

**** Revised ****



Carson Reclamation Authority

**Monday, March 2, 2026
701 East Carson Street
City Hall**

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

This Agenda and corresponding staff reports can be found on the City of Carson website at www.ci.carson.ca.us

“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 Carson Reclamation Authority on matters within the jurisdiction of the Authority during the designated public comment periods. There will be two oral communication sessions: one on items ON the agenda, and another on the matters NOT on the agenda. The Oral Communications portion of the agenda is limited to one hour, with comments from each speaker limited to 3 minutes depending on the number of speakers, unless otherwise approved by the board.

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

- **Email:** cityclerk@carsonca.gov (up to 2 hours prior to the start of the meeting).
- **Written:** Delivered to the City Clerk's Office at City Hall (up to 2 hours prior to the start of the meeting).

Emailed and written comments received by the City Clerk's Office may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** www.carsonca.gov
- **YouTube:** www.youtube.com/@CityofCarsonCalifornia
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

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 rolls for forging sound decisions

Everyone is urged to take appropriate health safety precautions before entering Carson City Hall. Wearing a mask is not required but highly recommended for those who are experiencing any airborne illness symptoms.

CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)

ROLL CALL (AUTHORITY SECRETARY)

FLAG SALUTE

INVOCATION

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

APPROVAL OF MINUTES

1. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
FEBRUARY 2, 2026 (REGULAR)
RECOMMENDED ACTION
— APPROVE the minutes as listed.

CONSENT

2. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-04-CRJPA
RECOMMENDED ACTION
— APPROVE RESOLUTION NO. 26-04-CRJPA
3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JANUARY 31, 2026
RECOMMENDED ACTION
— RECEIVE and FILE

4. RECEIVE AND FILE A REPORT ON AN AGREED UPON PROCEDURES AUDIT RELATED TO THE LENARDO DRIVE EXPENDITURES FOR THE PERIOD ENDING JUNE 30, 2025 BY VASQUEZ & COMPANY LLP
RECOMMENDED ACTION
— RECEIVE and FILE this report.
5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR FEBRUARY 2026
RECOMMENDED ACTION
— RECEIVE AND FILE

DISCUSSION

6. CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.
RECOMMENDED ACTION
— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY CHAIR.
— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY VICE-CHAIR.
— RATIFY THE APPOINTMENT OF THE CHAIR AND THE APPOINTMENT OF THE VICE-CHAIR.

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

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

ADJOURNMENT

Date Posted: February 26, 2026



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

APPROVAL OF MINUTES 1.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
FEBRUARY 2, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, February 2, 2026 (Regular)

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Minutes, February 2, 2026 (Regular)

Prepared by: Dr. Khaleah K. Bradshaw, Authority Secretary and Joy Simarago, Deputy Authority Secretary

Attachments

[Minutes - CRA Reg Mtg 02-02-26.pdf](#)



**Monday, February 2, 2026
701 East Carson Street
City Hall
4:00 PM**

**CARSON RECLAMATION AUTHORITY
REGULAR MEETING**

MINUTES

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Sr., Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)

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

The meeting was called to order at 4:03 P.M. by Authority Vice Chair Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL (AUTHORITY SECRETARY)

Authority Secretary, Dr. Khaleah K. Bradshaw noted the following:

Authority Board Members Present:

Authority Vice Chair Cedric Hicks, Sr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Excused)

Board Member Ray Aldridge, Jr.

Also Present:

Monica Cooper, Authority Treasurer; Danny Aleshire, Assistant Authority Counsel; and John Raymond, Executive Director

FLAG SALUTE

Board Member Hopson led the Pledge of Allegiance.

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

ACTION: No reportable action was taken.

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire announced the Closed Session item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 4:06 P.M. by Authority Vice Chair Hicks, Sr. to Closed Session.

RECONVENE INTO OPEN SESSION

The meeting was reconvened at 4:48 P.M. by Authority Vice Chair Hicks, Sr. with all members previously noted present except Authority Chair Davis Holmes and Board Member Aldridge, Jr. absent.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Assistant Authority Counsel Aleshire provided the Closed Session Report.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

None.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
DECEMBER 22, 2025 (SPECIAL) and JANUARY 5, 2026 (REGULAR)- 4:49 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 3-0-0-0-2
Absent was Lula Davis-Holmes, Ray Aldridge, Jr.**

CONSENT

Board Member Thomas requested to remove Consent Item No. 5 for discussion.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 3-0-0-0-2 Absent
was Lula Davis-Holmes, Ray Aldridge, Jr.**

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-02-CRJPA- 4:50 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-02-CRJPA

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION
AUTHORITY FOR MONTH ENDING DECEMBER 31, 2025.

RECOMMENDED ACTION

— RECEIVE and FILE.

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER THE SIXTH AMENDMENT TO THE OPTION AGREEMENT WITH CARSON GOOSE
OWNER, LLC FOR CELLS 3, 4, AND 5 OF THE FORMER CAL COMPACT LANDFILL

**** Item was Removed from Consent**

RECOMMENDED ACTION

— 1. APPROVE the Sixth Amendment to the Option Agreement; and

— 2. AUTHORIZE the Executive Director to execute the Sixth Amendment in a form acceptable to the Authority Counsel.

Item No. 5 was heard after approval of the Consent items.

Executive Director Raymond noted correction to staff recommendation no. 1 is to Approve the Sixth Amendment to the Option Agreement, not Approve the Fifth Amendment to the Option Agreement.

Brendan Kotler, Carson Goose Owner, offered comments.

Assistant Authority Counsel Aleshire noted that the motion should be approved subject to any minor changes approved by legal counsel which was accepted by the maker and seconder of the motion.

To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 3-0-0-0-2 Absent was Lula Davis-Holmes, Ray Aldridge, Jr.

6. CONSIDER RESOLUTION NO. 26-03-CRJPA, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY

RECOMMENDED ACTION

— WAIVE further reading and ADOPT Resolution No. 26-03-CRJPA, “A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY”

— AUTHORIZE the Chair to execute the resolution and the Amended and Restated Bylaws.

ACTION: Item No. 6 was approved on Consent.

DISCUSSION

7. CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.

RECOMMENDED ACTION

— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY CHAIR.

— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY VICE-CHAIR.

— RATIFY THE APPOINTMENT OF THE CHAIR AND THE APPOINTMENT OF THE VICE-CHAIR.

Item No. 7 was heard after Item No. 5

ACTION: Authority Vice Chair Hicks, Sr. ordered this item continued to the next meeting with no objection heard.

8. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT

RECOMMENDED ACTION

— RECEIVE AND FILE

ACTION: Executive Director Raymond gave a report and PowerPoint presentation.

(Authority Vice Chair Hicks, Sr. exited the meeting at 5:17 P.M.)

The meeting was recessed due to lack of a quorum.

(Authority Vice Chair Hicks, Sr. reentered the meeting at 5:17 P.M.)

A quorum was re-established and the meeting resumed with all members previously noted present.

Executive Director Raymond continued with the PowerPoint presentation and shared a video entitled Lenardo Drive Construction Update.

Brendan Kotler offered comments.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas shared that the City's Black History Month Program will take place on February 27, 2026, 6:00 P.M., at the Carson Community Center.

Authority Vice Chair Hicks, Sr. wished everyone a Happy Valentine's Day. He announced his birthday is on February 25, 2026. He thanked the Carson Citizens Cultural Arts Foundation for their support with the Black History Month Program.

ADJOURNMENT

The meeting was adjourned at 5:38 P.M. by Authority Vice Chair Hicks, Sr.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

CONSENT 2.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-04-CRJPA

I. SUMMARY

RESOLUTION NO. 26-04-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$1,054,244.83**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-04-CRJPA.

III. ALTERNATIVES

NONE.

IV. BACKGROUND

THE CARSON RECLAMATION AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The claims and demands listed in this Resolution have been reviewed for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount hereinafter set forth:

Section 2. On March 2, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$1,054,244.83**.

Section 3. That the Authority Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED this 2ND DAY OF MARCH, 2026.

CARSON RECLAMATION AUTHORITY, a public body

By:

AUTHORITY CHAIRMAN, LULA
DAVIS-HOLMES

ATTEST:

AUTHORITY SECRETARY, DR. KHALEAH BRADSHAW

APPROVED AS TO FORM:

AUTHORITY COUNSEL, SUNNY SOLTANI

V. FISCAL IMPACT

CERTIFICATION

In accordance with §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.

