



Carson Reclamation Authority

Monday, April 6, 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

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.

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

RECESS INTO CLOSED SESSION

RECONVENE INTO OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

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.

CONSENT

2. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-05-CRJPA
RECOMMENDED ACTION
— APPROVE RESOLUTION NO. 26-05-CRJPA

3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING FEBRUARY 28, 2026
RECOMMENDED ACTION
— RECEIVE and FILE.
4. CONSIDER AN UPDATED GLOSSARY OF TERMS RELATED TO THE DEVELOPMENT OF THE FORMER CAL COMPACT LANDFILL ("CCLF PROPERTY")
RECOMMENDED ACTION
— RECEIVE AND FILE
5. CONSIDER ADOPTING RESOLUTION NO. 26-06-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE AUTHORITY
RECOMMENDED ACTION
— WAIVE further reading and ADOPT Resolution No. 26-06-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY, ADOPTING a RECORDS RETENTION SCHEDULE FOR THE AUTHORITY"
6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MARCH 2026
RECOMMENDED ACTION
— RECEIVE AND FILE
7. CONSIDER A CONTRACT SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR INTERNAL PROJECT MANAGEMENT ON THE LENARDO DRIVE PROJECT AND CERTAIN OTHER CONSTRUCTION PROJECTS AT THE CAL COMPACT LANDFILL
RECOMMENDED ACTION
— APPROVE a Contract Services Agreement with Transtech Engineers, Inc. for on-call project management and oversight services in the amount not-to-exceed \$468,000.
— AUTHORIZE the Executive Director to execute the Transtech Engineers, Inc. Services Agreement following approval as to form by the Authority Counsel.

DISCUSSION

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: April 2, 2026



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CLOSED SESSION 1.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

I. SUMMARY

II. RECOMMENDATION

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.

III. ALTERNATIVES

IV. BACKGROUND

V. FISCAL IMPACT

VI. EXHIBITS



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CONSENT 2.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-05-CRJPA

I. SUMMARY

RESOLUTION NO. 26-05-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$37,961.57**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-05-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 April 6, 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 **\$37,961.57**.

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 6TH DAY OF APRIL, 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. 26-05-CRJPA, adopted by the City of Carson City Council at its meeting held on April 6, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 6TH DAY OF APRIL,
2026 AT CARSON,CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-05-CRJPA
2. DEMAND RESOLUTION #26-05-CRJPA - Wires Only

Attachments

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

[Exhibit 2 CRA Demand Register - Feb 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
1830	02/26/2026	PRINTED	004417 SOCALGAS	11,525.38			
1831	02/26/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	9,549.46			
1832	03/12/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	3,971.49			
1833	03/26/2026	PRINTED	004417 SOCALGAS	8,160.24			
			4 CHECKS				
			CASH ACCOUNT TOTAL	33,206.57			
					.00		

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
4 CHECKS	FINAL TOTAL	33,206.57	.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
292	02/19/2026	WIRE	005525 GREENBERG TRAURIG LLP	4,755.00		Feb '26 legal fees	
			1 CHECKS	CASH ACCOUNT TOTAL	4,755.00		.00

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
1 CHECKS	FINAL TOTAL	4,755.00	.00

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



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 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 FEBRUARY 28, 2026

I. SUMMARY

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

Available cash as of February 28, 2026: \$1,987,599.39

Balance of reserve funds as of February 28, 2026: \$14,533,010.41

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 Report Feb 2026.pdf](#)



Reclamation Authority
Reserve Holdings
As of February 28, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Carson Reclamation Authority						
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	3.871	183.71	183.71	183.71	0.00
Sub Total / Average Carson Reclamation Authority		3.871	183.71	183.71	183.71	0.00
Carson Reclamation Authority #2						
BNY Cash Reserve Cash	MM7946	0.000	14,467,150.96	14,467,150.96	14,467,150.96	99.55
Sub Total / Average Carson Reclamation Authority #2		0.000	14,467,150.96	14,467,150.96	14,467,150.96	99.55
Carson Reclamation Authority Remediation						
D. Treasury Cash Management Cash	946933	3.550	65,675.74	65,675.74	65,675.74	0.45
Sub Total / Average Carson Reclamation Authority Remediation		3.550	65,675.74	65,675.74	65,675.74	0.45
Total / Average		0.016	14,533,010.41	14,533,010.41	14,533,010.41	100



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER AN UPDATED GLOSSARY OF TERMS RELATED TO THE DEVELOPMENT OF THE FORMER CAL COMPACT LANDFILL ("CCLF PROPERTY")

I. SUMMARY

An updated Glossary with terms used in relation to the Cal Compact Landfill ("CCLF Property") is being presented to the Carson Reclamation Authority Board. This Glossary will help navigate the specific language, acronyms, and concepts commonly used related to the Property to ensure that everyone shares a common understanding of key terms, which supports more effective discussions and better informed decision-making. The initial Glossary was presented in 2017, updated in 2021, and the latest version in April 6, 2026.

II. RECOMMENDATION

RECEIVE and FILE

III. ALTERNATIVES

TAKE any other action the Board deems appropriate.

IV. BACKGROUND

In 2017, staff presented to the Board a Glossary of terms used related to the development of the former Cal Compact Landfill ("Property"). As development progressed, new terms were used, as well as specific agreements signed so a new version of the Glossary was presented in 2021 with the added information. As development advances on the Property, new terms, permits and agreements have been needed therefore have been added to the Glossary and shared with the Carson Reclamation Authority Board.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson Reclamation Authority Playbook Glossary

Attachments

[CRA Playbook Glossary - 2026](#)



CARSON RECLAMATION AUTHORITY

2.0 GLOSSARY - Cal Compact Landfill (“Property”)

Assessor’s Parcel Number (APN): a unique numerical code assigned by a local tax assessor’s office to identify and track a specific piece of real estate property for tax purposes.

BKK Corporation (Cal Compact Inc.): Operated landfills including hazardous waste disposal sites and was the first owner and operator of *CCLF* (“*Property*”) located in the City of Carson.

Brownfield: Real property, typically an industrial or commercial property that is vacant, abandoned or underutilized at least in part because of environmental contamination, or the presumption or fear of such contamination where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Buffer Zone: Designated area that serves as a transitional space between different land uses, providing protection against potential conflicts such as noise pollution and safety concerns. In order for phased occupancy of the *Property* by *Cell* to occur, the remediation and development of each *Cell* would need to be coordinated, including the possible construction of liner and *GCCS* for a certain distance on an adjoining *Cell* to provide an extra measure of protection for occupants of the occupied *Cells* as a required element of the *MAPO* and approved by *DTSC*.

Building Protection System (BPS): Essential components in the construction and renovation of buildings, particularly in the context of environmental remediation and safety, designed to protect structures from environmental hazards and ensure the safety occupants. Sub-slab system designed to prevent migration of landfill gas into a building or structure, which has the following both subsurface and above ground components, including: a membrane layer; a ventilation layer; a gas control pipeline; a monitoring system, and associated equipment, each to the extent required and approved by the Los Angeles County Department of Public Works, Environmental Programs Division. The *BPS* must be installed and approved by *DTSC* prior to allowing vertical construction on a particular *Cell* to be done without *HAZWOPER* trained workers. The *BPS* will be installed above the primary landfill cap liner and under the slabs of all buildings slated for occupancy.

Cal Compact Landfill (CCLF): The 168-acre site (“*Property*”) consisting of 157-acres of landfill and 11-acre non-landfill, including 2 haul roads (Lenardo and Stamps Drive), former municipal solid waste and industrial disposal site landfill located at 20400 South Main Street, Carson, California. Previously owned by Cal Compact Inc., acquired in 2015 by the *CRA* and broken into *Cells* for remediation and construction purposes. (*See below*)

❖ DIVISION OF PROPERTY - Cal Compact Landfill (CCLF)

Cell 1, Cell 2, Cell 3, Cell 4, Cell 5, Lenardo Road [157.29-Acres]: Waste fill land sections and the road within the *CCLF Property*. In total, the landfill cells reportedly contain 7.8 million cubic yards of waste (including 6.2 to 6.3 million cubic yards of municipal solid waste); 54 million gallons of potentially hazardous waste liquids; and 19 million gallons of liquid industrial waste. Landfill waste extends to more than 60 feet in some areas.

- **Cell 1 [15.54-Acres]:** located on the northwest portion of the *CCLF Property*. It is bounded to the north by Del Amo Boulevard, to the west by Main Street, to the east by Cell 2, and to the south by Lenardo Drive.
- **Cell 2 [46.33-Acres]:** Located along the eastern side of the *CCLF Property*. It is bounded to the north by Del Amo Boulevard, to the west by Cell 1 and Lenardo Drive, to the east by the 405 Freeway, and to the south by Lenardo Drive.
- **Cell 3 [34.15-Acres]:** Located along the western edge of the *CCLF Property*. It is bounded to the north by Lenardo Drive, to the west by the Torrance Lateral, to the east by Cell 4 and Cell 5, and to the south by the Torrance Lateral.
- **Cell 4 [38.87-Acres]:** Located in the middle of the *CCLF Property*. It is bounded to the north by Lenardo Drive, Stamps to the west and south and Cell 3, to the south by Stamps St. and Cell 3 and Cell 5.
- **Cell 5 [12.72-Acres]:** Located on the south side of the *CCLF Property*. It is bounded to Cell 4 to the north, Cell 3 to the west, Cell 2 to the east, and the Torrance Lateral to the south.
- **Lenardo Drive: [9.68]:** Non-waste fill road within the *CCLF Property*.

❖ ACTIVITY TIMELINE - Cal Compact Landfill (CCLF)

- **1959:** BKK Corporation acquires the 168-Acre “Property” (157-Acres + 11-Acres non landfill) located at 20400 S. Main St., Carson, CA.
- **1959-1965:** BKK Corporation, as Cal Compact Inc., owns and operates the Cal Compact Landfill (Class I Landfill) on the Property.
- **1978:** Proposed development of a stadium for the “Los Angeles Rams”
- **1980:** Proposed development for “Casa Del Amo Estates Mobile Home Park” by W. Patrick Moriarty.
- **1980:** Proposed development for “Carson Business and Industrial Center” by W. Patrick Moriarty.
- **1985:** Owned by Ranbir S. Sahni.
- **1987:** Proposed development of a stadium for the “Los Angeles Raiders” by team owner Al Davis.
- **1988:** Owned by Robert Ferrante and World Industrial Center, LLC.
- **1991:** Proposed development by LA MetroMall at Carson LLC. (Glaziers Union Pension Fund – CBRE)
- **1995:** LA MetroMall project groundbreaking.

- **1996:** A Consent Decree was entered into for the CCLF Property resulting from a U.S. District Court, Central District of California, Civil Action lawsuit entitled *California Department of Toxic Substances Control v. Commercial Realty Projects, Inc., et al.*,
- **1995:** DTSC and BKK entered into a Consent Order, and Consent Decree with LA MetroMall, LLC and Carson Realty Projects, Inc. for implementation of RAP at CCLF.
- **1997:** Glimcher Realty Trust assumes the LA MetroMall Project.
- **1997:** Negotiations between Michael Ovitz and Glimcher for the development of an entertainment component to L.A. Metro Mall project.
- **1998:** Proposed development by Michael Ovitz for “Hacienda Los Angeles”, an entertainment complex and stadium hosting concerts and sporting events
- **2000:** Proposed development by Glimcher Realty Trust for a retail mall.
- **2001:** The Consent Decree issued by the Courts was modified with a Supplemental Consent Decree and Defense Group Decree (collectively, the “*Consent Decree*”) for the CCLF Property.
- **2002:** Proposed development by GMS Realty of a shopping center.
- **2003:** Proposed development by Michael Ovitz and GMS of An NFL Stadium.
- **2004:** Hopkins Real Estate Group acquires CCLF from LA MetroMall and proposed development of Carson Marketplace.
- **2004:** Carson Marketplace LLC formed by Hopkins Real Estate Group and LNR Commercial Property Investments, proposed development of “The Boulevards at South Bay”.
- **2006:** Hopkins and LNR Property Corporation clean-up plan receives approval.
- **2006:** Specific Plan for Carson Marketplace (“Boulevards at South Bay”) approved.
- **2006:** Carson Redevelopment Agency provides financial assistance for remediation of the CCLF Property.
- **2006:** Mall name changed to “Avalon at South Bay in Carson”
- **2006:** Mall name changed back to the “Boulevards at South Bay” (after a lawsuit threat)
- **2009:** CALReUSE Grant awarded to Carson Marketplace LLC for site remediation at the Boulevards at South Bay (*CCLF 157-Acres*)
- **2011:** “Carson Marketplace Specific Plan” amended and renamed “The Boulevards Specific Plan”
- **2012:** Avalon Boulevard Interchange Improvements (bridge & off-ramp) constructed by the Carson Redevelopment Agency to be concurrent with the Carson Marketplace Project construction.
- **2013:** Starwood Property Trust, Inc.& Starwood Capital Group acquire general partnership of Carson Marketplace after the purchase of LNR. Real property conveyance was never executed therefore Carson Marketplace LLC remained the title holder.
- **2013:** Street within CCLF renamed from “Lenardo Drive” to “Jim Dear Boulevard”.
- **2015:** Carson Holdings, LLC acquires 11-Acre Parcel known as “the Del Amo Parcel” from Carson Marketplace.
- **2015:** The Carson Successor Agency, as successor to the dissolved Carson Redevelopment Agency, assumes responsibility for distribution of the remaining funds for remediation of the CCLF project.

- **2015:** Proposed development of an NFL Stadium by Starwood Property Trust, Inc. & Starwood Capital Group.
- **2015:** Cardinal Calvary, LLC (partnership by San Diego Chargers) acquires CCLF Property for the proposed development of an NFL Stadium Complex for the San Diego Chargers and the Oakland Raiders.
- **2015:** CRA acquires 157-Acre CCLF from Carson Marketplace LLC as part of the transaction with Cardinal Calvary, LLC.
- **2015:** Street within CCLF renamed from “Jim Dear Boulevard” to “Stadium Way”.
- **2017:** Vestar is selected as the Master Developer on Cells 3, 4, & 5 for Commercial Development.
- **2017:** Lincoln Property Co. is selected as Master Developer on Cell 1 for multi-family housing project.
- **2017:** RE | Solutions enters into an Environmental Remediation and Development Management Agreement for the CCLF Property as the Owner’s Representative for the CRA.
- **2018:** The “Boulevards at South Bay Specific Plan” amended and renamed the “Districts at South Bay Specific Plan.”
- **2018:** Proposed development by Grapevine Development on Cell 1.
- **2018:** Macerich enters Conveyancing Agreement on Cell 2 for the development of “Fashion Outlets of Los Angeles” (FOLA)
- **2018:** CAM-Carson, LLC (partnership by Macerich and Simon Property Group) propose development of Los Angeles Premium Outlets (LAPO), changing the name from Fashion Outlets of Los Angeles (FOLA).
- **2018:** CAM-Carson commences the development of LAPO on Cell 2 with CRA undertaking all the horizontal work.
- 2020: (litigation)
- **2021:** Project of industrial project and Carson Country Mart submitted by Carson Goose Owner (Faring Capital, LLC) on Cells 3, 4, 5 (11.12-acres).
- **2021:** CRA announces the availability of Cell 1 for acquisition and development.
- **2022:** Amendment to the “Districts at South Bay Specific Plan” approved.
- **2025:** Cell 2 becomes available for acquisition and development post CRA & CAM-Carson Settlement Agreement.

California Department of Finance (DOF): Agency responsible for the State’s fiscal policy which prepares the state’s annual financial plan, analyzes proposed laws, and maintains the accounting financial reporting systems for the State. The *DOF* approved issuance of series 2015A and Series 2015B Bonds to finance additional remediation and infrastructure to be repaid by the *CSA*.

California Environmental Quality Act (CEQA): Enacted in 1970, a California statute which requires state and local agencies to review and identify the significant environmental impacts of proposed projects, and to adopt all feasible measures to mitigate those impacts. It makes environmental protection a mandatory part of every California state and local agency's decision-making process.

Capital Programs & Climate Financing Authority (CPCFA) former California Pollution Control Financing Authority as of Jan. 1, 2026: Administers programs which encourage capital investment in projects advancing California's environmental, economic, and climate policy goals.

CALReUSE Grant (California Recycle Underutilized Sites Program): Part of the *CPCFA*, it aims to revitalize distressed communities by transforming contaminated sites into productive reuse for infill residential and mixed-use development, particularly financing brownfield cleanup. In 2009, *Carson Marketplace* was awarded this grant for *The Boulevards at South Bay* site to assist with remediation of the *Property* providing \$5 million, specifically for the installation of the primary liner for the Project which was purchased and installed over 40 acres of the *Site*. The Grant Agreement was extended to the *CRA* after its acquisition of the *Property* in 2015, to allow the ability to pursue and finalize development plans for the *Site* and the appropriate infill development. The *CRA* is subject to all *CALReUSE Grant* requirements and continues negotiations with *CPCFA* regarding performance and milestones.

CAM-Carson, LLC (CAM): Partnership entity formed by *Macerich* and *Simon Property Group* in 2018 to develop *LAPO* (formerly known as *FOLA*) on *Cell 2*. The *CRA* began construction of *Remedial Systems*, grading and waste reconsolidation, installation of *Piles* and *Pile Caps*, installation of vaults and under slab utilities and underground utility runs, and other sub-surface work. Due to construction cost disagreements in 2020, construction came to a halt ensuing a lawsuit concluding in 2025 with a *Settlement Agreement* resulting in the termination of all agreements and the *CRA*'s reacquisition of *Cell 2*.

Cardinal Calvary, LLC: Entity formed in 2015 for the purpose of developing an NFL Stadium for the San Diego Chargers and Oakland Raiders on the *CCLF Property* which resulted in the *CRA* taking title of the *CCLF Property*.

Carson Place (formerly Country Mart): The development by *Carson Goose Owner, LLC* on *Cells 3, 4, and 5*; an 11.12-acre community amenity and commercial area featuring retail, restaurants, performance stage, and other community-serving uses.

Carson Goose Owner, LLC. (CGO): Entity formed in 2021 by *Faring Capital, LLC* for the development of *Cells 3, 4, and 5*, known as *Carson Country Mart*.

Carson Holdings, LLC: Entity formed in 2015 acquiring the *Del Amo Parcel* at the *CCLF Property* from *Carson Marketplace* with plans to build an NFL Stadium for the San Diego Chargers and Oakland Raiders. The stadium project didn't move forward due to it being awarded to the City of Inglewood, CA. The *Del Amo Parcel* was sold and developed into the *Evolve Apartments*.

Carson Marketplace LLC (CM): Entity formed in 2004 comprised of the *Hopkins & LNR*, to transferred title to the *CRA* in 2015 for the proposed NFL Stadium Project in the City of Carson.

Carson Reclamation Authority (CRA): Established in 2015, a Joint Powers Authority comprised of the *CFD 1*, *CFD 2*, and the *Carson Housing Authority*, acting as the Successor Agency to the dissolved *Carson Redevelopment Agency* which was necessary to form so that the City of Carson would fulfill its obligation under the former *Owner Participation Agreement* with *Carson Marketplace, LLC*. for redevelopment of the *CCLF Property*. The *CRA* owns the *Property* after its transfer of title by the *Carson Marketplace* resulting from the NFL Stadium Project.

Carson Redevelopment Agency (RDA): Dissolved in 2012 due to the State's budgetary constraints and transitioning into successor agencies, was a powerful tool used to address local

blight, stimulating economic development, and creating affordable housing in cities giving cities and counties the authority to apply for federal grants and loans after declaring an area to be blighted and in need of urban renewal. Most of the growth in property tax revenue within the “project area” was distributed to the *RDA* as “tax increment revenues” and could be used only to address urban blight. It also gave them the authority to acquire real property, develop property; the authority to finance their operation by selling bonds; and the authority to impose land use and development controls pursuant to a comprehensive plan of redevelopment. In the City of Carson, it was succeeded by the *Carson Successor Agency*.

Carson Successor Agency (CSA): Established in 2012, it is the custodian of assets and revenue held from the Redevelopment Property Tax Trust fund received to pay the recognized obligations and to wind down the affairs of the former *Carson Redevelopment Agency* which was dissolved by state law in 2012. The Agency has been involved in various projects, including remediation agreements and economic development initiatives in Carson.

Carson Realty Projects, Inc. (CRP) [1990]: Corporation that previously owned the CCLF and a party to the Original Decree (*see* Consent Decree).

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): Enacted in 1980, a federal law commonly known as *Superfund* that authorizes the cleanup of hazardous waste sites and holds responsible parties liable for the contamination.

Certificate of Occupancy (CO): Official document (entitlement/approval) issued by a local government or building authority that confirms a building complies with applicable building codes for its intended use(s) and is safe for occupancy.

City of Carson (“City”): Incorporated in 1968, located in the County of Los Angeles in California and sits on 19.2 sq. mi. with a population of just under 100,000 as of the 2020 Census.

Community Facilities District (CFD): A special district (sometimes referred to as a Mello-Roos district) that may be established by local governments (including counties, cities and joint powers authorities) in California as a means of obtaining additional public funding to pay for public works and some public services. The City of Carson created two CFDs in 2012 to collect special taxes from future owners of all or portions of the *CCLF Property* to fund site work and if needed, to repay loans used to construct other site improvements.

- **Community Facilities District No. 2012-1(CFD 1):** responsible for paying O&M costs, and other periodic environmental costs, including remedial and oversight fees.
- **Community Facilities District No. 2012-2 (CFD 2):** responsible for reimbursing costs of site improvements.

Commutation: The conversion of a legal obligation or entitlement into another. The AIG EPP policy for Carson Marketplace was cancelled with distribution of remaining funds in the National Account back to Tetra Tech, to be shared with *CRA* pursuant to the *Termination and Release Agreement* by and between Tetra Tech and the *CRA*, dated November 14, 2016, as amended.

Compliance Framework Agreement (CFA): An agreement that outlines corrective measures to enhance compliance with legislative provisions and sets a timeline for their implementation. On

September 28, 2006, a *CFA* between *DTSC* and *Carson Marketplace* was executed, as amended, setting forth the terms under which *Carson Marketplace* would implement the *Original Consent Decree* and *Supplemental Consent Decree* to complete the cleanup of the *CCLF* upon purchase of the Property.

Consent Decree (CD): A legal agreement approved and issued by a judge, between a government agency and a landowner or entity responsible for contamination that outlines the terms under which the responsible party will remediate the contamination and pay for cost associated with the cleanup. A *Consent Decree* was entered into in 1996, later modified on a 2001 Supplemental Consent Decree and Defense Group Decree (collectively, the “*Consent Decree*”) for the *CCLF* Property with the purpose of landfill cleanup and implementation of remediation systems resulting from a U.S. District Court, Central District of California, Civil Action lawsuit entitled *California Department of Toxic Substances Control v. Commercial Realty Projects, Inc., et al.*, In 2004, the *Consent Decree* was approved with a negotiated payment for cleanup cost.

Consent Order (CO): A legal agreement outlining the division of property, assets, and financial matters between parties approved and issued by regulatory agencies, such as *DTSC*, and are often subject to a public comment period before being finalized. The 1995 *DTSC Consent Order* and *Remedial Action Order* with the original landfill owner/operator (*BKK Corporation*), successor to Cal Compact Inc. for preparation of a *RAP*.

Construction Completion Report (CMCR): A document that provides a detailed account of the completion of a construction project which includes a description of the construction activities, a summary of the work completed, and any changes or modifications to the design. Upon completion of vertical construction, a cell-specific report is to be issued for *DTSC*’s review prior to submission to the City for issuance of *COs* for buildings and structures within any Cell. The nomenclature for this term may change in the future as *DTSC* considers and approves the *Phased Development Plan* to be submitted by *CRA*.

Contribution and Release Agreement: Provides for a transfer of an asset from one party to another, expressing the conditions required including liability, indemnities, and more. In 1995, a *Contribution and Release Agreement* was executed resulting in *BKK* being released by *CRP* and other owners of the site, of *Upper OU* liability.

Conveyancing Agreement: A legally binding contract that outlines the terms and conditions of a property sale. On September 6, 2018, the *CRA* entered into a *Conveyancing Agreement* with *CAM-Carson LLC* for the disposition and development of the *Los Angeles Premium Outlets (LAPO)* project on *Cell 2*. Work began September 2018 with construction of the *Remedial Systems*, grading and waste reconsolidation, installation of *Piles* and *Pile Caps*, installation of vaults and under slab utilities and underground utility runs, and other sub-surface work. *Vertical Development* of the *Cell 2* has not commenced. Since *CAM* did not want to perform any work in the *Subsurface Parcel*, the *Conveyancing Agreement* broke the site development for *Cell 2* into the following separate components: (i) the grading and construction of the *Remedial Systems* to be constructed and paid for by *CRA*; (ii) the street work and public infrastructure to be constructed and paid for by *CRA* and a \$10,000,000 loan from *CAM*; (iii) the *Site Development Improvements* including the sub- foundation systems, the structural slab improvements, the *BPS*, the storm water work and the utility work, all of which were to be constructed by *CRA*, but the costs of which would be reimbursed by *CAM*; and (iv) the *Vertical Improvements*, which were to be constructed by *CAM* and paid for by *CAM*. For all the work to be performed by *CRA*, *RES*

(in coordination with necessary subcontractors) was to design and construct the improvements and manage the subcontractor contracts as the Master Development Manager primarily for the Cell 2 Project but also for the 157 Acre Site overall.

