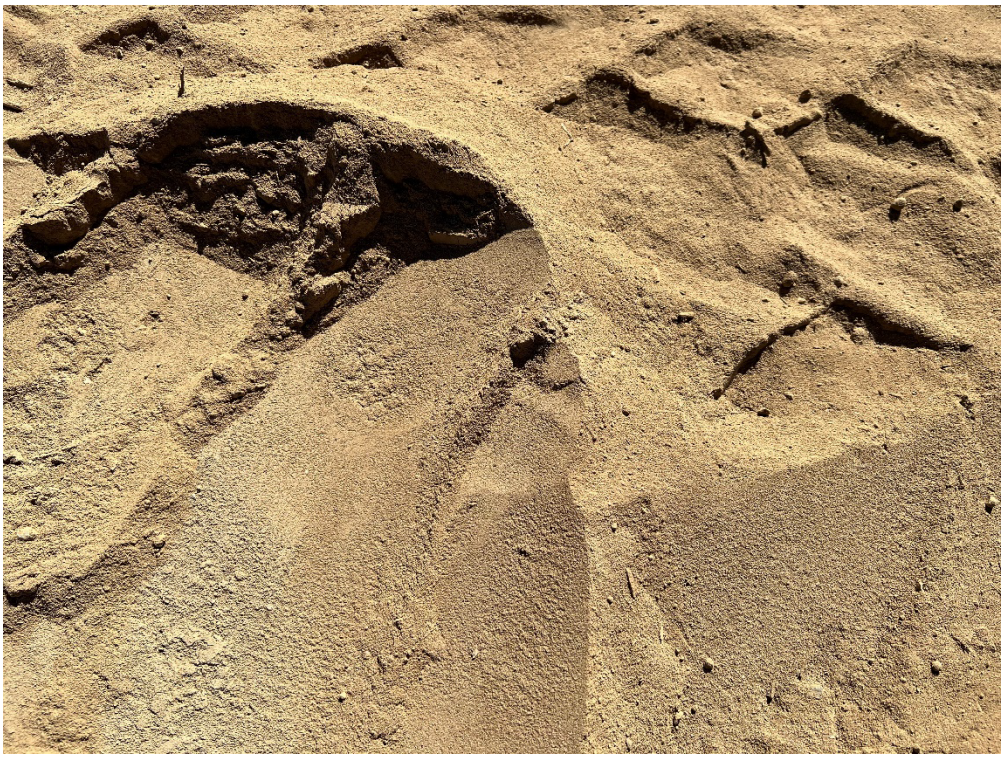


Photo 11: Overview of soil from center of project area. View Plan.

Photo 12: Overview of soil from northern section project area. View Plan.

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EXHIBIT "C"

DEVELOPMENT AGREEMENT NO. 33-23

[to be attached]

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Carson
701 E Carson Street
Carson, CA 90745
Attn: Planning Manager

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DEVELOPMENT AGREEMENT NO. 33-23

This Development Agreement ("Agreement") is entered into on the ____ day of _____, 2026 ("**Execution Date**"), by and between the City of Carson, a charter city in the State of California ("**City**"), and VESI 27 LLC, a Delaware limited liability company ("**Developer**"). The City and Developer shall be referred to jointly within this Agreement as the "Parties" and individually as a "Party."

RECITALS

A. *The Development Agreement Statute.* California Government Code Sections 65864 *et seq*. ("**Development Agreement Law**") authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purpose of strengthening the public planning process, encouraging private participation, and comprehensive planning and identifying the economic costs of such development.

B. *Orderly Development; Public Benefits.* The City Council finds that this Agreement is in the best public interest of the City and its residents, adopting this Agreement constitutes a present exercise of the City's police power, and this Agreement is consistent with the City's General Plan. This Agreement and the proposed Project will achieve a number of City objectives, including the orderly development of the Property and the provision of public benefits, or funds therefor, to the City and its residents.

C. *The Property.* The 3.00-acre property is currently vacant and is surrounded by other mixed industrial uses, and is located at 18800 South Broadway Avenue in the City of Carson, County of Los Angeles, State of California (Assessor's Parcel Number 7339-014-009), legally described in Exhibit "A" and depicted in Exhibit "B" attached hereto, which exhibits are incorporated herein (the "**Property**"). The General Plan land use designation for the Property is Heavy Industrial and the Property is zoned MH-D (Manufacturing Heavy – Design Overlay). The Southern California Edison ("**SCE**") Nola Substation is located directly adjacent to the east of the Property, in the City of Carson.

D. *The Project.* Developer will demolish the existing industrial/topsoil supplier facility and construct a utility-scale, 100-megawatt Battery Energy Storage System (BESS) and associated infrastructure. Lithium-ion batteries will be stored within modular outdoor enclosures, and power that is released or captured by the batteries will be transferred to and

from the SCE Nola Substation via an underground 66-kilovolt generation transmission ("**gen-tie**") line as further detailed below.

The facility will provide a service by receiving energy (charging) from the SCE transmission system, storing the energy, and then later delivering energy (discharging) back to SCE Nola Substation. In general, the California Independent System Operator ("**CAISO**") will dispatch the system to both place energy onto the grid (discharge) during times of high load and to take energy off the grid (charge) in times of low load relative to generation. However, SCE may have different requirements for when to dispatch the system, potentially dictated by the status of critical equipment that comprises the grid.

The project consists of (i) the batteries installed in racks located in prefabricated outdoor enclosures, each housing internal racks and system control modules, thermal management, and communication systems, (ii) inverters, (iii) medium-voltage transformers, (iv) switchgear, (v) a collector substation, and (vi) other associated equipment, as further detailed below. The battery modules will be delivered to the site preassembled and moved into place by forklifts or cranes. These modules will be connected in parallel to aggregate the required energy capacity.

More specifically, the project will include the following components: (i) an energy storage facility that will provide energy storage capacity and dispatch for the electric grid; (ii) a battery management system to control the charging/discharging of the batteries, along with temperature monitoring and control of the individual battery cell temperature with an integrated cooling system; (iii) power inverters to convert between AC and DC, along with transformers that will step up the voltage; (iv) telecommunication equipment, including underground and overhead fiber optics or Supervisory Control and Data Acquisition ("**SCADA**"); (v) on-site access driveways, perimeter security fencing, and nighttime directional lighting; (vi) a gen-tie line to transfer power between the SCE Nola Substation and the project, as detailed below.

The medium-voltage transformers, inverters, switchgear, electronic switchboards, and additional electrical equipment will be installed outside the BESS enclosures. Underground wires and cabling will run from the battery enclosures to a concrete head, housing the inverters and medium-voltage transformers. All electrical equipment will be housed in appropriately rated National Electrical Manufacturers Association enclosures. All outside electrical cabling will run underground. Underground wires and cabling will run from the medium-voltage transformers to the collector substation. The collector substation will be located on the northeastern portion of the parcel on approximately 9,400 square feet (approximately 0.22 acre) of ground. Components will include a main power transformer, control house, and switchgear.

Industry-standard nationally (and internationally) recognized inverter equipment will be used for the project. The inverters will be stand-alone units that will operate in all conditions in a charge mode and discharge mode. The inverters will be controlled and monitored remotely. On-site disconnects will be installed in case of an emergency or unscheduled maintenance. The inverters will be designed to last for no less than the full

Term of this Agreement with proper preventive maintenance, scheduled maintenance, and occasional minor equipment overhauls.

The project's above-referenced telecommunication facilities will meet the communication requirements for interconnection and communication with the SCE/CAISO facilities and will support remote monitoring of project operations. To facilitate communication with SCE facilities, a fiber-optic cable will connect the project site switchyard with the SCE Nola Substation. Per utility interconnection regulations, a second, separate, redundant fiber-optic cable will be installed within the project site boundaries.

The project will use local exchange carrier services for telecommunication to support remote monitoring requirements. The project will connect to telecommunication fiber-optic lines owned and managed by local telecommunication providers.

The location of the project fiber optic cable lines (underground and overhead) will be substantially as shown in Exhibit "C." Installation of the underground fiber optic cable lines will require trenching and earthmoving activities within the West Griffith Street public right-of-way and will be contingent upon City granting an easement or license to SCE or Developer, as applicable, for the location of the fiber optic cable lines in the West Griffith Street public right-of-way in exchange for fair market value consideration pursuant to a written agreement, and all required City encroachment and excavation permits. Per the Conditions of Approval, no building permits shall issue for the project unless and until such easement or license agreement has been entered into.

The SCADA system, which uses (i) proprietary software, (ii) a fiber-optic transmission system, (iii) a telephone, radio, and/or microwave communication network, and (iv) other means of communication such as radio links and phase loop communication systems, will function as a remote start, stop, reset, and tag out for the facility, thus minimizing the labor and site diagnostic information generated from the panels. The SCADA system will also control the substation, allowing for fully-centralized operation of the project to meet all CAISO and utility interconnection requirements.

The proposed gen-tie line will start at the northeast portion of the project site, run east along the West Griffith Street frontage, and connect to the SCE Nola Substation located approximately 165 feet east of the project site, on the SCE Nola Substation property. Construction and installation of the gen-tie line will require trenching and earthmoving activities across West Griffith Street. SCE will construct, own, and operate the gen-tie line. To the extent the gen-tie line will be located in the West Griffith Street public right-of-way, SCE's construction and operation of the gen-tie line will be subject to SCE's existing franchise agreement with the City (City Ordinance No. 20; the "**Franchise Agreement**"). SCE will be also responsible for obtaining any and all required City and third party approvals and permits (including City encroachment and excavation permits, and easements from third parties as needed for areas outside the public right-of-way) for construction and operation of the gen-tie line. The final gen-tie line routing will be determined by SCE during its interconnection review process, subject to SCE obtaining all required permits and approvals and provided that if the final gen-tie line routing necessitates any modifications to this Agreement, the Project Development Approvals, the

Subsequent Development Approvals and/or the Development Plan, such modifications shall be subject to processing and approval as provided in applicable provisions of this Agreement.

The project site will be accessed from existing project site driveways off South Broadway. A perimeter wall will be installed around the project site for safety and security purposes. Security cameras will be placed on-site and monitored 7 days per week, 24 hours per day.

Permanent motion-sensitive, directional security lights will be installed to provide adequate illumination around the substation area and points of ingress and egress. Additional lighting will provide operations and maintenance personnel with illumination for both normal and emergency conditions. Lighting on-site will be designed to provide the minimum illumination needed to achieve safety and security objectives. The lighting will be shielded and directed downward to minimize the potential for glare or spillover onto adjacent properties.

Stormwater treatment areas will be constructed along the northern and western boundaries of the project site (along South Broadway and West Griffith Street) to collect and treat all stormwater generated on the project site prior to being discharged into the adjacent municipal stormwater system, as detailed in the Stormwater Plan approved as part of the Development Plan.

Landscaping will be installed on the project site in accordance with the approved landscaping plan as part of the Development Plan. Landscaping will be provided along the northern and western boundaries of the project site.