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 foregoing resolution, being Resolution No. 26-04-CRJPA, adopted by the City of Carson City Council at its meeting held on March 2, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 2ND DAY OF
MARCH, 2026 AT
CARSON, CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-04-CRJPA
2. DEMAND RESOLUTION #26-04-CRJPA - Wires Only

Attachments

[Exhibit 1 CRA Demand Register - Checks.pdf](#)

[Exhibit 2 CRA Demand Register - Wires Only.pdf](#)

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1825	01/29/2026	PRINTED	004417 SOCALGAS	14,990.57		Jan '26	gas utility
1826	01/29/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	8,437.08		Jan '26	electric utility
1827	02/05/2026	PRINTED	000797 ALESHIRE AND WYNDER LLP	872.20		Dec '25	legal fees
1828	02/05/2026	PRINTED	001924 THE BANK OF NEW YORK MELL	1,875.00		Nov '25-Jan '26	bank admin fee
1829	02/05/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	3,360.66		Jan '26	water utility
			5 CHECKS				
			CASH ACCOUNT TOTAL	29,535.51	.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
5 CHECKS	FINAL TOTAL	29,535.51	.00

** END OF REPORT - Generated by Braulio Alatorre **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
286	01/08/2026	WIRE	004084 RE SOLUTIONS, LLC	404,452.13	Nov '25	O&M, management fees	
287	01/23/2026	WIRE	005525 GREENBERG TRAUERIG LLP	5,655.50	Dec '25	legal fees	
288	01/28/2026	WIRE	004084 RE SOLUTIONS, LLC	614,601.69	Dec '25	O&M, management fees	
			3 CHECKS	CASH ACCOUNT TOTAL	1,024,709.32	.00	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
3 CHECKS	FINAL TOTAL	1,024,709.32	.00

** END OF REPORT - Generated by Braulio Alatorre **



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From: Monica Cooper, Authority Treasurer

Subject: CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JANUARY 31, 2026

I. SUMMARY

Submitted to the Carson Reclamation Authority Board members is the monthly Reserves and Cash report:

Available cash as of January 31, 2026: \$694,933.45

Balance of reserve funds as of January 31, 2026: \$14,532,197.15

II. RECOMMENDATION

RECEIVE and **FILE**.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The monthly Investment and Cash report is submitted to the Carson Reclamation Authority Board to ensure the legislative body is kept abreast of the value of the reserve funds and available cash. The Treasurer attests to the Authority's assets and not the sufficiency.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson Reclamation Authority Reserve Holdings

Prepared by: Monica Cooper, Carson Reclamation Authority Treasurer

Attachments

[CRA Reserve Holdings Report - January 2026](#)



Reclamation Authority
Reserve Holdings
As of January 31, 2026

Description	CUSIP/Ticker	Security Sector	Face Amount/Shares	Cost Value	Market Value	YTM @ Cost	% of Portfolio
Carson Reclamation Authority							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	183.71	183.71	183.71	3.931	0.00
Carson Reclamation Authority			183.71	183.71	183.71	3.931	0.00
Carson Reclamation Authority #2							
BNY Cash Reserve Cash	MM7946	Cash	14,466,536.54	14,466,536.54	14,466,536.54	0.000	99.55
Carson Reclamation Authority #2			14,466,536.54	14,466,536.54	14,466,536.54	0.000	99.55
Carson Reclamation Authority Remediation							
D. Treasury Cash Management Cash	946933	Cash	65,476.90	65,476.90	65,476.90	3.570	0.45
Carson Reclamation Authority Remediation			65,476.90	65,476.90	65,476.90	3.570	0.45
			14,532,197.15	14,532,197.15	14,532,197.15	0.016	100



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: RECEIVE AND FILE A REPORT ON AN AGREED UPON PROCEDURES AUDIT RELATED TO THE LENARDO DRIVE EXPENDITURES FOR THE PERIOD ENDING JUNE 30, 2025 BY VASQUEZ & COMPANY LLP

I. SUMMARY

The Carson Reclamation Authority (the Authority) started the construction of Lenardo Drive (the historical name for what is currently Stadium Way in the City of Carson) (the Project), a nearly one-mile street that needs to be constructed/reconstructed through a property owned by the Authority to facilitate the development of the former Cal Compact Landfill, one of the largest undeveloped parcels on the 405 Freeway and a critical property for the economic development of the City. Much of the funding for the Project is made available through City funds, including the 2019 Measure R/Measure M Bonds and the 2024 Lease Revenue Bonds, and the City aims to create transparency and accountability and ensure that the funding sources are appropriately utilized for the Project.

In 2025 the City conducted an RFP process to engage with the CRA and review the expenditures to ensure compliance with good accounting practices. The City selected Vasquez & Company LLP as the auditor. The engagement will run through the construction period, with reporting at milestones or quarterly. The first report covers the 11 months from the beginning of the pre-construction period through the commencement of construction with grubbing and clearing activity.

Vasquez performed the procedures enumerated in the report on the expenditures processed related to the Project from project inception on August 1, 2024 through June 30, 2025. The CRA is contracting for the work but the City is responsible for the completeness of the schedule of expenditures, its compliance with its policies over accounts payable processing, and utilization of proper funding sources for the Project. The City management agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining that the disbursements related to the Project were properly authorized, approved, and charged to the appropriate funding source.

There were no adverse finding in the report, meaning the invoicing, payments, and cost allocations were performed according to expectations. The next report will cover the period July 1, 2025 through the end of March, 2026.

II. RECOMMENDATION

1. **RECEIVE** and **FILE** this report.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Lenardo Dr. Project Review IA Report on Applying AUP (August 1, 2024 - June 30, 2025)
2. Audit Management Letter

Attachments

[Lenardo Dr. Project Review IA Report on Applying AUP \(August 1, 2024 - June 30, 2025\)](#)
[Audit Management Letter](#)

**City of Carson – Lenardo Drive Project Review
Independent Accountant’s Report
on Applying Agreed-upon Procedures
Leonardo Project Invoice Review
*for the period covered (August 1, 2024 to June 30, 2025)***





Independent Accountant's Report on Applying Agreed-Upon Procedures

The Honorable Mayor and Members of the City Council City of Carson, California

The City of Carson, California (the City) through the Carson Reclamation Authority (the Authority) started the construction of Lenardo Drive (the historical name for what is currently Stadium Way in the City of Carson) (the Project), a nearly one-mile street that needs to be constructed/reconstructed through a property owned by the Authority to facilitate the development of the former Cal Compact Landfill, one of the largest undeveloped parcels on the 405 Freeway and a critical property for the economic development of the City. The City aims to create transparency and accountability and ensure that the funding sources are appropriately utilized for the Project.

We have performed the procedures enumerated below on the expenditures processed related to the Project from project inception on August 1, 2024 through June 30, 2025. The City is responsible for the completeness of the schedule of expenditures, its compliance with its policies over accounts payable processing, and utilization of proper funding sources for the Project.

The City management has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining that the disbursements related to the Project were properly authorized, approved, and charged to the appropriate funding source. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

- 1. Invoice Verification** - Confirm the payment amount against the corresponding invoice or billing statement.

Results:

As part of this procedure, we obtained and reviewed all supporting documentation associated with each payment, ensuring that invoices were complete, valid, and properly matched to the payment records. We examined the invoiced amounts and reconciled them to the amounts paid to confirm that no discrepancies existed between the source documents and the disbursements. Additionally, we assessed whether all required supporting materials, such as invoice copies, approval records, and payment documentation, were included and appropriately filed to substantiate each transaction.

No exceptions were noted as a result of performing this procedure.



- 2. Approval Validation** - Verify that the invoice was approved for payment by the designated official.

Results:

As part of this procedure, we examined the invoices for evidence of proper authorization, including required signatures, approval stamps, or electronic approval records within the City's financial system. We ensured that each approval was provided by an individual with the appropriate level of authority as outlined in the City's policy.

No exceptions were noted as a result of performing this procedure.

- 3. Purchase Order Compliance** - Verify that the invoice amount did not exceed the approved purchase order (PO) limit.

Results:

For each invoice, we obtained its corresponding purchase order (PO) to verify that the invoiced amount did not exceed the approved PO limit. As part of this review, we examined the PO documentation to ensure that it was complete, properly authorized, and appropriately linked to the related invoice. We assessed whether the invoiced quantities, rates, and total amounts were consistent with the terms of the approved PO.

No exceptions were noted as a result of performing this procedure.

- 4. Account Posting Accuracy** - Reviewed the correctness of the posting to the appropriate project code and general ledger account.

Results:

As part of this review, we examined the accounting entries associated with each payment and compared them against established Project coding structure and the company's chart of accounts. We assessed whether the project codes, general ledger accounts, and cost classifications used were consistent with the supporting documentation, including invoices, purchase orders, and payment records.

No exceptions were noted as a result of performing this procedure.

- 5. Funding Source Review** - Assess the accuracy of the funding source applied to each payment. Verify proper inclusion in and approval of the project and funding source budget.

Results:

Reviewed each payment to confirm that it was charged to the correct funding source in accordance with project requirements and documented project records. As part of this assessment, we compared the funding source assigned in the accounting system to the supporting documentation, including project budgets, funding authorizations, and payment records. We verified that the funding charged matched the designated funding stream for the related expenditures and that no payments were misallocated to incorrect sources.

No exceptions were noted as a result of performing this procedure.



6. Expenditure Eligibility - Evaluate whether the expenditures were allowable under the terms of the funding source used.