Cooperation Agreement: A formal contract between two or more parties that outline the terms, scope and obligation of their collaborative relationship. A Cooperation Agreement was executed where the City contracted with the CRA to perform the City’s Infrastructure Obligations on the 157 Acre Site to avoid any City liability for the remediation of the Site, which was a purpose for creating the CRA in 2015. The CRA shall be responsible for constructing the Offsite Improvements (defined below) to serve the Site. In addition, CRA shall be responsible for certain site preparation work that is being undertaken by the CRA as a result of the environmental and geotechnical condition of the Site, defined as “Site Development Improvements”. However, the CRA does not have sufficient funds to pay for the Offsite Improvements and Site Development Improvements. CAM was willing to advance funds to CRA to fund the Offsite Improvements and Site Development Costs. If CAM were unable to recover such advances, such development of the Project would be financially infeasible. In order to make the development of the Project financially feasible, the Parties have negotiated an arrangement whereby the City will turn over to CRA 50% of sales taxes derived from the Project, and CRA will in turn pay over such amounts to Developer as recovery of its advances, for a period of up to twenty-five years, subject to certain limitations and exceptions, to the extent required to make the Project economically feasible.

Covenants, Conditions and Restrictions (CC&Rs): Written guidelines used to regulate the use, appearance, and maintenance of property. They are recorded on title and binding upon all owners and tenants of the property.

Covenant Not to Sue: A legal agreement where one party agrees not to file a lawsuit against another party regarding a specific issue and must contain specific elements such as identification of parties involved, a clear scope of claims, and consideration exchanged.

Defense Group: Defendants named in the Owner Contribution Action.

Del Amo Parcel: The 11-Acre parcel located at 20400 Main Street, Carson, CA 90745, north of the *CCLF Property*, along Del Amo Blvd.

Department of Health Services (DHS): A cabinet-level executive branch department of the U.S. federal government with the mission to enhance the health and well-being of all Americans by implementing programs and policies aimed at improving public health and human services.

Department of Toxic Substances Control (DTSC): A state government department committed to protect Californians and their environment from exposure to hazardous waste by enforcing hazardous waste laws and regulations. It takes enforcement action against violators; oversees cleanup of hazardous wastes on contaminated properties; makes decisions on permit applications from companies that want to store, treat or dispose of hazardous waste; and protects consumers against toxic ingredients in everyday products. *DTSC* is the lead regulatory agency with oversight and enforcement authority for the *CCLF Property*.

Design and Construction Environmental Assurance Agreement (D&C EAA): A formal agreement that outlines the responsibilities and obligations of the parties involved in the design and construction of environmental infrastructure projects. A Fixed Price contract was executed

on December 31, 2007 with Tetra Tech to remediate the site. The D&C EAA was partially protected from cost over-runs by the AIG EPP cost cap insurance policy. On November 14, 2016, a *Termination and Release Agreement* terminating the *D&C EAA* was executed.

Development Impact Fee (DIF): Financial charges imposed on new development projects within California to fund public infrastructure and services necessary to accommodate growth, and to address the increases in demand for public services that arise from new development including transportation, education, parks, etc. Faring Capital LLC and the CRA entered into an agreement for a Grant Development Fee Credit (“DIF Securing Carrying Costs”), and a Reimbursement Agreement and for Construction of Public Infrastructure. An Option Agreement with the Developer was approved by the Authority Board on December 16, 2020, along with this Agreement. Two Advances will be made to the Authority under Option A of the Option Agreement, the First Advance for \$12,500,000.

Second Advance for \$32,500,000. The First Advance is released under the following conditions:

An executed “Agreement to Grant Development Impact Fee Credit Agreement and for Construction of Public Infrastructure” made by the Authority and City in favor of Developer (“DIF Agreement”), which provides for, among other things, a transferable credit to Developer in the amount of \$12,500,000 (“DIF Credit”) against any development impact fees for any project which may be undertaken by Developer or any other developer of a project in the City of Carson; and in exchange for which Authority will agree to use the \$12,500,000 First Advance proceeds solely to construct the public infrastructure required for the Project on behalf of the City or complete its current obligations under the various agreements related to the CAM Agreement, as provided in the DIF Agreement.

Development Period: The timeline and phases that a construction project undergoes, from initial concept to completion, typically involving several key stages: Project Initiation; Planning and Design; Pre-Construction; Construction Execution; monitoring and Control; and Project Closure. The Development Period in CCLF commenced with any: (i) grading, landfill waste relocation, installation of subsurface utilities; (ii) construction of foundation and pile systems; (iii) installation of any portion of the landfill cap not already installed as of the Termination Date (as defined in the Termination and Release Agreement; (iv) installation of any portion of the landfill gas system not already installed as of the Termination Date; or (v) installation of Building Protection Systems at the Property, excluding from (i) through (v) above, however, any ministerial work conducted by CRA or its direct contractors prior to larger-scale site redevelopment and affiliated with the installation of infrastructure on the Property to be owned by CRA or the City of Carson, including without limitation, filling the Lenardo Depression and preliminary site grading for access; and that ends upon the occurrence of either of the following:

- If DTSC has approved a Phased Development Plan: The approval by DTSC of: Cell-specific Health Risk Assessments (defined below) for all five (5) Cells of the Property, which DTSC approval permits vertical construction to occur on each of the five (5) Cells of the Property without HAZWOPER trained workers and confirms that all remedial systems on the applicable Cell have been installed and are operational; and Building Protection Systems have been installed on each of the five (5) Cells of the Property; or
- If DTSC has not approved a Phased Development Plan: The written confirmation by DTSC that remedial systems on each of the five (5) Cells of the Property have been installed and

are operational, which confirmation permits vertical construction to occur on all five (5) Cells of the Property without HAZWOPER trained workers; and Building Protection Systems have been installed on each of the five (5) Cells of the Property; and Development has commenced on the last Cell of the Property such that no further development on additional undeveloped Cells, if any, is contemplated.

Districts at South Bay: The 157-Acre redevelopment project located at the *CCLF Property*.

Draft Environmental Impact Report (DEIR): A preliminary document that outlines the potential environmental impacts of a proposed project and provides opportunities for public input and review.

Engineering Analyst Report (EAR): Provides detailed information and analysis of a project's engineering aspects which is essential for ensuring the quality and compliance of engineering projects and is often required by regulatory bodies of clients.

Enterprise Fund: Serves as Financial Assurance to *DTSC* for the performance of environmental obligations, including installation of *Remedial Systems* and *O&M*. The *CRA* and the City's investment advisor created a segregated bank and brokerage account to hold the funds transferred from the *Trust Account*.

Environmental Covenant (UECA): A legal instrument that restricts or regulates how a property can be used to prevent environmental harm, protect natural resources, and ensure compliance with environmental laws and regulations. The Property Owner(s) and *DTSC* have a *UECA* on the Property consistent with the approved remedy and requiring periodic monitoring and reporting of compliance with those restrictions. An *Environmental Covenant* must be executed prior to issuing *Certificates of Occupancy*. The *Environmental Covenant* must be recorded by the Property Owner(s) within 10 days of receipt of the executed *Covenant* from *DTSC*.

Environmental Deed Restriction (DEUR): A legally binding agreement that imposes restrictions or obligations on land use to protect the environment and ensure sustainable practices or activity on the Property that is created when the *Environmental Covenant* is recorded on title. The *Environmental Deed Restriction* runs with the land and is enforceable upon all future Property Owners.

Environmental Impact Assessments (EIA): A systematic process used to evaluate the potential environmental consequences of a proposed project or development before decisions are made, ensuring sustainable and informed planning.

Environmental Protection Agency (EPA): A federal agency established in 1970 that works to ensure that contaminated lands and toxic sites are cleaned up by potentially responsible parties and revitalized, and that federal laws protecting human health and the environment are administered and enforced fairly, effectively and as intended by Congress so that Americans have clean air, land and water; and that everyone has access to accurate information sufficient to effectively participate in managing human health and reducing environmental risks based on the best available scientific information.

Environmental Trust Account: A financial account established to ensure the protection and conservation of environmental resources. An investment account was established to hold funds

designated for the *CCLF* environmental remediation. It is formally termed the “Design and Construction Trust,” and was created pursuant to the *Trust Agreement* by and between *Carson Marketplace LLC* and Wells Fargo Bank, National Association, dated April 13, 2009 (as amended on June 12, 2012 and May 18, 2015), for the benefit of Tetra Tech.

Exclusive Negotiating Agreement (ENA): A legal contract granting one or both parties the sole right to negotiate a deal for a defined period, preventing discussions by or with a third party. *CRA* and *CAM- CARSON, LLC*, signed an *ENA* in July 2015 to negotiate the development of *Cell 2*.

Faring Capital, LLC (Faring): A commercial and residential real estate development company, and the Managing Member of *Carson Goose Owner, LLC*, and its development entity on *Cells 3, 4, and 5* of *CCLF* site.

Fashion Outlets of Los Angeles (FOLA): The planned development on *Cell 2* in 2018 of a high-end fashion outlet mall proposed by *Macerich* comprising approximately 715,000 s.f. of building area on 42 acres. It was renamed the *Los Angeles Premium Outlets (LAPO)* after a partnership with *Simon Property Group*.

Filtera Units: Engineered high performance bioretention systems designed for high volume/flow treatment and high pollutant removal.

Final Environmental Impact Report (FEIR): A crucial final document that provides detailed information about a project’s actual potential environmental effects. This was the final *CEQA* document for the *CCLF* dated January 2006, which provided an analysis of the impacts of the Project and the Mitigation Measures required to offset those impacts to the extent possible. The *CCLF FEIR* includes a summary of the *CEQA* analysis, a Mitigation Monitoring and Reporting Program, corrections and additions to the draft environmental impact report (*DEIR*); and responses to written comments received in the review and consultation process.

Financial Assurance (FA): Hazardous waste facilities are required by statute and regulation to maintain financial resources to adequately pay for closure, post closure (maintenance and monitoring), third party liability and corrective action (clean-ups) at hazardous waste facilities. These requirements are known as financial assurance or financial responsibility. The regulations allow for the use of the following forms of financial assurance:

- Trust Fund
- Payment (or Financial Guarantee) Bond
- Performance Bond
- Irrevocable Standby Letter of Credit
- Insurance Policy
- Financial Test / Corporate Guarantee
- Alternative Financial Mechanism

In October 2016 the *CRA* proposed to *DTSC* an alternative Financial Assurance structure permitted under Cal Recycle regulations that: terminates the TetraTech agreements; commutes the *AIG EPP* policy; amends, restates, and restructures the Environmental Trust Account; creates an Enterprise Fund to hold the *Environmental Trust Account* monies; updates the cost estimates for closure and post-closure care; and pledges *CFD* revenues of up to \$2.3 million per year for long-term *O&M*.

Foundation Systems: Structural piles, pile caps, and landfill cap membrane tie-in (pile boots). Pile locations, numbers, bearing capacity and design of pile caps will be determined based on construction drawings and specifications provided by *Vertical Developer(s)*.

Gas Collection and Control System (GCCS): See *Landfill Gas Collection and Control System*

Groundwater Extraction and Treatment System (GETS): A specialized system designed to extract and treat contaminated groundwater. The *GETS* includes the *Upper OU* groundwater extraction system completed in May 2016 to pump groundwater from the Upper Bellflower Aquitard. The collected groundwater is treated onsite and discharged to the *LACSD* municipal sanitary sewer. The groundwater treatment system also treats condensate from the *GCCS*.

Groundwater Monitoring Program: A planned approach to sampling and analysis of groundwater wells to monitor the distribution and concentration of contaminants over time. The selected remedy for the *Lower OU* is groundwater monitoring, and groundwater monitoring will be required in addition to groundwater extraction and treatment as part of the *Upper OU* long-term *O&M*.

Groundwater Upper OU: The upper surface of the saturated zone is called the water table. This is the top layer of soil or rock that is completely filled with water. Groundwater is stored in tiny open spaces between rock and soil particles. Groundwater is contained in coarse pockets within the Bellflower Aquitard, which overlies the Gage Aquifer, over the Lynwood and Silverado Aquifers.

Guaranteed Maximum Price (GMP): A contractual agreement between a contractor and project owner that sets a maximum cost for the construction work of a project.

Hazardous Material: Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Various state and federal environmental laws have specific definitions of *Hazardous Materials* and *Hazardous Substances* that are subject to regulation under the respective laws.

Hazardous Waste Operations and Emergency Response (HAZWOPER): A set of regulations established by the *Occupational Safety and Health Administration (OSHA)* to ensure the safety and health of workers involved in hazardous waste operation and emergency response activities. It also includes training requirements and emergency response procedures under *OSHA* (Standard 29 CFR Part 1910.120) to ensure effective management of hazardous materials. *HAZWOPER* trained workers are required for all construction work at the *CCLF* until a cell-specific *HRA* has been approved by *DTSC* and the *BPS* is installed in locations where it is required.

Health Risk Assessment (HRA): A systematic evaluation of potential health risks associated with emissions from construction activities and that documents that the remedial systems are operating on a site-wide basis. The *HRA* incorporates all the *HREs* and addresses identified data gaps. Approval of the site-wide *HRA* by *DTSC* satisfies the requirements of MM-D4. Under the proposed *Phased Development Plan*, *CRA* is proposing to perform Cell-specific *HRAs* to permit the commencement of vertical construction activity on the Cell, and the elimination of the *HREs*.

Health Risk Evaluation (HRE): A systematic process that involves identifying potential health risks associated with construction activities and implementing measures to mitigate those risks which is essential for ensuring the safety and health of workers and the public. A written Cell-specific risk evaluation prepared by *CRA* or a consultant acting on its behalf, which assessment will be reviewed and approved in writing by *DTSC* prior to commencement of vertical development on that particular Cell, and which will address risks to construction workers, future commercial workers, occupants and customers on the subject cell and adjacent cells from Hazardous Material on, at, under or migrating from, the subject cell as and to the extent required by *DTSC*. Under the proposed *Phased Development Plan*, the Cell-specific *HRAs* would be equivalent to *HREs*.

Infrastructure: Utilities and storm drains; curb, gutter, sidewalks, base course and final paving for public streets; sidewalks; signage; and street lighting required to develop and use the Property.

Institutional Control Program (ICP): A framework for the long-term management of the remediated site. Institutional controls are legal (as opposed to engineering) instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Insurance: A practice or arrangement by which a company or government agency provides a guarantee of compensation for specified loss, damage, illness, or death in return for payment of a premium.

- **Builder’s Risk Program:** A specialized type of property insurance designed to protect buildings under construction or renovation from risks such as fire, theft, vandalism, and certain weather events. Phased first party property coverage tower for damage to real property issued by Lloyd’s of London as Policy No. B0901LB1833162000 as the lead policy and all excess policies thereof. Under the Builder’s Risk policy, the insured property is the assets that are installed or being built on the property and once construction is complete, Builder’s Risk policies cease providing coverage. Developers then convert coverage to regular property coverage.
- **Contractor Pollution and Professional Liability (CPL and PLI):** Essential insurance coverages for contractors and professionals involved in environmental and professional services. *CPL* covers damages resulting from pollution incidents, while *PLI* protects against professional liability claims. They provide coverage for bodily injury, property damage, defense expense, and remediation expense arising from (i) the Contracting Operations of an insured resulting in pollution conditions and (ii) the Professional Services of an insured.
 - **ACE CPL:** The *ACE CPL* was designed primarily to provide coverage for Tetra Tech in the course of its work pursuant to the *D&C EAA* and the *O&M EAA*, and for *Snyder Langston* as CM’s engineer. It expired on December 21, 2016, but still provides some coverage to Tetra Tech, to the extent such coverage is provided on an ‘occurrence’ basis.
 - **Tokio Marine CPL/PLI:** The new/replacement *CPL/PLI* coverage is Tokio Marine (Philadelphia) Contractors Environmental and Professional Liability Policy No. PPK1590707, effective December 21, 2016. The Tokio Marine *CPL/PLI* has a limit of liability of \$25 million for Contracting Operations, \$10 million for Professional

Services, an SIR of \$500,000 per incident, and a term of 2 years, expiring on December 21, 2018. Under the Tokio Marine *CPL/PLI*, Contractor Operations and Professional Services means all activities and services performed under or in support of the “Project,” which is defined as the following:

Remedial work (including investigations, monitoring, and construction) and operation, management and maintenance of landfill gas extraction system, preliminary design, permitting, and risk assessment work for expansion of the landfill gas extraction system, groundwater extraction and treatment system, landfill liner and cap installation, vector control, stormwater prevention and pollution plans and controls, and maintenance and site preparation work in advance of the development of the former Cal Compact landfill site in Carson, California.

- **Directors and Officers Insurance (D&O):** Protects company executives and board members from personal financial loss arising from legal claims related to their managerial decisions and actions. ACE American Insurance Company Public Entity Liability Policy procured on behalf of the *CRA* by Chubb Companies USA through Marsh USA, Inc., with an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$144,000. This policy is placed instead of a standard *Directors and Officers Liability (D&O)* policy to ensure that the public officials are adequately covered for their D&O exposure — personal liability as well as Errors and Omissions exposure (E&O) and Employment Practices Liability (*EPL*) exposure. It is a much broader *D&O* type coverage and tailored to *CRA* in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property, and includes both *E&O* and *EPL* in one policy form.
- **Environmental Protection Program (EPP):** A specialized form of coverage designed to protect businesses from financial losses resulting from pollution-related liabilities: AIG insurance policy that held pre-funded *O&M* costs and provided insurance to support specific elements of the Tetra Tech risk transfer contracts. AIG Specialty Lines *EPP* Policy No. 7783922, remediation cost cap policy issued to Tetra Tech. The *EPP* was terminated on the same date as Termination of the *Termination and Release Agreement*.
- **General Liability Policy (GL Program):** Insurance policy that provides financial protection against third-party claims of bodily injury, property damage, and personal or advertising injury. Owner controlled general liability and excess (umbrella) master-wrap Comprehensive General Liability program tower issued by Tokio Marine HCC, Policy No. H18PC31029 as the lead policy and all excess policies thereof. This is also discussed below under the Owner Controlled Insurance Program (OCIP).
- **Pollution Legal Liability Insurance (PLL):** Insurance policy that specifically addresses risks associated with environmental contamination which can result in substantial cleanup costs, legal fees, and third-party damages. Covered environmental pollution incidents include accidental releases of pollutants, contamination of oil or water, and other environmental damage caused by business operations, and include coverage for bodily injury, property damage, defense expense, and remediation expense arising from associated with pollution releases, as well as ancillary coverages, such as regulatory

reopeners; non-owned disposal sites; and business interruption. Different insurers have different names for their pollution liability policies, but *PLL* (taken from the former AIG liability product) has become the generic term for such policies. *PLL* policies that are or have been placed on the *CCLF* include:

- **Development PLL:** Site-specific pollution legal liability program issued by Beazley as Policy No. B0901EK1702322000 and the excess policies issued by Ironshore as Policy No. 003389700, Great American Insurance Group as Policy No. EEL E240608 00, XL Catlin as Policy No. XEC0051209 and Zurich as Policy No. AEC 0386238 00, policies placed prior to the commencement of the Development Period that replaced the Pre-Development PLL policy, having a combined limit of \$200,000,000, an SIR of \$250,000 per incident, and a term of 10 years. This policy was placed at the end of 2017.
- **PARLL XL Catlin Pollution and Remediation Legal Liability (PARLL)** policy that expired on September 29, 2016.
- **Predevelopment PLL:** The Beazley Elements Consortium PLL policy with an inception date of September 29, 2016, which replaced the XL PARLL policy upon the latter's expiration. The Beazley PLL has a limit of liability of \$25 million, an SIR of \$250,000 per incident, and a term of 5 years, expiring on September 29, 2021.
- **Renewal Development PLL:** A replacement policy to be placed in the event that the Development PLL expires before the end of the Development Period, having a limit of liability of at least \$35,000,000 and an SIR of no greater than \$500,000 per incident.
- **Renewal Stand-Alone PLL:** A replacement policy for the Stand-Alone PLL with the same terms that will be placed in the event that the Stand-Alone PLL expires prior to the end of the Development Period.
- **Stand-Alone PLL:** A PLL policy for the benefit of Tetra Tech, bound on the Termination Date, providing third party BI/PD coverage with a limit of liability of \$10,000,000, an SIR no greater than \$250,000 per incident and \$750,000 in the aggregate, and a term of 10 years, with Tetra Tech listed as the only Named Insured.
- **Owner Controlled Insurance Program (OCIP):** A single insurance policy is purchased and managed by a property owner to cover nearly all liability and losses for a construction project, including for all tiers of vertical and horizontal contractors and subcontractors and is occurrence based. *CRA* and *CAM* undertook a joint *OCIP* insurance program that included general liability and excess (umbrella) coverage for the Project. The *OCIP* was administered by Construction Risk Partners. The GL Wrap will be the primary bodily injury coverage at or on the property during the Project, and will include affirmative coverage for concussive risk, but shall otherwise exclude losses arising out of pollution conditions. The GL Wrap may also be expanded to cover work performed by *CRA* to install remedial systems, mitigation measures and related infrastructure on the other cells of the Site, together with vertical construction thereon.
- **Owner's Protective Professional Indemnity Policy ("OPPI"):** Is a specialized form of liability insurance designed to protect construction project owners from financial losses

stemming from negligence or errors and omissions of the professionals they hire, such as architects and engineers, and contractors that provide professional services. Written on behalf of the owner, the coverages are equivalent to professional liability insurance [PLI a/k/a Errors and Omissions (E&O)] policies, but an OPPI runs only to the owner and sits excess of the design/engineering professionals' own E&O insurance, which is primary. The OPPI provides first party coverage to the owner but does not extend to the design professionals or contractors (i.e. the engineers, architects, etc. are not added as named insureds to the policy). CAM and CRA obtained an OPPI program to cover activities associated with vertical development of Cell 2 as well as horizontal development of the entire Site and will require appropriate underlying professional liability limits from all directly- contracted design firms, construction managers and the general contractor in order to enable underwriting of the OPPI policy. The OPPI will have a limit of liability of at least \$25,000,000.

LA Metro Mall, LLC (LAM): Owner of the CCLF prior to Carson Marketplace.

Landfill Cap (Cap): The landfill cover system that is comprised of an impermeable *linear low-density polyethylene (LLDPE)* synthetic geomembrane, a drainage layer, the overlying soil cover and the pile cap boots that form the connection and closure between the geomembrane and the pile caps. The purpose of a *Cap* is to cover the waste material with a barrier that is impermeable to water infiltration or gas migration.

Landfill Gas (LFG): A natural byproduct (vapor) of the decomposition of organic material in landfills, primarily composed of methane and carbon dioxide that is released from materials in a landfill as they deteriorate or degrade. In addition to having an unpleasant odor, landfill gas can be both toxic and flammable, presenting a range of health and safety concerns. It is usually heavier than air, can create oxygen-deficient atmospheres and therefore creates confined space dangers. Landfill gas also can have sufficient levels of methane to create a risk of fire and/or explosion.

Landfill Gas Collection and Control System (GCCS): An engineering system operated in accordance with *SCAQMD* requirements which is a critical component of landfills that accept organic matter, designed to collect and control odors and *LFG* emissions with sophisticated piping systems with specialized components for handling gas, liquids and condensate flow within the piping network removing them from the subsurface before they can pressurize below the *Cap* and/or migrate through the landfill. When fully installed, the *GCCS* will consist of a combination horizontal and vertical wells installed below the *Cap* throughout the landfill. By 2016, 166 out of 360 proposed *LFG* extraction wells had been installed, 53 of those were actively routing gas to the *LFG Control System* which consists of two blowers and two combustion flares, along with backup blowers and filter system.

Landfill Operation Center (OC or Ops Center): Responsible for managing and operating waste disposal facilities permanently disposing of waste and other non-hazardous materials, also providing services related to landfill gas collection, monitoring, and maintenance of waste management systems. It oversees the collection, processing and disposal of waste, ensuring compliance and environmental regulations and public health standards. It operates, monitors and controls the *GETS*, *GCCS* and *BPS* systems that have been installed at the *Property*

Leachate: A contaminated liquid formed when water passes through solid waste or other material,

dissolving and carrying pollutants that can harm the environment. In landfills, this process is amplified by the decomposition of organic material, which produces additional liquids and chemicals like methane, carbon dioxide, organic acids, alcohols, and simple sugars, further increasing the leachate's toxicity. Leachate varies widely depending on the material in the landfill and its age but usually contains both dissolved and suspended contaminants such as metals, and organic and inorganic chemicals.

Linear Low-Density Polyethylene (LLDPE): A versatile thermoplastic known for its flexibility, high tensile strength, and impact resistance used as a plastic landfill cap membrane liner specified to be 60-millimeter thick for the *CCLF* cap.

Los Angeles County Department of Public Works (LACDPW): A department of L.A. County responsible for the construction and operation, and the various public works services within the county and its many operations including but not limited to: Construction Management; Environmental Services; Development Services; Flood Control and Watershed Management; and ensuring the safety and sustainability of the county's infrastructure.

Los Angeles County Sanitation District (LACSD): L.A. County agency responsible for the collection and treatment of wastewater, including sanitary sewer and industrial wastewater. Water collected from the *GETS* is treated and discharged under the *LACSD* Industrial Wastewater permit program.

Los Angeles Premium Outlets (LAPO): *Cell 2* development project [2018-2025] by *CAM-Carson LLC* (Macerich and Simon Property partnership) of premium outlet stores (former *FOLA*).

Lot: A measured and defined parcel of land that can be developed, built upon, or used for various purposes, typically characterized by its boundaries and dimensions. The *CCLF* has been subdivided into two vertical lots, but the dividing line between the two remains subject to the processing of a Final Map and potentially modification of regulatory agreements. The definition of the lots, and the boundary between them, have implications for environmental liability; ownership of mitigation measures, such as the Building Protection Systems; development; and long-term Property management.