The design of the BESS facility will comply with the National Fire Protection Association ("**NFPA**") 855 Code, which dictates specific fire access, protection, and suppression requirements to ensure the safe operation of the facility, and the applicable edition of the Los Angeles County Fire Code, as adopted by the City pursuant to Carson Municipal Code Section 3100, except as otherwise approved by the Los Angeles County Fire Department ("**LACFD**") pursuant to a request for modifications or alternative materials and methods ("AMMR") review. Additionally, the BESS will be Underwriters Laboratories Inc. (UL) certified and include built-in failsafe and cooling systems designed to prevent thermal runway (i.e., uncontrollable temperature increase) and the spread of fire. The site plan will be reviewed and approved by LACFD to ensure that the project meets applicable codes as referenced above, and any conditions of approval imposed or recommended by LACFD will be complied with. Without limitation of the foregoing, the project will comply with the LACFD AMMR Results Update issued on December 11, 2025, and as may be amended, for the subject project which is identified therein as EPIC-LA Plan Number FEPC2023-3504.

The physical construction/site activities of the project will last up to 10 months, not including commissioning. Construction activities will consist of: (1) demolition; (2) site preparation; (3) system installation; and (4) testing, commissioning, and cleanup. All existing structures within the project site will be demolished including a small building residing in the northwest portion of the site, and removal of several concrete soil bunkers

scattered throughout the site. The on-site construction workforce will peak at several dozen individuals; however, the average daily workforce on-site during construction will be one to two dozen individuals, comprising construction, supervisory, support, and construction management personnel. Construction will be limited to the days/hours of Monday through Saturday between 7:00 a.m. and 7:00 p.m.

Once developed, the project will be monitored by a remote management system at all times. Remote access to battery status, meters, schedules, and other telemetry data will be available to off-site personnel. The facilities will operate year-round and will be available to receive or deliver energy 24 hours per day, 365 days per year.

Typical operations and maintenance activities that will occur on the project site will include liaison and remote monitoring administration and reporting; semi-annual and annual services; remote operations of batteries, inverters, substation, and site security and management; additional communication protocols; and repair and maintenance of the BESS, electrical transmission lines, and other project facilities. The electrical equipment and security will be automated and monitored remotely. The project site will mostly be unoccupied but will be visited periodically for equipment inspections, monitoring and testing, and maintenance as needed. Periodically, batteries and various components will be replaced or renewed to ensure optimal performance. Replaced batteries and other hazardous waste will be disposed of in accordance with applicable state and federal laws and regulations.

(this Recital collectively, the "**Project**").

E. On April 13, 2023, Developer filed a development permit application with the City seeking Conditional Use Permit No. 1128-23 ("the **CUP**"), Design Overlay Review No. 1935-23 ("the **DOR**") and Development Agreement No. 33-23 (the "**DA**"), along with a project description for applicable CEQA review (collectively, the "**Development Application**").

F. City finds and determines that all actions required of City precedent to approval of this Agreement have been duly and regularly taken. In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, *et seq*. ("**CEQA**"), appropriate studies, analyses, reports and documents were prepared and considered by the Planning Commission and the City Council. . On March 10, 2026, the Planning Commission, after giving notice pursuant to Government Code §§ 65090, 65091, 65092 and 65094, held a public hearing on the Development Application for approval of this Agreement, the CUP, and the DOR (collectively the "**Entitlements**"), including the associated CEQA review, and adopted Resolution No. 26-2900 denying CUP No. 1128-23 and DOR No. 1935-23 and recommending that the City Council deny DA No. 33-23. Developer timely appealed the Planning Commission's decision to the City Council via an appeal application submitted on March 23, 2026, pursuant to Carson Municipal Code Section 9173.4 (the "**Appeal**").

G. On _May 5, 2026, and May 20, 2026, the City Council, after provision of the public notice required by law, held a public hearing to consider the Appeal and the Planning Commission's recommendation for denial of DA No. 33-23. The City Council

independently reviewed the proposed CEQA analysis and findings (including but not limited to the CatEx Memo) and the Project as a whole, and following the hearing, found that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects) and that the Project is not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), adopted Ordinance No. 26-2608, approving this Agreement, and adopted Resolution No. 26-056, approving the CUP and DOR subject to the Project conditions of approval attached to said Resolution. The City Council has found on the basis of substantial evidence based on the entire administrative record, that this Agreement is consistent with all applicable plans, rules, regulations and official policies of the City.

H. *Adoption of DIF Program.* On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee Program ("**DIF Program**") to establish an interim Development Impact Fee ("**DIF**") schedule applicable to new development within the City. DIFs are valuable tools to fund infrastructure needs associated with new/additional development within the City pursuant to Government Code Sections 66000 *et seq*. DIFs serve the purpose of allowing the City to recover from each new development project a reasonable and proportional share of the cost of public facilities and infrastructure improvements that serve or will benefit that development.

I. *Agreed-Upon Payment of DIF Amount.* City staff and its rate consultants have analyzed the draft "Development Impact Fee Study" and currently-available fee study data, and potential impacts upon public facilities and infrastructure attributable to the Project, in order to accurately estimate the DIFs that would be applicable to the Project. Project DIF amounts in this Agreement were estimated by reviewing the individual Project and its direct relationship to the impacts created by the Project, and the fees collected, and it was determined that the amounts of the fees are roughly proportional to the Project's specific impacts. Based on such analyses, the parties hereto mutually agree that Project impacts warrant a one-time DIF payment of $189,093.12, calculated at $3.68 per square foot for all square footage of Project battery enclosures (51,384 square feet), which amount is to be paid on or prior to the date of the final inspection or the date the certificate of occupancy is issued for the Project , whichever occurs first, and is subject to adjustment as set forth in Section 3.1 below depending on the timing of payment. All payments for DIFs pursuant to this Agreement are hereinafter referred to as the "**DIF Amount.**" The parties agree that such DIF Amount is (1) directly related to the impacts of the Project, and (2) roughly proportional to the specific impacts upon public facilities and infrastructure attributable to the Project.

J. *CFD Formation.* On November 7, 2018, the City formed a Master CFD entitled City of Carson Community Facilities District No. 2018-01 (Maintenance and Services) (the "**Citywide CFD**"). Developer is not and will not be required to annex the Property into the Citywide CFD or to pay the special taxes that are imposed on properties which are annexed into the Citywide CFD.

K. *Developer's Interest in the Property*. Developer has a current leasehold interest in the Property, with the lease term having begun on September 1, 2022, commencing with an Initial Term which ends on September 1, 2026, followed by an Operational Term, with a

duration of up to 27 years (consisting of a 12-year Term, plus options for three (3) five (5) year Extension periods) and any amendments thereto extending the Lease Term. As such, Developer possesses the requisite legal or equitable interest in the Property under Government Code Section 65865 that allows the Parties to enter into this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. GENERAL DEFINITIONS.

In addition to those terms defined within the above Recitals and elsewhere within this Agreement, the following terms shall bear the meanings set forth below:

1.1 "**Adopting Ordinance**" means Ordinance No. 26-2608 approving this Agreement, introduced on May 20, 2026, and adopted on June 3, 2026.

1.2 "**Agreement**" means this Development Agreement, including all of its exhibits.

1.3 "**Annual Review**" means the annual review of the Developer's performance under this Agreement in accordance with Article 6 of this Agreement.

1.4 "**Applicable Laws**" means, collectively, the following:

a. The Project Development Approvals (including the Conditions of Approval).

b. The Existing Land Use Regulations**.**

c. Subsequent Development Approvals.

d. Those Subsequent Land Use Regulations to which Developer has agreed in writing.

1.5 "**Approval Date**" means the date on which the City Council adopted the Adopting Ordinance. That date is June 3, 2026.

1.6 "**CDTFA**" means the California Department of Tax & Fee Administration.

1.7 "**Citywide CFD**" shall have the meaning set forth in Recital J.

1.8 "**City**" means the City of Carson, a California charter city.

1.9 "**City Council**" means the City Council of the City of Carson.

1.10 "**CMC**" means the Carson Municipal Code.

1.11 "**Conditions of Approval**" means all conditions imposed on the Project by the City, including (without limitation) those recommended by the Los Angeles County Fire Department, as part of the approval of the Project.

1.12 "**Confirmed Sales Tax Revenue**" means all Sales Tax revenue collected by the City from the purchase or sale of Project batteries that City can reasonably confirm, pursuant to Section 3.3 of this Agreement, was generated for and collected by the City.

1.13 "**Developer**" means VESI 27 LLC, a Delaware limited liability company, and its successors and assigns to all or any part of the Property.

1.14 "**Developer's Vested Right**" means Developer's right to complete the Project in accordance with, and to the full extent of, the Project Development Approvals in accordance with the Existing Land Use Regulations.

1.15 "Development" means the improvement of the Property for the purposes of completing the structures, improvements, and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping and other facilities and improvements necessary or appropriate for the Project, and the maintenance, repair, or reconstruction of any building, structure, improvement, landscaping or facility after the construction and completion thereof.

1.16 "**Development Plan**" means Developer's plan for completion of the Project in compliance with and to the full extent of the Project Development Approvals and Applicable Laws.

1.17 "DIF(s)" means Development Impact Fees agreed to by Developer pursuant to Section 3.1 hereof.

1.18 "**Director**" means the City's Community Development Director, or his or her designee.

1.19 "**Effective Date**" means the date on which the Adopting Ordinance becomes effective, typically thirty (30) days after the second reading of the Adopting Ordinance.

1.20 "**Entitlements**" means this Agreement, the CUP, and the DOR, including the associated CEQA review.

1.21 "**Exhibit**" means an exhibit to this Agreement, unless otherwise specifically referenced to a different agreement or document. The following exhibits are incorporated into the Agreement by reference as though set forth in full:

Exhibit A	Legal description of the Property
Exhibit B	Depiction of the Property
Exhibit C	Detail of fiber optic cable line routes

1.22 "**Existing Land Use Regulations**" means (i) all Land Use Regulations in effect on the Approval Date and (ii) any changes to Land Use Regulations enacted on or after the Approval

Date and before the Effective Date for which Developer has provided its written consent to allow those changes to apply to the Project.

1.23 "**Land Use Regulations**" are laws and regulations enacted through legislative actions of the City Council. Land Use Regulations include ordinances, laws, resolutions, codes, rules, regulations, policies, requirements, guidelines or other actions of City, including but not limited to the City's General Plan and the CMC (including the Carson Zoning Ordinance, Chapter 1 of Article IX of the CMC), which affect, govern or apply to the development and use of the Property, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the Project. "Land Use Regulations" do not include (i) Project Development Approvals, (ii) regulations relating to the conduct of business, professions, and occupancies generally, (iii) taxes and assessments, (iv) regulations for the control and abatement of nuisances, (v) health and safety regulations, or (vi) any other matter reserved to the City pursuant to Article 5 of this Agreement.

1.24 **"Mortgage**" means a mortgage, deed of trust, or other security instrument encumbering the Property.

1.25 "**Mortgagee**" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security device, a lender, or each of their respective successors and assigns.

1.26 "**Project**" as described this Agreement, means the development of the Property as described in Recital D, consistent with and to the full extent of the Project Development Approvals and all applicable Land Use Regulations.