Results:

As part of this review, we compared the nature and purpose of each expenditure to the eligibility requirements outlined in the governing funding documentation, including allowable cost provisions, project scopes, and budgetary restrictions. We verified that all expenditures tested aligned with the approved activities and were reasonable, necessary, and allocable to the project in accordance with the funding guidelines.

No exceptions were noted as a result of applying this procedure.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the City's compliance with the prescribed procedures. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and the Authority, and is not intended to be, and should not be, used by anyone other than these specified parties.

Glendale, California
February 19, 2026



www.vasquez.cpa



CITY OF CARSON

February 19, 2026

Vasquez & Company, LLP
655 North Central Avenue, Suite 1550
Glendale, California 91203

In connection with your engagement to perform, in accordance with attestation standards established by the American Institute of Certified Public Accountants, the agreed-upon procedures solely to assist the City of Carson (the City) through the Carson Reclamation Authority (the Authority) in evaluating whether disbursements related to the construction of Leonardo Drive (the "Project") were properly authorized, approved, and charged to the appropriate funding sources for the period from project inception on August 1, 2024, through June 30, 2025, we confirm, to the best of our knowledge and belief, the following representations.

1. We understand that the City has the responsibility to evaluate whether disbursements related to the construction of the Project were properly authorized, approved, and charged to the appropriate funding source.
2. We acknowledge that the procedures performed during your engagement are appropriate for the intended purpose of the engagement.
3. We have obtained from all necessary parties agreement to the procedures and acknowledgment that the procedures are appropriate for their purposes.
4. We have made available to you all records and related data relevant to agreed upon procedures related to the Project.
5. There are no known matters contradicting the disbursements related to the Project, nor any communication from regulatory agencies affecting the Project.
6. We have no knowledge of any material misstatements concerning the list of payments or in any of the records or documentation provided to you for the purpose of performing the agreed upon procedures.
7. There has been no knowledge of fraud or suspected fraud affecting the entity involving:
 - a. Management.
 - b. Employees who have significant roles in internal control.
 - c. Others where fraud could have a material effect on the disbursement of the Project.
8. We acknowledge our responsibility for the design and implementation of programs and controls to provide reasonable assurance that fraud is prevented and detected.
9. We have no knowledge of any allegations of fraud or suspected fraud affecting the Company received in communications from employees, former employees, analysts, regulators, short sellers or others.

10. We have responded fully to all inquiries made to us by you during your engagement.
11. During the course of your engagement, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.
12. We have requested an unsecured electronic copy of the agreed-upon procedures report and agree that the agreed-upon procedures report will not be modified in any manner.
13. We are responsible for the accuracy and completeness of the schedule of expenditures, its compliance with its policies over accounts payable processing, and utilization of proper funding sources for the Project.
14. We have provided all invoices, billing statements, purchase orders, approvals, project codes, general ledger details, and funding source documentation relevant to the payments included in the list.
15. We confirm that each payment included in the list represents an actual disbursement made for the Lenardo Construction Project and relates to allowable and authorized expenditures under the applicable funding sources.
16. We acknowledge responsibility for the internal controls over invoice approvals, purchase order processing, account coding, and funding source assignment for Project-related payments.
17. We confirm that all invoices were reviewed and approved by the designated officials, and that the purchase order limits used for payment authorization were properly established and applied.
18. We confirm that the posting of payments to project codes and general ledger accounts was performed in accordance with the Organization's accounting policies and reflects management's best understanding of the nature of the expenditures.
19. We confirm that all expenditures were allowable under the terms and conditions of the funding sources applied, and that management has reviewed and approved the project and funding source budgets.
20. We have disclosed to you all known noncompliance or suspected noncompliance with internal policies, funding source requirements, procurement regulations, or Project expenditure guidelines.
21. We are not aware of any instances of fraud or suspected fraud involving Project payments, procurement officials, accounting personnel, or others that could affect the results of the agreed-upon procedures.
22. We understand that the procedures you performed were agreed upon by management and are solely for the purpose of assisting us in evaluating payments related to the Lenardo Construction Project. We agree that the procedures performed are appropriate for that purpose.
23. We understand that your report is intended solely for the use of the Organization and any parties specified in the engagement agreement and is not intended to be, and should not be, used by any other party.



William Jefferson, Finance Director



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR
FEBRUARY 2026

I. **SUMMARY**

This item is to provide the Board an update on the Lenardo Drive construction project including a new simplified project schedule and minutes of the most recent weekly Owners, Architects, and Contractors (OAC) Meeting, where pending issues remaining to be resolved are discussed among all the contracted parties. In addition, some specific updates are provided in the Background section below and the Sources and Uses Letter provided to the general contractor, Snyder Langston, is provided as well.

II. **RECOMMENDATION**

RECEIVE and **FILE**.

III. **ALTERNATIVES**

TAKE another action the Board deems appropriate.

IV. **BACKGROUND**

The overall Project is the construction of Lenardo Drive (the historical name for what is currently named Stadium Way in the City of Carson), a nearly one-mile public street that is being constructed/reconstructed by the CRA to facilitate the development of the 157 acre former Cal Compact Landfill, one of the largest undeveloped parcels on the 405 Freeway in LA County and a critical property for the economic development of Carson.

There is a legal separation (for environmental liability reasons) between the City of Carson itself and the CRA. The Authority exists to undertake work and assume the environmental liability on behalf of the City in contaminated-land projects and is a necessary tool for the City to be able to complete these projects. All public infrastructure construction work on the site is performed by the CRA and not the City.

A copy of the February 20 OAC Meeting Minutes is attached, along with the exhibits that are linked to the minutes. Remaining issues to be resolved are discussed among all the contracted parties and are tracked week to week. The attachments include project photos tied to their location on the site plan, change order logs, and the full project schedule including the lookahead (upcoming items).

A more simplified schedule is attached as a separate exhibit.

Status of Utilities

- Recycled Water (West Basin Municipal Water District). Easement for flushing station with West Basin for execution and recording.
- Domestic Water (California Water Service). Waiting for Caltrans approval of Traffic Control Plan on Avalon ramp; also, requested a number of additional valves to be installed on the line.
- Public Sanitary Sewer. Approved.
- Public Storm Drain. Changes approved.
- Dry Utilities. (Electrical). The CRA's dry utility consultants have completed the design for the electrical backbone service on the property. The CRA is providing SCE a plan for receiving primary power at the property line. SCE's power would be run overhead on three customer-owned poles and brought down to pad-mounted equipment cabinets containing metering and switch gear, which would be owned by the CRA (or its new utility) and located on clean, native material at three locations on site. From those points power would be distributed through the conduit backbone to vaults for transformation and secondary distribution to buildings on the property.
- Dry Utilities. (SoCal Gas). Already-installed section of line to be lowered next week; SoCal Gas to review site next week to finalize plans.

Street Improvement Plans

- Street Improvement Plans. Plans are awaiting the City Engineer's signature. The Easement Agreement with the Evolve Apartments is required for permits to be issued. See Traffic Signal Plans below.
- Traffic Signal Plans. Plans are approved, but need an easement from Evolve property for traffic signal at Stamps and Del Amo. The Easement Agreement has been sent to the owner. We have a similar issue with the two traffic signals at Main Street and Lenardo where we need an easement from the owner of the mini-storage facility and from LA County Flood Control. Both parties are cooperative, though the Flood Control easement (which may be an encroachment) will need to go to the Board of Supervisors, which takes several months.
- Street Lighting. Lights on Lenardo and Del Amo to be metered "LS3" spec, owned by the City. Del Amo Streetlights are approved.
- Street Signage and Striping Plans are approved.
- Lenardo / Stamps Landscape & Irrigation Plan. Lenardo and Del Amo medians are in final stages of approval process by the City. There were some late conflicts being resolved between City landscaping standards, recycled water conditions of approval, and DTSC requirements on the Lenardo plans.

Environmental Scope (EKL)

- Cell 1 and 2 Buffer zone (Landfill Cap and Landfill Gas). Designs are approved. Cutting concrete piles obstructing the Cell 2 liner. Work to commence after header work is complete.
- GCCS Header Replacement. A change order is being processed to replace all the installed GCCS header line, which generally runs along the north side of Lenardo and then along the Torrance Lateral. Original plans called for replacing line in Lenardo Depression but testing results continually showed problems with or failure of the pipe in remaining sections.

V. FISCAL IMPACT

The Lenardo Drive project is funded by four main sources: the 2019 Measure R/Measure M bond issue (\$23,000,000), the 2024 Carson Lease Revenue Bonds (\$26,000,000), the Lenardo Drive Developer Contribution (\$12,500,000), and a Measure M grant from Metro (\$8,000,000). The latter two funds are not disbursed yet. A preconstruction contract with SLCB was also funded by Carson Goose Owner, LLC. A Sources and Uses Letter tracking the revenue and expenditures is included in Exhibit 1.

Still to be determined is the cost of creating a new electric utility to serve the site, including financing the capital cost of constructing three new switchyards that would accept primary power from three different SCE substations and distribute it to customers on the site, plus the cabling and transformers that are part of the utility backbone infrastructure and typically paid for by the utility. That system will likely need to be financed separately from the Lenardo Drive project.

