



Carson Reclamation Authority

Monday, June 1, 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.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MAY 4, 2026
(REGULAR)

RECOMMENDED ACTION

– APPROVE the minutes as listed.

CONSENT

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-08-CRJPA
RECOMMENDED ACTION
– APPROVE RESOLUTION NO. 26-08-CRJPA

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING APRIL 30, 2026
RECOMMENDED ACTION
– RECEIVE and FILE

5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JUNE 2026
RECOMMENDED ACTION
– RECEIVE AND FILE

DISCUSSION

6. CONSIDER RESOLUTION NO. 26-09-CRJPA , A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2026/27 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2026/27 FISCAL YEAR
RECOMMENDED ACTION
– WAIVE FURTHER READING AND APPROVE Resolution No. 26-09-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2026/27 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2026/27 FISCAL YEAR

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: May 28, 2026



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, June 1, 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, June 1, 2026, 4:00 PM

APPROVAL OF MINUTES 2.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
MAY 4, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, May, 2026 (Regular)

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Minutes, May 4, 2026 (Regular)

Prepared by: Dr. Khaleah K. Bradshaw, Authority Secretary

Attachments

[Minutes - May 4, 2026, CRA Regular Meeting](#)



Monday, May 4, 2026
701 East Carson Street
City Hall
4:00 PM

**CARSON RECLAMATION AUTHORITY
REGULAR MEETING**

MINUTES

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Sr., Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

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

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

The meeting was called to order at 4:04 P.M. by Authority Vice Chair Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL (AUTHORITY SECRETARY)

Authority Secretary, Dr. Khaleah Bradshaw noted the following:

Authority Board Members Present:

Authority Vice Chair Cedric Hicks, Sr.
Board Member Ray Aldridge, Jr.
Board Member Lillian Hopson
Board Member Dianne Thomas

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Entered at 4:06 P.M.)

Also Present:

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

FLAG SALUTE

Board Member Hopson led the Pledge of Allegiance.

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

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

ACTION: No reportable action was taken.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire announced the Closed Session item.

(Authority Chair Davis-Holmes entered the meeting at 4:06 P.M.)

RECESS INTO CLOSED SESSION

The meeting was recessed to a Closed Session at 4:07 P.M. by Authority Vice Chair Hicks, Sr.

RECONVENE INTO OPEN SESSION

The meeting was reconvened at 5:27 P.M. by Authority Chair Davis-Holmes.

(Authority Vice Chair Hicks, Sr. was absent.)

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire gave the Closed Session Report.

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

None.

APPROVAL OF MINUTES

Motion to Approve the Minutes was made by Board Member Thomas, Seconded by Board Member Hopson resulting in a 4-0-0-0-1 vote, absent was Authority Vice Chair Hicks, Sr.

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MARCH 2, 2026 (REGULAR) AND APRIL 6, 2026 (REGULAR)- 5:28 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT

Motion to Approve Consent Calendar was made by Board Member Thomas, Seconded by Board Member Aldridge, Jr. resulting in a 4-0-0-0-1 Vote, absent was Authority Vice Chair Hicks, Sr.

3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING MARCH 31, 2026- 5:28 PM

RECOMMENDED ACTION

- RECEIVE and FILE

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-07-CRJPA- 5:28 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-07-CRJPA

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER RENEWAL OF A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$190,000.00 AND AUTHORIZE EXECUTIVE DIRECTOR TO BIND THE POLICY AND EXECUTE RELATED DOCUMENTS- 5:28 PM

RECOMMENDED ACTION

— APPROVE binding coverage under the ACE American Insurance Company Public Entity Liability Policy, procured from 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 \$190,000.00.

— AUTHORIZE the Executive Director to bind coverage on behalf of the CRA and to execute any related documents

ACTION: Item No. 5 was approved on Consent.

6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MAY 2026-
5:28 PM

RECOMMENDED ACTION
— RECEIVE AND FILE

ACTION: Item No. 6 was approved on Consent.

DISCUSSION

None.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas wished Authority Chair Davis-Holmes a Happy Birthday and wished all mothers a Happy Mothers' Day.