1.27 "**Project Development Approvals**" means all Project-specific approvals, including, but not limited to, the Entitlements (minus this Agreement), the Conditions of Approval, Project-specific plans, maps, permits, site plans, design guidelines, variances, conditional use permits, grading, building, and other similar permits, environmental findings and assessments, and any amendments, addenda or modifications to those matters, which were applied for by Developer and are approved by City as required or permitted by the Applicable Laws in order for Developer to complete the Project, provided that those Project Development Approvals are consistent with Developer's Vested Right, this Agreement, and the Applicable Laws. The Entitlements (minus this Agreement), as examples of Project Development Approvals, have been or are anticipated to be approved, subject to the Conditions of Approval, prior to or in conjunction with the approval of this Agreement. "Project Development Approvals" do not include (i) rules, regulations, policies, and other enactments of general application within the City, (ii) legislative enactments, including this Agreement, or (iii) Land Use Regulations.

1.28 "**Property**" means the real property described in Exhibit "A" and shown in Exhibit "B."

1.29 "**Reservation of Authority**" means the limitations, reservations, and exceptions to Developer's Vested Right set forth in Article 5 of this Agreement.

1.30 "**Sales Tax**" means and includes both (i) the sales and use tax referenced in Chapter 1 of Article VI of the CMC and (ii) the transaction and use tax referenced in Chapter 1.5 of Article VI of the CMC.

1.31 "**Subsequent Land Use Regulations**" means those Land Use Regulations which are both adopted and effective on or after the Approval Date and which are not included within the definition of Existing Land Use Regulations.

1.32 "Subsequent Development Approvals" means all Project-specific approvals issued subsequent to the Effective Date in connection with development of the Property, which shall include, without limitation, any changes to the Project Development Approvals.

1.33 "**Term**" shall have the meaning ascribed to it in Section 2.1, unless earlier terminated as provided in this Agreement.

2. TERM & GENERAL COVENANTS.

2.1 Term; Extensions.

a. **Initial Term.** The term of this Agreement (the "**Term**") starts on the Effective Date and unless extended pursuant to subsection (b) below, shall expire on either (i) March 1, 2047, or (ii) the date of expiration or termination of Developer's leasehold interest in the Property, whichever occurs sooner, subject to any early termination provisions described in this Agreement.

b. **Extensions.** Subject to any early termination provisions described in this Agreement and subject to expiration pursuant to clause (ii) of subsection (a) above, Developer shall have the option to extend the expiration date stated in clause (i) of subsection (a) above, to the extent it applies, in one-year increments (each, an "**Annual Extension Option**"), for a total of up to five (5) years (i.e., to as late as March 1, 2052). In order to exercise any Annual Extension Option, Developer must, no less than 30 days prior to the then-applicable stated expiration date: (i) give City written notice of Developer's intent to exercise the applicable Annual Extension Option; and (ii) make a lump sum payment to the City in the amount of $128,562.00 corresponding to the applicable Annual Extension Option ("the **Annual Extension Fee**"). For the avoidance of doubt, any Annual Extension Fee that may be paid by Developer pursuant to this subsection shall not be subject to refund or proration in the event this Agreement expires pursuant to clause (ii) of subsection (a) above or is terminated pursuant to any early termination provisions of this Agreement at any time after the corresponding Annual Extension Option period has begun.

2.2 Project Completion. Developer shall complete the Project, including passing final inspection, by no later than five (5) years from the Effective Date.

2.3 Binding Effect of Agreement. From and following the Effective Date, actions by the City and Developer with respect to the development of the Property for completion of the Project, including actions by the City on applications for Subsequent Development Approvals affecting the Property shall be subject to the terms and provisions of this Agreement.

2.4 Agreement Runs with the Land. This Agreement shall be recorded and shall run with the land. Pursuant to Government Code Section 65868.5, the burdens of this Agreement and each of its provisions shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the Parties, including, but not limited to, all parties that enter into lease agreements with Developer for possession of any part of the Property.

2.5 Covenant Against Discrimination. The Developer covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation or gender preference, national origin, or ancestry in the performance of this Agreement. The Developer shall take affirmative action to ensure that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, sexual orientation or gender preference, national origin, or ancestry.

3. DEVELOPER'S OBLIGATIONS.

As consideration for the granting of Developer's Vested Right in accordance with Article 4 below and subject to the City's Reservation of Authority set forth in Article 5 below, Developer shall do the following:

3.1 Development Impact Fees. Developer shall make a one-time payment to the City for the DIF Amount of $189,093.12, calculated at $3.68 per square foot for all square footage of battery enclosures (51,384 square feet), which DIF Amount shall be adjusted as described in Section 3.1(a)-(b) below depending on the timing of payment. The Parties agree that the DIF Amount is (1) directly related to the impacts of the Project, and (2) roughly proportional to the specific impacts upon public facilities and infrastructure attributable to the Project. Developer agrees to release, defend, indemnify and hold the City harmless from any and all claims, costs (including attorneys' fees) and liability for any damages, which may arise, directly or indirectly, from the City's determination, calculation, or imposition of, or Developer's agreement to pay, the DIF Amount.

a. **Timing of Payment of DIF Amount.** The DIF Amount is payable in full prior to issuance of a certificate of occupancy or up to twelve (12) months following the issuance of the building permit for the Project, whichever occurs first.

b. **DIF Amount Adjustments.** All DIF Amounts shall be adjusted annually in accordance with the State of California Construction Cost Index (prior March to current March adjustment) on July 1st of each year.

3.2 O&M Payment. Developer agrees to pay City a lump sum amount of $357,006 (the "O&M Payment") for general operations and maintenance expenses of the City. Developer shall make the O&M Payment in one lump sum to City prior to issuance of any building permits

for the Project, and such payment is a condition precedent to such permit issuance. For the avoidance of doubt, the O&M Payment does not constitute and is not intended to pay the Citywide CFD special taxes.

3.3 Battery Fee. Developer shall pay City a "Battery Fee" in an amount equal to the sum of $1,487,500 (the "**Maximum Battery Fee Amount**") less the total amount of Confirmed Sales Tax Revenue collected by the City, subject to a guaranteed minimum of $250,000 (the "**Minimum Battery Fee Amount**"). Within thirty (30) days of the Effective Date, Developer shall pay City the Minimum Battery Fee Amount via wire transfer. Prior to the issuance of any demolition, grading or building permits, Developer shall provide City with a bond, on a form reasonably acceptable to the Director and City Attorney, securing payment of the Battery Fee, in an amount equal to the Maximum Battery Fee Amount less the Minimum Battery Fee Amount (the "**Bond**"), and the issuance and effectiveness of such Bond shall be a condition precedent to such permit issuance. The Bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his/her power of attorney. The Bond shall be unconditional and remain in force during the entire term of this Agreement until released pursuant to Section 3.3(a), below, and shall be binding on the successors-in-interest of the obligor/principal (i.e., Developer) and surety. The Bond shall be issued by a company qualified to do business in California, rated "A" or better in the most recent edition of Best's Rating Guide, The Key Rating Guide or in the Federal Register, and having a financial category Class VII or better, and shall provide for the City to receive at least 30 days' prior notice from the surety, via the means specified in Section 13.2, below, of any impending cancellation or lapse in effectiveness of the Bond due to nonpayment of premiums or any other reason.

a. **Confirmed Sales Tax Revenue; Effect on Battery Fee**. No later than sixty (60) days after the expiration of time for Developer to provide City comments on the Confirmed Sales Tax Revenue Determination pursuant to subsection (b) below, City shall calculate the amount of the Battery Fee by subtracting the Confirmed Sales Tax Revenue from the Maximum Battery Fee Amount (except that in no event shall the Battery Fee be reduced below the Minimum Battery Fee Amount) and notify Developer in writing of same (the "**Battery Fee Notice**"). If the Battery Fee in the Battery Fee Notice is equal to the Minimum Battery Fee Amount, then no later than thirty (30) days following the date the Battery Fee Notice is delivered to Developer and Developer's subsequent written request, City shall release or authorize cancellation of the Bond. If the Battery Fee in the Battery Fee Notice is greater than the Minimum Battery Fee Amount, within sixty (60) days of receipt of the Battery Fee Notice, Developer shall pay to City the amount of the Battery Fee less the Minimum Battery Fee Amount. Notwithstanding any other provision of this Agreement, in the event Developer fails to timely pay said amount, City shall have the right to immediately call and receive the proceeds of the Bond in an amount reflective of the Confirmed Sales Tax Revenue. No final Certificate of Occupancy shall issue until the Battery Fee has been paid in full. A temporary Certificate of Occupancy ("TCO") may issue prior to the Battery Fee being paid in full provided (without limitation as to other applicable requirements for issuance of a TCO or payment of the Battery Fee)

Developer demonstrates to the satisfaction of the Director that the Bond is and will be effective and binding on Developer and any premiums are paid for at least one year beyond the date of issuance of the TCO. If a TCO issues prior to the Battery Fee being paid in full pursuant to this paragraph, then the maximum cumulative term (i.e., total duration) of effectiveness of the TCO shall not exceed one year; if one year of cumulative effectiveness of the TCO elapses without issuance of a final Certificate of Occupancy and the Battery Fee has not been paid in full, then (i) the City may immediately revoke Developer's business license and not reinstate it until the Battery Fee is paid in full, and (ii) the TCO will immediately and automatically lapse and terminate and full payment of the Battery Fee shall be required as a pre-requisite to any further, extended or renewed effectiveness of the TCO or any issuance of a final Certificate of Occupancy. No later than thirty (30) days following such payment by Developer and Developer's written request, City shall release or authorize cancellation of the Bond.

b. **Tracking of Battery Fee**. No later than forty-five (45) days following the filing with the CDTFA of the Sales Tax return that reports sales tax on the sale of the Project batteries to Developer, Developer will provide City with copies of all information that Developer considers reasonably relevant to determining the Confirmed Sales Tax Revenue, which shall include, without limitation, (i) invoices for the purchase of the Project batteries reflecting the amount of Sales Tax charged, (ii) evidence of payment of the invoice amount to the retailer of the Project batteries, (iii) all Sales Tax returns filed with the CDTFA related to the sale and purchase of Project batteries, (iv) identification of the accounts that are or will be reporting the Sales Tax related to the sale and purchase of the Project batteries, and (v) evidence of remittance to the CDTFA of the amount reflected as due on the Sales Tax Returns (provided Developer shall have the right to first redact any portions of such documents which are privileged or which are not relevant to determining the Confirmed Sales Tax Revenue). Within one hundred eighty (180) days of receipt of such information from Developer, City, with cooperation from Developer as may be reasonably requested by City, will undertake a reasonable and good faith analysis of the Sales Tax returns and other information provided by Developer, together with any other information reasonably deemed relevant by City, and will thereby ascertain the Confirmed Sales Tax Revenue and notify Developer in writing of such determination (the "**Confirmed Sales Tax Revenue Determination**"). In the event the Confirmed Sales Tax Revenue is less than the Maximum Battery Fee Amount, such Confirmed Sales Tax Revenue Determination shall describe in detail the information relied upon by the City in calculating the Confirmed Sales Tax Revenue and, upon request by Developer, City shall provide such information to Developer (to the extent such information was not provided to City by Developer and such disclosure is not prohibited by law). Developer shall have thirty (30) days following the later of (i) receipt of the Confirmed Sales Tax Revenue

Determination, or (ii) receipt of the information requested from City pursuant to this subsection (b), to provide any comments or additional information to City regarding the determination of the Confirmed Sales Tax Revenue, which information the City shall consider in good faith.

c. For the avoidance of doubt, the foregoing relates only to the determination of the amount of the Battery Fee; in all circumstances, in addition to the Battery Fee, City shall be entitled to all Sales Tax revenue generated to the City from the Project, irrespective of the amount of Confirmed Sales Tax Revenue and/or the amount of the Battery Fee.