Other future changes orders include the need to replace sections of landfill gas header pipe noted above, and the need to acquire the several easements from other property owners for the placement of traffic signals.

VI. EXHIBITS

1. Sources and Uses Letter as of January 31, 2026
2. 2012-DSB_Street_Improvement-35-OAC_Meeting-2026-02-20
3. High Level Work In Place Schedule - 260220

Attachments

[Sources and Uses Letter as of 1-31-2026](#)

[2012-DSB_Street_Improvement-35-OAC_Meeting-2026-02-20](#)

[High Level Work In Place Schedule - 260220](#)



CARSON RECLAMATION AUTHORITY

February 26, 2026

SENT VIA EMAIL AND REGULAR MAIL

SL Carson Builders, LLC
17962 Cowan
Irvine, California 92614
Attn: Kelly McCarty, Project Executive

kmccarty@snyderlangston.com

Re: Updated Status of Lenardo Drive Funding from City of Carson and Carson Goose Owner, LLC as of 12/31/2025

Dear Kelly:

The Carson Reclamation Authority (“CRA”) previously provided on January 27, 2024, the “Description and Status of Lenardo Drive Funding from City of Carson and Allocation of Invoices by Funding Source” (the “Sources and Uses Letter”), and an “Updated Sources Letter” on May 14, 2025, October 8, 2025, and December 4, 2025. Effective as of January 31, 2026, the CRA is providing this further update (the “Updated Sources and Uses Letter”) to comply with the requirement set forth in Section 2.1.2 of the Amended and Restated Master Agreement for Civil Improvements Between RE | Solutions, LLC and SL Carson Builders, LLC, which provides that prior to the commencement of any Work pursuant to a Work Order, owner shall provide Contractor with evidence that sufficient liquid, funding exists to cover the amount of the Contract Sum or GMP set forth in each Work Order (“Project Funding”).

As set forth in the Sources and Uses Letter, dated January 27, 2025, the sources available to the CRA were:

- | | |
|---|------------------------|
| • Measures R and M bond funds (October 2019) | \$23,000,000 |
| • Funds for Lenardo Drive from lease revenue bond (August 2024) | \$26,000,000 |
| • Developer Impact Fee Paid by Evolve | \$750,000 ¹ |

Total	\$49,750,000 ²
-------	---------------------------

¹ Available only for intersection improvements at Stamps and Del Amo.

² Total funds presented on January 27, 2025 letter contained an addition error.

As of the end of January, the total balance of funds available from each of the sources available to the CRA and the City, as well as all other RES projected costs for Design/Preconstruction and Construction Management, but excluding any future amounts to be paid directly by the CRA or the City, is presented in the tables below:

<u>CRA Funding Sources</u>	Balances in Sources & Uses Letter dated 1/27/2025	Balances in Sources & Uses Letter as of 5/9/2025	Balances in Sources & Uses Letter as of 9/30/2025	Balances in Sources & Uses Letter as of 10/31/2025	Balances in Sources & Uses Letter as of 1/31/2026
Measures R & M Bonds	\$23,000,000	\$17,266,930	\$14,133,095	\$13,385,618	\$10,384,861
2024 Lease Revenue Bonds	\$26,000,000	\$26,000,000	\$24,533,137	\$24,469,595	\$24,199,173
Evolve Developer Impact Fee	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Total CRA Current Funds	\$49,750,000	\$44,016,930	\$39,416,232	\$38,605,213	\$35,334,034
Future CGO Infrastructure Contribution	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000
Potential South Bay Regional COG Grant	\$0	\$0	\$0	\$8,000,000	\$8,000,000
Total CRA Current and Potential Funds	\$62,250,000	\$56,516,930	\$51,916,232	\$59,105,213	\$55,834,034

Project Start Date = 10/1/2024	
City of Carson Costs Paid Directly (not via RES)	
SLCB PreConstruction	\$610,850
All Others	\$796,130
Subtotal - City of Carson Costs Paid through 12/31/2024	\$1,406,980

SLCB GMAX Contract	
SLCB Original GMAX SOV	\$40,539,766
SLCB Total Executed PCCOs	\$4,460,476
SLCB Current GMAX Contract SOV	\$45,000,242
Current Remaining Buffer Zone & Waste ROM Costs not included in Executed PCCOs	\$10,091,654
Subtotal - Current SLCB Contract SOV including Remaining BZ & Waste ROM Costs	\$55,091,896
PCOs "Out" (issued by SLCB for review/approval by RES & CRA)	\$561,588
Buffer Zone & Waste Reduction (to avoid double-counting scope now included in PCOs "Out")	\$0
Subtotal - Net PCOs "Out"	\$561,588
PCOs "Open" (identified as potential costs that are under further analysis by SLCB)	\$4,547,832
Buffer Zone & Waste Reduction (to avoid double-counting scope now included in PCOs "Open")	(\$2,120,859)
Subtotal - Net PCOs "Open"	\$2,426,973
Buyout Savings (tbd how/when to incorporate into GMAX SOV)	(\$2,389,138)
Subtotal - Potential Revised SLCB Contract SOV	\$55,691,319
Total Paid by CRA to RES to date	\$3,067,926
Remaining Cash Requirements for SLCB GMAX Contract	\$52,623,393

<u>All Other RES Contracts</u>	Current Estimate at Completion as of 1/31/2026	Total Paid by CRA to RES as of 1/31/2026	Remaining Cash Requirements as of 10/31/2025	Remaining Cash Requirements as of 1/31/2026
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,915,339	\$5,019,356	\$2,787,644	\$1,901,632
Subtotal - SOW-3 Construction Expenses	\$4,825,204	\$650,265	\$4,147,094	\$4,174,937
Remaining Cash Requirements for All Other RES Contracts	\$11,740,543	\$5,669,621	\$6,934,738	\$6,076,569

Total Remaining Cash Requirements (SLCB GMAX + All Other RES Contracts)	\$59,558,131
Projected Funding Variance - Total Remaining Cash Requirements less Total CRA Current and Potential Funds	(\$452,918)

I hope that this information is satisfactory to SL Carson Builders, LLC and adequately describes the current funds available to CRA for the Lenardo and Stamps project. We will continue to update this letter as the project progresses. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Raymond", is written over a faint, light-colored rectangular stamp or watermark.

John Raymond Executive Director

cc: Sunny Soltani, Esq.
Danny Aleshire, Esq.
Curtis B. Toll, Esq.



SL Carson Builders, LLC
 17962 Cowan
 Irvine, California 92614
 P: (949) 863-9200
 F: (949) 863-1087

Project: 2012 DSB Street Improvement
 20400 S. Main Street
 Carson, California 90745

OAC Meeting Minutes: Meeting #35

Meeting Date Feb 18, 2026 **Meeting Time** 08:30 am - 10:00 am Pacific Time (US & Canada)

Meeting Location Teams Meeting, SL Trailer **Video Conferencing** [Join Meeting Link](#)

Overview This meeting is for all Stakeholders to communicate, coordinate and collaborate the status of the Project schedule, design, and budget.

Notes

Attachments [CARSON RE - CCD Tracking Log - Working File.xlsm](#), [06 - PCO Log 260217.pdf](#), [05 - Submittal Log 02.18.26.pdf](#), [04 - OPEN RFI Log 02.18.26.pdf](#), [03 - Logistic Plan 2-18-26.pdf](#), [02 - OAC Meeting 2.18.26 Progress Photo.pdf](#), [01.1 - 7-Day Forecast 33.82N 118.28W 1.pdf](#), [01 - District_SB_Street_imp_schedule_2026-02-11lookahead.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Joseph Lastelic	Aurora Blue Consulting & Design		joseph@abutility.com	Present
Yolanda Prado	Aurora Blue Consulting & Design		yolanda@abutility.com	Present
John Raymond	Carson Reclamation Authority	P: (310) 952-1773	jraymond@carsonca.gov	Present
Jeff Carlisle	Cumming Group	P: (213) 225-0901	jeff.carlisle@cumming-group.com	Present
Scott Zhao	Cumming Group	P: (213) 542-3472	szhao@cumming-group.com	Present
Robert Curley	Cummings Curley and Associates, Inc.		robert@cummingscurley.com	Absent
Kian Lew	EKI Environment & Water, Inc.	P: (650) 292-9100	klew@ekiconsult.com	Absent
Daniel Morris	EKI Environment & Water, Inc.	P: (650) 292-9100	dmorris@ekiconsult.com	Absent
Ying Song	EKI Environment & Water, Inc.	P: (650) 376-6226	ysong@ekiconsult.com	Present
David Tietje	EKI Environment & Water, Inc.	P: (650) 292-9094	dtietje@ekiconsult.com	Present
Brendan Kotler	Faring		brendan@faring.com	Absent
Alex Sanchez	KPFF Consulting Engineers dba KPFF Inc.		alex.sanchez@kpff.com	Present
Andy Vallejo	KPFF Consulting Engineers dba KPFF Inc.	P: (619) 521-8500	andy.vallejo@kpff.com	Absent
David Hoopfer	Michael Baker International, Inc.		dhoopfer@mbakerintl.com	Absent
Jacqueline Kim	Michael Baker International, Inc.		jacqueline.kim@mbakerintl.com	Present
Rolando Sotelo	Michael Baker International, Inc.		rolando@res-associates.com	Absent
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
John Balobeck	RE Solutions, LLC		john@resolutionsdev.com	Present
Daniela De La Torre	RE Solutions, LLC		daniela@resolutionsdev.com	
Will Lansche	RE Solutions, LLC		will@resolutionsdev.com	
Beth McDonald	RE Solutions, LLC		beth@resolutionsdev.com	
Stuart Miner	RE Solutions, LLC	P: (303) 945-3017	stuart@resolutionsdev.com	Present
Al Garcia	Snyder Langston, LLC	P: (949) 863-9200	agarcia@snyderlangston.com	Present
Kelly McCarty	Snyder Langston, LLC	P: (949) 863-9200	kmccarty@snyderlangston.com	Present
Martha Nevarez	Snyder Langston, LLC	P: (949) 863-9200	mnevarez@snyderlangston.com	Present
Derek Sigala	Snyder Langston, LLC	P: (949) 863-9200	dsigala@snyderlangston.com	Present
Angel Solis	Snyder Langston, LLC	P: (949) 863-9200	asolis@snyderlangston.com	Present
David Kanowsky	Southern California Electrical Firm		dkanowsky@scelectricalfirm.com	Present
Carl Kim	Verdantas Inc	P: (949) 250-1421	ckim@verdantas.com	Absent