- **NOTE:** The following definitions of the various lots, together with the regulatory definitions of Upper and Lower OU, sometimes overlap or are in conflict with each other. We are working with DTSC to arrive at a single consistent definition and make sure the subdivision works in practice to shield vertical developers from liability, while allowing them to conduct reasonable construction and maintenance activities on their Property.

- **Surface Lot:** Development contractual definition: "All the land and airspace above the Subsurface Lot." The Surface Lot is where all vertical development will occur and may be further subdivided into additional parcels to facilitate phased development.

- **Subsurface Lot:** Development contractual definition: "All the land extending from within one (1) foot above the landfill cap in all areas outside of the building slabs; all the land below the building slabs; and all improvements now or in the future located below such depth or below the building slabs, including the Remedial Systems."

- **Remediation Lot:** *DTSC* definition: Remedial Systems, land below the *Cap*,

improvements below the *Cap* (including piles and collars/caps on the piles), and the land within one foot above the *Cap*.

- **Vertical Lot:** *DTSC* definition: Remaining property and airspace not included in the Remediation Lot.

Lower Operable Unit (Lower OU): A specific segment of a remedial response plan that addresses a particular aspect of a site’s contamination or environmental issue, and one of two operable units of the landfill. The *Lower OU* is composed of the Gage, Lynwood and Silverado Aquifers, and all areas impacted by the aerial extent of any hazardous substance which may have migrated or may migrate from those three aquifers or from the *Upper OU*. Includes the groundwater beneath the *Upper OU* with impacts. (See *Upper Operable Unit*)

Lower Operable Unit Remedial Action Plan (Lower OU RAP): Overseen by *DTSC* subject to legal oversight through a *Consent Decree* for *CCLF*, is a plan developed to address environmental concerns associated with the *Lower Operable Unit* of the *CCLF* and ensures that all federal and state requirements are met during the remedial action and also includes community relations and public involvement activities. The selected remedy for the *Lower OU* is groundwater monitoring.

Macerich: Previous developer of *FOLA* on *Cell 2* and one of the largest owners and operators of top retail centers in major U.S. markets including substantial local Southern California experience, owning and managing Santa Monica Place, Lakewood Center, Los Cerritos Center and Stonewood Mall.

Managed Approach to Phased Occupancy (“MAPO”): A strategic method that involves breaking down large-scale projects into manageable phases, allowing for greater flexibility, cost control, and reduced disruption to ongoing business operations. Approved by *DTSC*, the *MAPO* allows for phased occupancy of the property by Cell, and among other things, requires coordination of the remediation and development of each of the Cells and special actions along the border of the *Cells* or *Buffer Zones*.

Master Developer: Referred to as *Phase I Developer* at times, it is a single entity responsible for leading the delivery of large-scale, multi-phase developments such as securing the land, obtain planning permissions, oversee construction, managing marketing and sales, ensuring a unified vision and clear accountability throughout the project. They control horizontal development and site-wide planning to ensure consistent planning (including *CEQA* analysis), design, engineering and installation of *Remedial Systems*, *Building Protection Systems*, utilities and other infrastructure.

Master Services Agreement (“MSA”): A legal contract that sets the general terms and conditions for ongoing or multiple construction projects, streamlining future agreements and clarifying responsibilities establishing a consistent framework or ongoing work, reducing the need to renegotiate standard terms for each new contract. It is designed to govern the overarching relationships between a project owner and contractor before specific projects begin.

Maximum Contaminant Levels (MCL): The highest legally allowed concentration of a contaminant in public drinking water, set to protect public health.

Method of Apportionment (MOA): (See *Rate and Method of Apportionment*)

Mitigation Measures (MM): Methods to reduce, eliminate, or compensate for adverse social and environmental impacts which are measures essential in *Environmental Impact Assessments (EIA)* to minimize the adverse effects of development projects on the environment. These are actions that must be taken to offset impacts from the planned remediation and development Project, as specified in the *FEIR*.

Mitigation Monitoring and Reporting Program (MMRP): The plan included in and required by the *FEIR* to monitor and report on the *Mitigation Measures*. The *MMRP* requires that certain *Mitigation Measures* be completed and documented to the City prior to issuing a *Certificate of Occupancy*.

Occupational Safety and Health Administration (OSHA): A U.S. federal agency (part of the U.S. Department of Labor) that was established under the Occupational Safety and Health Act of 1970 dedicated to ensuring safe and healthful working conditions for employees to protect them from workplace hazards and promote safety standards nationwide by setting and enforcing standards, providing training, outreach, education, and assistance, and enforcing whistleblower protections.

On-Cell Infrastructure: Site improvements (typically on a Cell) including all Infrastructure and Utilities located on a Site within the Property.

On-Property Infrastructure: Physical structures and systems that are directly within a property or within the immediate vicinity of a property required for the development and use of the property which include things like roads, bridges, utilities, and other essential components that support the functionality and value of the property.

Off-Property Infrastructure: Physical improvements made to roads, public rights-of-ways, treatment plants, and utilities that are not part of the property itself but are necessary improvements to support the development and operation of the property and are often required by local regulations or government approval pursuant to the EIR or otherwise determined to be required by the CRA or City to develop the Property.

Operable Unit: A smaller segment of a larger environmental clean-up area typically established to address specific contamination issues or geographical areas within a site for ease of remediation or division of liability. The *CCLF Property* was divided into two operable units (*see Lower Operable Unit* and *Upper Operable Unit*) for the purpose of landfill cleanup and implementation of remediation systems resulting from a U.S. District Court, Central District of California, Civil Action lawsuit entitled *California Department of Toxic Substances Control v. Commercial Realty Projects, Inc., et al.*, and issuance of a 1996 Consent Decree, later a 2001 Supplemental Consent Decree and Defense Group Decree (collectively, the “*Consent Decree*”).

Operating Properly and Successfully (OPS) Report: A report documenting the progress and delays to track how a construction project aligns with its original timeline, highlighting completed milestones, delays, and upcoming tasks. This report documents that the remedial systems installed on a cell are operating properly. Under the current regulatory framework, having the Remedial Systems installed and operating properly on a given Cell, as documented in an OPS Report, is necessary in order for an *HRE* to be completed for the Cell. This concept, and the requirement for the OPS Report, are likely to be revised upon DTSC acceptance of the Phased Development Plan

and amendments to the corresponding regulatory agreements.

Operation and Maintenance (O&M): A comprehensive set of activities encompassing a wide range of tasks and responsibilities that are essential for the effective functioning of projects and equipment and managing and maintaining physical assets to ensure they operate efficiently, safely and reliably. At *CCLF*, these are long-term post-cleanup actions designed to ensure the on-going integrity of a site's installed remedies and can include activities associated with the functioning of the remedial and mitigation systems, such as maintenance of remedial equipment; inspections and reporting; and/or groundwater monitoring. Activities include the operation and maintenance of the *GETS*, *BPS*, and *GCCS*, as well as inspection and repairs to the *Landfill Cap*.

Operation and Maintenance Agreement (O&M Agreement): A legally binding contract between the asset owner and a professional operator or contractor responsible for the ongoing operation and maintenance of a facility or project outlining the responsibilities in managing and maintaining a project. In general, an agreement between a responsible party and DTSC requiring specific activities to operate, maintain and monitor environmental conditions on a property after remedial actions have been successfully implemented.

Operation and Maintenance Environmental Assurance Agreement (O&M EAA): An agreement that ensures the project functions efficiently while meeting legal, technical, and operational standards setting forth both parties' roles, rights, and obligations, covering aspects like budgeting, reporting disputes, resolutions, and termination. TetraTech entered into a contract for Fixed Price *O&M* work on December 31, 2007. The *Termination and Release Agreement* terminating the *O&M EAA* was executed on November 14, 2016, effective January 25, 2017.

Operation and Maintenance Plan (O&M Plan): The plan detailing the long-term *O&M* of the remedial and mitigation systems, including the *GETS*, the *Landfill Cap*, *BPS*, and the *GCCS*.

Option Agreement: A legally binding contract that gives one party the right, but not the obligation, to buy or sell an asset at a predetermined price within a specific timeline. On January 17, 2021, the *CRA* and *Faring* entered into an *Option Agreement* and Joint Escrow Instructions granting *Faring* an option right for its acquisition and development of the *Surface Lot* of *Cells 3, 4* and *5* subject to terms and conditions, including the obligation of *Faring* to obtain certain Entitlements and other Required Approvals (as defined in the *Option Agreement*), and reserving full discretionary authority of the *CRA* Board and City Council to approve or deny the Entitlements and other Required Approvals.

Owner Contribution Action: *Community Relations Plan (CRP)* against Atlantic Richfield and fourteen other potentially responsible parties asserting responsibility for contamination at the *CCLF* and demanding financial contribution to its cleanup.

Owner Participation Agreement (OPA): A legal agreement between a property owner and the agency, required as a condition to participation in redevelopment outlining the terms and conditions for the use, improvement, or redevelopment of a specific property in accordance with the Redevelopment Plan. *Carson Marketplace* and the former *Carson Redevelopment Agency* executed an *OPA* in 2006, amended in 2008 and 2009.

Permit to Operate (PTO): A permit issued by the *South Coast Air Quality Management District (SCAQMD)* to operate a piece of equipment that has air emissions as part of its normal operation.

The Property holds a permit issued by *SCAQMD* to operate the *GCCS*.

Phase I Developer: The entity that conducts extensive research, planning, and paperwork involving Land Acquisition, Feasibility Studies, and Financing. Working for or on behalf of *CRA*, the Phase I Developer conducted the Phase I *Environmental Site Assessment (ESA)* as part of the due diligence process for the Property and coordinated the horizontal development work with the installation of the *Remedial Systems* and *Building Protection Systems*, the *Foundation Systems* and On-site Infrastructure necessary to allow *vertical development*. (see *Master Developer*)

Phase II Developer: Is responsible for the initial development plan and the commencement of development.

Phased Development Plan (PDP): A strategic approach to managing development by dividing projects into multiple smaller, sequential stages or phases, each with its own timeline and goals allowing developers to manage risks, increase feasibility, and align project delivery with infrastructure capacity. A PDP was approved for the CCLF Property as the Management Approach to Phased Occupancy. A draft Phased Development Plan was submitted to DTSC to allow the phased development of the Property for retail, commercial, hotel and multi-family residential uses. Elements of the PDP/MAPO will be incorporated into a new or modified Compliance Framework Agreement. The PDP/MAPO ;includes: (i) a process for DTSC approval of remedial systems and vertical construction on a Cell-by-Cell basis on the Property (the “**Roadmap to Occupancy**”); (ii) a process for DTSC to issue a notice of “no objection” to occupancy of certain Cells within the Property prior to the completion of all remedial work on all Cells; (iii) appropriate safety and quality assurance practices to minimize damage to any of the previous Tetra Tech work and minimize risk to future tenants, occupants, and the Property’s remedial systems; and (iv) procedures and mitigation measures as and to the extent required by DTSC to allow phased development to take place.

Pile: Precast friction pile which is a pole-like vertical structural element that is driven or drilled deep into the ground used at a building site to support building slabs or other foundation elements and are a preferred choice for durable and resilient deep foundations. Piles were driven through the waste into underlying soil to support Pile Caps at the CCLF Property.

Pile Cap: A thick concrete platform that rests on *Pile(s)* distributing loads from the superstructure and ensuring stability in deep foundation systems built under the structural slab.

Potential Responsible Parties (PRP): Any individual, organization, or government entities identified by the *EPA* as potentially liable for causing or contributing to contamination at a *Superfund Site*. They are held accountable and are responsible for cleaning up hazardous waste sites and may face financial implications due to the *Superfund Law*.

Public Subsidy: Financing provided by the *CRA* or City to Developer(s) to close the gap between total project costs and returns required by the developer to complete the project.

Purchase Price: Monetary amount paid by Phase II Developer(s) to the *CRA* for title to the property. Fee title purchase or ground lease may be used. Any compensation paid to the *CRA* may be used by the *CRA* to install.

Rate and Method of Apportionment (RMA *Foundation Systems*): The process by which a

Special Tax is calculated and distributed among the various parcels within a CFD for assessing and collecting taxes under a *CFD* plan. Special taxes levied within the boundaries of a Mello-Roos CFD are levied pursuant *RMA*. The *RMA* sets forth the term of the special tax, the basis upon which the tax will be levied, the various classes of property that may be affected by the tax, and the order in which the taxes will be levied or collected.

RE Solutions, LLC (RES): A Real Estate development and advisory firm that specializes in the reuse of challenging urban infill, brownfields, and distressed property. RES is the environmental and development manager for the *CCLF Property* and is acting as Owner’s Representative for the CRA, working with the city of Carson, regulatory agencies, and vertical developers to transform the former landfill into an environmentally safe, mixed-use development featuring retail, logistics, multifamily housing, and community-serving open space. It was selected by the CRA in 2017 through a 2016 RFQ process seeking a Master Developer for the Site to solely manage the operation and maintenance of the Site, perform the Remedial System Work and construction of site infrastructure (“**RES Work**”), and enter into contracts with necessary subcontractors to ensure the performance and completion of the RES Work (as the “**Master Development Manager**”) and thereafter CRA and RES entered into an Environmental Remediation and Development Management Agreement (“**DMA**”), dated as of July 26, 2017, which was later amended and restated pursuant to the DMA. The RES Work includes (i) Predevelopment Services and Development Services, including but not limited to the design, installation, and construction of certain Remedial Systems, building protection systems.

(“BPS”) and Infrastructure Improvements, (ii) the coordination, oversight and implementation of the operation and maintenance obligations (“O&M”) required for the Property, and (iii) assisting Vertical Developers in the pursuit of the land use/environmental approval and regulatory permits required for the completion of the Vertical Development of the Property. RES also administers the following subcontracts on the CRA’s behalf:

- TRC Solutions, Inc. (O&M and remedial construction)
- WSP-Golder, Inc. (O&M as of May 1, 2012)
- SL Carson Builders, LLC (Civil/Horizontal construction – piles and slab, infrastructure)
- Leighton Consulting Inc. (geotechnical engineers)
- Cummings Curley and Associates Inc. (landscape architects)
- Nadel Studio One (on-call architects and site planners)
- KPFF (structural engineers)
- Michael Baker International, Inc. (civil engineers, SWPPP quality assurance)
- Securitas Security Services USA, Inc. (site security)
- B&D Construction (grading)
- Mayfield Enterprises, Inc. (landscape maintenance, weed abatement, SWPPP implementation)
- TER International LLC (noise and vibration monitoring during construction)
- Twining Consulting, Inc. (concrete inspection/special inspection services)
- Cumming Construction Management, Inc. (peer review of cost estimates)
- Labor Compliance Management (prevailing wage compliance)

Remainder Cells: Generally refers to Cells 1, 3, 4, and 5, but sometimes only Cells 3, 4, and 5, referred to in a number of agreements, especially with CAM-Carson.

Remedial Action (RA): The first phase in the *Superfund* cleanup process addressing environmental contamination or pollution that poses a threat to human health and the environment which can occur during any phase of a cleanup process, involving the process of designing and implementing measures followed by the *RD*.

Remedial Action Completion Report (RACR): A document used to demonstrate to DTSC that remedial actions proposed by the RAP have been completed at a contaminated site, ensuring that all objectives for cleanup have been met. Approval and concurrence with the RACR is the trigger for a Cell entering *O&M* Phase, and for drawing on the *Enterprise Fund O&M* subaccount to pay for *O&M* activities.

Remedial Action Order (RAO): A directive issued by regulatory agencies to address hazardous substance releases, or threatened release, at a specific site requiring the responsible party to take necessary corrective actions to remove the threat protecting public health and the environment. In 1988 an *RAO* was issued by *DTSC* to *BKK Corporation* and fourteen other *Potential Responsible Parties (PRPs)* requiring submittal of a work plan to identify alleged existence, or potential existence, of toxic substances; in 1995 an *RAO* was issued by *DTSC* to *BKK Corporation* requiring the preparation of a *RAP*.

Remedial Action Plan (RAP): A structured plan outlining corrective actions to address identified deficiencies, whether in regulator, compliance, audits, or environmental remediation. The *RAP* was developed in October 1995 by Brown & Root Environmental (B&RE) for the *Upper OU* of the *CCLF* proposing the installation of several *Remedial Systems* at the Site designed to keep contaminants at the Site within the refuse mass. *Remedial Systems* at the Site included a landfill cap system, landfill gas system, groundwater remediation system, and long-term monitoring of these systems.

Remedial Design (RD): After the *RA* phase in the *Superfund* cleanup process, this is a critical step that involves the technical specifications for cleanup remedies and engineering designs and specifications for the construction of the *Remedial Systems*, including preliminary design, draft and final designs.

Remedial Investigation/Feasibility Study (RI/FS): Designed to investigate areas of known, or suspected contamination, a process in environmental remediation that assesses the contamination with extensive sampling and performs analysis to determine the nature and extent of the contamination, and develops cleanup strategies to protect human health and the environment which are standard activities and associated reports in a Federal or State cleanup process. The Feasibility Study is the mechanism for the development, screening, and detailed evaluation of alternative remedial actions which consider factors such as technical feasibility, effectiveness, cost and timing of the remedial options. In July 1995, the *RI* for the *CCLF* was submitted to *DTSC* by *Brown & Root environmental (B&RE)*. In August 1995, the *FS* was submitted to *DTSC* by *B&RE*.

Remedial Refinements: In a *Landfill Cap*, it involves the use of engineered materials and systems to enhance the effectiveness of the Cap in controlling contamination and managing environmental risks. Changes to the landfill Cap design proposed in Tetra Tech's October 11, 2007, letter to *DTSC* with subject: "Landfill Cap Remedial Design Refinement and Response to Request for Additional Information, *Avalon at South Bay (formerly Carson Marketplace)*." The letter served

as an addendum to the document “Preliminary Remedial Design Refinements” dated December 27, 2004, and a response to questions and comments in various meetings and communications from DTSC. The letter recommended and requested DTSC approval for design changes, termed “refinements” to the remedy selected in the RAP; however, these changes were never formally incorporated into the regulatory documents. The refinements included a change in Cap construction from soil to Linear Low Density Polyethylene plastic sheeting, and improvements to the GCCS. The changes to the GCCS were to provide for collection of landfill gas throughout the site instead of just at the perimeter of the landfill, and to integrate the GCCS with the Building Protection Systems.

Remedial Systems: Consists of the following components, all as approved in the *Remedial Action Plan (RAP)* and to be installed in locations coordinated with the development plan: *Landfill Gas Collection and Control System (GCCS)*; *Groundwater Extraction and Treatment System (GETS)*; and *Landfill Cap*.

Remediation: Actions carried out to remove or contain pollution or contaminants from environmental media such as soil, groundwater, sediment, surface water; or in the case of a landfill, to contain waste material and prevent migration of contaminants through capture or control of landfill leachate and/or gas.

Remediation Contractor: An environmental engineering firm specializing in cleaning up contaminated sites and restoring them to a safe and usable condition. Selected through a bid process, the contractor will undertake the installation of the *Remedial Systems and Building Protection Systems*.

Resource and Recovery Act (RCRA): A federal law enacted in 1976 that governs the management of hazardous and non-hazardous waste ensuring safe disposal and environmental protection giving the *EPA* the authority to control hazardous waste.

Roadmap to Occupancy (RtO): A flow diagram of the established mechanism that integrates the process and management approach that will allow phased implementation of the remedy, phased Site development, and incorporates all the elements necessary to implement phased occupancy of the developed Cells.

- The *CRA* received approval from *DTSC* of the *MAPO* and *RtO* in October 2017.

Sampling and Analysis Plan (SAP): Outlines the procedures to be followed for collecting and analyzing samples of water, soil, sediment, or other samples taken, to characterize areas of potential environmental contamination to ensure data quality and compliance with regulatory requirements.

Settlement Agreement: A legally binding document that outlines the terms and conditions under which parties agree to resolve a dispute.

- In May 2015, a *Settlement, Release and Indemnity Agreement* between *CM* and the *CRA* was executed transferring the Property to the *CRA*, and releasing *CM* from environmental liability for the *CCLF Property*.
- In 2025, a *Settlement Agreement* was executed between *CAM-Carson* and the *CRA* resulting in the re-acquisition of *Cell 2* by the *CRA*.

Simon Property Group (SI-Carson) [2018]: A real estate investment trust and one of the largest

mall developers in the U.S. engaged in the ownership of premier shopping, dining, entertainment and mixed-use destinations who owns or holds an interest in 207 income-producing properties in the U.S., which consists of 107 malls, 68 Premium Outlets, 14 Mills, four lifestyle centers, and 14 other retail properties in 37 states and Puerto Rico and internationally as well. *SI-Carson* partnered with *Macerich* in 2018 creating *CAM-Carson LLC* for the development of the *Los Angeles Premium Outlet (LAPO)* on *Cell 2* later reaching a settlement agreement in 2025 resulting in the release of all agreements.

Site: The area of ground undergoing construction by a single or master *Vertical Developer* typically a *Cell* or *Cells*, selected by the *CRA*.

Site-Specific Health and Safety Plan (HASp): A tailored document that outlines the health and safety measures required for a specific site or project addressing the unique risks and hazards associated with the work being performed, ensuring that all personnel are adequately protected for the duration of on-site remedial activities.

Snyder Langston (SL Carson Builders, LLC): A prominent Real Estate and construction firm recognized as one of the most trusted constructors in the Western U.S. and is the parent of *SL Carson Builders, LLC*. Selected in September 2017, it was the civil general contractor which installed all of the *Piles* and was responsible for lab and concrete work, and the construction of the infrastructure on *Cell 2*.

Soil Management Plan (SMP): A document that outlines the procedures and protocols for managing soil and groundwater during construction, maintenance, or redevelopment activities and is essential for preventing potential exposure to contaminated soil and groundwater, ensuring compliance with environmental regulations, also detailing how soil will be excavated and managed post closure.

South Coast Air Quality Management District (SCAQMD): A Southern California air pollution regulatory agency responsible for improving air quality focusing on controlling emissions from stationary sources and being at the forefront of air pollution reduction efforts.

Statement of Qualification (SOQ): A document that outlines a contractor's qualifications, experience, and capabilities to perform a specific project.

Structural Slab: Structural system that supports vertical construction which rests on the *Pile Caps* that rest on *Piles* and the first element of the construction that can be built with non-*HAZWOPER* trained workers (after *HRA* approval), all as set forth in construction drawings and specifications provided by the developer.

Superfund Law: A federal environmental law established by *CERCLA* that holds *Superfund Site* polluters financially responsible requiring them to clean up the hazardous waste.

Superfund Site: Specific areas polluted with toxic substances where hazardous waste has been improperly managed, dumped, or left exposed to the environment, and is targeted for cleanup under the federal *Superfund Law*.

Supplemental Consent Decree: A court-enforced agreement that supplements the terms of a standard consent decree used to address specific issues or conditions that arise after the initial

consent decree previously entered into. In March of 2001 there was a *Decree Order* on LAM and CRP to submit a revised *Remedial Design*, and resolved claims against Atlantic Richfield Company, also modifications by consent to *Supplemental Consent Decree* and *Defense Group Decree*.

Supplemental Consulting Agreement: Agreement that modifies, extends, or clarifies the terms of an existing contract while keeping the original agreement in place particularly useful when business relationships evolve and new obligations or clarifications are needed after the initial signing.

Surface Grading: The process of reshaping or leveling the ground to create a stable base for construction projects which includes setting a certified and compacted site/pad meeting developer provided specifications and elevations ready for all *Vertical Developers* to begin construction. CRA designed and coordinated grading plans accommodating the *Vertical Developer's* specifications with the scope to include all cut, fill, export *deep dynamic compaction (DDC)* and/or relocation of trash as needed for the entire *CCLF Property*.

Termination and Release Agreement: Legal document that formally ends a contractual relationship between two parties and releases them from further obligation under the original contract. The Tetra Tech *Termination and Release Agreement* by and between Tetra Tech and the CRA dated November 14, 2016, as amended, terminated the Tetra Tech contract for site remediation (*D&C EAA*) and operation and maintenance (*O&M EAA*), providing for Commutation of the *AIG EPP* policy and sharing of proceeds.

Termination Date: The specific date when a contract ends at which point all parties involved are no longer bound by its terms and obligations. The Tetra Tech contract date terminated, and the *AIG EPP* policy was commuted pursuant to the terms of the *Termination and Release Agreement*; January 25, 2017.

The Boulevards at South Bay [2004]: Name of the *Carson Marketplace* planned development project on the 168-acre of which 157-acres are a former landfill, and the adjacent 11-Acres non-landfill parcel, which included commercial, retail, and residential units, including a hotel.

TRC Solutions (“TRC”): An environmental corporation leading global consulting, engineering, and construction, engineering, and construction management firm specializing in environmentally focused solutions. A *Master Services Agreement* was executed between TRC and RES which provided for the issuance of various written work orders (“Work Authorizations”) under which TRC would provide RES with various services including environmental design (liner, gas system) and construction. They also served as *O&M Contractor* from February 2018 until May 2021 through a competitive selective process.

Upper Operable Unit (Upper OU): One of two operable units that have been divided at the CCLF site for environmental remediation and redevelopment purposes. Encompasses site soils, the waste zone, and the groundwater immediately beneath ground surface (the Bellflower Aquitard) down to but not including the Gage Aquifer.