3.4 Community Benefits. Developer agrees to provide the following community benefits prior to issuance of a building permit for the Project, and such payment is a condition precedent to such permit issuance:

a. **Internship Program.** A one-time payment to the City in the amount of $40,000, to be used for a paid summer internship program at Carson High School for students interested in renewable energy technology.

b. **Towne Avenue Elementary School.** A one-time payment to the City in the amount of $25,000, to be used for community gardens and/or environmental-related educational programs at Towne Avenue Elementary School.

c. **Youth Sports Program.** A one-time payment to the City's Department of Parks and Recreation in the amount of $35,000, to be used for youth sports programs.

d. **Carson Experience**. A one-time contribution in the amount of $100,000 in sponsorship of the Carson Experience in connection with the Los Angeles 2028 Olympic Games-related events that will occur in the City.

3.5 Point of Sale. Developer shall ensure that the point of sale for all Project battery purchases is the City of Carson for California sales and use tax purposes, and such point of sale shall also be reflected in Project battery purchase documents.

3.6 Perimeter Wall Height. The perimeter wall that will be installed around the Project site for safety and security purposes shall be 13’ in height, increased from the 10’ that was previously proposed or recommended for the Project.

4. DEVELOPMENT OF THE PROPERTY.

4.1 Scope of Developer’s Vested Right. Subject to the Reservation of Authority set forth in Article 5, Developer shall have the vested right to develop the Project to the full extent permitted under the Applicable Laws and this Agreement (“**Developer’s Vested Right**”).

4.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the rules, regulations and official policies governing permitted

uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to the Development of the Property, shall be as set forth in the Existing Land Use Regulations which were in full force and effect as of the Effective Date of this Agreement, subject to the terms of this Agreement.

4.3 Rights under State and Federal Law. Developer shall retain all rights it has under state and federal law, including, but not limited to, Developer's rights under Government Code Section 65865.2.

4.4 Apportionment. Developer shall have the right to apportion the uses and intensities of the Project between itself and any subsequent owners, upon the sale, transfer, or assignment of all or any portion of the Property, so long as such apportionment is consistent with the Applicable Laws and this Agreement.

4.5 Lesser Development. Without amending this Agreement, Developer shall have the right to elect to develop and construct upon all or any portion of the Property a Project of lesser height or building or structure size than that permitted by the Project Development Approvals provided that the Project otherwise complies with the Project Development Approvals and this Agreement.

4.6 Project Development Approvals; Subsequent Development Approvals. The Project Development Approvals for the Project may require the processing of Subsequent Development Approvals. Subject to the provisions of Section 4.7 below, the City shall accept for processing, review and action, all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters in accordance with the Existing Land Use Regulations. The parties acknowledge that subject to the Existing Land Use Regulations, under no circumstances shall City be obligated in any manner to approve any Subsequent Development Approval, or to approve any Subsequent Development Approval with or without any particular condition. However, unless otherwise requested by Developer, City shall not, without authority pursuant to the Existing Land Use Regulations, amend or rescind any Subsequent Development Approvals respecting the Property after such approvals have been granted by the City. Processing of Subsequent Development Approvals or changes in the Project Development Approvals made pursuant to Developer's application shall not require an amendment to this Agreement. This Agreement shall not prevent City from denying or conditionally approving any application for a Subsequent Development Approval on the basis of the Existing Land Use Regulations.

4.7 Role of Project Development Approvals. Except as provided within this Agreement, the Project Development Approvals shall exclusively control the uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings or structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the Project.

4.8 Moratorium. Notwithstanding any other provision of this Agreement, no future amendment of any existing City ordinance or resolution or any subsequent ordinance, resolution or moratorium, enacted either by the City Council or by voter approved initiative, that purports to

impose or result in a limitation on the Project, imposed by City, shall apply to govern, or regulate the Project or development or use of the Developer Property during the Term. In the event of any such subsequent action by City, Developer shall continue to be entitled to apply for and receive Project Development Approvals or Subsequent Development Approvals in accordance with the Existing Land Use Regulations, subject only to the exercise of the City's Reservation of Authority set forth herein.

4.9 Maintaining Property. The Property must at all times be maintained and generally kept in a clean condition, in accordance with the City's Code Enforcement regulations.

5. CITY'S RESERVATION OF AUTHORITY.

Notwithstanding Developer's Vested Right, the Project is subject to the following Subsequent Land Use Regulations:

5.1 City's Discretion Under Applicable Laws. In considering future applications, if any, for a Subsequent Development Approval, the City may exercise its regulatory discretion to the extent permitted by the Applicable Laws.

5.2 Uniform Codes. Changes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, or other such Uniform Codes, and also adopted by City as Subsequent Land Use Regulations, but only if applicable City-wide as of the date a complete application is submitted for City plan check for each required Project building permit.

5.3 Emergencies. Emergency rules, regulations, laws, and ordinances within the City's police power that would limit the exercise of Developer's Vested Right ("**Conflicting Emergency Regulations**"), provided that the Conflicting Emergency Regulations:

a. Result from a sudden, unexpected emergency declared by the President of the United States, Governor of California, County Board of Supervisors and applicable to incorporated areas, including the City, or the City Council;

b. Address a clear and imminent danger, with no effective reasonable alternative available that would have a lesser adverse effect on Developer's Vested Right;

c. Do not primarily or disproportionately impact the development of the Project; and

d. Are based upon findings of necessity established by a preponderance of the evidence at a public hearing.

5.4 Laws of Other Jurisdictions. Other public agencies not subject to control by City may possess authority to regulate aspects of the Project. This Agreement does not limit the authority of such other public agencies. Therefore:

a. Federal, state, county, and multi-jurisdictional laws and regulations (the "**Additional Regulations**"), including regional impact fees, which City is required to enforce against the Property or the Project.

b. If an Additional Regulation is enacted after the Effective Date and prevents or precludes compliance with one or more of the provisions of this Agreement, those provisions shall be modified or suspended as may be necessary to comply with the Additional Regulation. In that event, this Agreement shall remain in full force and effect to the extent it is not inconsistent the Additional Regulation and to the extent that the suspension or modification necessitated by the Additional Regulation does not deny one of the Parties its primary benefits under this Agreement.

c. Developer shall apply in a timely manner for such other permits and approvals that are lawfully required by other governmental or quasi-governmental agencies in order to allow the Project to be constructed. City shall provide Developer reasonable cooperation in Developer's efforts to obtain such permits and approvals. The Parties shall cooperate and use reasonable efforts in coordinating the implementation of the Development with other public agencies, if any, having jurisdiction over the Property or the Project.

5.5 Modification or Suspension by Federal or State Laws. In the event that Federal or State laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such Federal or State laws or regulations, and this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provision impractical to enforce.

5.6 Energy Efficient and Sustainable Building Design. All Project buildings shall promote sustainable and energy efficient practices through compliance with California Code of Regulations, Title 24.

5.7 Employment Outreach for Local Residents. A goal of the City with respect to this Project and other major projects within the City is to foster employment opportunities for Carson residents. To that end, Developer covenants that with respect to the construction, operation and maintenance of the Project, the Developer shall make reasonable efforts to cause all solicitations for full or part-time, new or replacement, employment relating to the construction, operation and maintenance of the Project to be advertised in such a manner as to target local City residents and shall make other reasonable efforts at local employment outreach as the City shall approve. Developer represents and warrants to City that Developer will hire no less than 150 union construction trade jobs for construction of the Project. Developer shall also notify the City of jobs available at the Project such that the City may inform City residents of job availability at the Project. Developer will inform its purchasers and lessees of the provisions of these requirements. Nothing in this paragraph shall require Developer to offer employment to individuals who are not otherwise qualified for such employment. Without limiting the generality of the foregoing, the

provisions of this Section 5.7 are not intended, and shall not be construed, to benefit or be enforceable by any person whatsoever other than City.

5.8 Prevailing Wages. Developer's cost of developing the Project and constructing all of the on-site and off-site improvements, if any, at or about the Property required to be constructed for the Project shall be borne by Developer. Developer is aware of the laws of the State governing the payment of prevailing wages on public projects and will comply with same and will defend, hold harmless, and indemnify City in the event Developer fails to do so. As the City is not providing any direct or indirect financial assistance to Developer, the Project should not be considered to be a "public work" "paid for in whole or in part out of public funds," as described in California Labor Code Section 1720. Accordingly, it is believed by the parties that Developer is not required to pay prevailing wages in connection with any aspect of the Development or the construction of the Project. However, to the extent that (contrary to the parties' intent) it is determined that Developer was required to pay prevailing wage and has not paid prevailing wages for any portion of the Project, Developer shall defend, indemnify, and hold the City (which, for purposes of this section, shall include its related agencies, officers, employees, agents and assigns) harmless from and against any and all increase in construction costs, or other liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) arising from or as a result of any action or determination that Developer failed to pay prevailing wages in connection with the construction of the Project. City shall reasonably cooperate with Developer regarding any action by Developer hereunder challenging any determination that the Project is subject to the payment of prevailing wages. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Developer's consent as to the City's liabilities or rights only, but should it do so, City shall waive the indemnification herein provided such waiver occurs prior to the issuance of any judgment in the matter.

5.9 Fees, Taxes, and Assessments.

a. **Processing Fees**. The Developer shall pay all processing fees and charges of every kind and nature imposed by City to cover the estimated actual costs to City of processing applications for Project Development Approvals, including but not limited to, City Attorney fees incurred by City for the review, preparation and negotiation of the Entitlements, inclusive of this Agreement, and for monitoring compliance with any Project Development Approvals granted or issued, in accordance with the Reimbursement and Indemnification Agreement entered into by and between the Parties effective April 13, 2023 ("**Reimbursement Agreement**"), and as the same may be amended from time to time by mutual agreement of the Parties.

b. **Permit Fees**. Except as expressly provided in this Agreement, Developer shall pay all standard permit fees and other fees and charges which are standard and uniformly-applied to similar projects in the City.

c. **General Charges**. Nothing herein shall prohibit the application of the following, if lawfully imposed upon the Property, excluding the Citywide CFD special taxes:

(i) Additional Taxes, Fee, and Charges. Developer, or Developer's Project occupants, shall pay all normal and customary taxes, fees, and charges applicable to all permits necessary for the Project, and any taxes, fees, and charges hereafter imposed by City, which are standard and uniformly-applied to similar properties in the City.

(ii) Developer, or Developer's Project occupants, shall be obligated to pay any fees or taxes, and increases thereof, imposed on a City-wide basis such as business license fees or taxes, sales or use taxes, transient occupancy taxes, utility taxes, and public safety taxes;

(iii) Developer, or Developer's Project occupants, shall be obligated to pay any existing or future fees or assessments imposed on an area-wide basis (such as landscape and lighting assessments and community services assessments other than Citywide CFD special taxes);

(iv) Developer, or Developer's Project occupants, shall be obligated to pay any fees imposed pursuant to any Uniform Code.

(v) Developer, or Developer's Project occupants, shall be obligated to pay any utility fees and charges, including amended rates thereof, for City services such as electrical utility charges, water rates, and sewer rates.