SAFETY/SECURITY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Site Security	Al Garcia (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> No security issues noted 2/18/26 Due to rain and muddy conditions, Del Amo Entrance will be open for vehicles to enter the site. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> No security issues noted 2/11/26 Due to rain and muddy conditions, Del Amo Entrance will be open for vehicles to enter the site <ul style="list-style-type: none"> ACTION ITEM - SLCB to notify team to enter through Del Amo. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Safety	Al Garcia (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> Rain week of 2/16. Site is slippery and muddy. Cross traffic on Lenardo North <ul style="list-style-type: none"> Cones and Caution tape to mitigate cross traffic. Be aware of surroundings. Scrapers have right of way. RES stated at OAC on 1/21/2026 work needs to begin at 7am 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ All hands meeting can begin at 6:30am, but work needs to begin at 7:00am. • 124 consecutive safe Calendar days as of 2/18/2026. • Main Street Entrance will remain open in the future. Small cars to use Stamps drive. 			
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • Rain on 2/11. Site is slippery and muddy. • Cross traffic on Lenardo North <ul style="list-style-type: none"> ◦ Cones and Caution tape to mitigate cross traffic. ◦ Be aware of surroundings. ◦ Scrapers have right of way. • RES stated at OAC on 1/21/2026 work needs to begin at 7am <ul style="list-style-type: none"> ◦ All hands meeting can begin at 6:30am, but work needs to begin at 7:00am. • 117 consecutive safe Calendar days as of 2/11/2026. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	27	Agency Compliance				Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • SCAQMD <ul style="list-style-type: none"> ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day. ◦ Training for AQMD 1150/1166 <ul style="list-style-type: none"> ▪ Training held on 2/11. ▪ EKI is working on shorter 10 minute video for new employee orientation. ◦ EKI noted no new notifications will need to be made for demo of existing piles. All notifications have been made. • FIRE DEPT - inspector to review above ground petroleum storage tanks on site. <ul style="list-style-type: none"> ◦ ACTION ITEM - MH to send info and point of contact. ◦ this is an annual routine inspection. • DTSC <ul style="list-style-type: none"> ◦ No comments • EKI <ul style="list-style-type: none"> ◦ SLCB noted their is potential to encounter waste from this point forward <ul style="list-style-type: none"> ▪ ONGOING - ACTION ITEM - EKI to begin daily workforce monitoring so work does not stop if trash is encountered. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • SCAQMD 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day. ◦ SLCB and Cumming requested list of holidays observed by AQMD and City of Carson. <ul style="list-style-type: none"> ▪ SM to follow up with Mary and David T to confirm remaining action items are addressed. ▪ CLOSED - ACTION ITEM - Ownership to provide list of AQMD and City of Carson Holidays to SLCB and Cumming. <ul style="list-style-type: none"> ▪ <i>Received. Pending City of Carson Holidays noted.</i> ▪ CLOSED - ACTION ITEM - Cumming to issue CCD to direct SLCB to make revisions to contract schedule. <ul style="list-style-type: none"> ▪ Reference CCD 028 ▪ ACTION ITEM - SLCB to incorporate AQMD/City observed holidays into schedule ◦ Training for AQMD 1150/1166 <ul style="list-style-type: none"> ▪ Training is scheduled for 2/11 and 2/23. Multiple subs will required to attend training. ▪ Foreman and above absolutely required. ▪ Required for ICS, Belco, Largo, and anyone who may have missed the initial training. ▪ EKI/RES to update video of training. ◦ EKI noted no new notifications will need to be made for demo of existing piles. All notifications have been made. 			
			<ul style="list-style-type: none"> • DTSC <ul style="list-style-type: none"> ◦ No comments • EKI <ul style="list-style-type: none"> ◦ SLCB noted their is potential to encounter waste from this point forward <ul style="list-style-type: none"> ▪ IN PROGRESS - ACTION ITEM - EKI to begin daily workface monitoring so work does not stop if trash is encountered. ◦ CLOSED - SLCB requested report from EKI regarding what rolls of Geofabric and Liner were taken by ECA <ul style="list-style-type: none"> ▪ CLOSED - ACTION ITEM - EKI to forward report. <ul style="list-style-type: none"> ▪ <i>Report Received 2/6/2026</i> 			

SCHEDULE

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Master Schedule	Al Garcia (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Current Contract Schedule 6/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 2/11/2026 - Total -110 Day Delay from Contract Schedule, Substantial Completion 05/06/2027, Final Completion 06/03/2027 • 110 delay from REV 12/05/25 Schedule • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 02/25/2026 • TIA #2 <ul style="list-style-type: none"> ◦ MN sent TIA 2/17. <ul style="list-style-type: none"> ▪ MN to meet with SZ to review comments. ▪ Target date for IFB dry utility drawing 2/18 or 2/19. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • Current Contract Schedule 6/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 1/28/2026 - Total -100 Day Delay from Contract Schedule, Substantial Completion 04/22/2027, Final Completion 05/20/2027 • 100 delay from REV 12/05/25 Schedule • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 02/11/2026 • TIA #2 <ul style="list-style-type: none"> ◦ MN reviewing final comments. Target date to submit is 2/3 ◦ TIA #2 includes assumptions for Dry Utilities 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Look Ahead Schedule (Reference Attached)	Al Garcia (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • See Look Ahead Schedule for updates. • Dewatering <ul style="list-style-type: none"> ◦ Oakridge will be on site dewatering starting 2/19/26 ◦ First priority will be stamps and Lenardo intersection ◦ Second priority will be Lenardo Depression ◦ Third priority will be Lenardo N near Main St entrance ◦ Fourth Priority will be Lenardo S. • GCCS Header <ul style="list-style-type: none"> ◦ Stop investigation per RES on 1/28. ◦ SLCB to add new header to schedule update. Follow up on KM's email. ◦ ACTION ITEM - AG to call ICS and confirm start of GCCS replacement and incorporate into schedule update. <ul style="list-style-type: none"> ▪ Not incorporated in this revision of schedule updates. SLCB noted this needs to be a collaborative decision. SLCB suggests call with EKI, RES, Cumming, and ICS to review details. • STAMPS Closure 2/6/26-2/13/26 ON HOLD due to weather <ul style="list-style-type: none"> ◦ Due to rain and muddy conditions, Del Amo entrance will be reopened. ◦ Open access to Main ST on 2/6-2/13, switch back to STAMPS once scope is complete. 				
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • See Look Ahead Schedule for updates. • Filterra Catch Basin Installation on Cell 3, 4, and 5 side of Lenardo <ul style="list-style-type: none"> ◦ Crane will be in operation for installment ◦ Safety Zone. Everyone needs to avoid swing area of crane. There will be delineation. ◦ Per RES, continue with Filterras until instructed otherwise. • GCCS Header <ul style="list-style-type: none"> ◦ Stop investigation per RES on 1/28. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ SLCB to add new header to schedule update. Follow up on KM's email. ◦ <i>CLOSED - ACTION ITEM - ownership to issue CCD for replacement of entire header.</i> <ul style="list-style-type: none"> ▪ CCD 029 forthcoming. ◦ ACTION ITEM - AG to call ICS and confirm start of GCCS replacement and incorporate into schedule update. <ul style="list-style-type: none"> ▪ Not incorporated in this revision of schedule updates. SLCB noted this needs to be a collaborative decision. SLCB suggests call with EKI, RES, Cumming, and ICS to review details. 			
			<ul style="list-style-type: none"> • STAMPS Closure 2/6/26-2/13/26 <ul style="list-style-type: none"> ◦ Due to rain and muddy conditions, Del Amo entrance will be reopened. ◦ Open access to Main ST on 2/6-2/13, switch back to STAMPS once scope is complete. ◦ <i>CLOSED - ACTION ITEM - DS to issue Logistics plan to ownership and subcontractors</i> 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Weather/Environmental Impact Days	Al Garcia (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> • 44 days as of 2/18/26 <ul style="list-style-type: none"> ◦ Claiming 2/16, 2/17, and 2/18 • ACTION ITEM - SLCB to keep sending weather days to ownership. 				
		Previous Meeting Minutes Feb 11, 2026				
		<ul style="list-style-type: none"> • 38 days as of 2/11/26 <ul style="list-style-type: none"> ◦ Including partial weather days. • ACTION ITEM - SLCB to keep sending weather days to ownership. • Rain incoming week of 2/16. 				