Authority Chair Davis-Holmes shared about her birthday weekend, the City's successful Cinco de Mayo event, and the Town Hall Meeting for residents regarding Extended Stay.

Board Member Aldridge, Jr. wished all the mothers a Happy Mothers' Day.

Board Member Hopson wished everyone a Happy Mothers' Day.

(Authority Vice Chair Hicks, Sr. reentered the meeting at 5:30 P.M.)

Authority Vice Chair Hicks, Sr. wished everyone a Happy Mothers' Day.

ADJOURNMENT

The meeting was adjourned at 5:31 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, June 1, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-08-CRJPA

I. SUMMARY

RESOLUTION NO. 26-08-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$1,121,174.89**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-08-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 June 1, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$1,121,174.89**.

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 1ST DAY OF JUNE, 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. 26-08-CRJPA, adopted by the City of Carson City Council at its meeting held on June 1, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 1ST DAY OF JUNE,
2026 AT CARSON,CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-08-CRJPA - Checks Only
2. DEMAND RESOLUTION #26-08-CRJPA - Wires Only

Attachments

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

[Exhibit 2 CRA Demand Register - Apr 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
1840	04/30/2026	PRINTED	000797 ALESHIRE AND WYNDER LLP	934.00		Mar '26	legal fees
1841	04/30/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	7,794.26		Apr '26	electric utility
1842	05/07/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	2,631.94		Apr '26	water utility
			3 CHECKS				
			CASH ACCOUNT TOTAL	11,360.20			.00

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
300	04/03/2026	WIRE	004084 RE SOLUTIONS, LLC	484,180.52	Feb '26	O&M, management fees	
301	04/10/2026	WIRE	005525 GREENBERG TRAUIG LLP	13,800.00	Mar '26	legal fees	
302	04/14/2026	WIRE	005525 GREENBERG TRAUIG LLP	16,720.00	Feb '26	legal fees	
303	04/24/2026	WIRE	004084 RE SOLUTIONS, LLC	595,114.17	Mar '26	O&M, management fees	
4 CHECKS							
CASH ACCOUNT TOTAL				1,109,814.69			.00



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, June 1, 2026, 4:00 PM

CONSENT 4.

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 APRIL 30, 2026

I. SUMMARY

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

Available cash as of April 30 2026: \$1,471,000.16

Balance of reserve funds as of April 30, 2026: \$14,783,545.71

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 as of April 30, 2026

Attachments

[CRA Reserve Holdings Report as of April 30, 2026](#)



Reclamation Authority
Reserve Holdings
As of April 30, 2026

Description	CUSIP/Ticker	Security Sector	Face Amount/Shares	Cost Value	Market Value	YTM @ Cost	% of Portfolio
Carson Reclamation Authority							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	185.51	185.51	185.51	3.980	0.00
Carson Reclamation Authority			185.51	185.51	185.51	3.980	0.00
Carson Reclamation Authority #2							
BNY Cash Reserve Cash	MM7946	Cash	13,468,308.01	13,468,308.01	13,468,308.01	0.070	91.10
FHLB 4 3/23/2029	3130B9WT3	US Agency	1,000,000.00	1,000,000.00	996,430.00	4.000	6.76
Morgan Stanley Bank 4 4/17/2028	61778ESY8	Certificate Of Deposit	249,000.00	249,000.00	249,000.00	4.000	1.68
Carson Reclamation Authority #2			14,717,308.01	14,717,308.01	14,713,738.01	0.404	99.55
Carson Reclamation Authority Remediation							
D. Treasury Cash Management Cash	946933	Cash	66,052.19	66,052.19	66,052.19	3.520	0.45
Carson Reclamation Authority Remediation			66,052.19	66,052.19	66,052.19	3.520	0.45
			14,783,545.71	14,783,545.71	14,779,975.71	0.417	100



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, June 1, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JUNE 2026

I. SUMMARY

This item is to provide the Board an update on the Lenardo Drive construction project including 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. A copy of the latest budget estimate ("Appendix F") is also included.

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 May 20, 2026 OAC Meeting Minutes is attached. These meetings track the progress on the work and remaining issues to be resolved, which are discussed among all the contracted parties and are tracked week to week.