Utilities: Essential services required for building or infrastructure projects to function efficiently. All wet and dry utilities, including potable and non-potable water supply, sanitary sewer, storm drains (wet utilities); and gas and electrical supply, telephone, cable and internet service (dry

utilities).

Validation Action: The process of confirming that all aspects of a project meet the specified requirements, standards, and regulations before they are accepted or implemented. *CAM* and the *CRA* entered a *Supplemental Consulting Agreement* for legal services by Orrick, Herrington & Sutcliffe, LLP on behalf of the City and *CRA* to file and process a *Validation Action* in order for the City and *CRA* bring a *Validation Action* in the Superior Court of California pursuant to California Code of Civil Procedure 860 et seq. to validate the Revised *Conveyance Transaction* as provided in the Project Agreements. This was a legal test of the City and *CRA*'s agreement related to the sales tax sharing in return for the construction of infrastructure.

Vertical Developer(s): Developer of the physical construction of improvements that result in the use that is part of a project which includes structures of residential or non-residential units, or the reconstruction or addition to any structure.

Volatile Organic compound (VOC): Organic chemicals that have a high vapor pressure at room temperature, and low water solubility, leading to significant evaporation and potential health and environmental impacts.

Work Authorizations Document (WAD): A formal document that approves and outlines the scope of work for a project and allows work to begin within that specific scope linking the various elements such as budget, schedule, and responsible parties, to certify that every aspect is clearly authorized and trackable ensuring clarity and accountability among all parties involved.



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER ADOPTING RESOLUTION NO. 26-06-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE AUTHORITY

I. SUMMARY

Currently, the Carson Reclamation Authority does not have a customized policy for record-keeping. Instead, the Authority defers to the California Secretary of State Records Management Guidelines. While the State guidelines provide a baseline for legal compliance, they often lack the specificity required to address the unique operational workflows of the Authority.

Staff recommends the adoption of the proposed Records Retention Schedule which provides clear and detailed retention periods for the Carson Reclamation Authority Records.

II. RECOMMENDATION

WAIVE further reading and **ADOPT** Resolution No. 26-06-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE AUTHORITY"

III. ALTERNATIVES

TAKE any other action the Board deems appropriate and is applicable by law.

IV. BACKGROUND

The Carson Reclamation Authority currently does not have its own Records Retention Schedule and defers to the California Secretary of State Local Government Records Management Guidelines. As digital data increases, relying on broad and generic state guidelines may lead to inconsistencies in how records are stored and when they are purged, and inefficiencies resulting from storage of excessive physical records. Establishing a localized schedule is a critical step toward modernizing the Authority's administrative infrastructure while ensuring compliance with applicable law. In addition to organization and modernization, a long-term benefit is that the Authority could reduce costs related to off-site physical storage and digital server space by authorizing the timely destruction of obsolete records.

Beyond simple compliance, the Authority's retention schedule will foster greater transparency to the community by providing an easy and clear understanding of how and what records are retained, assist administrative staff in prioritizing the proper protection and digital backup of documents vital to the operations and history of the Authority, help the Authority resume operations with ease in the event of an emergency, facilitate ease of retrieval and review of retained records when needed, and reduce the significant amount of time spent searching through unorganized legacy data.

Separately, the City of Carson and its affiliated entities is undertaking the same process.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 26-06-CRJPA - Adoption of Records Retention Schedule
2. Exhibit A - Records Retention Schedule - Carson Reclamation Authority

Attachments

[Resolution No. 26-06-CRJPA - Records Retention](#)

[Exhibit A - Records Retention Schedules \(2113690.1\) - CRA](#)

RESOLUTION NO. 26-06-CRIPA

**A RESOLUTION OF THE BOARD OF THE CARSON RECLAMATION AUTHORITY,
ADOPTING A RECORDS RETENTION SCHEDULE FOR THE CARSON RECLAMATION
AUTHORITY**

WHEREAS, the Carson Reclamation Authority has the obligation to maintain and store records in accordance with applicable laws and regulations and accepted records management practices;

WHEREAS, a records retention schedule is an agency's legal authority to dispose of official records that no longer have administrative, legal, fiscal or historical value and are eligible for destruction by law; and

WHEREAS, Section 34090 of the Government Code of the State of California provides a procedure whereby any public agency record which has served its purpose and is no longer required may be destroyed; and

WHEREAS, the Authority will ultimately store an unnecessarily large volume of records, both in paper copy and electronically, due to its current lack of a clear records retention schedule identifying all the types of records created and maintained by such agencies; and

WHEREAS, the maintenance of excessive or unnecessary records is expensive, inefficient, and slows document retrieval, and

WHEREAS, through the adoption of this Resolution, the Authority Board desires and intends to adopt a comprehensive records retention schedule which sets forth the records retention and destruction requirements for the Authority.

NOW, THEREFORE, THE BOARD OF THE CARSON RECLAMATION AUTHORITY DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are incorporated herein by this reference.

Section 2. The Authority Board hereby adopts the Records Retention Schedule attached hereto as Exhibit "A" for the Carson Reclamation Authority.

Section 3. The adoption of the Records Retention Schedule attached hereto as Exhibit "A" is intended to replace and supersede any and all previously adopted records retention schedules of the Authority.

Section 4. Updates are hereby authorized to be made to the Records Retention Schedule attached hereto as Exhibit "A," without any further action by the Authority Board with the consent of the Authority Secretary, Authority Counsel, and the Executive Director, as applicable.

Section 5. The Authority Board declares that, should any provision, section, paragraph, sentence or word of this Resolution 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 Resolution as hereby adopted shall remain in full force and effect.

Section 6. The Authority Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

Section 7. This Resolution shall be effective immediately upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED, APPROVED, and ADOPTED this ____ day of _____ 2026.

APPROVED AS TO FORM:

CITY OF CARSON:

Sunny K. Soltani, Authority Counsel

Lula Davis-Holmes, Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw, Authority Secretary

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

I, Dr. Khaleah K. Bradshaw, Authority Secretary of the Carson Reclamation Authority, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-06-CRJPA adopted by the Board of the Carson Reclamation Authority at its meeting held on this ____ day of _____ 2026, by the following vote:

AYES: BOARD MEMBERS:
NOES: BOARD MEMBERS:
ABSTAIN: BOARD MEMBERS:
ABSENT: BOARD MEMBERS:

Dr. Khaleah K. Bradshaw,
Authority Secretary

EXHIBIT "A"

Records Retention Schedule

[to be attached]

**RECORDS RETENTION SCHEDULE: CARSON RECLAMATION AUTHORITY
(former Redevelopment Agency Project Files)**

Office of Record (OFR)	Retention No.	Records Description	Total Retention	Media Options	Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards .</i>					
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>					
<i>HOLDS: Litigation, claims, complaints, audits, public records act requests, and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>					
CARSON RECLAMATION AUTHORITY (CRA)					
City Clerk	CRA-001	Agenda Packets, Agreements / Contracts, Covenants, Conveyances of Real Property / CC&Rs, FPPC Filings, Minutes, Notices, Recordings of Meetings, Real Property Records, Resolutions	Copies - When No Longer Required	Mag, Mfr, OD, Ppr	City Clerk retains originals; GC §34090
Carson Reclamation Authority (CRA)	CRA-002	Correspondence with Regulatory Agencies	Minimum 5 years	Mag, Mfr, OD, Ppr	GC §34090
Building, Engineering, Planning	CRA-003	Development Projects / Private Development Projects	After Project has been approved and completed or denied + 2 years, whichever is applicable Required	Mag, Mfr, OD, Ppr	Building, Engineering, and/or Planning retains originals; GC §34090
Carson Reclamation Authority (CRA)	CRA-004	DTSC (California Department of Toxic Substances Control) Agreements, Reports	Permanent	Mag, Mfr, OD, Ppr	GC §34090
Carson Reclamation Authority (CRA)	CRA-005	Insurance Policies - CRA (Pollution, etc.)	After Policy has expired + 4 years Required	Mag, Mfr, OD, Ppr	Covers statute of limitations for contracts; CCP §337 et seq.; GC §34090

Office of Record (OFR)	Retention No.	Records Description	Total Retention	Media Options	Comments / Reference
Carson Reclamation Authority (CRA)	CRA-006	Landfill History, Environmental Studies and Reports	Permanent	Mag, Mfr, OD, Ppr	GC §34090
Carson Reclamation Authority (CRA)	CRA-007	Landfill Remediation Projects / Capital Improvement Projects (CIP): Administration File / Construction Management Project Administration, Certified Payrolls, Certificate of Compliance, Construction Manager's Logs, Correspondence, Costs, Estimates, Daily Inspections, Insurance Certificates, Permits for Construction, Preliminary Notices, Project Schedules, Public Relations, Meeting Agendas / Minutes, Monthly Reports, Notices, Real Estate Appraisals, RFIs / RFQs , Safety. SWPPP /WPCP, etc.	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Mag, Mfr, OD, Ppr	Some grant funding agencies require audits; Statute of Limitations for Errors & Omissions is 10 years; Statute of Limitations for Contracts is 4 years, Developers is completion + 10 years; CCP §337 et. seq., GC §34090
Carson Reclamation Authority (CRA)	CRA-008	Landfill Remediation Projects / Capital Improvement Projects (CIP): Permanent File Plans, RFP / Specifications / Addenda, Successful Proposal, Change Orders, EIRs, Negative Declarations, Categorical Exemptions, Materials Testing Reports, Grading Permits, Hazardous Materials, Notice of Completion, Photos, Record Drawings Shop Drawings, Soils Reports, Studies, Submittals, Surveys, etc.	Permanent	Mag, Mfr, OD, Ppr	Retained for disaster preparedness purposes; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(c); CCP §337 et. seq., GC §34090
Carson Reclamation Authority (CRA)	CRA-009	Landfill Remediation Projects / Drawings, Maps Record Drawings, Large-Format Drawings, Survey Record Maps, Capital Improvement Project "As-Built"	Permanent	Mag, Mfr, OD, Ppr	Drafts should be destroyed; GC §34090

Office of Record (OFR)	Retention No.	Records Description	Total Retention	Media Options	Comments / Reference
Carson Reclamation Authority (CRA)	CRA-010	Redevelopment Projects / Project Areas (Ensure Planning has all Environmental Documents, Engineering has all CIP Projects, / City Clerk has all Real Property records for Permanent retention)	Completion + 10 years	Mag, Mfr, OD, Ppr	GC §34090
Carson Reclamation Authority (CRA)	CRA-011	Redevelopment Projects / Project Areas CIP Projects built by Redevelopment Agency, if any	Send to Engineering	Mag, Mfr, OD, Ppr	GC §34090
Carson Reclamation Authority (CRA)	CRA-012	Redevelopment Projects / Project Areas Environmental Documents / CEQA Permits, EIRs, Categorical Exemptions, Negative Declarations, etc.	Send to Planning	Mag, Mfr, OD, Ppr	GC §34090
Carson Reclamation Authority (CRA)	CRA-013	Redevelopment Projects / Project Areas Real Property: Deeds, Easements, Rights of Way	Send to City Clerk	Mag, Mfr, OD, Ppr	GC §34090



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MARCH 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.

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 March 25, 2026 OAC Meeting Minutes is attached, along with the exhibits that are linked to the minutes. Progress on the work and 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 look-ahead (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 is recorded.
- Domestic Water (California Water Service). Caltrans approval of Traffic Control Plan on Avalon ramp is imminent and approval by County bridge Engineer received.
- Public Sanitary Sewer. Approved and most work is completed. Chimneys and manholes being constructed.
- Public Storm Drain. Changes approved and most work completed.
 - Dry Utilities. (Electrical). The CRA's dry utility consultants have completed the design for the electrical backbone service on the property, as is a plan for receiving primary power at the property line from SCE, coming overhead on three customer-owned poles and brought down to pad-mounted equipment cabinets containing metering and switch gear. CRA is working on multiple ways to secure power.
- Dry Utilities. (SoCal Gas). Already-installed section of line was lowered last month; SoCal Gas finalizing extension 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) may need to go to the Board of Supervisors.
- 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 (EKI)

- 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 to replace all the installed GCCS header line approved and Notice to Proceed issued. 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.

Still to be resolved are the issues with SCE noted above.

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. In addition, the design team is studying certain changes to Lenardo at the south end (near the bridge) which would make it more adaptable for a variety of uses proposed on Cell 2. These changes would be designed before any improvements are constructed on that end of the street.

VI. EXHIBITS

1. OAC Meeting Minutes [2026-3-25] 2012-DSB Street Improvement
 - a. Construction Work Limitation 26.03.23r1
 - b. OAC Meeting 3.25.26 Progress Photo
 - c. RFI LOG 03.24.26
 - d. Submittal Log 03.24.26
 - e. PCO Log -260324
 - f. CARSON RE - CCD Tracking Log - Working File 20260324
 - g. 7-Day Forecast 33.82N 118.28W (3)

Attachments

[OAC Meeting Minutes_2026-03-25_Meeting_40.pdf](#)

[01 - Construction Work Limitation 26.03.23r1](#)

[02 - OAC Meeting Progress Photo - 3.25.26](#)

[03 - RFI LOG 03.24.26](#)

[04 - Submittal Log 03.24.26](#)

[05 - PCO Log -260324](#)

[06 - CARSON RE - CCD Tracking Log - Working File 20260324](#)

[7-Day Forecast 33.82N 118.28W](#)

OAC Meeting Minutes: Meeting #40

Meeting Date	Mar 25, 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 [7-Day Forecast 33.82N 118.28W.pdf](#), [06 - CARSON RE - CCD Tracking Log - Working File 20260324.pdf](#), [05 - PCO Log -260324.pdf](#), [04 - Submittal Log 03.24.26.pdf](#), [03 - RFI LOG 03.24.26.pdf](#), [02 - OAC Meeting 3.25.26 Progress Photo .pdf](#), [01 - Construction Work Limitation 26.03.23r1.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
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	Present
Jacqueline Kim	Michael Baker International, Inc.		jacqueline.kim@mbakerintl.com	Absent
Rolando Sotelo	Michael Baker International, Inc.		rolando@res-associates.com	Absent
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Present
John Balobek	RE Solutions, LLC		john@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
Daniela De La Torre	RE Solutions, LLC		daniela@resolutionsdev.com	Absent
Will Lansche	RE Solutions, LLC		will@resolutionsdev.com	Absent
Beth McDonald	RE Solutions, LLC		beth@resolutionsdev.com	Absent
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	Absent
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 03/25/26. Reminder to keep speed down to 5 mph. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> No security issues noted 03/18/26. Reminder to keep speed down to 5 mph. 						

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"> Be cautious of Heavy equipment and Cross Traffic 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. 159 consecutive safe Calendar days as of 03/25/2026. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> Be cautious of Heavy equipment. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ AMPCO has requested to use old stamps haul road to avoid cross-traffic. ◦ Mike S requested to have Pans slow down. • 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. • 152 consecutive safe Calendar days as of 03/18/2026. 			

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. ◦ Mary recommended we take a look at 1166 rule with respect to waste management plan and possibly revise compliance plan to keep 1166 soil on site and reconsolidate. ◦ David T recommended workshop with AQMD to redline revised plans. <ul style="list-style-type: none"> ▪ EKI is preparing alternative compliance plan to revise current plan to allow 1166 soil to be reconsolidated on site. ▪ Target date for workshop is a couple of weeks. ▪ 1166 plan to be revised first. ◦ TOTAL CY of Trash Moved To Date <ul style="list-style-type: none"> ▪ Tracked in cy and sf of laydown area. <ul style="list-style-type: none"> ▪ AMPCO: 3,600 cy of trash ▪ Group Delta: 40,000 cy of trash ▪ Discrepancy between numbers. <ul style="list-style-type: none"> ▪ Per David T, number from group delta is most likely all soil and trash. ▪ Actual number is within 10% of AMPCO's report. ◦ • 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"> ▪ Waste is being encountered every day. ▪ ONGOING - ACTION ITEM - EKI to continue daily workface monitoring so work does not stop if trash is encountered. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • SCAQMD <ul style="list-style-type: none"> ◦ 1166 Material to be disposed of by EKI. AMPCO to assist with loading on truck. SZ to issue CCD. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ Profile has been approved by Waste Management to deliver 1166 material. Target date for pickup is 3/19. Daniel M will coordinate logistics. ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day. ◦ Mary recommended we take a look at 1166 rule with respect to waste management plan and possibly revise compliance plan to keep 1166 soil on site and reconsolidate. ◦ May impact work face monitoring requirements. ◦ Recommended revisions to workface monitoring. ETA several weeks. ◦ David T recommended workshop with AQMD to redline revised plans. <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"> ▪ Waste is being encountered every day. ▪ ONGOING - ACTION ITEM - EKI to continue daily workface monitoring so work does not stop if trash is encountered. 			

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 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 03/25/2026 - Total -109 Day Delay from Contract Schedule, Substantial Completion 05/05/2027, Final Completion 06/02/2027 • 109 delay from REV 12/05/25 Schedule • Delay runs through GCCS Header Replacement • SM and KM noted to schedule workshop to determine "allowance for schedule" <ul style="list-style-type: none"> ◦ RES and Cumming to review pricing for equipment from Mathias and gain recommendations (with manufacturer) for schedule. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 03/11/2026 • ON HOLD - TIA #2 <ul style="list-style-type: none"> ◦ TIA #2 will be updated when energizing portion of schedule is determined. • Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5. 						
<p>Previous Meeting Minutes Mar 18, 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 - 03/11/26 (REV 3/15 R1) - Total -119 Day Delay from Contract Schedule, Substantial Completion 05/19/2027, Final Completion 06/16/2027 • 119 delay from REV 12/05/25 Schedule • Delay runs through GCCS Header Replacement • SM and KM noted to schedule workshop to determine "allowance for schedule" <ul style="list-style-type: none"> ◦ RES and Cumming to review pricing for equipment from Mathias and gain recommendations (with manufacturer) for schedule. • ACTION ITEM - SLCB to issue newest schedule to ownership. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
						<ul style="list-style-type: none"> • Next Schedule Update is 03/11/2026 • ON HOLD - TIA #2 <ul style="list-style-type: none"> ◦ TIA #2 will be updated when energizing portion of schedule is determined. • Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5.

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 Construction Work Limitations Spreadsheet. • Update this week is presenting constraints and days where trades run out of work <ul style="list-style-type: none"> ◦ AMPCO <ul style="list-style-type: none"> ▪ Runs out of work 6/1/26. ◦ Sully-Miller <ul style="list-style-type: none"> ▪ Runs out of work 4/19/26. ▪ David H to follow up with gilbert for SD permit on Del Amo. ◦ ECA <ul style="list-style-type: none"> ▪ Will be complete 5/18/26 with Cell 1 Liner. ◦ Largo <ul style="list-style-type: none"> ▪ Needs IFC Set issued to begin work. • All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • See Construction Work Limitations Spreadsheet. • Update this week is presenting constraints and days where trades run out of work <ul style="list-style-type: none"> ◦ AMPCO <ul style="list-style-type: none"> ▪ Runs out of work 4/16/26. ◦ Sully-Miller <ul style="list-style-type: none"> ▪ Runs out of work 3/30/26. ▪ David H to follow up with gilbert for SD permit on Del Amo. ◦ ICS <ul style="list-style-type: none"> ▪ Needs approval by DTSC by 3/30/26 to start Header Replacement. ▪ David T suggested 4/6 date to start GCCS Header Replacement. ◦ ECA <ul style="list-style-type: none"> ▪ Will be complete 4/7/26 with Cell 1 Liner. ◦ Largo 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ Needs IFC Set issued to begin work. • All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development. 			

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"> • 54 as of 3/25/26 • ACTION ITEM - SLCB to keep sending weather days to ownership. 						
Previous Meeting Minutes Mar 18, 2026 <ul style="list-style-type: none"> • 54 as of 3/18/26 • ACTION ITEM - SLCB to keep sending weather days to ownership. 						

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"> • See permit portion of Agenda for updates. 						
Previous Meeting Minutes Mar 18, 2026 <ul style="list-style-type: none"> • No design items at this time. See permit section for updates 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Dry Utilities (SCEF)				Open
Official Documented Meeting Minutes <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"> ◦ Update 3/25/26 <ul style="list-style-type: none"> ▪ Still pending final decision from SCE. SCE noted that internal meeting that took place on 3/19 was productive and is trending in a positive manner. ▪ Project is still with regulatory as they coordinate the information needed to file the advise letter with the PUC for the Rule 18 deviation. ▪ Technical discussions around switchgear and pole locations are ongoing with Joe L and SE. ▪ Additional meeting is being held on 3/26. ▪ Submittal timelines are still pending ▪ SCEF team to update next OAC. • Status of Single Line 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ SM requested equipment list and price sheet to help determine lead times and update master schedule. Pending response ETA 3/20/26 • 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 <ul style="list-style-type: none"> ▪ Social gas is working on As-built now that lowering of line has been completed. Once As-built is received Social gas will start design of new line. ▪ SoCal gas has confirmed they are working on getting gas as-built complete by 3/27. 			
<p>Previous Meeting Minutes Mar 18, 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"> ◦ Update 3/18/26: <ul style="list-style-type: none"> ▪ Joe sent preliminary design of utility yard and SCE has agreed to begin internal review of layout of yard and switchgear. SCE is setting up a meeting the week of 3/16 and will have feedback at the following meeting on 3/24. Joe and Yolanda to have update for team at OAC on 3/25. Joe and Yolanda to continue meeting with SCE weekly ◦ SM & JR have a meeting on Friday to finalize options how to work with SCE to bring issue to a conclusion. <ul style="list-style-type: none"> ▪ Schedule to be provided after meeting on 3/20. (Contingent of which 3 options get discussed.) ◦ Chris requested schedule of all activities that need to be completed by SCE • Status of Single Line <ul style="list-style-type: none"> ◦ SM requested equipment list and price sheet to help determine lead times and update master schedule. Pending response ETA 3/20/26 • 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 <ul style="list-style-type: none"> ▪ Social gas is working on As-built now that lowering of line has been completed. Once As-built is received Social gas will start design of new line. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ Response received from MBI. Pending Easements ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Encroachment <ul style="list-style-type: none"> ▪ Proposals are due 3/25/26. ▪ List of appraisers will be sent to RES. ▪ RES will hire on behalf of CRA. Target date to have appraiser on boarded is 3/27/26 ▪ Private Storage Easement <ul style="list-style-type: none"> ▪ Proposals are due 3/25/26. ▪ List of appraisers will be sent to RES. ▪ RES will hire on behalf of CRA. Target date to have appraiser on boarded is 3/27/26 ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ Pending onboarding of appraiser (ETA less than 2 months). ▪ Potentially reduce time frame by occupying appraiser going through RES. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ Response received from MBI. Pending Easements ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Encroachment <ul style="list-style-type: none"> ▪ Pending onboarding of appraiser (ETA less than 2 months). ▪ Potentially reduce time frame by occupying appraiser going through RES. ▪ Private Storage Easement <ul style="list-style-type: none"> ▪ Pending onboarding of appraiser (ETA less than 2 months). ▪ Potentially reduce time frame by occupying appraiser going through RES. ◦ <i>Remainder of Conflicts are underground</i> <ul style="list-style-type: none"> ▪ CLOSED - ACTION ITEM - MN to coordinate meeting with Largo to establish start of hydrovac investigation. <ul style="list-style-type: none"> ▪ <i>Meeting with Largo was held on 2/20 to establish sequencing and start of work.</i> ▪ <i>Once final Traffic Signal Locations are received, Largo will need approximately 1 week to mobilize.</i> ▪ <i>MBI is working on revising plans. Target date to have updated by EOW 3/6.</i> ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ Pending onboarding of appraiser (ETA less than 2 months). ▪ Potentially reduce time frame by occupying appraiser going through RES. 						

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"> ◦ No update 3/25/26 <ul style="list-style-type: none"> ▪ Faring noted updated site plan is expected 3/27/26. ◦ Final release of current Street Improvement Plan is contingent on Evolve Easement. ◦ Per workshop with Faring on 2/27, work to Stop from STA 30+00 to 49+00. NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 30+00 to 49+00 TO STOP UNTIL FURTHER NOTICE ◦ DH looking for conflicts based on meeting held with Faring on 2/27. ◦ Costco to determine entrances and driveways. ◦ LOI from Costco to be issued in a couple of weeks. <ul style="list-style-type: none"> ▪ Faring noted they are trying to incentivize Costco to accept this project with current design. ▪ Faring noted they will inform Costco they can not change Hydrology in their next meeting. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • Street Improvement Plans - Updated Cell 3, 4, and 5 Design <ul style="list-style-type: none"> ◦ Per workshop with Faring on 2/27, work to Stop from STA 30+00 to 49+00. NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 30+00 to 49+00 TO STOP UNTIL FURTHER NOTICE ◦ DH looking for conflicts based on meeting held with Faring on 2/27. ◦ Costco to determine entrances and driveways. ◦ LOI from Costco to be issued in a couple of weeks. <ul style="list-style-type: none"> ▪ Faring noted they are trying to incentivize Costco to accept this project with current design. ▪ Faring noted they will inform Costco they can not change Hydrology in their next meeting. 						

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"> • Replacement of GCCS Header <ul style="list-style-type: none"> ◦ DTSC has not approved the Design Change Notice. ◦ Replacement of GCCS Header can not begin until DTSC has approved the Design Change Notice. <ul style="list-style-type: none"> ▪ Per DT, suggested date to start Header Replacement is 04/06. ▪ David T. to follow up with DTSC. ◦ Design Change Notice 3-6 <ul style="list-style-type: none"> ▪ DTSC approval will not be required ▪ EKI takes no exception to SZ issuing Design Change Notice 3-6 as one CCD. ▪ ACTION ITEM - SZ to issue CCD for Design Change Notice 3-6 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • Replacement of GCCS Header <ul style="list-style-type: none"> ◦ DTSC has not approved the Design Change Notice. ◦ Replacement of GCCS Header can not begin until DTSC has approved the Design Change Notice. <ul style="list-style-type: none"> ▪ Per DT, suggested date to start Header Replacement is 04/06. ▪ David T. to follow up with DTSC. 				