5.10 Inconsistencies. It is expressly agreed that in the event of any clear and explicit conflict between the provisions or conditions of the Existing Land Use Regulations, this Agreement, and the Project Development Approvals, then the provisions or conditions of the following shall prevail in this order: (a) this Agreement; (b) Project Development Approvals, except that any more restrictive Conditions of Approval shall prevail over any conflicting provisions of this Agreement; (c) Existing Land Use Regulations that are subject to Developer's Vested Right.

6. ANNUAL REVIEW.

6.1 Timing of Annual Review. Pursuant to Government Code Section 65865.1, at least once during every twelve (12) month period of the Term, City shall review the good faith compliance of Developer with the terms of this Agreement ("**Annual Review**"). No failure on the part of City to conduct or complete an Annual Review as provided herein shall have any impact on the validity of this Agreement, nor shall it be deemed a breach on the part of City or Developer. The cost of the Annual Review shall be borne by Developer and Developer shall pay the actual and reasonable costs incurred by the City for such review.

6.2 Special Review. The City Council may, in its sole and absolute discretion, order a special review of compliance with this Agreement at any time at City's sole cost ("**Special Review**"). Developer shall cooperate with the City in the conduct of such Special Reviews.

6.3 Standards for Annual Review. During the Annual Review, Developer shall demonstrate good faith compliance with the terms of this Agreement. "**Good faith compliance**" shall be established if Developer is in substantial compliance with the material terms and conditions of this Agreement.

6.4 Procedure. Each party shall have a reasonable opportunity to assert matters which it believes have not been undertaken in accordance with the Agreement, to explain the basis for such assertion, and to receive from the other party a justification of its position on such matters. The procedure for an Annual Review or Special Review shall be as follows:

a. As part of either an Annual Review or Special Review, within ten (10) days of a request for information by the City, the Developer shall deliver to the City all information and supporting documents reasonably requested by City (i) regarding the Developer's performance under this Agreement demonstrating that the Developer has complied in good faith with the terms of this Agreement, and (ii) as required by the Existing Land Use Regulations.

b. The City Manager, or his/her designee, shall prepare and submit to Developer a written report on the performance of this Agreement and identify any perceived deficiencies in Developer's performance of this Agreement. The Developer may submit written responses to the report and Developer's written response shall be included in the City Manager's report. If the City Manager determines that the Developer has substantially complied with the terms and conditions of this Agreement, the Annual or Special Review shall be concluded.

c. If any deficiencies are noted, or if requested by a Councilmember, a public hearing shall be held before the City Council at which the Council will review the City Manager's report. The report to Council shall be made at a regularly-scheduled City Council meeting occurring as soon as possible, subject to the requirements of the Brown Act, after the commencement of the Annual or Special Review process outlined in this Section 6.4. If the City Council finds and determines, based on substantial evidence, that the Developer has not substantially complied with the terms and conditions of this Agreement for the period under review, the City may declare a default by the Developer in accordance with Article 7.

d. Neither party hereto shall be deemed in breach if the reason for non-compliance is due to a "force majeure" as defined in, and subject to the provisions of, Section 13.10.

6.5 Certificate of Agreement Compliance. If, at the conclusion of an Annual Review or a Special Review, Developer is found to be in compliance with this Agreement, City shall, upon written request by Developer, issue a Certificate of Agreement Compliance ("**Certificate**") to Developer stating that after the most recent Annual Review or Special Review and based upon the information known or made known to the City Manager, Planning Commission, and City Council

that (i) this Agreement remains in effect and (ii) Developer is in compliance. The Certificate, whether issued after an Annual Review or Special Review, shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance. Developer shall at its cost record the Certificate with the County Recorder. Additionally, Developer may at any time request from the City a Certificate stating, in addition to the foregoing, which obligations under this Agreement have been fully satisfied with respect to the Property, or any lot or parcel within the Property.

6.6 Review Process Not a Prerequisite to Declaring a Default. Neither the Annual Review nor Special Review procedure is a prerequisite to either party declaring a default and initiating the default and cure procedure in Article 7. In other words, either party may declare a default at any time without first undertaking the Annual Review or Special Review process.

6.7 Public Hearings. The public hearing prescribed by Section 6.4 is independent of, and in addition to, any further hearing procedures relating to defaults and remedies prescribed in Article 7 below. Thus, if the City Council finds that the Developer has not substantially complied with the terms and conditions of this Agreement as part of a review process pursuant to Section 6.4 and determines to declare a default, the City Council is still required to follow the notice/cure process (Section 7.2) and the termination hearing process (Section 7.4) before terminating this Agreement.

7. DEFAULTS AND REMEDIES.

7.1 Remedies. Developer shall not bring an action against City nor obtain any judgment for damages for a regulatory taking, inverse condemnation, unreasonable exactions, reduction in value of property, delay in undertaking any action, or asserting any other liability for any matter or for any cause which existed or which the Developer knew of or should have known of prior to the time of entering into this Agreement. Neither Party hereto shall be liable, whether in contract, tort or otherwise, for payment of any special, indirect, punitive, incidental, consequential, or exemplary damages arising out of this Agreement, including but not limited to loss of business opportunity or profit, loss of use, loss of goodwill or business stoppage, even if a Party knew or should have known of the possibility of such damages, except nothing in this sentence shall be construed to limit or curtail in any way Developer's obligations pursuant to Articles 8 or 9 of this Agreement. Developer acknowledges its remedies are adequate to protect Developer's interest hereunder and the waiver made herein is made in consideration of the obligations assumed by the City hereunder.

7.2 Declaration of Default & Opportunity to Cure.

a. Rights of Non-Defaulting Party after Default. The parties acknowledge that both parties shall have hereunder all legal and equitable remedies as provided by law following the occurrence of a default or to enforce any covenant or agreement herein except as provided in Section 7.1. Before this Agreement may be terminated or action may be taken to obtain judicial relief the party seeking relief ("**Non-Defaulting Party**") shall comply with the notice and cure provisions of this Section 7.2.

b. Notice and Opportunity to Cure. A Non-Defaulting Party in its discretion may elect to declare a default under this Agreement in accordance with the procedures hereinafter set forth for any failure or breach of the other party ("**Defaulting Party**") to perform any material duty or obligation of the Defaulting Party under the terms of this Agreement. However, the Non-Defaulting Party must provide written notice to the Defaulting Party setting forth the nature of the breach or failure and the actions, if any, required by the Defaulting Party to cure such breach or failure (the "**Default Notice**"). The Defaulting Party shall be deemed in Default under this Agreement, if the breach or failure can be cured, but the Defaulting Party has failed to take such actions and cure such default within thirty (30) days after the date of such notice or ten (10) days for monetary defaults (or such lesser time as may be specifically provided in this Agreement). However, if such non-monetary Default cannot be cured within such thirty (30) day period, and if and, as long as the Defaulting Party does each of the following:

(i) Notifies the Non-Defaulting Party in writing with a reasonable explanation as to the reasons the asserted default is not curable within the thirty (30) day period;

(ii) Notifies the Non-Defaulting Party of the Defaulting Party's proposed cause of action to cure the default;

(iii) Promptly commences to cure the default within the thirty (30) day period;

(iv) Makes periodic reports to the Non-Defaulting Party as to the progress of the program of cure; and

(v) Diligently prosecutes such cure to completion.

Then the Defaulting Party shall not be deemed in breach of this Agreement.

7.3 Termination Notice. Upon receiving a Default Notice, should the Defaulting Party fail to timely cure any default, or fail to diligently pursue such cure as prescribed above, the Non-Defaulting Party may seek termination of this Agreement, in which case the Non-defaulting Party shall provide the Defaulting Party with a written notice of intent to terminate this Agreement ("**Termination Notice**"). The Termination Notice shall state that the Non-defaulting Party will elect to terminate this Agreement within thirty (30) days and state the reasons therefor (including a copy of any specific charges of default or a copy of the Default Notice) and a description of the evidence upon which the decision to terminate is based. Once the Termination Notice has been issued, the Non-Defaulting Party's election to terminate this Agreement will only be rescinded if so determined by the City Council pursuant to Section 7.4.

7.4 Hearing Opportunity Prior to Termination. If Developer is the Defaulting Party pursuant to Section 7.3, then the City's Termination Notice to Developer shall additionally specify that Developer has the right to a hearing prior to the City's termination of any Agreements ("**Termination Hearing**"). The Termination Hearing shall be scheduled as an open

public hearing item at a regularly-scheduled City Council meeting within thirty (30) days of the Termination Notice, subject to any legal requirements including but not limited to the Ralph M. Brown Act, Government Code Sections 54950-54963. At said Termination Hearing, Developer shall have the right to present evidence to demonstrate that it is not in default and to rebut any evidence presented in favor of termination. Based upon substantial evidence presented at the Termination Hearing, the Council may, by adopted resolution, act as follows:

a. Decide to terminate this Agreement; or

b. Determine that Developer is innocent of a default and, accordingly, dismiss the Termination Notice and any charges of default; or

c. Impose conditions on a finding of default and a time for cure, such that Developer's fulfillment of said conditions will waive or cure any default.

Findings of a default or a conditional default must be based upon substantial evidence supporting the following two findings: (i) that a default in fact occurred and has continued to exist without timely cure, and (ii) that such default has caused or will cause a material breach of this Agreement and/or a substantial negative impact upon public health, safety and welfare, the environment, or such other interests that the City and public may have in the Project.

7.5 Rights and Duties Following Termination. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to (i) any obligations to have been performed prior to said termination, (ii) any default in the performance of the provisions of this Agreement which has occurred prior to said termination, or (iii) the indemnification provisions of Article 8. Termination of this Agreement shall not affect either party's rights or obligations with respect to any Development Approval granted prior to such termination.

7.6 Waiver of Breach. By not challenging any Development Approval within ninety (90) days of the action of City enacting the same, Developer shall be deemed to have waived any claim that any condition of approval is improper or that the action, as approved, constitutes a breach of the provisions of this Agreement.

7.7 Interest on Monetary Default. In the event Developer fails to perform any monetary obligation under this Agreement, Developer shall pay interest thereon at the rate of six and one-half percent (6.5%) per annum from and after the due date of said monetary obligation until payment is actually received by City.

8. THIRD PARTY LITIGATION.

8.1 Indemnity Obligations on Third-Party Claims

a. Developer hereby agrees to indemnify, defend, and hold City, its officers, agents, employees, members of its City Council and any commission, partners and representatives ("**City Indemnitees**") harmless from any and all claims, actions, suits, damages, liabilities, and any other actions or

proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature) (collectively, "**Claims**"), asserted against City or City Indemnitees arising out of or in connection with this Agreement, including, without limitation, (i) City's approval of this Agreement as provided in Section 1.1 and all documents related to any of the Project Development Approvals, Conditions of Approval, permits, or other entitlements for the Project and issues related thereto (including, City's determinations regarding CEQA compliance and/or any other development incentives granted to the Project), (ii) the development or operation of the Project, and (iii) liability for damage or claims for damage for personal injury including death and claims for property damage which may arise from, or are attributable to, Developer's (or Developer's contractors, subcontractors, agents, employees or other persons acting on Developer's behalf ("**Developer's Representatives**")) performance of its obligations under this Agreement and/or the negligence or misconduct of Developer or of Developer's Representatives which relate to the Project or the Property.

b. The City shall provide the Developer with notice of the pendency of such Claims within ten (10) days of being served or otherwise notified of such Claims and shall request that the Developer defend such action. The Developer may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City. In all cases, City shall have the right to utilize the City Attorney's office in any legal action. The Developer shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, upon receipt of an itemized invoice/statement from the City showing such estimate. If the Developer fails to provide the deposit, and after compliance with the provisions of this Section 8.1, the City may abandon the action and the Developer shall pay all costs resulting therefrom and City shall have no liability to the Developer. The Developer's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. City agrees that it shall fully cooperate with the Developer in the defense of any matter in which the Developer is defending and/or holding the City harmless.