Status of Utilities

- Recycled Water (West Basin Municipal Water District). Installation of the lines in Lenardo is nearly complete. The flushing station will wait until the Cell 2 liner is installed.
- Domestic Water (California Water Service). Cal Water received the Caltrans permit to work on the Avalon ramp and approval by County bridge Engineer was received last month. Work on Lenardo has begun and crews hope to access the bridge shortly, although there is an issue between the City/CRA and LA County Flood Control over the bridge easement.
- Public Sanitary Sewer. Work is largely completed. Chimneys and manholes still being constructed.
- Public Storm Drain. Changes approved and most work completed. County has issued permit for relocation of stormdrain on Del Amo in front of Evolve apartments; current location conflicts with future sidewalk and handicapped ramp. Pre-con meeting held this week and work will commence soon.
- Dry Utilities. (Electrical). The CRA's dry utility consultants have completed the design for the electrical backbone service and 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. Plans will be submitted this week to Transtech for review. CRA is working on multiple ways to secure power from SCE.
- Dry Utilities. (SoCal Gas). Already-installed section of gas line was lowered last month to clear conflicts with other utilities; SoCal Gas finalizing extension plans.

Street Improvement Plans

- Street Improvement Plans. Plans were approved which were partial/conditional pending the execution of the Easement Agreement with the Evolve Apartments, which is typically 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 who has sent it to their lender for consent. 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. Appraisals for the easements are completed. All parties are cooperative, though the Flood Control easement (which may be an encroachment) may need to go to the Board of Supervisors. A meeting is being scheduled with Flood Control to tackle these multiple issues.
- 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. Also, the CRA's plans which were developed pursuant to the Specific Plan for the site (and amended when the Specific Plan was amended) are now incompatible with the City's newly-adopted Citywide Landscaping Guidelines. Staff working to resolve the differences.

Environmental Scope (EKL)

- Cell 1 and 2 Buffer zone (Landfill Cap and Landfill Gas). Installation of Cell 1 buffer along Lenardo and Stamps is well underway with liner installed and soil cover being placed. Subcontractor ECA installed over 1,000' linear feet of membrane liner in the last few weeks. Concrete piles obstructing the Cell 2 liner have been removed. Work to commence after GCCS header work is complete.
- GCCS Header Replacement. A change order to replace all the installed GCCS header line was approved and Notice to Proceed issued pending DTSC approval. Original plans called for replacing line in Lenardo Depression but testing results continually showed problems with or failure of the pipe in remaining sections, with DTSC requiring approval of new header design. Header contractor ICS has remobilized and work is proceeding. ICS will start the installation of the 13 GCCS vaults on Lenardo (Cell 2) in the next few weeks.

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 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 to not have to tear out any newly-installed facilities.

Three budget reports have been included in the report as well: the Design-Preconstruction and Construction Management Budget; the Design-Preconstruction and Construction Management Budget broken down by Sources and Uses of Funds; and an exhibit called Attachment F to the SLCB-RES contract, which tracks both the sources and uses of funds but also contains some forward-looking projections based on Potential Change Orders and approved Prime Contract Changes Orders. These will also be provided monthly during the project.

VI. EXHIBITS

1. OAC Meeting Minutes [2026-5-20] 2012-DSB Street Improvement with Attachments
2. Appendix F to the SLCB-RES Contract (Construction Management Budget by Sources and Uses of Funds)

Attachments

[2012-DSB_Lenardo Street_Improvement-48-OAC_Mtng_2026.05.22](#)

[SLCB Appendix F - 2026.04.30](#)