PERMITS/AGENCY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	PERMIT LOG	Scott Zhao (Cumming Group)			Open
		<p>Official Documented Meeting Minutes</p> <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 -CAL TRANS) <ul style="list-style-type: none"> ▪ No update 03/25. Still in progress. <ul style="list-style-type: none"> ▪ JR to follow up with Cal Trans and Ken. ▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon ▪ Traffic Control Plan <ul style="list-style-type: none"> ▪ Cal Water sent justification letter. ▪ TC plan is in Cal Trans Review. • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 <ul style="list-style-type: none"> ◦ Extension valid until 9/04/2026. • STORM DRAIN <ul style="list-style-type: none"> ◦ JR to follow up with PW ◦ 2 permits (City and County) ◦ Sully-Miller sent info for temporary plating and is working on submitting shoring data. ◦ Storm Drain permit from County is still in review. ◦ Bene had requested encroachment permit. • 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"> ▪ KM addressed all comments and submitted plan to RES on 3/24. ▪ ACTION ITEM - RES to submit Pile Work plan to DTSC for approval. ▪ Mary noted she will add this item to internal meeting with DTSC. <ul style="list-style-type: none"> ▪ DTSC review of workplan will take up to 45 calendar days. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ Robert Curly sent updated plans on 3/24 to ownership. ◦ SZ to confirm if plans are ready to submit to Public Works. • RECYCLED WATER - PERMIT RECEIVED 10/30/2025 <ul style="list-style-type: none"> ◦ <i>CLOSED - West Basin Easement</i> <ul style="list-style-type: none"> ▪ <i>Easement has been recorded.</i> • 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"> ◦ MBI to resubmit plans based on updated signal locations. <ul style="list-style-type: none"> ▪ Pending Public Works review of plans. ▪ LACFC is reviewing the revised Traffic Signal Location on Main St. ◦ 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"> ◦ MBI received comments from Bene. Bene stated that Street improvements plans will not be approved until EVOLVE easement is recorded. ◦ Evolve Easement <ul style="list-style-type: none"> ▪ Meeting held on 2/17 with EVOLVE to review workplan. ▪ Plan will updated closer to install date. 			
<p>Previous Meeting Minutes Mar 18, 2026</p>						
			<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 -CAL TRANS) <ul style="list-style-type: none"> ▪ No update 03/18. Still in progress. <ul style="list-style-type: none"> ▪ JR to help ping Bene and Gilbert. ▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon ▪ Traffic Control Plan <ul style="list-style-type: none"> ▪ Cal Water sent justification letter. ▪ TC plan is in Cal Trans Review. • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 <ul style="list-style-type: none"> ◦ Extension valid until 9/04/2026. • STORM DRAIN 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ JR to follow up with PW ◦ 2 permits (City and County) ◦ Sully-Miller sent info for temporary plating and is working on submitting shoring data. ◦ Storm Drain permit from County is still in review. ◦ Bene had requested encroachment permit. <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"> ▪ KM to address EKI's comments. ▪ KM to print pdf version and send to Beth and Marry to submit to DTSC. Target date is 3/20. ▪ RES to submit to DTSC on behalf of SLCB. Target date to submit 3/31. ▪ Mary noted she will add this item to internal meeting with DTSC. ▪ DTSC review of workplan will take up to 45 calendar days. <ul style="list-style-type: none"> • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) <ul style="list-style-type: none"> ◦ Robert Curly will resubmit plans by 3/20 with comments addressed. <ul style="list-style-type: none"> • RECYCLED WATER - PERMIT RECEIVED 10/30/2025 <ul style="list-style-type: none"> ◦ <i>CLOSED - West Basin Easement</i> <ul style="list-style-type: none"> ▪ <i>Easement has been recorded.</i> <ul style="list-style-type: none"> • PERMANENT POWER (BALL IN COURT - AB/SCEF) <ul style="list-style-type: none"> ◦ See Design Section above for updates. <ul style="list-style-type: none"> • TRAFFIC SIGNALS <ul style="list-style-type: none"> ◦ MBI to resubmit plans based on updated signal locations. ◦ Permit life expectancy is 1 year. <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • STREET IMPROVEMENT (BALL IN COURT - CITY) <ul style="list-style-type: none"> ◦ MBI received comments from Bene. Bene stated that Street improvements plans will not be approved until EVOLVE easement is recorded. ◦ Evolve Easement <ul style="list-style-type: none"> ▪ Meeting held on 2/17 with EVOLVE to review workplan. ▪ Plan will updated closer to install date. 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Cal Trans Easement/Relinquishment	Scott Zhao (Cumming Group)			Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Official Documented Meeting Minutes				
		<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 <ul style="list-style-type: none"> ◦ SZ to follow up. • ON HOLD - 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. 				
		Previous Meeting Minutes				
		Mar 18, 2026				
		<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 <ul style="list-style-type: none"> ◦ SZ to follow up. • ON HOLD - 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
		Official Documented Meeting Minutes				
		<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. ◦ Domestic Water <ul style="list-style-type: none"> ▪ <i>Pending Bulletin 02 from Cal Water.</i> <ul style="list-style-type: none"> ▪ <i>Received and issued to Sully-Miller</i> ◦ Storm Drain Plan Revision <ul style="list-style-type: none"> ▪ SZ to issue CCD once plan is approved. <ul style="list-style-type: none"> ▪ CCD 06R1 received. ▪ ACTION ITEM - DS to submit via Design Change Transmittal. • ENVIRONMENTAL <ul style="list-style-type: none"> ◦ Pending revised drawings for replacement of entire GCCS Header. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> ◦ Target date for drawings is 3/13. ◦ EKI to issue 4 more DCN's by end of week. <ul style="list-style-type: none"> ▪ 3 for Landfill Cap - Elevation adjustments and Liner Penetration for Flushing Station. ▪ 1 for GCCS - Vault Detail Addition of Flex Tend. ◦ KM noted we need direction from ownership (CCD) to move forward with drawings. Need to understand if DCN's need DTSC approval. ◦ Ying noted upcoming DCN's do not need DTSC review. <ul style="list-style-type: none"> • LANDSCAPE <ul style="list-style-type: none"> ◦ Pending Design. See Design Portion of Agenda for Updates. 				
<p>Previous Meeting Minutes Mar 18, 2026</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. ◦ Domestic Water <ul style="list-style-type: none"> ▪ Pending Bulletin 02 from Cal Water. <ul style="list-style-type: none"> ▪ ACTION ITEM - DS to get ROM from Sully-Miller for removal of existing line. ◦ Storm Drain Plan Revision <ul style="list-style-type: none"> ▪ SZ to issue CCD once plan is approved. • ENVIRONMENTAL <ul style="list-style-type: none"> ◦ Pending revised drawings for replacement of entire GCCS Header. ◦ Target date for drawings is 3/13. ◦ EKI to issue 4 more DCN's by end of week. <ul style="list-style-type: none"> ▪ 3 for Landfill Cap - Elevation adjustments and Liner Penetration for Flushing Station. ▪ 1 for GCCS - Vault Detail Addition of Flex Tend. ◦ KM noted we need direction from ownership (CCD) to move forward with drawings. Need to understand if DCN's need DTSC approval. ◦ Ying noted upcoming DCN's do not need DTSC review. • 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"> • 7 OPEN RFI's as of 03/25/26 						

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</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"> ◦ Pending Logistics Plan from Sully-Miller. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • Ramp to enter trailer complex has changed slightly. Angel has sent updated logistics plan. • Sully-Miller to submit plan of mixing base material. Sully-Miller needs space in Cell 1 to mix material. ◦ Pending Logistics Plan from Sully-Miller. 						

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"> • AG and AS to meet with West Basin inspector to clarify process to avoid further inspection issues. ◦ Process is clear and SLCB is working with West Basin to ensure we are compliant with all processes. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • AG and AS to meet with West Basin inspector to clarify process to avoid further inspection issues. • Revisit process for recording and documenting items that wee inspected. SLCB to review 						

BUYOUT

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	Sub Authorization Letters (SALs) and Buyout	Martha Nevarez (Snyder Langston, LLC) Scott Zhao (Cumming Group)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Dry Utilities <ul style="list-style-type: none"> ◦ Revised Drawing received 2/20. ◦ Drawing has been sent to Briggs and Taft for BAFO. ◦ Bid due date 3/6/2026. ◦ Proposals received week of 3/10. <ul style="list-style-type: none"> ▪ SLCB to vet and write SAL. ▪ Target date for SAL submission to RES/Cumming is 3/27/26. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Mar 18, 2026 <ul style="list-style-type: none"> • Dry Utilities <ul style="list-style-type: none"> ◦ Revised Drawing received 2/20. ◦ Drawing has been sent to Briggs and Taft for BAFO. ◦ Bid due date 3/6/2026. ◦ Proposals received week of 3/10. <ul style="list-style-type: none"> ▪ SLCB to vet and write SAL. 				

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): \$730,439 OUT (OWNERS COURT) : \$2,581,225 <ul style="list-style-type: none"> • See PCO Log for updates • Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's. 				
		Previous Meeting Minutes Mar 18, 2026 OPEN (SL COURT): \$897,870 OUT (OWNERS COURT) : \$2,417,317 <ul style="list-style-type: none"> • See PCO Log for updates • 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
		Official Documented Meeting Minutes <ul style="list-style-type: none"> • TOTAL CCD'S - 42 <ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 7 ◦ CLOSED (PCO Submitted) - 10 ◦ ISSUED (PCO Assigned) - 22 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • See CCD Log • Forthcoming CCD's <ul style="list-style-type: none"> ◦ AMPCO to proceed with Foundation Layer under TnM. ◦ EKI Design Change Notices 				
		Previous Meeting Minutes Mar 18, 2026 <ul style="list-style-type: none"> • TOTAL CCD'S - 39 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 7 ◦ CLOSED (PCO Submitted) - 10 ◦ ISSUED (PCO Assigned) - 19 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 <ul style="list-style-type: none"> • See CCD Log • CCD 023 - SLCB to proceed with Rough Grading plan while pricing is being finalized. 				

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"> • February 2026 (Pay App 10) <ul style="list-style-type: none"> ◦ Submitted to city 3/11. • March 2026 (Pay App 11) <ul style="list-style-type: none"> ◦ Pencil draft review with MN, SZ, and MS on 3/30. • Sources and Uses Letter <ul style="list-style-type: none"> ◦ MN, KM, and Will L met on 3/20 to review. ◦ KM to send response. 						
<p>Previous Meeting Minutes Mar 18, 2026</p> <ul style="list-style-type: none"> • February 2026 (Pay App 10) <ul style="list-style-type: none"> ◦ Signed by JR and MS. Submitted to city 3/11. • March 2026 (Pay App 11) <ul style="list-style-type: none"> ◦ Meeting to review tentatively scheduled 3/30. • Sources and Uses Letter <ul style="list-style-type: none"> ◦ KM is scheduling a call with SM and WL on 3/20 to review Sources and Uses Letter. 						

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"> • Storm Drain training scheduled for 3/31/26 after all hands meeting. • City has new Traffic Engineer reviewing Traffic Signal and Streetlight plans. 						

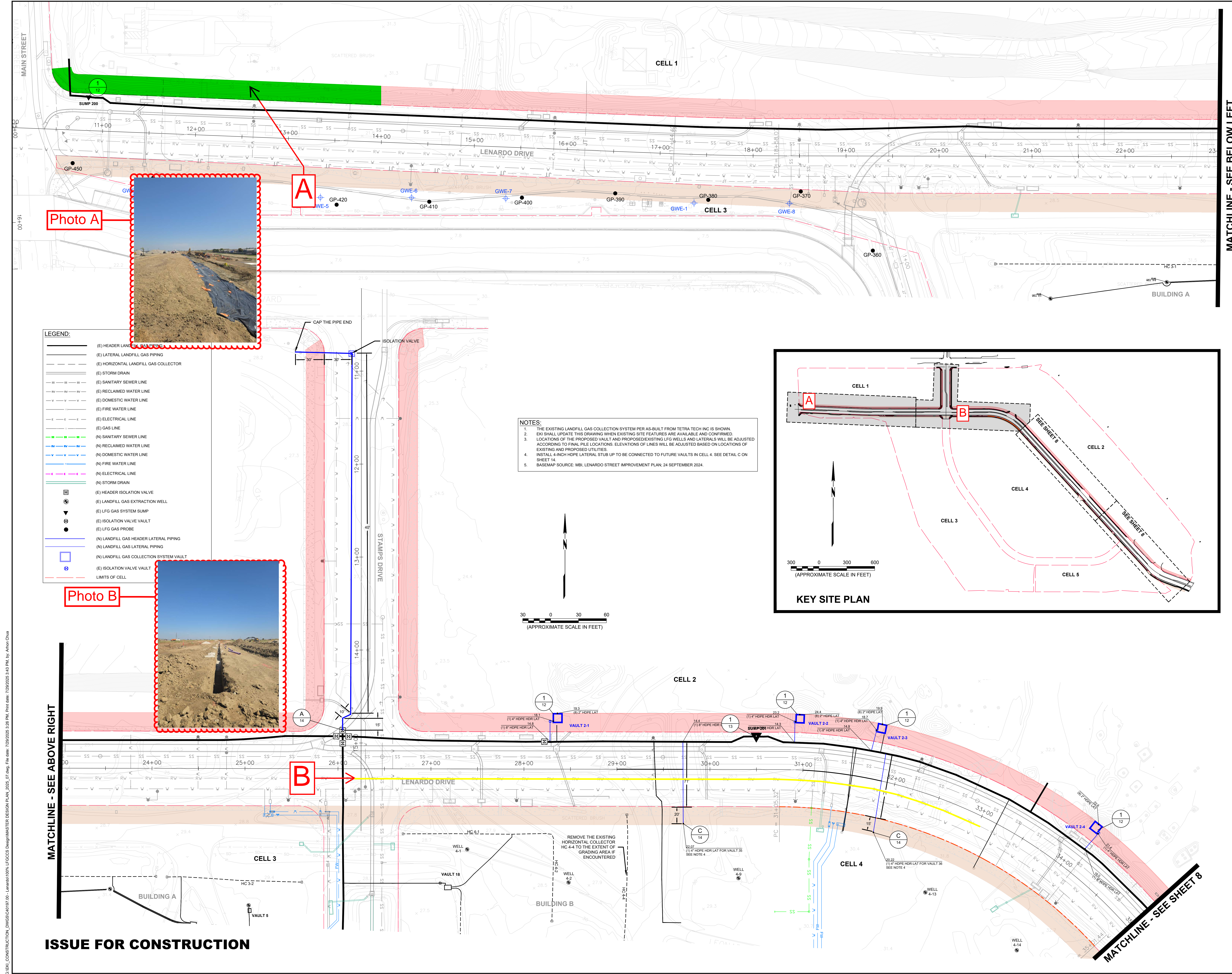
No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Mar 18, 2026				
		<ul style="list-style-type: none">• No new business discussed 03/18/26				

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.

SLCB Work Constraint Schedule

SUBCONTRACTOR	ACTIVITY	CONSTRAINT	RESPONSIBILITY	START	FINISH	NOTES
AMPCO						
	GRADING CELL 1 - 3.5 SLOPE -INCLUDES STAMPS	N/A	N/A	3/16/2026	4/17/2026	Encountered Trash, Trash at Liner Grade, Duration does not include 1' of additional removal beyond liner grade
	CELL 2 Added lane waste removal	(RFI Forthcoming) Scope of Removal - EKI and SLCB to discuss	EKI	4/20/2026	5/8/2026	Activity Cannot Start Until Constraint is Addressed
	Cell 2 Buffer Zone - Stamps Only	N/A	N/A	5/10/2026	5/15/2026	
	Protective Layer on Top of Liner - Cell 1	N/A	N/A	5/18/2026	6/1/2026	RUN OUT OF WORK DATE
	Grade South Lenardo	Need Replacement Header Completed		6/1/2026	6/1/2026	Activity Cannot Start Until Constraint is Addressed
SULLY MILLER						
	South Lenardo - CELL 2 Catch Basins/Filterra	Need Replacement Header and Buffer zone completed/Development Changes	RES	3/9/2026	TBD	Activity Cannot Start Until Constraint is Addressed
	Stamps - Storm Drain - Catch Basins	Need Permits (Stamps Side)	Cumming	3/12/2026	TBD	Activity Cannot Start Until Constraint is Addressed
	Del Amo - Storm Drain - Catch Basins Evolve	Need Permits (Evolve Side)	Cumming	3/12/2026	TBD	Activity Cannot Start Until Constraint is Addressed
	Central Lenardo - Recycle Water - for Laterals	No Work Zone/Development Changes	RES	3/16/2026	3/20/2026	Activity Cannot Start Until Constraint is Addressed. MBI to follow up with Gilbert.
	Central Lenardo Raise SS/SD Manholes	N/A	N/A	3/19/2026	4/19/2026	RUN OUT OF WORK DATE
	Central Lenardo Raise SS Chimneys - For Laterals	No Work Zone/Development Changes	RES	3/19/2026	3/30/2026	Activity Cannot Start Until Constraint is Addressed
	Stamps - SS pipe and manhole	Need inspection/ Permit extension received 3/17	Cumming	3/23/2026	3/30/2026	Permit Extension received 3/17.
	Central Lenardo Domestic Water - For Laterals	No Work Zone/Development Changes	RES	3/23/2026	3/27/2026	Activity Cannot Start Until Constraint is Addressed.
	Avalon Bridge - DW	Need Permit - Cal Water Off Site and TCP, 1 MO Lead Time for Material	Cumming/MBI	5/20/2026	8/6/2026	Activity Cannot Start Until Constraint is Addressed
	Stamps - DW - Fire hydrants	RFI 103 FOR POC / Pile supports/ Buffer Zone Liner Has to Be Complete	MBI	6/19/2026	6/24/2026	Activity Cannot Start Until Constraint is Addressed
	North Lenardo - Catch Basins	NEED HEADER REPLACEMENT AND BUFFER ZONE COMPLETED	RES	TBD	TBD	Activity can start when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed
	North Lenardo - DW laterals and fire hydrants	NEED HEADER REPLACEMENT AND BUFFER ZONE COMPLETED	RES	TBD	TBD	Activity can start when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed
	North Lenardo - Relocate DCDA	Need pile supports - pending (IFC SET)	MBI	TBD	TBD	Activity Cannot Start Until Constraint is Addressed
	South Lenardo - CELL 2 DW and RW laterals	Need Replacement Header and Buffer zone completed/Development Changes	RES	TBD	TBD	Activity Cannot Start Until Constraint is Addressed and when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed.
	South Lenardo - CELL 345 Catch Basins/filterra	No Work Zone/Development Changes	RES	TBD	TBD	Activity Cannot Start Until Constraint is Addressed
	South Lenardo - CELL 345 Fire hydrants	No Work Zone/Development Changes	RES	TBD	TBD	Activity Cannot Start Until Constraint is Addressed
ICS						
	North Lenardo - Replacement Header - 35 days	DTSC Approval	EKI	3/30/2026	5/18/2026	Activity Cannot Start Until Constraint is Addressed. Potentially Update start to 4/6; KM noted if we push ICS out they wont be able to pull the date back in.
	Stamps - New Header - 10 days	DTSC Approval	EKI	5/20/2026	6/1/2026	Activity Cannot Start Until Constraint is Addressed
	Central - Replacement Header - 16 days	DTSC Approval/Development Changes	EKI/RES	6/3/2026	6/22/2026	Activity Cannot Start Until Constraint is Addressed
	South Lenardo - Replacement Header - 34 days	DTSC Approval/Development Changes	EKI/RES	6/23/2026	8/6/2026	Activity Cannot Start Until Constraint is Addressed
ECA						
	North Lenardo - Buffer Zone Liner Install (Includes Cell 1 Stamps)			5/11/2026	5/18/2026	RUN OUT OF WORK DATE
	Stamps (Cell 2 Side) - Buffer Zone Liner Install	DTSC Approval/Development Changes - Pending Install of GCCS Header	EKI	TBD	TBD	Activity Cannot Start Until Constraint is Addressed and when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed.
	Central - - Buffer Zone Liner Install	DTSC Approval/Development Changes - Pending Install of GCCS Header	EKI	TBD	TBD	Activity Cannot Start Until Constraint is Addressed and when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed.
	South Lenardo - Buffer Zone Liner Install	DTSC Approval/Development Changes - Pending Install of GCCS Header	EKI	TBD	TBD	Activity Cannot Start Until Constraint is Addressed and when added scope (GCCS Header Replacement & Buffer Zone) for this area is completed.
LARGO						
	Main and Lenardo - Caissons for Traffic Signals - Pothole & Slurry BF	Need IFC SET (Pending Easements)	MBI	4/13/2026	4/16/2026	Activity Cannot Start Until Constraint is Addressed
	Del Amo and Stamps - Caissons for Traffic Signals - Pothole & Slurry BF	Need IFC SET (Pending Easements)	MBI	4/17/2026	4/22/2026	Activity Cannot Start Until Constraint is Addressed
	Caisson on Del Amo/Stamps & Main/Lenardo		MBI	4/23/2026	5/13/2026	Activity Cannot Start Until Constraint is Addressed
	North Lenardo	Need IFC SET (Pending Easements)	MBI	5/14/2026	6/15/2026	Activity Cannot Start Until Constraint is Addressed
	Stamps - Caisson/Foundations	Need IFC SET (Pending Easements)	MBI	6/16/2026	7/16/2026	Activity Cannot Start Until Constraint is Addressed
	Central Lenardo - Caisson/Foundations	Development Changes/ Need IFC SET (Pending Easements)	MBI	7/17/2026	8/14/2026	Activity Cannot Start Until Constraint is Addressed
	South Lenardo - Caissons/Foundations	Development Changes/ Need IFC SET (Pending Easements)	MBI	8/17/2026	8/19/2026	Activity Cannot Start Until Constraint is Addressed

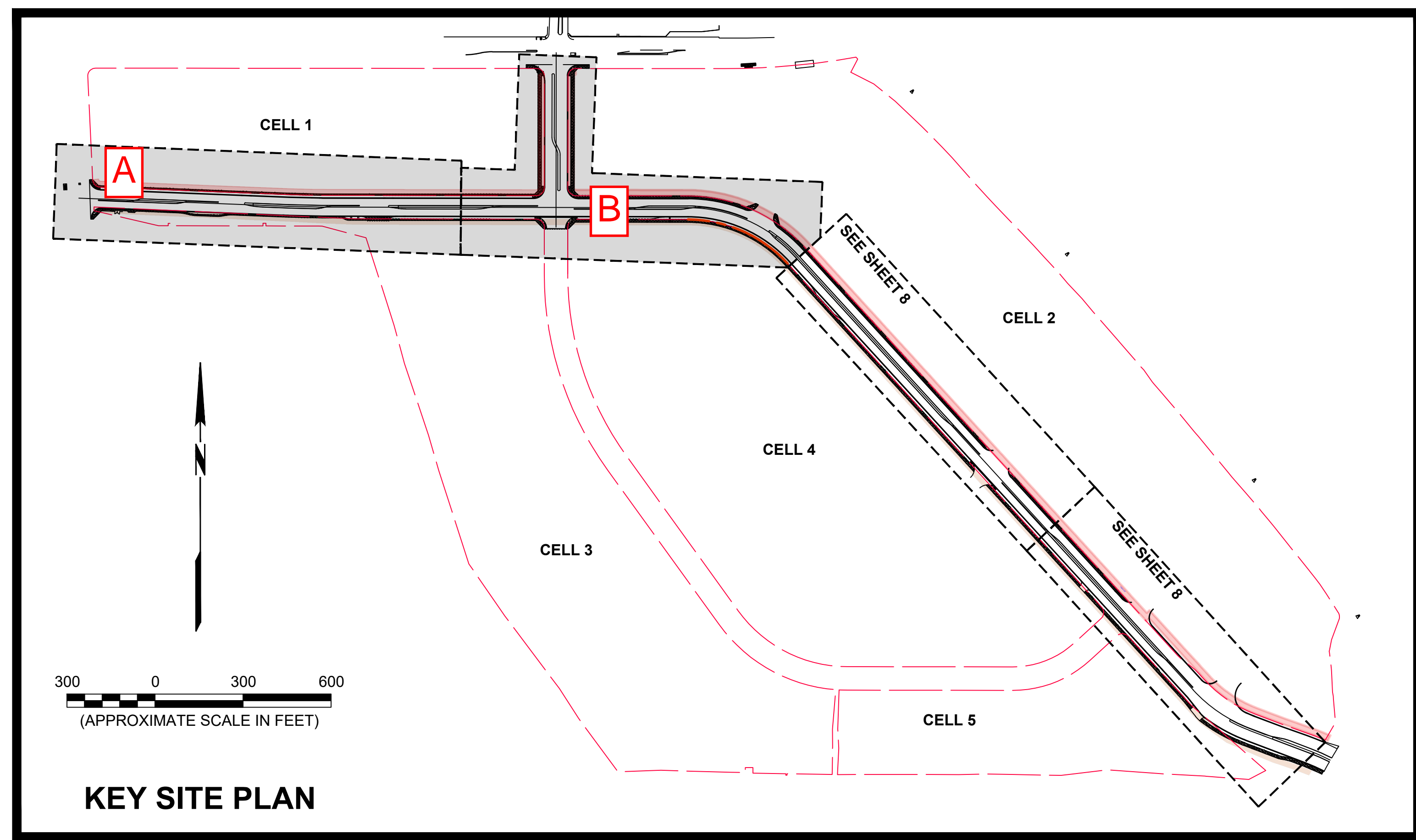
Need clarity on type of foundation the Traffic Signal on Flood control land will be. May require boring for depths of trash. JR to talk to SM and MH to discuss with EKI.