DESIGN

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Landscape (CCA)				Open
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> • No design items at this time. See permit section for updates. • Still with Gilbert and Bene. JR to gently nudge. 				
		Previous Meeting Minutes Feb 11, 2026 (None)				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Dry Utilities (SCEF)				Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • All transformers on site will need to be customer owned. • ACTION ITEM - SCEF team to update team on timeline and approach for new design. <ul style="list-style-type: none"> ◦ Dry Utility Update 2/18/26: <ul style="list-style-type: none"> ▪ Had call this morning 2/18. Did not receive update from SCE. Working on getting follow up letter submitted. ▪ Joe is reviewing revised IFB plans 2/18. Target date is to release to SLCB on 2/19. ▪ Issued for Bid set will show Traffic Signal locations based on original drawings. <ul style="list-style-type: none"> ▪ TS locations are based on locations on the original plan. Locations will change based on changes to site plan due to rerouting of stamps. based on latest plan from Faring. • Status of Single Line <ul style="list-style-type: none"> ◦ Revision sent on 2/11 to SCE which included the dry utility yards at each site entrance. • Composite Dry Utility Plan <ul style="list-style-type: none"> ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T <ul style="list-style-type: none"> ▪ Pending SoCal Gas ▪ AB has incorporated ATT and Spectrum in to composite plan. Pending SoCal Gas ▪ By the time Single Line is updated, composite plan should be completed. ▪ Target date is 2/18/26-2/20/26 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • All transformers on site will need to be customer owned. • ACTION ITEM - SCEF team to update team on timeline and approach for new design. <ul style="list-style-type: none"> ◦ Dry Utility Update 2/11/26: <ul style="list-style-type: none"> ▪ SCE is still going through internal review process. No timeline established. ▪ RES to meet with attorney on 2/12 to put pressure on SCE. ▪ Issued for Bid set will show Traffic Signal locations based on original drawings. ▪ SZ suggested having a team review before issuing IFB set. • Status of Single Line <ul style="list-style-type: none"> ◦ Revision sent on 2/11 to SCE which included the dry utility yards at each site entrance. • Composite Dry Utility Plan <ul style="list-style-type: none"> ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T <ul style="list-style-type: none"> ▪ AB has incorporated ATT and Spectrum in to composite plan. Pending SoCal Gas ▪ By the time Single Line is updated, composite plan should be completed. ▪ Target date is 2/18/26-2/20/26 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Easement <ul style="list-style-type: none"> ▪ JR received response from Flood Control with link to access encroachment permit application. ▪ MBI is updating TS plans to submit to flood control by 2/20. <ul style="list-style-type: none"> ▪ No movement. MBI to finish updating to submit through link. TS plan are slotted to be completed by 2/20 SZ to follow up with DH. ▪ Private Storage Easement <ul style="list-style-type: none"> ▪ JR is working on finding out if same form that is being used for EVOLVE can be used for private storage easement. ▪ Owner does not want money, but asked if we can do site upgrade (landscape pocket). JJ to take photos and coordinate. May be on landfill. ▪ JR spoke with owner 2/10. Owner does not see a problem granting easement. ▪ JR to discuss process of obtaining easement with SM and Gilbert. Similar process will be followed for EVOLVE ◦ Remainder of Conflicts are underground <ul style="list-style-type: none"> ▪ ACTION ITEM - MN to coordinate meeting with Largo to establish start of potholing. <ul style="list-style-type: none"> ▪ Meeting with Largo on 2/20 to establish sequencing and start of work. MN noted that updated plans for TS and Street improvements will be required to coordinate. ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ JR Spoke with owner this week. JR hunted down easement agreement they are using with Evolve and sent to attorney (Robert) ▪ EVOLVE has asked CRA to cover legal costs. ◦ Workshop with MBI to review complete status of revised Traffic Signal Plan and Street Improvement Plan to be coordinated upon David H's return. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Easement <ul style="list-style-type: none"> ▪ JR received response from Flood Control with link to access encroachment permit application. ▪ MBI is updating TS plans to submit to flood control by 2/20. ▪ Private Storage Easement 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ JR spoke with owner 2/10. Owner does not see a problem granting easement. ▪ JR to discuss process of obtaining easement with SM and Gilbert. Similar process will be followed for EVOLVE <ul style="list-style-type: none"> ◦ Remainder of Conflicts are underground <ul style="list-style-type: none"> ▪ ACTION ITEM - MN to coordinate meeting with Largo to establish start of potholing. ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ JR is currently working with Legal to resolve. ▪ EVOLVE has asked CRA to cover legal costs. 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Civil (MBI)				Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Street Improvement Plans - Updated Cell 3, 4, and 5 Design <ul style="list-style-type: none"> ◦ Will Street Improvement Plans get modified (is driveways and intersections) to be in line with future development? <ul style="list-style-type: none"> ▪ JR to review in his 1pm call on 2/4 to further discuss on call on 2/5 with DSB team ◦ Per RES and Cumming, continue with Filerras and underground utility work until instructed otherwise. ◦ CLOSED - ACTION ITEM - KM to forward Faring Drawing to ownership and design team for comments. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • Street Improvement Plans - Updated Cell 3, 4, and 5 Design <ul style="list-style-type: none"> ◦ Will Street Improvement Plans get modified (is driveways and intersections) to be in line with future development? <ul style="list-style-type: none"> ▪ JR to review in his 1pm call on 2/4 to further discuss on call on 2/5 with DSB team ◦ Per RES and Cumming, continue with Filerras and underground utility work until instructed otherwise. ◦ ACTION ITEM - KM to forward Faring Drawing to ownership and design team for comments. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.5	1	Environmental (EKI)				Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Investigation of Remainder of Existing GCCS Header (CCD 020) - <ul style="list-style-type: none"> ◦ Ownership has agreed to stop investigation of GCCS Header. Header will be replaced. <ul style="list-style-type: none"> ▪ ACTION ITEM - SZ to issue CCD 029 ◦ EKI is targeting to issue drawing by 2/27. ◦ May be issued as phased segments. Weather permitting. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Feb 11, 2026				
		<ul style="list-style-type: none"> • Investigation of Remainder of Existing GCCS Header (CCD 020) - <ul style="list-style-type: none"> ◦ Ownership has agreed to stop investigation of GCCS Header. Header will be replaced. <ul style="list-style-type: none"> ▪ ACTION ITEM - SZ to issue CCD 029 ◦ <i>CLOSED - ACTION ITEM - DS to create RFI to track item.</i> <ul style="list-style-type: none"> ▪ <i>Per discussion with SZ, RFI is no longer required.</i> 				