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

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

OAC Meeting Minutes: Meeting #48

Meeting Date May 20, 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 [Potentially Deferred Submittals - Traffic Signals, Streetlights, Irrigation , and Landscape.pdf](#), [OAC Meeting 5.20.26 Progress Photo.pdf](#), [RFI Log 05.20.26.pdf](#), [PCO Log 26.05.20.pdf](#), [Submittal Log 26.05.19.pdf](#), [Construction Work Limitation 26.05.19.pdf](#), [CARSON RE - CCD Tracking Log - Working File 20260520.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	Present
David Hoopfer	Michael Baker International, Inc.		dhoopfer@mbakerintl.com	Present
Jacqueline Kim	Michael Baker International, Inc.		jacqueline.kim@mbakerintl.com	For Distribution Only
Rolando Sotelo	Michael Baker International, Inc.		rolando@res-associates.com	For Distribution Only
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Present
Mike Sullivan	RE Solutions, LLC		mike@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
John Balobeck	RE Solutions, LLC		john@resolutionsdev.com	Present
Daniela De La Torre	RE Solutions, LLC		daniela@resolutionsdev.com	For Distribution Only
Will Lansche	RE Solutions, LLC		will@resolutionsdev.com	For Distribution Only
Beth McDonald	RE Solutions, LLC		beth@resolutionsdev.com	For Distribution Only
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. Fence modification at STAMPS entrance is ongoing. New fence will be installed at the Avalon Bridge to allow access for construction vehicles and equipment. Guard Shack has been moved to accommodate ICS Header installation on STAMPS Dr. Reminder to keep speed down to 5 mph. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> Guard Shack has been moved to accommodate ICS Header installation on STAMPS Dr. Main Street gate will be moved approx. 11 ft to the South on 05/11. On 5/12 old section will be demo'd to make room for Liner install near STA 10+00 and Sump Install. 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"> Group Delta, EKI, and GHD need to be present for all hands safety meeting. MS noted reps do not normally participate. <ul style="list-style-type: none"> DT to follow up with EKI and Group Delta to ensure they are attending meeting. Be cautious of heavy equipment and cross traffic. RES stated at OAC on 1/21/2026 work needs to begin at 7am. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ All hands meeting can begin at 6:30am, but work needs to begin at 7:00am. • 215 consecutive safe Calendar days as of 05/20/2026. 			
		<p>Previous Meeting Minutes May 13, 2026</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. • 208 consecutive safe Calendar days as of 05/13/2026. 				