- LEGEND:**
- (E) HEADER LATERAL GAS PIPING
 - (E) LATERAL LANDFILL GAS PIPING
 - (E) HORIZONTAL LANDFILL GAS COLLECTOR
 - (E) STORM DRAIN
 - (E) SANITARY SEWER LINE
 - (E) RECLAIMED WATER LINE
 - (E) DOMESTIC WATER LINE
 - (E) FIRE WATER LINE
 - (E) ELECTRICAL LINE
 - (E) GAS LINE
 - (N) SANITARY SEWER LINE
 - (N) RECLAIMED WATER LINE
 - (N) DOMESTIC WATER LINE
 - (N) FIRE WATER LINE
 - (N) ELECTRICAL LINE
 - (N) STORM DRAIN
 - (E) HEADER ISOLATION VALVE
 - (E) LANDFILL GAS EXTRACTION WELL
 - (E) LFG GAS SYSTEM SUMP
 - (E) ISOLATION VALVE VAULT
 - (E) LFG GAS PROBE
 - (N) LANDFILL GAS HEADER LATERAL PIPING
 - (N) LANDFILL GAS LATERAL PIPING
 - (N) LANDFILL GAS COLLECTION SYSTEM VAULT
 - (E) ISOLATION VALVE VAULT
 - LIMITS OF CELL

NOTES:

1. THE EXISTING LANDFILL GAS COLLECTION SYSTEM PER AS-BUILT FROM TETRA TECH INC IS SHOWN.
2. ENR SHALL UPDATE THIS DRAWING WHEN EXISTING SITE FEATURES ARE AVAILABLE AND CONFIRMED.
3. LOCATIONS OF THE PROPOSED VAULT AND PROPOSED/EXISTING LFG WELLS AND LATERALS WILL BE ADJUSTED ACCORDING TO FINAL PILE LOCATIONS. ELEVATIONS OF LINES WILL BE ADJUSTED BASED ON LOCATIONS OF EXISTING AND PROPOSED UTILITIES.
4. INSTALL 4-INCH HDPE LATERAL STUB UP TO BE CONNECTED TO FUTURE VAULTS IN CELL 4. SEE DETAIL C ON SHEET 14.
5. BASEMAP SOURCE: MBI, LENARDO STREET IMPROVEMENT PLAN; 24 SEPTEMBER 2024.



MATCHLINE - SEE BELOW LEFT

ISSUE FOR CONSTRUCTION

FORMER CAL COMPACT LANDFILL
20400 SOUTH MAIN STREET, CARSON, CALIFORNIA
LENARDO DRIVE STREET IMPROVEMENTS
LANDFILL GAS COLLECTION AND SYSTEM DESIGN
LANDFILL GAS COLLECTION AND CONTROL SYSTEM DESIGN PLAN
ALONG STAMPS AND LENARDO DRIVE

DATE	JUL 2025	DESCRIPTION	APPROVED	DATE
DT	07-29-25	ISSUE FOR CONSTRUCTION		
DT	05-02-25	ISSUE FOR BID		
DT	04-08-25	90% DESIGN		
DT	02-10-25	DRAFT 30% DESIGN		

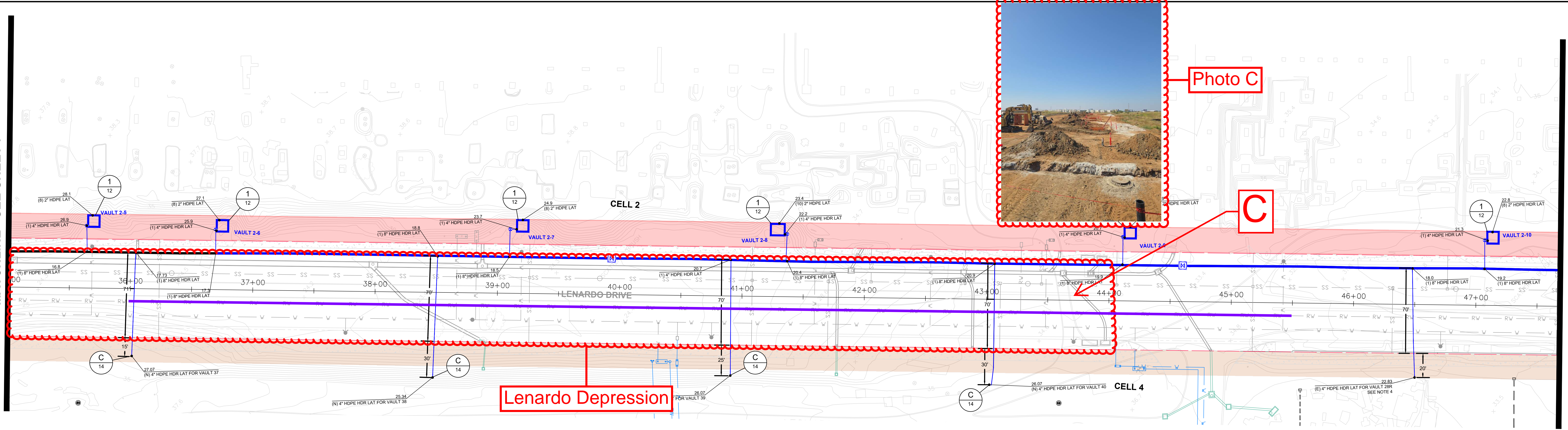
VERIFY SCALE	SCALE	AS SHOWN
BAR IS ONE INCH ON ORIGINAL DRAWING	1"	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		

SHEET NUMBER	7
7 OF 14	

© ENR CONSTRUCTION, DIVISION 100% - Lenardo Street Improvement Design Plan, 2025, 07 Aug, File date: 7/29/2025, 3:26 PM, Print date: 7/29/2025, 3:43 PM, by: Anhui Chua

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE BELOW RIGHT



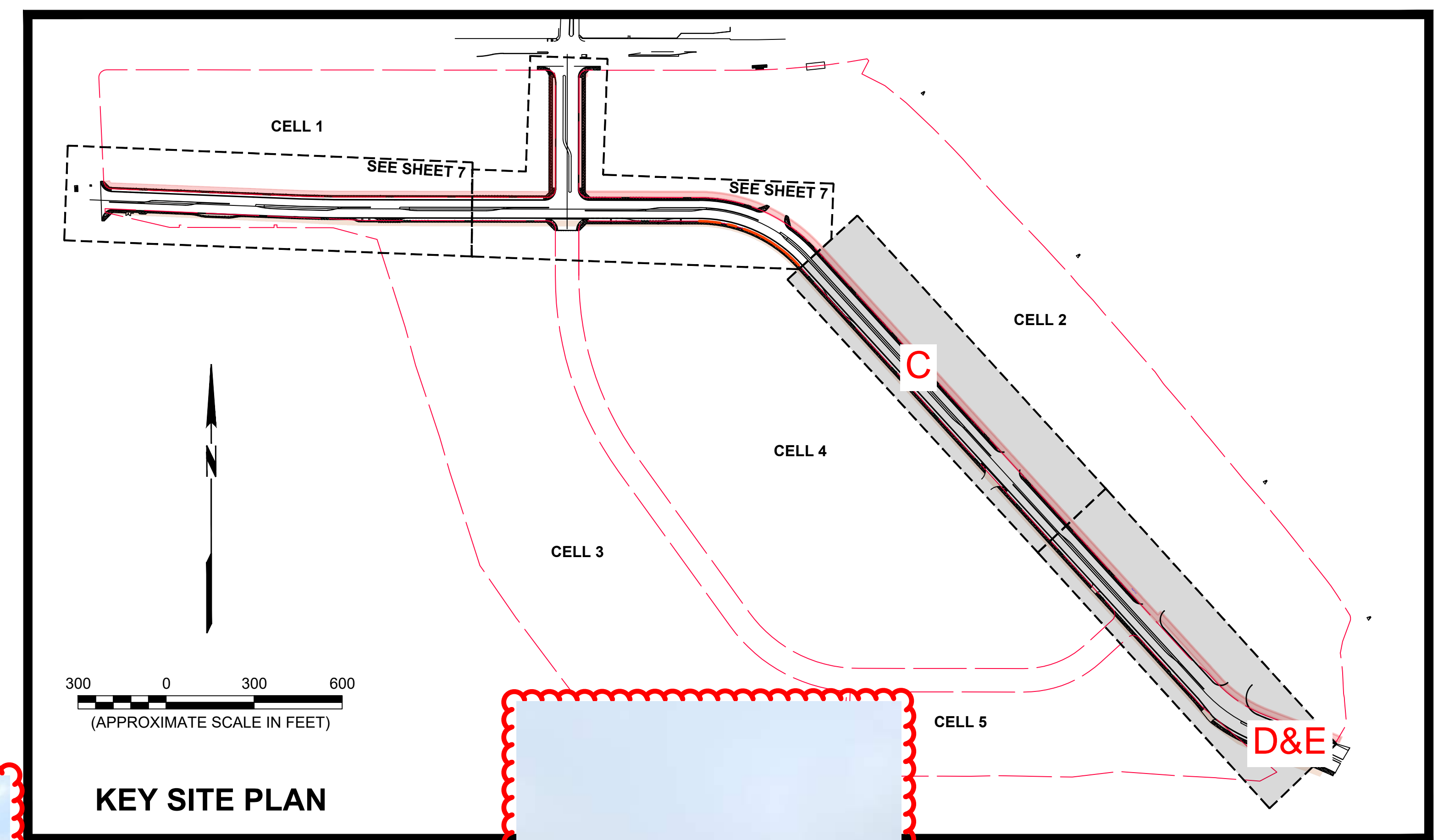
Lenardo Depression

LEGEND:

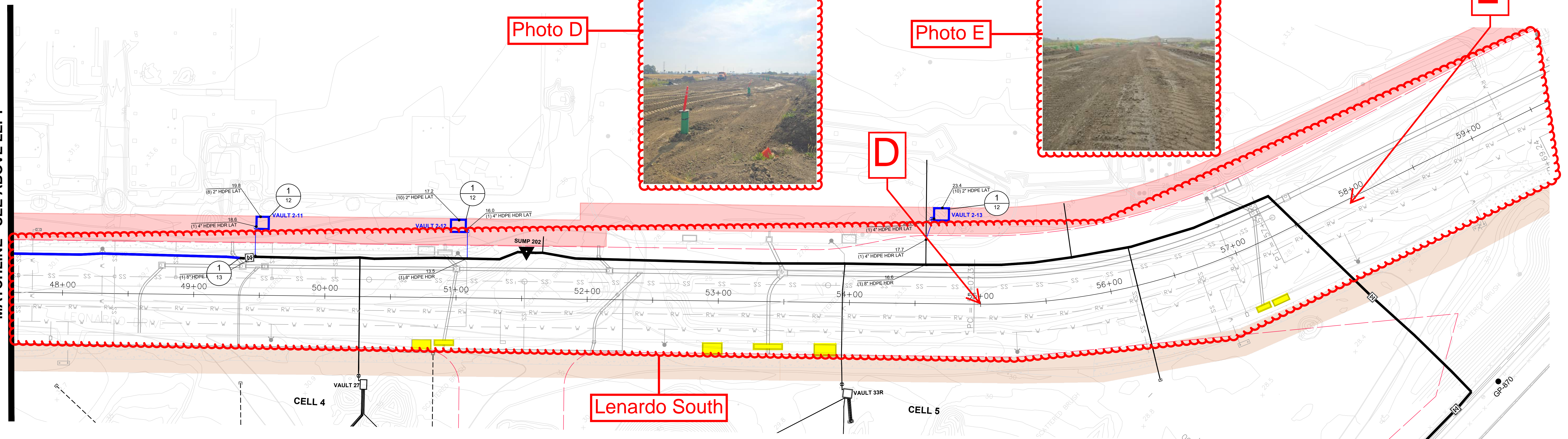
(E) HEADER LANDFILL GAS PIPING
(E) LATERAL LANDFILL GAS PIPING
(E) HORIZONTAL LANDFILL GAS COLLECTOR
(E) STORM DRAIN
(E) SANITARY SEWER LINE
(E) RECLAIMED WATER LINE
(E) DOMESTIC WATER LINE
(E) FIRE WATER LINE
(E) ELECTRICAL LINE
(E) GAS LINE
(N) SANITARY SEWER LINE
(N) RECLAIMED WATER LINE
(N) DOMESTIC WATER LINE
(N) FIRE WATER LINE
(N) ELECTRICAL LINE
(N) STORM DRAIN
(E) HEADER ISOLATION VALVE
(E) LANDFILL GAS EXTRACTION WELL
(E) LFG GAS SYSTEM SUMP
(E) ISOLATION VALVE VAULT
(E) LFG GAS PROBE
(N) LANDFILL GAS HEADER LATERAL PIPING
(N) LANDFILL GAS LATERAL PIPING
(N) LANDFILL GAS COLLECTION SYSTEM VAULT
(E) ISOLATION VALVE VAULT
(E) LIMITS OF CELL

NOTES:

- THE EXISTING LANDFILL GAS COLLECTION SYSTEM PER AS-BUILT FROM TETRA TECH INC IS SHOWN.
- EKI SHALL UPDATE THIS DRAWING WHEN EXISTING SITE FEATURES ARE AVAILABLE AND CONFIRMED.
- LOCATIONS OF THE PROPOSED VAULT AND PROPOSED EXISTING LFG WELLS AND LATERALS WILL BE ADJUSTED ACCORDING TO FINAL PILE LOCATIONS. ELEVATIONS OF LINES WILL BE ADJUSTED BASED ON LOCATIONS OF EXISTING AND PROPOSED UTILITIES.
- INSTALL 4-INCH HDPE LATERAL STUB UP TO BE CONNECTED TO FUTURE VAULTS IN CELL 4. SEE DETAIL C ON SHEET 14. REMOVE THE EXISTING 4-INCH HDPE HEADER LATERAL.
- BASEMAP SOURCE: MBI, LENARDO STREET IMPROVEMENT PLAN; 24 SEPTEMBER 2024.



MATCHLINE - SEE ABOVE LEFT



Lenardo South

ISSUE FOR CONSTRUCTION

ISSUE FOR CONSTRUCTION

FORMER CAL COMPACT LANDFILL
 20400 SOUTH MAIN STREET, CARSON, CALIFORNIA
 LENARDO DRIVE STREET IMPROVEMENTS
 LANDFILL GAS COLLECTION AND SYSTEM DESIGN
 LANDFILL GAS COLLECTION AND CONTROL SYSTEM DESIGN PLAN
 ALONG LENARDO DRIVE

DATE	JUL 2025	SCALE	AS SHOWN	ISSUE FOR CONSTRUCTION	DT	07-29-25	APPROVED	DATE
DRAWN	AC	DESIGNED	YS	90% DESIGN	DT	04-08-25	APPROVED	DATE
APPROVED	DT	DRAFT 30% DESIGN	DT	02-10-25	APPROVED	DATE		
JOB NO.	C40197.00	REV						

SHEET NUMBER

8

8 OF 14

© EKI CONSTRUCTION, DIVISION 100% - Lenardo100%_LFGCCS DesignMASTER DESIGN PLAN_2025_07.dwg, File date: 7/29/2025 3:26 PM, Print date: 7/29/2025 3:44 PM, by: Anhui Chua

Lenardo North.

3.24.26

Description

Taken Date
03/24/2026 at 01:14 pm

Upload Date
03/24/2026 at 01:15 pm

Uploaded By
Angel Solis

File Name
[IMG_2026_03_24_13_14...](#)



**Current Photo of
Lenardo Central**

3.24.26

Description

Taken Date

03/24/2026 at 02:44 pm

Upload Date

03/24/2026 at 02:44 pm

Uploaded By

Angel Solis

File Name

[IMG_2026_03_24_14_44...](#)



Current Photo of Lenardo Depression.

3.24.26

Description

Taken Date

03/24/2026 at 03:05 pm

Upload Date

03/24/2026 at 03:05 pm

Uploaded By

Angel Solis

File Name

[IMG_2026_03_24_15_05...](#)



Lenardo South

3.24.26

Description

Taken Date

03/24/2026 at 10:10 am

Upload Date

03/24/2026 at 10:10 am

Uploaded By

Angel Solis

File Name

[IMG_2026_03_24_10_10...](#)



Lenardo South

Photos From Daily Log

Description

Taken Date

Upload Date
03/24/2026 at 01:05 pm

Uploaded By
Angel Solis

File Name
[afd3cdf3-3a23-4dfd-a0ff...](#)



Clean RFI LOG

RFIs

RFI #	Subject	Status	Date Initiated	Assignees	Ball In Court	Due Date
105	Potential Waste Removal Limits for Catch Basin and Filterra Unit on STAMPS Drive	Open	03/20/2026	Ying Song	Ying Song	03/25/2026
103	(SM RFI #28) - Proposed 12" HDPE Watermain on Stamps Drive conflict with Existing 12" Waterline	Open	03/11/2026	David Hoopfer Scott Zhao	David Hoopfer Scott Zhao	03/25/2026
66	Storm Drain Plans - 3" and 4" Liner Drain Lateral Clarification	Open	10/27/2025	David Hoopfer Scott Zhao	David Hoopfer Scott Zhao	11/03/2025
63	Traffic Signal Foundations - Underground Utility Concerns	Open	10/10/2025	David Hoopfer Scott Zhao	Derek Sigala	10/17/2025
51	Dry Utility Issued For Bid Set - Composite Set Request	Open	09/05/2025	Joseph Lastelic Yolanda Prado	Joseph Lastelic Yolanda Prado	09/19/2025
2	(BID RFI - 38) -Del Amo Drive Median Tree/Plant Removal Clarification	Open	06/24/2025	David Hoopfer Scott Zhao	Derek Sigala	07/01/2025
1	(BID RFI - 27) - Del Amo Streetlights - Power Source	Open	06/24/2025	Stuart Miner Scott Zhao Joseph Lastelic	Stuart Miner Scott Zhao Joseph Lastelic	06/29/2025

Forthcoming RFI's
 Trash Removal Limits at STAMPS on Cell 2
 BUFFER ZONE - Cell 1 access
 AMPCO RFI 11 - Buffer Zone Conflicts

Submittal Packages

Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Submit By	Received From	Received Date	Ball In Court	Approvers	Response	Sent Date	Returned Date	Final Due Date	Distributed Date
#007 Underground Wet Utilities - Recycled Water																
331000 - Underground Wet Utilities - Water	331000-27	1	Underground Wet Utilities - Recycled Water - 3" Service Assembly -Product Data	Product Data	OUT	Sully-Miller Contracting Company		Trevor Stewart	02/11/2026	David Hoopfer (Michael Baker International, Inc.) Cody Haines (Michael Baker International, Inc.)	Cody Haines (Michael Baker International, Inc.) David Hoopfer (Michael Baker International, Inc.)	Pending Pending	01/15/2026 01/15/2026		02/13/2026	
#008 Traffic Signals & Streetlights																
344113 - Traffic Signals & Light Poles	344113-02	0	Traffic Signals & Streetlights - Anchor Bolts - Cut Sheets	Product Data	OUT	Belco Elecnor Electric, Inc.		Yajaira Moreida	03/05/2026	David Hoopfer (Michael Baker International, Inc.)	David Hoopfer (Michael Baker International, Inc.)	Pending	03/19/2026		04/02/2026	
#009 Landscape & Irrigation																
328000 - Landscape and Irrigation	328000-03	0	Landscape and Irrigation - Landscape -Landscaping Material - Product Data	Product Data	OUT	Sperber Landscape Companies, LLC.		Brett Barker	01/15/2026	Robert Curley (Cummings Curley and Associates, Inc.)	Robert Curley (Cummings Curley and Associates, Inc.)	Pending	03/12/2026		03/26/2026	

Forthcoming Submittal:
 Traffic Signal - Gear (Signal Heads, Push Buttons), Vehicle Detection Systems
 Caissons and Structural Concrete Mix Designs R1, and HILTI Epoxy
 Landscape - Trees and Shrubs

Owner Change Order Log

Contingency Remaining	
Design:	
Contractor's:	1,545,678
Owner's:	
Total Remaining:	1,545,678



D@SB Street Improvement

Project #: 0611 Job #: 2012 Job Total: 730,439 2,581,225 12,825,311

Title	Open	Out	Approved	Contingency			REQ	APR	Create Date	PCO Issue Date	Days Out	PCCO Amount	PCCO # - Status
				Design	Contractor's	Owner's							
Open													
PCO 063 - CE 074 - CCD 032 - 1166 Material Assistance	0	0	0	0	0	0	TBD	0	3/24/2026		0		
PCO 062 - CE#103: (SM RFI #28) - Proposed 12" HDPE	0	0	0	0	0	0	TBD	0	3/19/2026		5		
Cal Water Meter Relocation for Construction Water	0	0	0	0	0	0	0	0	3/17/2026		7		
PCO 060 - CE 069 - CCD 11 - Dry Utility IFB Set	0	0	0	0	0	0	TBD	0	3/16/2026		8		
PCO 058 - CE 067 - CCD 031 - Lowering So Cal Gas Line	24,817	0	0	0	0	0	TBD	0	3/9/2026		15		
PCO 061 - CE 064 - February '26 Rain Event -	0	0	0	0	0	0	TBD	0	2/25/2026		27		
PCO 050 - CE 060 - Site Clean Up GR Budget Transfer	0	0	0	0	0	0	0	0	2/9/2026	3/24/2026	43		
PCO 048 - CE 057 - CCD 026 - IFC - LANDFILL CAP	17,272	0	0	0	0	0	TBD	0	1/21/2026		62		
PCO 047B - CE 056B - CCD 025 - Jan 2026 Rain Event	0	0	0	0	0	0	TBD	0	3/4/2026		20		
PCO 044 - CE 051 - CCD 024 - IFC - RECYCLED WATER	0	0	0	0	0	0	TBD	0	12/23/2025		91		
PCO 037 - CE 43 - RFI #71: Storm Drain Plans - LAT "B4-J	23,748	0	0	0	0	0	TBD	0	11/20/2025		124		
PCO 036 - CE 42 - RFI#57: SWPPPs Plan - Clarification On	426,393	0	0	0	0	0	TBD	0	11/4/2025		140		
PCO 034 - CE 040 - Add 03 - Survey for RG Change	8,096	0	0	0	0	0	TBD	0	10/29/2025	12/2/2025	34		
PCO 032B - CE 38B - CCD 020 - ICS - GCCS Camera	48,576	0	0	0	0	0	TBD	0	1/24/2026		59		
PCO 031 - CE 37 - Interest Accrued Due to Late	0	0	0	0	0	0	0	0	10/23/2025		152		
PCO 028 - CE 033 - CCD 012 - IFC - Streetlight Plans -	0	0	0	0	0	0	TBD	0	10/8/2025		167		
PCO 026 - CE 031 - CCD 017 - Relocate SD Manhole per	6,706	0	0	0	0	0	0	0	10/8/2025		167		
PCO 022 - CE 027 - CCD 014 - Cell 1 Storm Drain Work -	77,112	0	0	0	0	0	TBD	0	10/1/2025		174		
PCO 019 - CE 023 - CCD 009 - IFC - Traffic Signal Plans -	97,718	0	0	0	0	0	TBD	0	9/25/2025		180		
PCO 013 - CE 017 - CCD 007 - IFC - Structural	0	0	0	0	0	0	TBD	0	9/18/2025		187		
Sub Total	730,439	0	0	0	0	0							

Owner Change Order Log

Contingency Remaining	
Design:	
Contractor's:	1,545,678
Owner's:	
Total Remaining:	1,545,678



D@SB Street Improvement
Project #: 0611 Job #: 2012

Job Total: 730,439 2,581,225 12,825,311

Title	Open	Out	Approved	Contingency			REQ	APR	PCO Issue Date	PCO Owner APR Date	Days Out	PCCO Amount	PCCO # - Status
				Design	Contractor's	Owner's							
Out													
PCO 059 - CE 068 - Waste Handling February 2026	0	21,085	0	0	0	0	TBD	0	3/20/2026		4		
PCO 054 - CE 062 - CCD 029 - GCCS Replacement of	0	1,191,120	0	0	0	0	TBD	0	2/23/2026		29		
PCO 051 - CE 058 - TIA 02 - Dry Utility Design Impact	0	531,242	0	0	0	0	?	0	2/17/2026		35		
PCO 043 - CE 050 - CCD 008R1 - IFC - GCCS - PROCEED	0	382,138	0	0	0	0	TBD	0	2/23/2026		29		
PCO 041 - CE 047 - CCD 023 - IFC - GRADING PLAN -	0	312,817	0	0	0	0	TBD	0	2/10/2026		42		
PCO 032C - CE 038C - Credit for PCO 032 Correction	0	(7,084)	0	0	0	0	TBD	0	3/19/2026		5		
PCO 017B - CE 021 - CCD 004 R2 - IFC - CAL WATER -	0	149,907	0	0	0	0	TBD	0	3/20/2026		4		
Sub Total	0	2,581,225	0	0	0	0							

Owner Change Order Log

Contingency Remaining	
Design:	
Contractor's:	1,545,678
Owner's:	
Total Remaining:	1,545,678