8.2 Hold Harmless: Developer's Construction, and Other Activities. The Developer shall defend, save and hold the City and its elected and appointed boards, commissions, officers, agents, and employees harmless from any and all claims, costs (including attorneys' fees) and liability for any damages, personal injury or death, which may arise, directly or indirectly, from the Developer's or the Developer's agents, contractors, subcontractors, agents, or employees' Project construction activities and operations under this Agreement, whether such Project construction activities and operations be by the Developer or by any of the Developer's agents, contractors or subcontractors or by any one or more persons directly or indirectly employed by or acting as agent for the Developer or any of the Developer's agents, contractors or subcontractors. Nothing herein shall be construed to mean that the Developer shall hold the City harmless and/or

defend it from any claims arising from, or alleged to arise from, the sole negligence or gross or willful misconduct of the City's officers, employees, agents, contractors or subcontractors.

8.3 Loss and Damage. City shall not be liable for any damage to property of Developer or of others located on the Property, nor for the loss of or damage to any property of Developer or of others by theft or otherwise. City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, dampness or leaks from any part of the Property or from the pipes or plumbing, or from the street, or from any environmental or soil contamination or hazard, or from any other latent or patent defect in the soil, subsurface or physical condition of the Property, or by any other cause of whatsoever nature. Nothing herein shall be construed to mean that the Developer shall bear liability for the sole negligence or gross or willful misconduct of the City's officers, employees, agents, contractors of subcontractors.

8.4 Non-liability of City Officers and Employees. No official, agent, contractor, or employee of the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or to its successor, or for breach of any obligation of the terms of this Agreement.

8.5 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects the financial interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested, in violation of any state statute or regulation.

8.6 Survival of Indemnity Obligations. All indemnity provisions set forth in this Agreement shall survive expiration or sooner termination of this Agreement for any reason other than a default by City.

8.7 If a Claim covered by this Article 8 also constitutes a "Claim or Liability" for which Developer is obligated to indemnify, defend and hold harmless the City pursuant to Article 9 of the Reimbursement Agreement, then the provisions of this Article 8 shall supersede and prevail over said Reimbursement Agreement provisions to the extent of any conflict related to the required procedures for defense or indemnification of the Claim.

9. INSURANCE.

9.1 Types of Insurance.

a. **General Liability Insurance**. Prior to commencement and until completion of construction of improvements by Developer on the Property, Developer shall, at its sole cost and expense, keep or cause to be kept in force, for the mutual benefit of City and Developer, commercial general liability insurance against claims and liability for bodily injury or death arising from the use, occupancy, disuse or condition of the Property, improvements or adjoining areas or ways, affected by such use of the Property or for property damage. Such policy shall provide protection of at least $5,000,000 per occurrence, and at least $5,000,000 for Products and

Completed Operations, and $10,000,000 in the general aggregate and Products and Completed Operations Aggregate. Limits can be attained with the purchase of an excess/umbrella policy.

b. **Worker's Compensation**. To the extent Developer and its contractors utilize employees for any portion of the Project, Developer and such contractors shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that Developer and any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries workers' compensation insurance as required by law.

c. **Automobile Liability Insurance**. Developer shall ensure that all contractors with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder maintains automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Developer arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $5,000,000 combined single limit for each accident. Limits can be attained with a combination of primary policy and excess/umbrella.

d. **Pollution Liability Insurance**. Environmental Impairment Liability Insurance shall be written on a Pollution Liability form or other form acceptable to City's Risk Manager providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than $5,000,000 dollars per claim and $5,000,000 in the aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

e. **Builder's Risk Insurance.** Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions or provisional limit provisions. The policy must include: (1) coverage for any ensuing loss from faulty workmanship, nonconforming work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the project; (4) ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) coverage with sub-limits sufficient to insure the full replacement

value of any property or equipment stored either on or off the project site or any staging area**.** The City and Developer shall each be included as Loss Payee for their respective insurable interest.

f. **Marine Insurance**. The insurance shall cover physical loss or damage to the materials, equipment, machinery, supplies and other items for incorporation or consumption in the Project occurring during transportation thereof to the Property or its vicinity, from warehouse to warehouse. Up to $40,000,000 each and every loss any one conveyance and/or interim storage location as per "storage" extension within the policy. From the commencement date of the first shipment of property to the Site until the completion of all shipments of property to the Site, including materials, equipment, machinery, spares, supplies and other items for the Plant and the Interfaces.

g. **Commercial General and Professional Liability Insurance; Contractors.** Developer represents and warrants it will contract out all Project design work. Developer further represents and warrants that all of its contractors and consultants are and will continue to be, until completion of their respective work/services and for such period thereafter as may be reasonably required by the City's Risk Manager, insured through their own Commercial General and Professional liability insurance policies appropriate to the relevant profession for all Project design work, with limits no less than (i) $2,000,000 per claim and in the aggregate for Professional liability, and (ii) $1,000,000 each occurrence (combined single limit for bodily injury and property damage) and $2,000,000 general aggregate for Commercial General liability. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The insurance required by this Agreement shall be applicable to claims based upon, arising out of or related to services performed under this Agreement.

h. **Other Insurance**. Developer may procure and maintain any insurance not required by this Agreement, but all such insurance shall be subject to all of the provisions hereof pertaining to insurance and shall be for the benefit of City and Developer.

i. **Contractors/Subcontractors.** Developer shall ensure that all contractors and sub-contractors maintain the required minimum insurance coverages, or shall include the contractors and subcontractors under its insurance. Notwithstanding the foregoing, the City's Risk Manager may waive Professional Liability or Pollution Liability insurance requirements for a given subcontractor if the Risk Manager determines the subcontractor's scope of work does not necessitate such insurance requirements.

9.2 Insurance Policy Form, Sufficiency, Content, and Insurer. All insurance required by express provisions hereof shall be carried only by responsible insurance companies licensed and admitted to do business by California, rated "A" or better in the most recent edition

of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VIII or better, unless waived by City. All such policies shall be non-assessable and shall contain language, to the extent obtainable, to the effect that (i) any loss shall be payable notwithstanding any act of negligence of City or Developer that might otherwise result in the forfeiture of the insurance, (ii) the insurer waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled except after thirty (30) days' written notice by the insurer to City or City's designated representative. Developer shall furnish City with copies of all such policies promptly on receipt of them or with certificates evidencing the insurance. City shall be named as an additional insured on all policies of insurance required to be procured by the terms of this Agreement, except Workers' Compensation and Professional Liability, and except for all insurance required by Developer's contractors, both City and Developer shall be named as an additional insured. Moreover, the insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. In the event the City's Risk Manager determines that the use, activities or condition of the Property, improvements or adjoining areas or ways, affected by such use of the Property under this Agreement creates an increased or decreased risk of loss to the City, Developer agrees that the minimum limits of the insurance policies required by Section 9.1 may be changed accordingly upon receipt of written notice from the City's Risk Manager; provided that Developer shall have the right to appeal a determination of increased coverage to the City Council of City within ten (10) days of receipt of notice from the City's Risk Manager.

9.3 Failure to Maintain Insurance and Proof of Compliance. Developer shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies together with endorsements required hereunder together with evidence satisfactory to City of payment required for procurement and maintenance of each policy within the following time limits:

a. For insurance required above, within ninety (90) days after the Effective Date.

b. For any renewal or replacement of a policy already in existence, at least ten (10) days before the expiration or termination of the existing policy.

c. If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that that insurance has been procured and is in force and paid for, such failure or refusal shall be a default hereunder.

9.4 Waiver of Subrogation. Developer agrees that it shall not make any claim against, or seek to recover from City or its agents, servants, or employees, for any loss or damage to Developer or to any person or property, except as specifically provided hereunder and Developer shall give notice to any insurance carrier of the foregoing waiver of subrogation, and obtain from such carrier, a waiver of right to recovery against City, its agents and employees.

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

10. MORTGAGEE PROTECTION.

10.1 The parties agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed, of trust or other security device securing financing with respect to the Property. City acknowledges that the lenders providing such financing may require certain Agreement interpretations, modifications, and estoppel certificates and City agrees upon request, from time to time, to communicate and meet with Developer and representatives of such lenders to negotiate in good faith any such estoppel certificates and/or requests for interpretation or modification. Subject to compliance with applicable laws, City will not unreasonably withhold its consent to any such requested estoppel certificate, interpretation or modification provided City determines such estoppel certificate, interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the rights and privileges set forth in this Article 10.

10.2 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

10.3 The Mortgagee of any Mortgage or deed of trust encumbering the Property, or any part thereof, where Mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Developer in the performance of Developer's obligations under this Agreement.

10.4 If City timely receives a request from a Mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Developer. The Mortgagee shall have the right, but not the obligation, to cure the default during the period that is the longer of (i) the remaining cure period allowed such party under this Agreement, or (ii) sixty (60) days.

10.5 Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the Mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement.

11. ASSIGNMENTS.

11.1 The experience, knowledge, capability and reputation of Developer, its principals, employees and affiliates were a substantial inducement for the City to enter into this Agreement. The Developer may sell, transfer, lease or assign this Agreement, the Property, or any part thereof (such sale, transfer, lease or assignment shall be referred to as an "**Assignment**") with the prior written consent of the Director, which consent may not be unreasonably withheld, after providing reasonable documentation and evidence demonstrating that the person or entity to whom

any of the rights or privileges granted herein are to be sold, transferred, leased, assigned, hypothecated, encumbered, merged, or consolidated, meets the following criteria: (i) the transferee has the financial strength and capability to perform its obligations under the Agreement, and (ii) reasonably satisfactory evidence that the transferee has the experience and expertise to operate the Project, including reasonably satisfactory evidence that the transferee has experience with operations and projects with a similar scale of this Project. The proposed transferee shall execute and deliver to the City an assumption agreement assuming Developer's Project obligations, which assumption agreement shall be in a form approved by the City Manager and City Attorney. Notwithstanding the foregoing, if Developer should seek the Assignment prior to making the payments to City pursuant to Sections 3.1, 3.2 or 3.3, then Developer must make such payments to City prior to completion of the Assignment. Developer making these payments will be a condition precedent to the Director providing consent to the Assignment.