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"> ◦ Alternate Compliance Plan <ul style="list-style-type: none"> ▪ Draft will completed 05/20/26 with target date to submit to AQMD on 05/26/26. ▪ Meeting was held on 04/24/26 with the SCAQMD permitting team to review requested revisions to permit conditions. ▪ Key discussion items included workplace monitoring frequency and management requirements for 1166 material. ◦ 1166 Material was found on 05/04/26 <ul style="list-style-type: none"> ▪ Still have 3 CY of 1166 soil on site. <ul style="list-style-type: none"> ▪ EKI to coordinate removal of 1166 soil. ▪ Material must be removed within 30 days by 06/03/26 ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day. ◦ TOTAL CY of Trash Moved To Date <ul style="list-style-type: none"> ▪ AMPCO: 15,228 cy of trash (including 1166 soil) as of 05/20/26. ▪ Team to update ownership on updated #'s • DTSC <ul style="list-style-type: none"> ◦ DTSC Engineer was very satisfied with subgrade. ◦ Potentially use Geotextile as demarcation layer. <ul style="list-style-type: none"> ▪ ACTION ITEM - Ying to discuss on 05/01/26 with DTSC. <ul style="list-style-type: none"> ▪ Orange Geotextile will need to be used. <ul style="list-style-type: none"> ▪ After cost impact is sent, JR to email DTSC (Imat CC Cevat) to appeal decision decision to use orange geotextile. ▪ MH noted the attorneys have requested a meeting on the LUC and would like to expand the scope of the meeting to include some of these engineering issues. • EKI 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ No comments or issues regarding installation of Liner. <ul style="list-style-type: none"> ▪ CLOSED - ACTION ITEM - EKI to forward reports from Richard (Verdantas) by 05/14. <ul style="list-style-type: none"> ▪ Ying forwarded verdantas reports on 05/13/26. ▪ EKI to continue sending reports. ◦ Email sent week of 05/08 regarding surface of liner grade smoothness. To achieve smoothness level requested by Verdantas, AMPCO is using select fill from Stockpile in lieu of the native backfill. Using the select fill takes extra time to gather from stockpile, if select fill is to be used, select fill will need to be exported, which will result in a change order from AMPCO. <ul style="list-style-type: none"> ▪ ACTION ITEM - DS to issue RFI regarding use of standard fill. ◦ Acceptance Report <ul style="list-style-type: none"> ▪ ACTION ITEM - EKI to send acceptance report for each segment. (STA 11+00 to 16+00) ◦ SLCB noted there 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 May 13, 2026</p> <ul style="list-style-type: none"> • SCAQMD <ul style="list-style-type: none"> ◦ Alternate Compliance Plan <ul style="list-style-type: none"> ▪ No update 05/13/26. Still in progress. ▪ Draft is being prepared for RES review by 05/08/11. Target to submit to SCAQMD is 05/13/26 ▪ Meeting was held on 04/24/26 with the SCAQMD permitting team to review requested revisions to permit conditions. ▪ Key discussion items included workplace monitoring frequency and management requirements for 1166 material. ◦ 1166 Material was found on 05/04/26 <ul style="list-style-type: none"> ▪ Material must be removed within 30 days by 06/03/26 ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day. ◦ 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: 11,478 cy of trash (including 1166 soil) as of 05/04/26. ▪ Team to update ownership on updated #'s • DTSC <ul style="list-style-type: none"> ◦ Was on site 05/12 to observe installation of Liner in Cell 1. No comments or concerns from DTSC. ◦ Engineer will be back 05/15/26. ◦ Potentially use Geotextile as demarcation layer. <ul style="list-style-type: none"> ▪ ACTION ITEM - Ying to discuss on 05/01/26 with DTSC. <ul style="list-style-type: none"> ▪ Orange Geotextile will need to be used. <ul style="list-style-type: none"> ▪ ACTION ITEM - SLCB to provide cost impact of using orange geotextile. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ ROM provided last week. MN to forward ROM to Mary. ▪ After cost impact is sent, JR to email DTSC (Imat CC Sevat) to appeal decision decision to use orange geotextile. 			
			<ul style="list-style-type: none"> • EKI <ul style="list-style-type: none"> ◦ No comments or issues regarding installation of Liner. <ul style="list-style-type: none"> ▪ ACTION ITEM - EKI to forward reports from Richard (Verdantas) by 05/14.. ◦ Email sent week of 05/08 regarding surface of liner grade smoothness. To achieve smoothness level requested by Verdantas, AMPCO is using select fill from Stockpile in lieu of the native backfill. Using the select fill takes extra time to gather from stockpile, if select fill is to be used, select fill will need to be exported, which will result in a change order from AMPCO. ◦ ACTION ITEM - Team to coordinate a workshop to discuss precedence for standard of Fill. ◦ SLCB noted there 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 - 05/06/2026 - Total -284 Day Delay from Contract Schedule, Substantial Completion 01/05/2028, Final Completion 02/02/2028 • 284 delay from REV 12/05/25 Schedule • 284 delay is based on lead times for energizing equipment. Contingent on receiving the power distribution issued for bid drawings by 05/01. • Issued for Bid set target date is 05/13/26. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 05/06/2026 • TIA #2 <ul style="list-style-type: none"> ◦ TIA #2 sent on 05/12/26 showing 284 delay. • Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5. 						
<p>Previous Meeting Minutes May 13, 2026</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 - 05/06/2026 - Total -284 Day Delay from Contract Schedule, Substantial Completion 01/05/2028, Final Completion 02/02/2028 • 284 delay from REV 12/05/25 Schedule • 284 delay is based on lead times for energizing equipment. Contingent on receiving the power distribution issued for bid drawings by 05/01. • Issued for Bid set target date is 05/13/26. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 05/06/2026 • ON HOLD - TIA #2 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
						<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"> • 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"> ▪ Run out of work date 05/21/2026 contingent on receiving pricing for Cell 2 STAMPS Waste removal. ◦ Sully-Miller <ul style="list-style-type: none"> ▪ Run out of work date 07/03/2026. ◦ ECA <ul style="list-style-type: none"> ▪ Run out of work date 05/20/2026 ◦ Largo. <ul style="list-style-type: none"> ▪ Largo needs IFC Set to begin work. ◦ ICS <ul style="list-style-type: none"> ▪ Run out of work date 07/25/2026 • All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • 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"> ▪ Run out of work date 08/08/2026 ◦ Sully-Miller <ul style="list-style-type: none"> ▪ Run out of work date 05/15/2026. ◦ ECA <ul style="list-style-type: none"> ▪ Run out of work date 05/25/2026 ◦ Largo. <ul style="list-style-type: none"> ▪ Largo needs IFC Set to begin work. ◦ ICS <ul style="list-style-type: none"> ▪ Run out of work date 07/25/2026 • 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"> • 55 as of 05/20/2026 • Last weather day was 04/01/26 • ACTION ITEM - SLCB to keep sending weather days to ownership. 						
Previous Meeting Minutes May 13, 2026 <ul style="list-style-type: none"> • 55 as of 05/13/2026 • Last weather day was 04/01/26 • 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"> • No current design updates. See permit portion of Agenda for updates. Pending final signatures. <ul style="list-style-type: none"> ◦ Del Amo Plan <ul style="list-style-type: none"> ▪ Bene noted issues with the irrigation controllers. ▪ JR noted to confirm if the irrigation controllers were swapped to be in compliance with the new plan. ◦ Conflict with DSB Specific Plan and the City of Carson Master Plan <ul style="list-style-type: none"> ▪ Gilbert to confirm if Lenardo plan conforms to City of Carson Master Plan. ▪ SZ to follow up with Gilbert and see if meeting is necessary to compare the two plans. ▪ Issue needs to be resolved before moving forward with landscaping and irrigation on this project. 						
Previous Meeting Minutes May 13, 2026 <ul style="list-style-type: none"> • No current design updates. See permit portion of Agenda for updates. Pending final signatures. <ul style="list-style-type: none"> ◦ Bene had a comment on tree's and irrigation controllers ◦ SZ to confirm if changes to Del Amo landscaping guidelines were captured in latest revisions of landscaping plans. 						