D@SB Street Improvement

Project #: 0611 Job #: 2012 Job Total: 730,439 2,581,225 12,825,311

Title	Open	Out	Approved	Contingency			REQ	APR	PCCO Created Date	PCCO APR Date	Days Out	PCCO Amount	PCCO # - Status
				Design	Contractor's	Owner's							
Approved													
PCO 055 - CE 063 - ECA Equipment Standby Time Due	0	0	1,310	0	0	0	0	TBD	3/2/2026		22	1,310	007-Draft
PCO 047 - CE 056 - CCD 025 - Jan 2026 Rain Event	0	0	0	0	0	0	0	TBD	2/16/2026	3/9/2026	21	0	006-Approved
PCO 046 - CE 055 - AQMD Stop Work Notice	0	0	11,327	0	0	0	0	TBD	2/16/2026	3/9/2026	21	11,327	006-Approved
PCO 042 - CE 048 - CCD 005R2 -IFC - SEWER - FLUSHING	0	0	38,694	0	0	0	0	TBD	2/16/2026	3/9/2026	21	38,694	006-Approved
PCO 039 - CE 045 - Dewatering and Clean Up for Rain	0	0	0	0	0	0	0	0	2/16/2026	3/9/2026	21	0	006-Approved
PCO 035 - CE 041 - Add04 - Structural SAL	0	0	1,624,210	0	0	0	0	TBD	1/9/2026	1/14/2026	5	1,624,210	004-Approved
PCO 032 - CE 38 - CCD 020 - Sully - GCCS Camera	0	0	43,179	0	0	0	0	0	2/16/2026	3/9/2026	21	43,179	006-Approved
PCO 049 - CE 036 - Ground Water Remediation in MH	0	0	0	0	0	0	0	0	2/16/2026	3/9/2026	21	0	006-Approved
PCO 030 - CE 035 - RFI #52 - Demo Drawing for Existing	0	0	24,834	0	0	0	0	TBD	3/2/2026		22	24,834	007-Draft
PCO 024 - CE 029 - CCD 015 - RFI 54 - Existing GCCS	0	0	20,407	0	0	0	0	TBD	2/16/2026	3/9/2026	21	20,407	006-Approved
PCO 021 - CE 026 - Add 02 - Env. - Ampco Grading	0	0	4,992,769	0	0	0	0	TBD	2/3/2026	2/9/2026	6	4,992,769	005-Approved
PCO 020 - CE 025 - Add 02 - Env. - Drainage/Gravel Flow	0	0	59,718	0	0	0	0	TBD	2/16/2026	3/9/2026	21	59,718	006-Approved
PCO 017 - CE 021 - CCD 004R1 - Cal Water IFC Set -	0	0	128,115	0	0	0	0	TBD	1/9/2026	1/14/2026	5	128,115	004-Approved
PCO 016 - CE 020 - RFI #36: Obstructions in SD & SS	0	0	104,081	0	0	0	0	TBD	2/16/2026	3/9/2026	21	104,081	006-Approved
PCO 015 - CE 019 - CCD 006R1 - IFC - Storm Drain Plans -	0	0	101,393	0	0	0	0	TBD	1/9/2026	1/14/2026	5	101,393	004-Approved
PCO 010 - CE 014 - CCD 013 - RFI 28 & 42 - Waste	0	0	59,986	0	0	0	0	TBD	11/18/2025	12/2/2025	14	59,986	003-Approved
PCO 009 - CE 013 - Add02 - Env - Landfill Cap SAL	0	0	865,466	0	0	0	0	TBD	11/18/2025	12/2/2025	14	865,466	003-Approved
PCO 007 - CE 010 - Add 02 - Env - GCCS SAL	0	0	3,441,945	0	0	0	0	TBD	9/17/2025	10/3/2025	16	3,441,945	002-Approved
PCO 006 - CE 009 - Add 03 - SWPPPS for RG Change	0	0	20,284	0	0	0	0	TBD	11/18/2025	12/2/2025	14	20,284	003-Approved
PCO 004 - CE 006 - CCD 02R1 - Encountered Trash -	0	0	30,081	0	0	0	0	0				30,081	001-Approved
PCO 003.01 - CE 005 - Schedule Baseline Update	0	0	269,062	0	0	0	0	46	2/3/2026	2/9/2026	6	269,062	005-Approved
PCO 002 - CE 002 - CCD 03R1 - Add 03 - Dev Grading	0	0	988,450	0	0	0	0	TBD	9/17/2025	10/3/2025	16	988,450	002-Approved
PCO 001 - CE 001 - CCD 001 - Highline to Water Tower	0	0	0	0	0	0	0	0				0	001-Approved
Sub Total	0	0	12,825,311	0	0	0						12,825,311	
Job Total	730,439	2,581,225	12,825,311	0	0	0						12,825,311	

AMPCO for TnM for foundation layer
EKI Design Change Notices

DASB / Lenado Drive - CCD Tracking Log

Date	CCD #	3/24/2025	Description of Work	Originator	CCD Link	Date Issued	Date Replied for Signature	Date Fully Executed	Cost	SCHEDULE	REASON	Detailed Description	INSTRUCTIONS	Value (N/E / Deductive)	Exhibits (Y/N)	Comments	Target Date to Submit	PCD #	PCD Submitted Date	Reference Exhibits
	CCD-461		AMPCO Recycled Water Use	Scott Zhao	Lenado Drive - Carson - CCD-461 - AMPCO Recycled Water Use	6/25/2025	7/15/2025	7/15/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	UTILITY / FIELD CONDITION	Refuse and materials discovered near Lenado depression	PROCEED - NO IMPACT	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#501	7/31/2025	
	CCD-462		Refuse & Materials near Lenado Depression	Scott Zhao	Lenado Drive - Carson - CCD-462 - Refuse & Materials near Lenado Depression	7/8/2025	7/15/2025	7/8/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Refuse and materials discovered near Lenado depression	PROCEED & PRICE	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#504	7/30/2025	EMAIL CHAN / OBSERVATION REPORT 20250708
	CCD-463		Non Buffer Zone Grading	Scott Zhao	Lenado Drive - Carson - CCD-463 - Non Buffer Zone Grading	7/17/2025	7/18/2025	7/18/2025	CONTRACT ADJUSTMENT	TIME EXTENSION	DESIGN REVISION	Non buffer zone rough grading	PROCEED & PRICE	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#492	8/18/2025	MBI ROUGH GRADING PLAN / EX LANDFILL GAS
	CCD-464		Call Water Drawings for Bid Reconciliation	Scott Zhao	Lenado Drive - Carson - CCD-464 - Call Water Drawings for Bid Reconciliation	8/14/2025	8/13/2025	8/18/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	UTILITY	Call Water IFC Draw 20250808	PROCEED & PRICE	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#517	10/16/2025	04130111 EXH A04 IFC
	CCD-464.2		Call Water Draw R2 for Bid Reconciliation	Scott Zhao	Lenado Drive - Carson - CCD-464.2 - Call Water Drawings for Bid Reconciliation	12/23/2025	12/23/2025	1/7/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Call Water Revised IFC drawing dated 12/16/2025	PROCEED & PRICE	-	Y	POF of CAL Water Plans REV1 20251216	2/13/2026	#545		
	CCD-464.4		Changes to Call Water IFC Set	Scott Zhao	Lenado Drive - Carson - CCD-464.4 - Changes to Call Water IFC Set	3/5/2026	3/5/2026	3/25/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Call Water Revised IFC drawing (Bulletin 2) dated 3/3/2026	PROCEED & PRICE	-	Y	POF of CAL Water Plans REV0 20260303	3/16/2026	#545E	3/16/2026	
	CCD-464.4		Call Water Drawings for Bid Reconciliation R4	Scott Zhao	Lenado Drive - Carson - CCD-464.4 - Call Water Drawings for Bid Reconciliation R4	3/19/2026	3/19/2026		NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Call Water Revised IFC drawing (Bulletin 2) dated 3/19/2026	PROCEED & PRICE	-	Y	POF of CAL Water Plans REV0 20260303	TBD	045C		
	CCD-465.1		Issued for Construction Sewer Plan	Scott Zhao	Lenado Drive - Carson - CCD-465.1 - Issued for Construction Sewer Plan	8/8/2025	8/8/2025	8/14/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction sewer plan	PROCEED & PRICE	-	Y	Place holder until all subs have been contracted	TBD	#514		DASB SEWER IFC SET 20250803 / POF OF CHANGE NARRATIVE
	CCD-465.2		Planning Station Issued for Construction Sewer Plan	Scott Zhao	Lenado Drive - Carson - CCD-465.2 - Planning Station Issued for Construction Sewer Plan	12/9/2025	12/9/2025	1/2/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction set dated 20251214	PROCEED & PRICE	-	Y	POF of Permit document station sewer	SUBMITTED	#542	2/19/2025	
	CCD-466		Issued for Construction Storm Drain Plan	Scott Zhao	Lenado Drive - Carson - CCD-466 - Issued for Construction Storm Drain Plan	8/8/2025	8/8/2025	8/14/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction storm drain plan	PROCEED & PRICE	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#510	10/16/2025	POF OF STORM DRAIN 20250803 / STORM DRAIN IFC SET SUMMARY
	CCD-466.2		Issued for Construction Storm Drain Plans 2026.03.23	Scott Zhao	Lenado Drive - Carson - CCD-466.2 - Issued for Construction Storm Drain Plans 2026.03.23	3/23/2026	3/23/2026		NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction storm drain plans 20260319	PROCEED & PRICE	-	Y	POF OF STORM DRAIN PLANS 20260319 / POF OF CHANGE NARRATIVE 20260319				
	CCD-467.01		Issued for Construction Structural Foundations Plan	Scott Zhao	Lenado Drive - Carson - CCD-467.01 - Issued for Construction Structural Foundations Plan	8/13/2025	8/29/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction structural foundations plan	PRICE ONLY	-	Y	Place holder until all subs have been contracted.	TBD	#513		POF OF STRUCT FOUNDN PLANS 20250813 / DISTRICT AT S BAY IFC 20250813
	CCD-468		Issued for Construction GCOS Plan	Scott Zhao	Lenado Drive - Carson - CCD-468 - Issued for Construction GCOS Plan	8/14/2025	8/19/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction GCOS plan	PRICE ONLY	-	Y	VOID - See CCD0882 - SL PCD-643	VOID	#528	VOID	POF OF GCOS PLANS BUFFER ZONE 20250729 / BUFFER ZONE IFC 20250729
	CCD-468.01		FINAL Issued for Construction GCOS Plan	Scott Zhao	Lenado Drive - Carson - CCD-468.01 - FINAL Issued for Construction GCOS Plan	12/9/2025	12/9/2025	12/24/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction GCOS plan	PRICE ONLY	-	Y	Pending confirmation of cost impact from currently contracted subs	2/20/2026	#543		
	CCD-469		Issued for Construction Traffic Signal Plans	Scott Zhao	Lenado Drive - Carson - CCD-469 - Issued for Construction Traffic Signal Plans	8/14/2025	8/21/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction traffic signal plans	PRICE ONLY	-	Y	Issued to Subs GCOS, Confirming if there is a potential cost impact. Will issue this set to T&S Subcontractor when they are contracted.	TBD	#519		DASB DELAMO TRAFFIC SIGNAL IFC / DASB TS PO DELTA 1 IFC
	CCD-469		Issued for Construction Signing & Striping Plans	Scott Zhao	Lenado Drive - Carson - CCD-469 - Issued for Construction Signing & Striping Plans	8/14/2025	8/29/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction signing & striping plans	PRICE ONLY	-	Y	ON HOLD - Pending updated Direction from Cumming	Pending	Pending		DASB SIGNING & STRIPING DELTA IFC / DASB STAMPS, SIGNING & STRIPING DELTA 1 IFC
	CCD-461		Issued for Bid Dry Utility Plans	Scott Zhao	Lenado Drive - Carson - CCD-461 - Issued for Bid Dry Utility Plans	8/19/2025	8/23/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Bid dry utility plans	PRICE ONLY	-	Y	SLCR issued draft bid and proposals for information	VOID	#512	VOID	20480 MAIN STREET - UNDERGROUND CONDITIONAL FOR BID SET
	CCD-411.01		Issued for Bid Dry Utility Plans R1	Scott Zhao	Lenado Drive - Carson - CCD-411.01 - Issued for Bid Dry Utility Plans R1	2/20/2026	2/20/2026	2/27/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Bid dry utility plans	PRICE ONLY	-	Y	Issued to Subs GCOS, Confirming if there is a potential cost impact. Will issue this set to T&S Subcontractor when they are contracted.	2/28/2026	#528		POF OF DRY UTILITY PLANS 20260219 / CAD FILE OF DRY UTILITY PLANS 20260219
	CCD-412		Issued for Construction Streetlight Plans	Scott Zhao	Lenado Drive - Carson - CCD-412 - Issued for Construction Streetlight Plans	8/26/2025	8/14/2025	9/25/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction streetlight plans	PRICE ONLY	-	Y	Issued to Subs 1091, including pricing from wet utility sub. Pending pricing from globe and BHP	2/13/2026	#522		POF OF STREET PLANS IFC SET 20250825
	CCD-413		Constructing Wash Relocation Area	Scott Zhao	Lenado Drive - Carson - CCD-413 - Constructing Wash Relocation Area	8/26/2025	8/26/2025	9/25/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / FIELD CONDITION	Constructing wash relocation area	PROCEED & PRICE	-	Y	CLOSED - Submitted PCD - See PCD log	CLOSED	#510	10/24/2025	RFI 28
	CCD-414		Call 1 Storm Drain Work	Scott Zhao	Lenado Drive - Carson - CCD-414 - Call 1 Storm Drain Work	9/23/2025	9/23/2025	9/25/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Call 1 storm drain work	PRICE ONLY	-	Y	Issued to Subs 1091, including pricing from wet utility sub. Pending pricing from globe and BHP	2/13/2026	#522		POF of 2nd PO965-Call 1 Connection
	CCD-415		Existing GCOS Header Testing	Scott Zhao	Lenado Drive - Carson - CCD-415 - Existing GCOS Header Testing	9/22/2025	9/23/2025	10/6/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / FIELD CONDITION	Existing GCOS header testing	PROCEED & PRICE	-	Y	Work on site. Pending T&M Cost for the job and DM labor. Also locate for dms of pipe.	SUBMITTED	#524	12/20/2025	RFI 54
	CCD-416		Install BMP at Terrace Lateral Ramp	Scott Zhao	Lenado Drive - Carson - CCD-416 - Install BMP at Terrace Lateral Ramp	10/1/2025	10/2/2025	10/7/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Install BMP at terrace lateral ramp	PROCEED & PRICE	-	Y	VOID - Work performed was part of PCD	VOID	#527	VOID	MBI ROUGH GRADING PLAN 20250606 DELTA REV 1
	CCD-417		Relocate 10 Manhole per RFI 58	Scott Zhao	Lenado Drive - Carson - CCD-417 - Relocate 10 Manhole per RFI 58	10/6/2025	10/6/2025	10/13/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Relocate 10 manhole per RFI 58	PROCEED & PRICE	-	Y	Proceeding on T&M to backfill and Relocate per RFI response.	2/12/2026	#526		RFI 056 2025002
	CCD-418		Post Rain Event #2 Satgrade Stabilization	Scott Zhao	Lenado Drive - Carson - CCD-418 - Post Rain Event #2 Satgrade Stabilization	10/15/2025	10/15/2025	10/16/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Post rain event #2 satgrade stabilization	PROCEED & PRICE	-	Y	This will be voided on 11/5/25. CLOSED	VOID	#529	VOID	POF OF RAIN EVENT #2 20250824
	CCD-419		Excavation on Cells with Potential Waste Encounter	Scott Zhao	Lenado Drive - Carson - CCD-419 - Excavation on Cells with Potential Waste Encounter	10/17/2025	10/17/2025	10/16/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	MUNICIPAL	Excavation on cells with potential waste encounter	PROCEED - NO IMPACT	-	N					
	CCD-420		Existing GCOS Header Camera Assessment	Scott Zhao	Lenado Drive - Carson - CCD-420 - Existing GCOS Header Camera Assessment	10/17/2025	10/17/2025	10/23/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Existing GCOS header camera assessment	PROCEED & PRICE	-	Y	Submitted Sully Millers Pricing. Pending ICS	100	#532		POF EMAIL - EXISTING GCOS LINE - VIDEO & REPORT 20250903
	CCD-421		BPM IFC Plan for Street Improvement	Scott Zhao	Lenado Drive - Carson - CCD-421 - BPM IFC Plan for Street Improvement	11/11/2025	11/11/2025		VOIDED	NO TIME EXTENSION	DESIGN REVISION	BPM IFC plan for street improvement	PROCEED - NO IMPACT	-	Y	DASB STREET IMPROVEMENT PLAN 20251015	Pending	Pending		
	CCD-422		Additional Erosion Control @ Avian Ramp	Scott Zhao	Lenado Drive - Carson - CCD-422 - Additional Erosion Control @ Avian Ramp	11/21/2025	11/21/2025	12/1/2025	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Additional erosion control @ Avian ramp	PROCEED & PRICE	-	Y	Potentially Void. No cost or tickets received from Sub	100	#540		
	CCD-423		Issued for Construction Rough Grading Plan	Scott Zhao	Lenado Drive - Carson - CCD-423 - Issued for Construction Rough Grading Plan	12/9/2025	12/9/2025	12/14/2025	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction rough grading plan	PRICE ONLY	-	Y	POF of Plans and Narrative - To issue to contracted subcontractors.	100	#541		
	CCD-423.R1		Issued for Construction Rough Grading Plan 1.16.2026	Scott Zhao	Lenado Drive - Carson - CCD-423.R1 - Issued for Construction Rough Grading Plan 1.16.2026	3/16/2026	3/16/2026		CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Issued for Construction rough grading plan 1.16.2026	PROCEED & PRICE	-	Y	Marked up page from unapproved PCD 041 dated 2/10/2026				
	CCD-424		Issued for Construction Reclaimed Water Plans	Scott Zhao	Lenado Drive - Carson - CCD-424 - Issued for Construction Reclaimed Water Plans	12/18/2025	12/18/2025	1/7/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / UTILITY	Issued for Construction reclaimed water plans	PROCEED & PRICE	-	Y	RW Plans issued on 12/18 via CCD 024. SL Issuing to Subs and confirming cost impact.	100	#544		
	CCD-425		Jan 2026 Rain Events Dewatering	Scott Zhao	Lenado Drive - Carson - CCD-425 - Jan 2026 Rain Events Dewatering	4/9/26	4/9/26	4/9/26	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Jan 2026 rain events dewatering	PROCEED & PRICE	-	Y	MN to create PCD for this event and submit cost upon subcontractors	CLOSED	#47		#527 POF of rain event job - conditions for pump water out 20260105
	CCD-426		Call Compact landfill Cap Plan Issued for Construction Set	Scott Zhao	Lenado Drive - Carson - CCD-426 - Call Compact landfill Cap Plan Issued for Construction Set	1/20/2026	1/21/2026	1/27/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Call compact landfill cap plan issued for construction set	PRICE ONLY	-	Y	POF Landfill Cap Plans Complete Set 11/25/25 / POF Design Change Summary 20260112	100	#546		
	CCD-427		Revised H&P	Scott Zhao	Lenado Drive - Carson - CCD-427 - Revised H&P	1/22/2026	1/23/2026	1/26/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	Revised H&P	PROCEED - NO IMPACT	-	Y		100	#522		
	CCD-428		Time Constraints on Construction Activities	Scott Zhao	Lenado Drive - Carson - CCD-428 - Time Constraints on Construction Activities	1/27/2026	1/28/2026	1/28/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	MUNICIPAL	Time constraints on construction activities	PROCEED - NO IMPACT	-	N		100	#524		
	CCD-429		Revised Existing GCOS Header Along Lenado	Scott Zhao	Lenado Drive - Carson - CCD-429 - Revised Existing GCOS Header Along Lenado	2/11/2026	2/11/2026	2/12/2026	CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION / FIELD CONDITION	Revised existing GCOS header along Lenado	PROCEED & PRICE	-	Y	EMAIL POF FROM STUART WENER 20260205	SUBMITTED	#540	2/23/2026	
	CCD-430		GCOS Vault Risk Foundation SRK	Scott Zhao	Lenado Drive - Carson - CCD-430 - GCOS Vault Risk Foundation SRK	2/17/2026	2/17/2026	2/19/2026	NO CONTRACT ADJUSTMENT	NO TIME EXTENSION	DESIGN REVISION	GCOS vault risk foundation SRK	PROCEED - NO IMPACT	-	Y	POF SRK 061 20260212	100	#527		
	CCD-431		Excavation to Lower Gas Main	Scott Zhao	Lenado Drive - Carson - CCD-431 - Excavation to Lower Gas Main	3/4/2026	3/4/2026	3/9/2026	CONTRACT ADJUSTMENT	NO TIME EXTENSION	UTILITY / FIELD CONDITION	Excavation to lower gas main	PROCEED & PRICE	-	Y	POF EMAIL CD & SCT 20260303 / POF RFI 62	100	#528		
	CCD-432		Loading of 1166 Material	Scott Zhao	Lenado Drive - Carson - CCD-432 - Loading of 1166 Material	3/4/2026	3/4/2026	3/9/2026	CONTRACT ADJUSTMENT	NO TIME EXTENSION	FIELD CONDITION	Loading of 1166 material	PROCEED & PRICE	-	Y	POF EMAIL DSB STREET IMPROVEMENT 20260304	100	#543		
	CCD-433																			
	CCD-434																			
	CCD-435																			
	CCD-436																			
	CCD-437																			
	CCD-438																			
	CCD-439																			
	CCD-440																			
	CCD-441																			
	CCD-442																			

TOTAL - 42 CCDs

Fully Closed CCD (PCD Submitted) = 7
Closed CCD (PCD Submitted) = 46

CCD Issued, PCD assigned = 22

Pending CCDs to be Issued = 13



News Headlines

- [How is Temperature Reported at Airports \(like LAX\)?](#)
- [Read our Forecast Discussion Here](#)

Current conditions at Long Beach, Long Beach Airport (KLGB)

Lat: 33.81167°N Lon: 118.14639°W Elev: 56.0ft.










Mist

63°F

17°C

Humidity 82%
 Wind Speed NE 4 MPH
 Barometer 30.0 in (1015.92 mb)
 Dewpoint 57°F (14°C)
 Visibility 5.00 mi
 Last update 25 Mar 08:20 AM PDT

Extended Forecast for Carson CA

Today	Tonight	Thursday	Thursday Night	Friday	Friday Night	Saturday	Saturday Night	Sunday
								
High: 74 °F	Low: 59 °F	High: 75 °F	Low: 59 °F	High: 83 °F	Low: 59 °F	High: 83 °F	Low: 59 °F	High: 80 °F
Patchy Fog then Sunny	Patchy Fog	Patchy Fog then Sunny	Patchy Fog	Patchy Fog then Mostly Sunny	Patchy Fog	Patchy Fog then Partly Sunny	Partly Cloudy	Sunny

Detailed Forecast

Today
 Patchy fog before 11am. Otherwise, cloudy through mid morning, then clearing, with a high near 74. Light west wind increasing to 5 to 10 mph in the afternoon. Winds could gust as high as 15 mph.

Tonight
 Patchy fog. Otherwise, cloudy, with a low around 59. West wind 5 to 10 mph becoming light and variable in the evening.

Thursday
 Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing, with a high near 75. Calm wind becoming west southwest around 5 mph in the afternoon.

Thursday Night
 Patchy fog after 11pm. Otherwise, increasing clouds, with a low around 59. West wind 5 to 10 mph becoming light and variable in the evening.

Friday
 Patchy fog before 11am. Otherwise, partly sunny, with a high near 83. Calm wind becoming southwest around 5 mph in the afternoon.

Friday Night
 Patchy fog after 11pm. Otherwise, mostly cloudy, with a low around 59.

Saturday
 Patchy fog before 11am. Otherwise, partly sunny, with a high near 83.

Saturday Night
 Partly cloudy, with a low around 59.

Sunday
 Sunny, with a high near 80.

Sunday Night
 Mostly cloudy, with a low around 59.

Monday
 Mostly cloudy, with a high near 76.

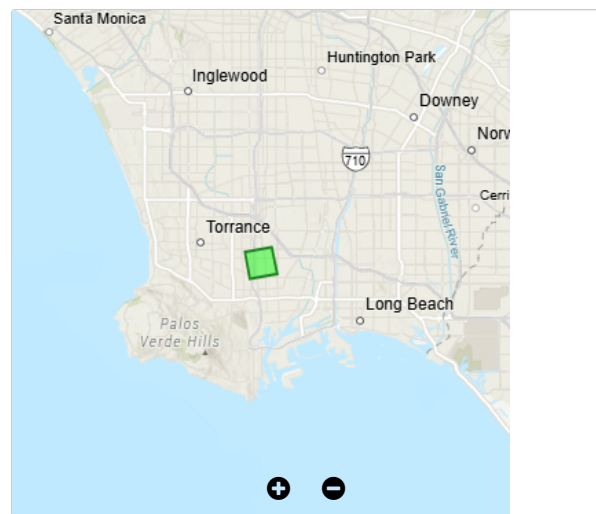
Monday Night
 Mostly cloudy, with a low around 59.

Tuesday
 A slight chance of rain. Partly sunny, with a high near 73.