11.2 City Consideration of Requested Assignment. The City agrees that it will not unreasonably withhold, condition, or delay approval of a request for approval of an Assignment required pursuant to this Article 11, provided that:

a. Developer delivers written notice to the City requesting that approval prior to the completion of the Assignment (the "**Consent Request**"); and

b. The Assignment is not completed until either (i) City has provided its written consent or (ii) sixty (60) days have passed after delivery by Developer to City of the Consent Request without the City having rejected the Consent Request in writing.

c. The Consent Request shall be accompanied by (i) a proposed draft of the Assignment and Assumption Agreement described in Section 11.3, in a form reasonably acceptable to the City Attorney and City Manager, and (ii) evidence regarding the proposed assignee's development and/or operational qualifications and experience and its financial commitments and resources in sufficient detail to enable the City to evaluate the proposed assignee's ability to complete the Project.

11.3 Assignments Permitted Without City's Consent. Notwithstanding any other provision of this Agreement, Assignments related to the following property conveyances and other transactions shall not require City consent:

a. The granting of easements or permits to facilitate construction of the Project or any public improvements.

b. The granting of easements or permits for utility purposes.

c. Transactions for financing purposes, including the grant of a deed of trust to secure the funds necessary, but not to exceed the amounts reasonably required, for land acquisition, construction, and/or permanent financing of any portion of the Project.

d. The acquisition of some or all of the Property by a Mortgagee in its capacity as a Mortgagee, such as through foreclosure or a deed in lieu of foreclosure.

e. A sale or transfer resulting from, or in connection with, a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

f. A sale or transfer between members of the same family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries consist primarily of family members of the trustor, or transfers to a corporation or partnership in which the family members or shareholders of the transferor own at least ten percent (10%) of the present equity ownership and/or at least fifty percent (50%) of the voting control of Developer.

g. If Developer is a trust, corporation, real estate investment trust, or partnership, a transfer of stock or other interests, provided there is no material change in the actual management and control of Developer.

h. Transactions with any member, partner, officer, employee, or affiliate of Developer or any trust or family member, provided that, following the transaction, the management of Developer on the Effective Date shall, subject to normal and customary business practices and personnel changes, remain the primary Developer representative(s) for purposes of communication with the City.

11.4 Effect of Assignment. Unless otherwise stated within the Assignment, upon an Assignment:

a. The assignee shall be liable for the performance of all remaining obligations of Developer with respect to those portions of the Property which are transferred (the "**Transferred Property**"), but shall have no obligations with respect to any portions of the Property not conveyed (the "**Retained Property**").

b. The owner of the Retained Property shall be liable for the performance of all obligations of Developer with respect to the Retained Property, but shall have no further obligations with respect to the Transferred Property.

c. The Assignee's exercise, use, and enjoyment of the Transferred Property shall be subject to the terms of this Agreement to the same extent as if the Assignee were the Developer.

12. AMENDMENT AND MODIFICATION.

12.1 Initiation of Amendment. Either Party may propose an amendment to this Agreement or the Project Development Approvals.

12.2 Procedure and Requirements for Amendments to Development Agreement. The procedure for proposing and adopting an amendment to this Agreement shall be the same as the procedure required for entering into this Agreement in the first instance as set forth in Government Code Section 65867 and 65868. City will process any amendment to this Agreement consistent with state law and will hold public hearings thereon if so required by state law, and the Parties expressly agree nothing herein is intended to deprive any party or person of due process of law. Except as expressly set forth in any such amendment, an amendment to this Agreement will not alter, affect, impair, modify, waive, or otherwise impact any other rights, duties, or obligations of either party under this Agreement.

12.3 Consent. Except as expressly provided in this Agreement, no cancellation of or amendment to all or any provision of this Agreement shall be effective unless set forth in writing and signed by duly authorized representatives of each of the parties hereto and recorded in the Official Records of Los Angeles County.

12.4 Administrative Minor Project Modifications. Notwithstanding any other provision and/or Condition of Approval contained in any Project Development Approvals, minor modifications to the Project Development Approvals, the Subsequent Development Approvals, and/or the Development Plan shall be made ministerially, with the approval of the Director. The determination of whether a requested or proposed modification constitutes a minor modification shall be made by the Director in his or her sole discretion, except that minor modifications shall not include any modifications that the Director determines extend beyond the intent of the original approval, and modifications meeting any of the following criteria shall not be deemed to constitute minor modifications: (i) modifications that change the proposed uses analyzed in the CatEx Memo; (ii) modifications that increase the total amount of battery enclosure square footage within the Project by more than ten percent (10%); (iii) modifications that increase building/structure heights within the Property in comparison to what was identified on the Development Plan; (iv) modifications that substantially deviate from the design, location or specifications of the fiber optic cable lines as set forth in the Development Plan or Exhibit "C"; or (v) other modifications that involve any deviation of architectural design or details that is not in substantial conformance with the Project Development Approvals.

13. MISCELLANEOUS PROVISIONS.

13.1 Recordation. The City Clerk shall cause a copy of this Agreement to be recorded against the Property with the County Recorder within ten (10) calendar days after the Execution Date. The failure of the City to sign and/or record this Agreement shall not affect the validity of this Agreement.

13.2 Notices. Notices and correspondence required or permitted by this Agreement shall be in writing and either personally delivered or sent by registered, certified, or overnight mail or delivery service, or email (for attorney copies if specified below). Notices shall be deemed received upon personal delivery or on the second business day after registered, certified, or overnight

mailing or delivery, or email if such email notice is acknowledged as received by the receiving party. Notices shall be addressed as follows:

To City:	City of Carson 701 East Carson Street Carson, California 90745 Attn: Planning Manager
With copy to:	Aleshire & Wynder 1 Park Plaza, Suite 1000 Irvine, CA 92614 Fax: 949-223-1180 Attn: Sunny Soltani
To Developer:	VESI 27 LLC 6884 Sierra Center Parkway Reno, NV 89511
With copy to:	Legal Department ContractNotices@ormat.com

A Party may change its address by giving written notice to the other Party. Thereafter, Notices shall be addressed and transmitted to the new address.

13.3 Estoppel Certificates. Either Party (or a Mortgagee) may at any time deliver written notice to the other Party requesting an Estoppel Certificate stating:

a. The Agreement is in full force and effect and is a binding obligation of the Parties;

b. The Agreement has not been amended or modified or, if so amended, identifying the amendments; and

c. There are no existing defaults under the Agreement to the actual knowledge of the Party signing the Estoppel Certificate.

A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The City Manager may sign Estoppel Certificates on behalf of the City. An Estoppel Certificate may be relied on by assignees and Mortgagees.

13.4 Project as a Private Undertaking. It is specifically understood and agreed by the Parties that the Project is a private development, that neither Party is acting as the agent of the other in any respect, and that each Party is an independent contracting entity with respect to this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of property owned by a private party. City agrees that by its approval of, and entering into, this Agreement that it is not taking any action which would transform this private Development into a "public work" project, and that nothing herein shall be interpreted to

convey upon Developer any benefit which would transform Developer's private project into a public work project, it being understood that this Agreement is entered into by City and Developer upon the exchange of consideration described in this Agreement, including the Recitals to this Agreement, and that City is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on Developer by this Agreement, including but not limited to Developer's obligation to provide the public improvements set forth herein.

13.5 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by City of its power of eminent domain.

13.6 Entire Agreement. This Agreement represents the entire agreement of the Parties with respect to the subject matter of this Agreement. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

13.7 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement.

13.8 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

13.9 Covenant Not To Sue. The parties to this Agreement, and each of them, agree that this Agreement and each term hereof is legal, valid, binding, and enforceable. The parties to this Agreement, and each of them, hereby covenant and agree that each of them will not commence, maintain, or prosecute any claim, demand, cause of action, suit, or other proceeding against any other party to this Agreement, in law or in equity, or based on any allegation or assertion in any such action, that this Agreement or any term hereof is void, invalid, or unenforceable.

13.10 Force Majeure. Neither Party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other acts of God, fires, wars, terrorism, riots or similar hostilities, strikes, and other labor difficulties beyond the Party's control, government regulations, pandemics, government-ordered quarantine, court actions (such as restraining orders or injunctions), or other causes beyond the Party's reasonable control. If any such events shall occur, the term of this Agreement and the time for performance shall be extended for the duration of the impacts on the Project of each such event.

13.11 Waiver. All waivers of performance must be in a writing signed by the Party granting the waiver. Failure by a Party to insist upon the strict performance of any provision of this Agreement shall not be a waiver of future performance of the same or any other provision of this Agreement.

13.12 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

13.13 Governing Law and Venue. This Agreement shall be governed and interpreted in accordance with California law, with venue for any litigation concerning this Agreement in Los Angeles, California.

13.14 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party or in favor of City shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

13.15 Corporate Authority. The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

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

13.17 Recitals. The recitals in this Agreement constitute part of this Agreement and each party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Agreement.

13.18 No Brokers. City and Developer represent and warrant to the other that neither has employed any broker and/or finder to represent its interest in this transaction. Each party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorney's fees) in any manner connected with a claim asserted by any individual or entity for any commission or finder's fee in connection with this Agreement arising out of agreements by the indemnifying party to pay any commission or finder's fee.

13.19 Joint and Several Liability. In the event Developer should sell, transfer, lease or assign this Agreement, the Property, or any part thereof, Developer shall bear ultimate responsibility for all obligations, conditions, and restrictions set forth under this Agreement, it being understood that both Developer and any transferee, assignee, or lessee shall be jointly and severally liable.

13.20 Compliance with Laws. Developer must comply with all federal, state and local laws and regulations, including the City's Municipal Code.

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

13.22 Counterparts. This Agreement may be executed by the Parties in counterparts, which together shall have the same effect as if each of the Parties had executed the same instrument.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first set forth above.

CITY

CITY OF CARSON a municipal corporation

_____
Lula Davis-Holmes, Mayor

ATTEST

_____
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM
ALESHIRE & WYNDER, LLP

_____
Sunny K. Soltani, City Attorney
[brj]

DEVELOPER

VESI 27 LLC, a Delaware limited liability company

By:_____
Name:
Title:

By: _____
Name:
Title:

DEVELOPER SHALL PROVIDE CITY WITH COPIES OF APPROPRIATE DOCUMENTS EVIDENCING AUTHORITY OF SIGNATORIES TO EXECUTE AND BIND DEVELOPER. DEVELOPER'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2026, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

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TITLE OR TYPE OF DOCUMENT

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SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2026, before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL

☐ CORPORATE OFFICER

_____

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER_____

_____

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

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EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Carson in the County of Los Angeles, State of California, and is described as follows:

The westerly 750.97 feet of Lot 119 of Tract 4671, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 56, Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