PERMITS/AGENCY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	PERMIT LOG	Scott Zhao (Cumming Group)			Open
		Official Documented Meeting Minutes				
		<ul style="list-style-type: none"> • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 <ul style="list-style-type: none"> ◦ <i>ONSITE PERMIT - RECEIVED 10/30/2025</i> ◦ OFFSITE PERMIT (BALL IN COURT -COUNTY) <ul style="list-style-type: none"> ▪ No update 2/18. ▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon ▪ Traffic Control Plan <ul style="list-style-type: none"> ▪ Received comments from Bene. County is still in review process. ▪ TC plan is in Cal Trans Review. <ul style="list-style-type: none"> ▪ IN PROGRESS - ACTION ITEM - SZ to follow up with Cal Trans, Cal Water, and Bene. <ul style="list-style-type: none"> ▪ City to follow up with County (Bridge Engineer). JR to follow up with Kenny ▪ Pending Cal Trans approval of TCP. Cal Water following up. • GCCS - APPROVED 11/12/25, RECEIVED 12/7/25 • LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026 <ul style="list-style-type: none"> ◦ Pile Installation Work Plan <ul style="list-style-type: none"> ▪ <i>CLOSED - ACTION ITEM - SLCB team to schedule workshop to review Pile installation workplan.</i> <ul style="list-style-type: none"> ▪ Meeting scheduled 2/20 to review with wider team. ▪ DTSC review of workplan will take up to 45 calendar days. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) <ul style="list-style-type: none"> ◦ Lenardo and Del Amo plans are approved by Planning and are in Public Works' court. <ul style="list-style-type: none"> ▪ IN PROGRESS - ACTION ITEM - SZ to follow up with PW. <ul style="list-style-type: none"> ▪ JR to push PW to complete their review. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> • RECYCLED WATER - PERMIT RECEIVED 10/30/2025 <ul style="list-style-type: none"> ◦ Easement was sent to West Basin. - Alejandra confirmed their board is okay with easement. JR is working on getting easement signed. <ul style="list-style-type: none"> ▪ Easement is ready for signature. Target date for fully executed easement is 2/20. • PERMANENT POWER (BALL IN COURT - AB/SCEF) <ul style="list-style-type: none"> ◦ See Design Section above for updates. • TRAFFIC SIGNALS <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date. Potentially beginning of March. <ul style="list-style-type: none"> ▪ SLCB to contact Belco to start process of obtaining permit. Pending documents from Belco. ◦ Permit life expectancy is 1 year. • STRUCTURAL - APPROVED 12/09 • STREETLIGHTS (SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date. ◦ Permit life expectancy is 1 year. Topic for Dry Utilities Workshop • STREET IMPROVEMENT (BALL IN COURT - CITY) <ul style="list-style-type: none"> ◦ Bene has confirmed Street Improvement plan is approved. Pending Signature from Gilbert. <ul style="list-style-type: none"> ▪ JR to continue following up. ◦ Widening of Stamps - MBI to start today - TS/SL to be on private part of Cell 2. Similar to West Basin Easement. EASEMENTS to be placed on plan. <ul style="list-style-type: none"> ▪ JR to follow up with Easement for Stamps widening area. To be designate as public right of way. ◦ Evolve Easement <ul style="list-style-type: none"> ▪ Meeting held on 2/17 with EVOLVE to review workplan. 			
Previous Meeting Minutes						
Feb 11, 2026						
			<ul style="list-style-type: none"> • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 <ul style="list-style-type: none"> ◦ ONSITE PERMIT - RECEIVED 10/30/2025 ◦ OFFSITE PERMIT (BALL IN COURT -COUNTY) <ul style="list-style-type: none"> ▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon ▪ Traffic Control Plan <ul style="list-style-type: none"> ▪ Received comments from Bene. County is still in review process. ▪ TC plan is in Cal Trans Review. ▪ IN PROGRESS - ACTION ITEM - SZ to follow up with Cal Trans, Cal Water, and Bene. <ul style="list-style-type: none"> ▪ City to follow up with County (Bridge Engineer). JR to follow up with Kenny ▪ Pending Cal Trans approval of TCP. Cal Water following up. 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
			<ul style="list-style-type: none"> • GCCS - APPROVED 11/12/25, RECEIVED 12/7/25 • LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026 <ul style="list-style-type: none"> ◦ Pile Installation Work Plan <ul style="list-style-type: none"> ▪ ACTION ITEM - KM to create pile work plan and distribute to ownership and EKI. <ul style="list-style-type: none"> ▪ KM sent plan to team for review and comments. Workshop has been suggested. ▪ ACTION ITEM - SLCB team to schedule workshop to review Pile installation workplan. ▪ DTSC review of workplan will take up to 45 calendar days. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) <ul style="list-style-type: none"> ◦ Lenardo and Del Amo plans are approved by Planning and are in Public Works' court. <ul style="list-style-type: none"> ▪ ACTION ITEM - SZ to follow up with PW. <ul style="list-style-type: none"> ▪ JR to push PW to complete their review. • RECYCLED WATER - PERMIT RECEIVED 10/30/2025 <ul style="list-style-type: none"> ◦ Easement was sent to West Basin. - Alejandra confirmed their board is okay with easement. JR is working on getting easement signed. <ul style="list-style-type: none"> ▪ Easement was issued for signature and returned with comments (i.e. missing Info and verbiage changes). ▪ Once items are addressed, JR to resubmit. Target date for fully executed easement is 2/20. • PERMANENT POWER (BALL IN COURT - AB/SCEF) <ul style="list-style-type: none"> ◦ See Design Section above for updates. • TRAFFIC SIGNALS <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date. Potentially beginning of March. <ul style="list-style-type: none"> ▪ SZ suggests to start paperwork to obtain permit. SLCB to contact Belco to start process. ◦ Permit life expectancy is 1 year. • STRUCTURAL - APPROVED 12/09 • STREETLIGHTS (SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date. ◦ Permit life expectancy is 1 year. Topic for Dry Utilities Workshop • STREET IMPROVEMENT (BALL IN COURT - CITY) <ul style="list-style-type: none"> ◦ Bene has confirmed Street Improvement plan is approved. Pending Signature from Gilbert. <ul style="list-style-type: none"> ▪ JR to continue following up. ◦ Widening of Stamps - MBI to start today - TS/SL to be on private part of Cell 2. Similar to West Basin Easement. EASEMENTS to be placed on plan. <ul style="list-style-type: none"> ▪ JR to follow up with Easement for Stamps widening area. To be designate as public right of way. ◦ Evolve Easement <ul style="list-style-type: none"> ▪ Meeting with Evolve. SZ to send invitation for Tuesday 2/17. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Cal Trans Easement/Relinquishment	Scott Zhao (Cumming Group)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Traffic Control Plan <ul style="list-style-type: none"> ◦ See Domestic Water Offsite Permit Section of Agenda for update • CAL WATER ENCROACHMENT - SZ is starting encroachment process with Cal Water. <ul style="list-style-type: none"> ◦ Resubmitted last week. Under review with Cal Trans. • EDISON ENCROACHMENT - Pending Design. See Design Section Above <ul style="list-style-type: none"> ◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • Traffic Control Plan <ul style="list-style-type: none"> ◦ See Domestic Water Offsite Permit Section of Agenda for update • CAL WATER ENCROACHMENT - SZ is starting encroachment process with Cal Water. <ul style="list-style-type: none"> ◦ Resubmitted last week. Under review with Cal Trans. • EDISON ENCROACHMENT - Pending Design. See Design Section Above <ul style="list-style-type: none"> ◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON. 						

DRAWINGS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Issued For Construction Sets	Scott Zhao (Cumming Group)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • CIVIL <ul style="list-style-type: none"> ◦ Street Improvement <ul style="list-style-type: none"> ▪ Pending Public Works approval. Once approved, drawings will be issued. • ENVIRONMENTAL <ul style="list-style-type: none"> ◦ Pending revised drawings for replacement of entire GCCS Header. ◦ Target date for drawings is 2/27. • LANDSCAPE <ul style="list-style-type: none"> ◦ Pending Design. See Design Portion of Agenda for Updates. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • CIVIL 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> ◦ Domestic Water <ul style="list-style-type: none"> ▪ Bulletin 01 received. Reference CCD 004R3 ◦ Street Improvement <ul style="list-style-type: none"> ▪ Pending Public Works approval. Once approved, drawings will be issued. • LANDSCAPE <ul style="list-style-type: none"> ◦ Pending Design. See Design Portion of Agenda for Updates. 				

RFIs/SUBMITTALS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	RFIs	Derek Sigala (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • 12 OPEN RFI's as of 02/18/26 • 6 OUTSTANDING • See RFI Log attached. • Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's. • ACTION ITEM - DS to Issue Kelly's Enhanced Lenardo - Environmental Grading/Foundation Layer question for as a formal RFI. 						
<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • 11 OPEN RFI's as of 02/02/26 • See RFI Log attached. • Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's. • Forthcoming RFI's: <ul style="list-style-type: none"> ◦ Largo RFI #2 - Anchor Bolt Placement 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	1	SUBMITTALS	Derek Sigala (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • See Submittal Log • Open Submittals: 7 as of 2/18/26 <ul style="list-style-type: none"> ◦ 3 MBI ◦ 1 EKI ◦ 3 KPFF • Outstanding Submittals: 1 as of 2/11/26 <ul style="list-style-type: none"> ◦ 007-331000-27.1 - OUT - Recycled Water 3" Service Assembly-Product Data ◦ 007-331000- 23.0 - OUT - Recycled Water - Ductile Iron Pipe and Fittings - Product Data ◦ 013-401030 - 02.0 - OUT - Wellhead Vault Reinforced Concrete Slab - Mix Design <ul style="list-style-type: none"> ▪ Updated drawing received 2/13/26 and issued to ICS to begin creating new mix design submittal. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> • Forthcoming Submittals <ul style="list-style-type: none"> ◦ LFC Revised Panel Layout ◦ Traffic Signal and Streetlight Submittals ◦ Structural Concrete Submittals 				
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • See Submittal Log • Open Submittals: 1 as of 2/11/26 <ul style="list-style-type: none"> ◦ 1 EKI • Outstanding Submittals: 1 as of 2/11/26 <ul style="list-style-type: none"> ◦ 013-401030 - 02.0 - OUT - Wellhead Vault Reinforced Concrete Slab - Mix Design <ul style="list-style-type: none"> ▪ Target date to receive updated design is 2/13. • Forthcoming Submittals <ul style="list-style-type: none"> ◦ Traffic Signals and Equipment ◦ RW 3" Service ◦ LFC Revised Panel Layout ◦ Traffic Signal and Streetlight Submittals ◦ Structural Concrete Submittals 				

CONSTRUCTION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	Logistic Plan	Derek Sigala (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes Alternate Lunch Area on Cell 2 Slab.</p> <ul style="list-style-type: none"> • In review with DTSC as of 2/2. Target date for approval is 2/28 <p>Sully-Miller to submit plan of mixing base material. Sully-Miller needs space in Cell 1 to mix material.</p> <ul style="list-style-type: none"> • SLCB and Sully-Miller are addressing questions for CMB mixing area 				
		<p>Previous Meeting Minutes Feb 11, 2026 Alternate Lunch Area on Cell 2 Slab.</p> <ul style="list-style-type: none"> • In review with DTSC as of 2/2. Target date for approval is 2/28 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.2	1	QA/QC	Al Garcia (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • No deficiencies or issues this week. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Feb 11, 2026 <ul style="list-style-type: none"> No deficiencies or issues this week. 				