Basemap Options

Topographic

Click map to change the forecast location



 Forecast Area [Disclaimer](#) Tiles ©ESRI

ABOUT THIS FORECAST

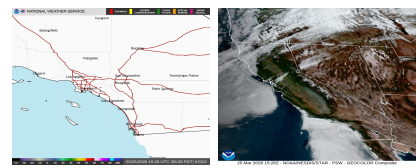
Point Forecast:
 Carson CA
 33.82°N 118.28°W (Elev. 39 ft)

[Forecast Discussion](#)

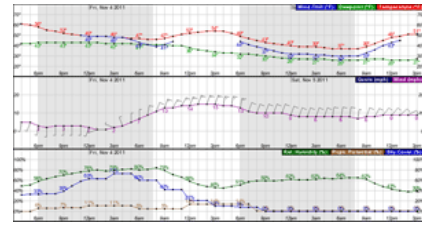
[KML](#) [XML](#)

Additional Resources

Radar & Satellite Image



Hourly Weather Forecast





Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 6, 2026, 4:00 PM

CONSENT 7.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER A CONTRACT SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR INTERNAL PROJECT MANAGEMENT ON THE LENARDO DRIVE PROJECT AND CERTAIN OTHER CONSTRUCTION PROJECTS AT THE CAL COMPACT LANDFILL

I. SUMMARY

The CRA, through a contract with RE|Solutions, LLC ("RES"), is managing the design, approval, and construction of Lenardo Drive; a new scope of work involving upgrading, clearing, and preparing cells 3, 4, and 5 for a major investment; and other horizontal work which requires extensive daily onsite oversight of construction of the private development on those cells. Under its contract RES provides overall site management, the contracting function on behalf of the CRA, and construction management through a subcontract with the Cumming Group, a large construction management firm. Even with the designers, general contractors, subcontractors, and construction management staffing, there is still considerable internal management of the project that falls on the CRA itself. As of today the CRA has as staff its Executive Director and Executive Assistant and assistance in the accounting functions of the Authority.

Staff is requesting the Board consider a Contract Services Agreement between Transtech Engineers, Inc. and the CRA to provide engineering oversight services related to the development of the Property including Lenardo Drive and the above-described additional scope. While RES is the contracting body for the design and construction work, the Authority remains the property owner and the responsible party for the remedial work, and is the entity that has been tasked to construct all the public infrastructure. All decisions on the site ultimately are made by the Authority and it retains its responsibility for all the subsurface structures and improvements on the Property.

II. RECOMMENDATION

1. **APPROVE** a Contract Services Agreement with Transtech Engineers Inc. for project management and oversight services in the amount not-to-exceed \$468,000.
2. **AUTHORIZE** the Chair to execute the Transtech Engineers, Inc. Services Agreement following approval as to form by the Authority Counsel.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

In 2023, CRA staff proposed the creation of several additional positions under the CRA to take over the direct operation of the former Cal Compact Landfill. In the end, the positions were not created and the Authority entered into new agreements with RES directly to manage the operations and maintenance of the site, and to undertake pre-construction and construction activities related to Lenardo Drive.

As of today, CRA staff, through RES, is managing the design, approval, and construction of Lenardo Drive and other site infrastructure; and, a new scope of work involving grading, clearing, and preparing cells 3, 4, and 5 for a major investment, which also includes completing the landfill gas system, installing landfill liner on Cells 4 and 5, and driving thousands of structural piles to support the construction of the private development on those cells.

In both tasks, RES is the contracting body for the design and construction work. The CRA, however, remains the property owner and the responsible party for the remedial work, and is the entity that has been tasked to construct all the public infrastructure. The CRA retains responsibility for all the subsurface structures and improvements. All decisions on the site ultimately are made by the Authority.

While most of the design and contracting work has been contracted and delegated to RES, the CRA staff remain an important part of the design and contracting process. This includes understanding the issues that arise during the construction process, what redesign may need to occur, which outside agency (including the City) may have an approving role, and how the resolution of issues affects the overall construction project. Because the Authority is a public agency, it has a special relationship with the City, which is an approving body on much of the infrastructure work. Certain follow up items are best handled within the CRA and not by outside consultants.

The City of Carson began contracting with Transtech in 2023 for Building & Safety Services, and later added support to Public Works on engineering plan check and project management, including project-managing the construction of certain City infrastructure projects like the Carson Center Amphitheater. The CRA piggybacked on the City's process to procure these services in the selection of Transtech to provide staffing/project management support. The scope of work in the contract is broad and covers most of the type of work the Consultant would be asked to perform.

V. FISCAL IMPACT

The contract amount is not to exceed \$468,000. This represents the cost of one Senior Project Manager/Engineer at \$195/hour for 32 hours per week (M-Th, 8-5) for about 18 months. Since it is a contract, the hours can be adjusted up or down depending on the workflow. Work on Lenardo Drive is underway today and the additional work scope related to the other cells will commence as early as May or June, with a heavier scope beginning later in the year. The contract will be charged to the funding source of the construction.

VI. EXHIBITS

1. Transtech Engineers, Inc. Services Agreement

Attachments

[Transtech Engineers Inc. - Professional Services Contract \(2107189.1\)](#)

**AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CARSON RECLAMATION AUTHORITY AND
TRANSTECH ENGINEERS, INC.**

THIS AGREEMENT FOR CONTRACT SERVICES (herein “Agreement”) is made and entered into effective as of _____, 2026 by and between the **CARSON RECLAMATION AUTHORITY**, a California joint powers authority (“CRA” or “Authority”) and **TRANSTECH ENGINEERS, INC.**, a California corporation (“Consultant”). CRA and Consultant are sometimes hereinafter individually referred to as “Party” and hereinafter collectively referred to as the “Parties.”

A. The CRA is the owner of that certain 157-acre parcel of real property (the “Site”), located at 20400 S. Main Street, City of Carson, California, commonly known as the former Cal Compact Landfill, which was previously operated as a Class 2 landfill.

B. The CRA has a need for on-call professional services from Consultant to assist with the remediation, management, and redevelopment of the Site.

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

NOW, THEREFORE, the Parties hereto agree as follows:

1. SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Consultant shall perform the work or services set forth in the “Scope of Services” attached hereto as Exhibit “A” and incorporated herein by reference (the “Services” or “work”). Consultant represents and warrants that it has the experience and ability to perform all work and Services required hereunder and that it shall diligently perform such work and Services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and Services rendered hereunder shall be provided in accordance with all applicable ordinances, resolutions, statutes, rules, and regulations of the City of Carson (“City”) and any Federal, State or local governmental agency of competent jurisdiction.

1.3 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.

1.4 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.

1.5 Prevailing Wages. Consultant is advised of the requirements of California Labor Code Section 1720 which provides as follows: prevailing wage rates apply to “[c]onstruction, alteration, demolition, installation, or repair work done under contract and paid for in whole or in part out of public funds, except work done directly by any public utility company pursuant to order of the Public Utilities Commission or other public authority.” It is the Parties’ understanding that the services performed pursuant to this Agreement shall require the payment of prevailing wages pursuant to Section 1720 or 1770 – 1781 of the California Labor Code and/or Sections 33423 – 33426 of the California Health and Safety Code (the “Prevailing Wage Law”). However, Consultant acknowledges and agrees that should any third party, including but not limited to the Department of Industrial Relations (“DIR”), require Consultant or any of its subcontractors to pay the general prevailing wage rates of per diem wages and overtime and holiday wages determined by the Director of the DIR under the Prevailing Wage Law, and Consultant is determined to not be in compliance with the Prevailing Wage Law with respect to the services performed hereunder, then Consultant shall indemnify, defend, and hold CRA harmless from any such determinations, or actions (whether legal, equitable, or administrative in nature) or other proceedings, and shall assume all obligations and liabilities for the payment of such wages and for compliance with the provisions of the Prevailing Wage Law. CRA makes no representation that any work completed by Consultant is or is not subject to the Prevailing Wage Law.

2. COMPENSATION

2.1 Contract Sum. For the Services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the “Schedule of Compensation” attached hereto as Exhibit “C” and incorporated herein by this reference, but not exceeding the maximum contract amount of **Four Hundred Sixty-Eight thousand Dollars (\$468,000)** (“Contract Sum”).

2.2 Invoices. Each month, Consultant shall furnish to CRA an original invoice for all work performed and expenses incurred during the preceding month in a form approved by CRA. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of this 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 subcontractor contracts. Subcontractor charges shall also be detailed by such categories. Consultant shall not invoice CRA for any duplicate services performed by more than one person.

The CRA shall independently review each invoice submitted by 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 CRA as provided in Article 7, CRA will use its best efforts to cause Consultant to be paid within sixty (60) days of receipt of Consultant’s correct and undisputed invoice; however, payment to Consultant shall not exceed one hundred twenty (120) calendar days of the CRA’s receipt of Consultant’s correct and undisputed invoice. In the event any charges or expenses are disputed by CRA, the original invoice shall be returned by CRA to Consultant for correction and resubmission. Review and payment by CRA of any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.3 Additional Services. CRA 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 CRA Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual cost 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 the compensation due to Consultant of up to Fifteen Thousand Dollars (\$15,000) over and above the Contract Sum for such additional work, or in the time to perform of up to ninety (90) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the CRA Board. must be approved by CRA. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

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 must be approved in writing by CRA.

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, 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 CRA for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of this 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 two (2) years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

4. COORDINATION OF WORK

4.1 Representative of Consultant. **Azita Fakoorbayat, PE, Sr. Engineer and Sr. Project Manager of Consultant**, is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work and Services specified herein

and make all decisions in connection therewith. All personnel of Consultant and any authorized agents shall be under the exclusive direction of the representative of Consultant. Consultant shall utilize only competent personnel to perform the Services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, and shall keep RES informed of any changes.

4.2 Contract Officer. **John Raymond, Executive Director of the CRA** or such person as may be designated by the CRA, is hereby designated as being the representative CRA authorized to act in its behalf with respect to the work and Services specified herein and to make all decisions in connection therewith ("Contract Officer").

4.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or Services required hereunder without the express written approval of CRA. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of CRA. Any such prohibited assignment or transfer shall be void.

4.4 Independent Consultant. Neither CRA 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. Consultant shall perform all Services required herein as an independent contractor of CRA 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 CRA, or that it is a member of a joint enterprise with CRA.

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 CRA, 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 the CRA, City and their affiliated agencies, as well as the entities set forth on Exhibit "E" attached hereto (collectively, the "Insured Parties"):

(a) Commercial General Liability Insurance (Occurrence Form CG0001 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, either the general aggregate limit shall apply separately to this contract/location, or 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.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) 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 either (i) bodily injury liability limits of \$100,000 per person and \$300,000 per occurrence and property damage liability limits of \$150,000 per occurrence or (ii) combined single limit liability of \$1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars, and any other automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant’s profession and containing limits of liability of no less than \$1,000,000 per occurrence and in the 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 CRA submit written evidence of this continuous coverage.

(e) Pollution Liability. A policy of contractors pollution liability insurance with limits of liability in amount of \$1,000,000 any one claim and \$2,000,000 annual aggregate. The insurance must be maintained for two (2) consecutive years following the completion of Consultant’s Services or the termination of this Agreement. During this additional 2-year period, Consultant shall annually and upon request of CRA submit written evidence of this continuous coverage.

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

(g) 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 be subject to all of the requirements stated herein.

5.2 General Insurance Requirements.

Unless otherwise approved in writing by CRA, all of the above policies of insurance shall be primary insurance and shall name the Insured Parties and any insurance maintained by CRA, or City and their respective 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 Insured Parties, their respective officers, employees and agents and 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 CRA. 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 this Section 5 to the Contract Officer. No work or Services under this Agreement shall commence until the Consultant has provided CRA 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 CRA. CRA reserves the right to inspect complete, certified copies of and endorsement 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 CRA.

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 in writing by CRA due to unique circumstances.

5.3 Indemnification. To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless CRA, City and its affiliated agencies, and their respective 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, 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, except claims or liabilities occurring as a result of Indemnified Parties' sole negligence or willful acts or omissions. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive the termination of this Agreement.

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 CRA 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 and shall keep such records for a period of three years following completion of the Services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of Consultant, including the right to inspect, copy, audit and make records and transcripts from such records.

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 or as the Contract Officer shall require.

6.3 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 CRA without prior written authorization from the Contract Officer.

(b) Consultant shall not, without prior written authorization from the Contract Officer or unless requested by CRA' Legal Counsel, 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 CRA notice of such court order or subpoena.

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

(d) Consultant shall promptly notify CRA should Consultant 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 thereunder. CRA 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 CRA and to provide CRA with the opportunity to review any response to discovery requests provided by Consultant.

6.4 Ownership of Documents. All studies, surveys, data, notes, computer files, reports, records, drawings, specifications, maps, designs, photographs, documents and other materials (the "documents and materials") prepared by Consultant in its performance of this Agreement shall be the property of CRA and shall be delivered to CRA 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 CRA of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Moreover, Consultant 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 CRA. Notwithstanding the foregoing, the Consultant shall retain all common law, statutory, and other reserved rights, including copyrights to its standard design elements and Consultant details and CRA shall be granted a non-exclusive license to reproduce such design elements and details relative to the Site.

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. 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 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 any legal action against the CRA or the City and City's affiliated agencies or any of their respective officers directors, shareholders, members, partners and employees under this Agreement.

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.

7.3 Termination Prior to Expiration of Term.

(a) CRA Termination Rights.

(i) CRA may terminate this Agreement for cause for the following reasons: (i) Consultant is determined to have materially failed to comply with applicable laws in its performance of the Services; (ii) Consultant materially fails to perform or otherwise breaches its obligations under this Agreement; (iii) Consultant declares bankruptcy or is involuntarily subjected to bankruptcy proceedings; (iv) Consultant subcontracts, or assigns or transfers its rights under this Agreement in violation of Section 4.3; or (v) any act or omission of Consultant or its subcontractors under this Agreement that directly or proximately causes the occurrence and continuance of an event of default by CRA under the any agreements it has entered into with developers or other contractors with respect to the Site. In order to terminate this Agreement for cause, CRA must provide Consultant with written notice of its intent to terminate. In the event CRA initiates termination of this Agreement for cause, CRA shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Consultant shall have thirty (30) days to cure or commence to cure the default, but may be extended with CRA's written consent, if circumstances warrant (which consent shall not be unreasonably withheld). During the period of time that Consultant is in default, CRA shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If, after expiration of notice, cure period, and extensions, if any, Consultant does not cure the default, CRA may take necessary steps to terminate this Agreement under this Article.

(ii) CRA may terminate this Agreement for convenience for any reason or no reason whatsoever at any time by delivering at least thirty (30) days advance written notice to Consultant. Upon receipt of any notice of termination for convenience, Consultant shall immediately cease all Services hereunder except such as may be specifically approved and directed by CRA in accordance with Section 7.5. If such termination for convenience occurs, CRA shall pay to Consultant all amounts actually due and owing for the Services performed through the date of termination but not exceeding the compensation provided therefore in Exhibit "C" (Schedule of Compensation), offset by any damages directly caused by Consultant's breach of its obligations under this Agreement prior to the date of termination, if any, and by any amounts in dispute as of the date of termination in connection with the Services performed. No cure period shall apply with respect to a termination for convenience.

(b) Consultant's Termination Rights. Consultant may terminate this Agreement for cause if CRA unreasonably fails to make justified payments to Consultant for

Services authorized and performed by Consultant in accordance with the terms of this Agreement. In order to terminate this Agreement for cause, Consultant must provide CRA with written notice of its intent to terminate. CRA shall have thirty (30) days in which to cure or commence to cure the alleged default, but may be extended with Consultant's written consent, if circumstances warrant (which consent shall not be unreasonably withheld) If, after expiration of such notice, cure period, and extensions, if any, such termination occurs, CRA shall pay to Consultant all amounts actually due and owing for the Services authorized and performed through the date of termination but not exceeding the compensation provided therefore in Exhibit "C" (Schedule of Compensation), offset by any damages directly caused by Consultant's breach of its obligations under this Agreement prior to the date of termination, if any, and by any amounts in dispute as of the date of termination in connection with the Services performed.

7.4 Termination for Default of Consultant. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, CRA may, after compliance with the provisions of Section 7.3(a)(i), 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 CRA shall use reasonable efforts to mitigate such damages), and CRA may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed CRA as previously stated.

7.5 Transfer Upon Termination. Upon any termination or the expiration of this Agreement, CRA may, at its sole discretion, within sixty (60) days of the date of termination or expiration (the "Consultant Transfer Period") designate a replacement or substitute consultant to replace Consultant and to complete the Services. Consultant shall continue to diligently perform the Services and comply with the terms of this Agreement until the end of the Consultant Transfer Period or such earlier date prescribed by CRA by written notice to Consultant. During or after the Consultant Transfer Period, Consultant shall, immediately upon the request of CRA execute any and all agreements, documents or materials requested by CRA to assign or transfer to the new consultant all of Consultant's right, title and interest in and to all materials, contracts, subcontracts, processes, and other documents necessary to complete the Services (collectively, the "Consultant Transfer"). Consultant hereby grants to CRA its full and complete power-of-attorney, which shall be deemed to be coupled with an interest, for the purpose of completing and effectuating the Consultant Transfer. Upon the completion of the Consultant Transfer, this Agreement shall be terminated and shall be null and void, except for those provisions that expressly survive termination.

8. MISCELLANEOUS

8.1 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 ensure 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.

8.2 Non-liability of CRA Officers and Employees. No officer, Board member, or employee of CRA shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by CRA 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.

8.3 Notice. 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 CRA, to the attention of the Contract Officer (with her/his name and title), CARSON RECLAMATION AUTHORITY, 701 E. Carson St., Carson, California 90745 (with copies to Sunny K. Soltani and Danny Aleshire, Aleshire & Wynder LLP, 1 Park Plaza Suite 1000, Irvine, California 92614); 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.

8.4 Integration; Amendment. 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. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing.

8.5 Severability. In the event that part of 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 portions 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.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. A Party's consent to or approval of any act by the other Party requiring the Party's consent or approval shall not be deemed to waive or render unnecessary the other Party's consent to or approval of any subsequent act. 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.

8.7 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 (including any alleged disputes, breaches, or defaults by either Party to this Agreement), the prevailing Party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable costs and expenses, including, without limitation, reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 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.

8.9 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the Parties intend to be bound by the signatures on any telecopied, .pdf, or other electronically delivered form of this Agreement, and are aware that the other Party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

8.10 Warranty & Representation of Non-Collusion. No official, officer, or employee of CRA, City or its affiliated agencies has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of CRA, City or its affiliated agencies 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. 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 of CRA, City or its affiliated agencies 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 of CRA, City or its affiliated agencies 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 _____

8.11 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 the any liability or sanctions be imposed against the CRA, City or City's affiliated agencies for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse the CRA, City and City's affiliated agencies, as applicable, for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the CRA, as applicable.

8.12 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.

8.13 Consequential Damages. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither CRA nor the Consultant, their respective officers, directors, partners, employees, contractors or sub-consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Site or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of express or implied warranty.

[Signatures on the following page.]

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

“CRA”:

CARSON RECLAMATION AUTHORITY, a
California joint powers authority

Lula Davis-Holmes
CRA Chair

ATTEST:

By: _____
Dr. Khaleah K. Bradshaw, CRA Secretary

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, Esq.
Legal Counsel for CRA

“CONSULTANT”:

TRANSTECH ENGINEERS, INC.,
a California corporation

By: _____
Name: Allen Cayir
Title: Chief Executive Officer

By: _____
Name: Sybil Cayir
Title: Chief Financial Officer and 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 LOS ANGELES

On _____, 2026, before me, _____, a Notary Public, personally appeared _____, who 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

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER
- _____
- TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER _____
- _____

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

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

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, _____, a Notary Public, personally appeared _____, who 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		DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL		_____
<input type="checkbox"/> CORPORATE OFFICER		TITLE OR TYPE OF DOCUMENT
_____	TITLE(S)	
<input type="checkbox"/> PARTNER(S)	<input type="checkbox"/> LIMITED	_____
	<input type="checkbox"/> GENERAL	NUMBER OF PAGES
<input type="checkbox"/> ATTORNEY-IN-FACT		
<input type="checkbox"/> TRUSTEE(S)		_____
<input type="checkbox"/> GUARDIAN/CONSERVATOR		DATE OF DOCUMENT
<input type="checkbox"/> OTHER _____		

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

 SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant shall provide on-call development project management and related professional services in support of the CRA's remediation and redevelopment of the Site. Services shall be performed on an as-needed basis and may include, but are not limited to, the following:

A. Provide project management support for the planning, remediation, and development of the Site, including coordination with CRA staff, RE|Solutions, LLC ("RES"), and other contractors, consultants, and subcontractors/subconsultants engaged by the CRA and/or RES with respect to work on the Site.

B. Review, analyze, and assist in the preparation and implementation of real estate and development-related documents, including agreements/contracts, leases, covenants, easements and legal descriptions, work orders, surveys, drawings, and related instruments.

C. Assist with preparation and review of exclusive negotiating agreements, development agreements, purchase and sale agreements, leases, licenses, professional service contracts, and grants.

D. Assist with management of capital improvement and construction activities, including oversight of scope, schedule, budget, quality control, and risk management, and support all phases of project delivery, including planning, subdivision mapping, environmental review, horizontal and vertical design, construction, stormwater management, phased occupancy, and landfill closure activities.

E. Assist with financial and program management tasks, including budget development and tracking, cash flow analysis, cost estimating, review of change orders, and support the timely review of potential change orders and construction pay applications.

F. Prepare and review staff reports, memoranda, presentations, project plans, and status reports for the CRA Board and City Council and maintain project records and documentation.

G. Work directly with RES and Snyder Langston ("SL"), or any other on-site construction manager, and other contractors and consultants, to implement CRA related project requirements, including analyzing scope of work, project delivery resource requirements, cost estimates and budgets, cash flow, work plan schedule and milestones, and quality control measures.

H. Coordinate with regulatory agencies and assist with implementation of environmental requirements, including Department of Toxic Substances Control ("DTSC") requirements, public communication plans, participation in meetings, preparation of notices, and support for public outreach efforts.

- I. Assist with the restructuring of Community Facilities District 2012-1 and Community Facilities District 2012-2, including the financial modeling of future operations and maintenance costs and the establishment of the rate and method of allocation.
 - J. Assist with administration of the CRA's insurance program, including coordination of renewals and procurement of applicable coverages.
 - K. Serve as liaison and facilitate communication between CRA staff, RES, and other City departments, including Planning and Engineering, as well as with RES, SL, any construction manager, and developers, regarding Site-related activities.
 - L. Perform other related services as may be requested by the CRA.
- II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the CRA:**
- A. Project plans, schedules, and status reports.
 - B. Financial analyses, cost estimates, and budget summaries.
 - C. Staff reports, memoranda, and presentations.
 - D. Contract documents, procurement materials, and administrative records.
 - E. Public communication materials and regulatory coordination documents.
- III. In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the CRA updated of the status of performance by delivering the following status reports:**
- A. Weekly account of completed tasks and status of progress to the CRA, as requested by the Contract Officer.
 - B. Meetings, email and telephonic communications with the CRA, as requested by the Contract Officer.
- IV. All work product is subject to review and acceptance by the CRA, and must be revised by the Consultant without additional charge to the CRA until found satisfactory and accepted by the CRA.**
- V. Consultant will utilize the following personnel to accomplish the Services:**
- A. Azita Fakoorbayat, Sr. Engineer and Sr. Project Manager
 - B. Ahmad Ansari, Sr. Engineer
 - C. Robert Quintero, Sr. Project Manager

- D.** Michael Ackerman, Sr. Engineer
- E.** Okan Demirci, Sr. Engineer
- F.** Omar M. Moheize, Sr. Engineer
- G.** Rudolph Rodriguez, Sr. Associate Engineer
- H.** David Ragland, Sr. Engineer / Surveyor
- I.** Other personnel, as approved in writing by the CRA.

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

(new text is shown in *bold italics* and deleted text is indicated in ~~strikethrough~~)

None.

EXHIBIT "C"

SCHEDULE OF COMPENSATION

- I. Consultant shall perform all Services at the rates set forth in Exhibit "C-1" on an on-call basis, not to exceed the Contract Sum pursuant to Section 2.1 of this Agreement.**
- II. A retention of ten percent (10%) may be held from each payment as a contract retention to be paid as a part of the final payment upon satisfactory completion of Services.**
- III. CRA will compensate Consultant for the Services performed upon submission of a valid invoice, in accordance with Section 2.2. Each invoice is to include:**
 - A. Line items for all 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 \$468,000, as provided in Section 2.1 of this Agreement.**
- VI. The Consultant's billing rates for all personnel are attached as Exhibit C-1.**

EXHIBIT “C-1”

RATE SHEET

[NOTE – WE NEED A RATE SHEET TO INSERT HERE THAT IS APPLICABLE TO THE CRA, WHERE THE HOURLY COSTS DO NOT EXCEED THE RATES PROPOSED FOR MS. FAKOORBAYAT AS THE LEAD PROJECT MANAGER AT \$195 / HR]

EXHIBIT “D”

SCHEDULE OF PERFORMANCE

- I. Consultant shall perform all Services on an on-call basis and deliver all tangible work products described in Exhibit “A” to the CRA, in accordance with the requirements and deadlines of the Contract Officer.**

- II. The Contract Officer may approve extensions for performance of the Services in accordance with Section 3.2.**

EXHIBIT “E”

LIST OF COVERED PARTIES

1. Carson Reclamation Authority
2. City of Carson
3. Community Facilities District No. 2012-1 of the City of Carson
4. Community Facilities District No. 2012-2 of the City of Carson
5. City of Carson Housing Authority