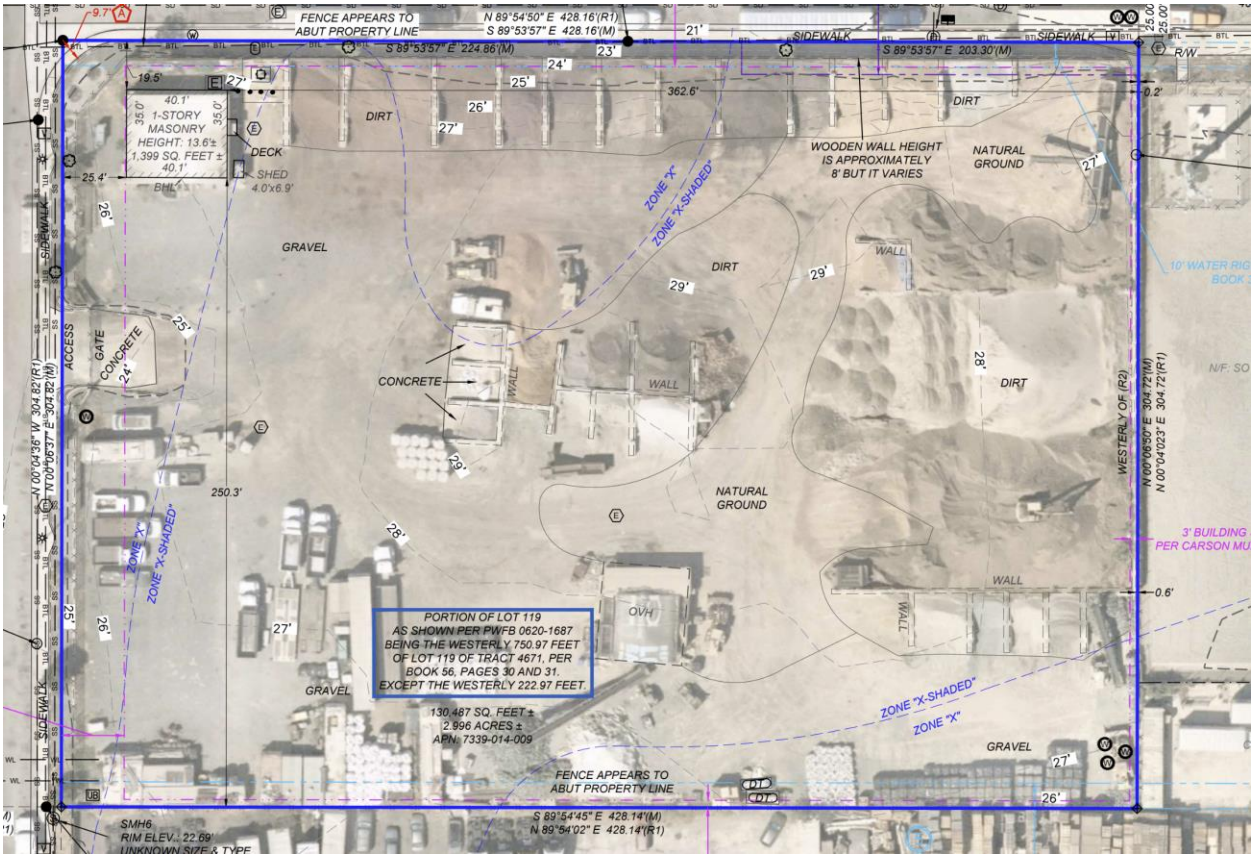
Except therefrom the westerly 222.97 feet thereof.

Also except therefrom the easterly 100 feet of the westerly 322.97 feet as per final judgment, Case No 274,177 recorded in Book 12339, Page 97 of official records in said County.

APN: 7339-014-009

EXHIBIT "B"

DEPICTION OF THE PROPERTY



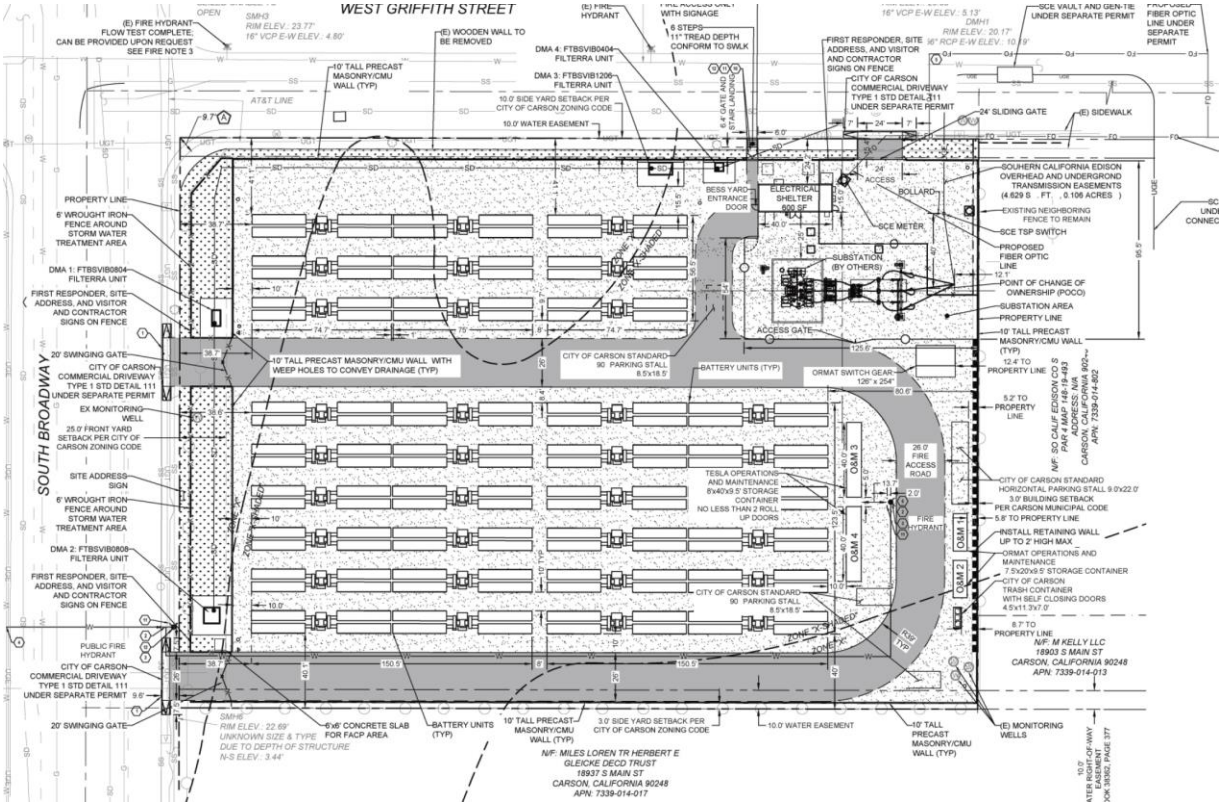

WEST GRIFFITH STREET
SOUTH BROADWAY
(E) FIRE HYDRANT FLOW TEST COMPLETE; CAN BE PROVIDED UPON REQUEST SEE FIRE NOTE 3
(E) WOODEN WALL TO BE REMOVED
10' TALL PRECAST MASONRY/CMU WALL (TYP)
AT&T LINE
10.0' SIDE YARD SETBACK PER CITY OF CARSON ZONING CODE
10.0' WATER EASEMENT
DMA 4: FTBSVIB0404 FILTERRA UNIT
DMA 3: FTBSVIB1206 FILTERRA UNIT
6 STEPS - 11" TREAD DEPTH CONFORM TO SWLK
FIRST RESPONDER, SITE ADDRESS, AND VISITOR AND CONTRACTOR SIGNS ON FENCE
CITY OF CARSON COMMERCIAL DRIVEWAY TYPE 1 STD DETAIL 111 UNDER SEPARATE PERMIT
24' SLIDING GATE
(E) SIDEWALK
SCE VAULT AND GEN-TIE UNDER SEPARATE PERMIT
PROPOSED FIBER OPTIC LINE UNDER SEPARATE PERMIT
PROPERTY LINE
6' WROUGHT IRON FENCE AROUND STORM WATER TREATMENT AREA
DMA 1: FTBSVIB0804 FILTERRA UNIT
FIRST RESPONDER, SITE ADDRESS, AND VISITOR AND CONTRACTOR SIGNS ON FENCE
20' SWINGING GATE
CITY OF CARSON COMMERCIAL DRIVEWAY TYPE 1 STD DETAIL 111 UNDER SEPARATE PERMIT
EX MONITORING WELL
25.0' FRONT YARD SETBACK PER CITY OF CARSON ZONING CODE
SITE ADDRESS SIGN
6' WROUGHT IRON FENCE AROUND STORM WATER TREATMENT AREA
DMA 2: FTBSVIB0808 FILTERRA UNIT
FIRST RESPONDER, SITE ADDRESS, AND VISITOR AND CONTRACTOR SIGNS ON FENCE
PUBLIC FIRE HYDRANT
CITY OF CARSON COMMERCIAL DRIVEWAY TYPE 1 STD DETAIL 111 UNDER SEPARATE PERMIT
20' SWINGING GATE
10' TALL PRECAST MASONRY/CMU WALL WITH WEEP HOLES TO CONVEY DRAINAGE (TYP)
BESS YARD ENTRANCE DOOR
ELECTRICAL SHELTER 600 SF
24' ACCESS
BOLLARD
SCE METER
SUBSTATION (BY OTHERS)
ACCESS GATE
SOUHERN CALIFORNIA EDISON OVERHEAD AND UNDERGROND TRANSMISSION EASEMENTS (4,629 S . FT. , 0.106 ACRES)
EXISTING NEIGHBORING FENCE TO REMAIN
SCE TSP SWITCH
PROPOSED FIBER OPTIC LINE
POINT OF CHANGE OF OWNERSHIP (POCO)
SUBSTATION AREA PROPERTY LINE
10' TALL PRECAST MASONRY/CMU WALL (TYP)
12.4' TO PROPERTY LINE
CITY OF CARSON STANDARD 90 PARKING STALL 8.5'x18.5'
BATTERY UNITS (TYP)
ORMAT SWITCH GEAR 128' x 254'
5.2' TO PROPERTY LINE
N/F: SO CALIF EDISON CO PAR 4 MAP 148-19-493 ADDRESS: N/A CARSON, CALIFORNIA 902-- APN: 7339-014-902
TESLA OPERATIONS AND MAINTENANCE 8'x40'x9.5' STORAGE CONTAINER NO LESS THAN 2 ROLL UP DOORS
O&M 3
O&M 4
O&M 1
O&M 2
26.0' FIRE ACCESS ROAD
FIRE HYDRANT
CITY OF CARSON STANDARD HORIZONTAL PARKING STALL 9.0'x22.0'
3.0' BUILDING SETBACK PER CARSON MUNICIPAL CODE
5.8' TO PROPERTY LINE
INSTALL RETAINING WALL UP TO 2' HIGH MAX
ORMAT OPERATIONS AND MAINTENANCE 7.5'x20'x9.5' STORAGE CONTAINER
CITY OF CARSON TRASH CONTAINER WITH SELF CLOSING DOORS 4.5'x11.3'x7.0'
8.7' TO PROPERTY LINE
N/F: M KELLY LLC 18903 S MAIN ST CARSON, CALIFORNIA 90248 APN: 7339-014-013
SMH6 RIM ELEV.: 22.69' UNKNOWN SIZE & TYPE DUE TO DEPTH OF STRUCTURE N-S ELEV.: 3.44'
6'x6' CONCRETE SLAB FOR FACP AREA
BATTERY UNITS (TYP)
10' TALL PRECAST MASONRY/CMU WALL (TYP)
3.0' SIDE YARD SETBACK PER CITY OF CARSON ZONING CODE
10.0' WATER EASEMENT
10' TALL PRECAST MASONRY/CMU WALL (TYP)
(E) MONITORING WELLS
N/F: MILES LOREN TR HERBERT E GLEICKE DECD TRUST 18937 S MAIN ST CARSON, CALIFORNIA 90248 APN: 7339-014-017

EXHIBIT "C"

FIBER OPTIC CABLE LINE ROUTES