BUYOUT

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	Sub Authorization Letters (SALs) and Buyout	Scott Zhao (Cumming Group) Martha Nevarez (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes <ul style="list-style-type: none"> Dry Utilities <ul style="list-style-type: none"> Revised Drawing expected 2/19 Structural Concrete/Caissons <ul style="list-style-type: none"> Pending executed contract. NTP has been issued to Largo. Subcontract has been sent, currently in Largo's court. Largo has been working on submittals and attending coordination meetings. <i>CLOSED - Traffic Signals and Streetlights</i> <ul style="list-style-type: none"> Contract executed. Belco is moving forward with coordination and submittals. 						
Previous Meeting Minutes Feb 11, 2026 <ul style="list-style-type: none"> Dry Utilities <ul style="list-style-type: none"> <i>CLOSED - ACTION ITEM - DS to send bid tab for Issued For Bid Set. - Bid Tab sent 2/4.</i> Pending updated design to re-bid to Taft and Briggs Structural Concrete/Caissons <ul style="list-style-type: none"> NTP has been issued to Largo. Subcontract has been sent, currently in Largo's court. Traffic Signals and Streetlights <ul style="list-style-type: none"> NTP has been issued to Belco Elecnor. MN received comments for exclusions in contract. MN is resending contract to Belco. Belco is moving forward with coordination and submittals. 						

PCOs/PCCOs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	PCOs/PCCOs	Martha Nevarez (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes OPEN (SL COURT): \$1,138,329 OUT (OWNERS COURT) : \$885,617 <ul style="list-style-type: none"> See PCO Log for updates 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> ◦ MN to forward PCO Log to SM. • Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's. 				
		<p>Previous Meeting Minutes Feb 11, 2026 OPEN (SL COURT): \$1,516,449 OUT (OWNERS COURT) : \$624,681</p> <ul style="list-style-type: none"> • See PCO Log for updates <ul style="list-style-type: none"> ◦ MN to forward PCO Log to SM. • Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.2	6	Construction Directives	Scott Zhao (Cumming Group)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • TOTAL CCD'S - 34 <ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 6 ◦ CLOSED (PCO Submitted) - 9 ◦ ISSUED (PCO Assigned) - 17 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • See CCD Log 				
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • TOTAL CCD'S - 34 <ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 6 ◦ CLOSED (PCO Submitted) - 9 ◦ ISSUED (PCO Assigned) - 16 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • See CCD Log • CCD 029 - Header Replacement will be issued by 2/11 EOD. 				

MONTHLY PAY APPLICATION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	Monthly Pay Application	Martha Nevarez (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • January 2026 (Pay App 09) <ul style="list-style-type: none"> ◦ Submitted to RES on 2/6. Has been submitted to CRA on 2/12. • February 2026 (Pay App 10) <ul style="list-style-type: none"> ◦ Target date to submit by 2/25 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> • Sources and Uses Letter <ul style="list-style-type: none"> ◦ JR to issue by 2/18. 				
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • January 2026 (Pay App 09) <ul style="list-style-type: none"> ◦ Submitted to RES on 2/6. Still in process. • Sources and Uses Letter <ul style="list-style-type: none"> ◦ JR to issue by 2/13. 				

NEW BUSINESS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	New Business	Martha Nevarez (Snyder Langston, LLC)			Open
		<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • JR is still waiting for simplified Milestone schedule. <ul style="list-style-type: none"> ◦ SM sent outline for briefing package for mayor. SM also has high level schedule from SZ. • Letter of Support for BPA <ul style="list-style-type: none"> ◦ MH to discuss with JR 				
		<p>Previous Meeting Minutes Feb 11, 2026</p> <ul style="list-style-type: none"> • Sully-Miller to submit plan of mixing base material. Sully-Miller needs space in Cell 1 to mix material. <ul style="list-style-type: none"> ◦ SLCB and Sully-Miller are addressing questions for CMB mixing area. 				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact SL Carson Builders, LLC if there are any discrepancies or questions with the content of these minutes.

START	FINISH	Percent Complete To Date:	Date: 2/20/26 Projected Percent Complete Next Month:
		2/15/2026	3/31/2026

<u>Road-Only Construction (Lenardo and Del Amo)</u>				
Grubbing and Clearing	06/26/2025A	07/10/2025A	100%	100%
Grading for Street Work (including backfill of depression)	8/13/2025A	12/31/2026	65%	70%
Sewer Improvements	9/05/2025A	4/17/2026	70%	75%
Storm Drain Improvements	9/05/2025A	4/17/2026	60%	75%
Domestic Water	02/06/2026A	6/11/2026	20%	40%
Recycled Water	01/20/2026A	6/11/2026	30%	50%
Dry Utility Backbone	8/13/2026	10/22/2026	0%	0%
Asphalt Paving	11/18/2026	1/7/2027	0%	0%
Sidewalks and curbs	10/5/2026	12/1/2026	0%	0%
Streetlights	12/4/2026	1/21/2027	0%	0%
Traffic Signals	12/4/2026	1/21/2027	0%	0%
Landscaped Medians	10/1/2026	1/28/2027	0%	0%
Signing and Striping	3/19/2027	3/25/2027	0%	0%
<u>Environmental Work (Both Cell 1 and Cell 2)</u>				
Replace GCCS Header	3/9/2026	6/30/2026	0%	30%
Installation of Vaults on Cell 2	4/22/2026	9/11/2026	0%	0%
Grading to Liner Grade on Cell 1	6/24/2026	7/15/2026	0%	0%
Grading to Liner Grade on Cell 2	4/8/2026	6/24/2026	0%	0%
Install Liner on Cell 1	7/1/2026	7/20/2026	0%	0%
Install Liner on Cell 2	4/15/2026	7/1/2026	0%	0%



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, March 2, 2026, 4:00 PM

DISCUSSION 6.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.

I. SUMMARY

Section 2.02 of the Bylaws of the Carson Reclamation Joint Powers Authority states:

“The Board shall have five (5) members (“Officers”), “The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.” Currently there are 5 members serving on the Board of Directors who have been properly appointed for the 2026-2031 term as prescribed by said Bylaws:

1. Board Member Lula Davis-Holmes
2. Board Member Cedric Hicks, JR.
3. Board Member Dianne Thomas
4. Board Member Lillian Hopson
5. Board Member Ray Aldridge

Staff recommends the appointment of two members of the Board of Directors to serve for the 2026-2031 term, one as the Authority Chair, and another as the Authority Vice-Chair, for the Carson Reclamation Authority. Staff also recommends ratification of the appointment.

II. RECOMMENDATION

TAKE the following action:

1. **NOMINATE** and **VOTE** for one member of the Board of Directors to serve in the position of Authority Chair.
2. **NOMINATE** and **VOTE** for one member of the Board of Directors to serve in the position of Authority Vice-Chair.
3. **RATIFY** the appointment of the Authority Chair and the appointment of the Authority Vice-Chair.

III. ALTERNATIVES

TAKE any other action the Board deems appropriate.

IV. BACKGROUND

The Carson Reclamation Authority Bylaws state as follows:

Section 2.02. Number. The Board shall have five (5) members (“Officers”), The term for all Officers on the Board shall be for a period of five years. Officers can be earlier removed from the Board via majority vote of the Board, in which case a new appointment shall be made. The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.

Section 2.03. Chair. The Chair shall preside at all meetings of the Board and exercise and perform such other powers and duties as may be from time to time assigned to him/her by the Board or as prescribed by these Bylaws.

The Chair shall, subject to control by the Board, preside at all meetings of the Board. He or she shall be *ex officio* member of all standing committees, if any, and shall have the general powers and duties of management usually vested in the office of Chair of a public corporation and shall have such other powers and duties as may be prescribed by the Board or by these Bylaws.

Section 2.04. Vice Chair. In the absence or disability of the Chair, the Vice Chair shall perform all the duties of the Chair and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chair. The Vice Chair shall have such other powers and perform such other duties as may from time to time be prescribed, respectively, by the Board or by these Bylaws.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None.