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. • ON GOING ACTION ITEM - SCEF team to update team on timeline and approach for new design. <ul style="list-style-type: none"> ◦ Update 05/20/2026 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ SCE provided update on SCE's internal meeting held 05/19. SCE confirmed there is 1 more item they need to clarify before providing official response. They are planning on feeding site from 3 points of distribution on the site ▪ SCE also mentioned they are trying to get definitive answer by 05/27/26. ▪ SM and JR are expecting to have draft of formal complaint to CUP by 05/20/26 EOD. <ul style="list-style-type: none"> • Status of Power Distribution Drawing <ul style="list-style-type: none"> ◦ <ul style="list-style-type: none"> ▪ Power distribution issued for bid set received 05/14/26. ▪ Target date to issue to Bidders is 05/22/26. ▪ Backbone + Issued for Bid Power Distribution Drawings are in plan check. <ul style="list-style-type: none"> ▪ First round of comments are expected 05/20/2026 from Transtech. ▪ ACTION ITEM - SZ to forward to team upon receipt. • 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"> ▪ No update 05/20/26. ▪ ACTION ITEM - SZ to follow up target date for response is 05/22/26 • CRA Broadband System Design <ul style="list-style-type: none"> ◦ JR had meeting with the mayor and the city regarding broadband. City Manager is going to follow up with IT regarding the broadband design. <ul style="list-style-type: none"> ▪ ACTION ITEM - JR to send follow-up email on 05/20/26 to Gary and David to put some pressure on the design. ▪ ACTION ITEM - SLCB to send schedule to JR for dry utility install time frame. 			
<p>Previous Meeting Minutes May 13, 2026</p>						
<ul style="list-style-type: none"> • All transformers on site will need to be customer owned. • ON GOING ACTION ITEM - SCEF team to update team on timeline and approach for new design. <ul style="list-style-type: none"> ◦ No significant update 05/13/26. <ul style="list-style-type: none"> ▪ SCE has internal meeting on 05/19 with stakeholders. ▪ JR noted the CRA will be filing formal complaint regarding timeline of SCE making decisions. ◦ Update 05/06/2026 <ul style="list-style-type: none"> ▪ SCEF team met with SCE to discuss current project status and response to JR's letter. SCE confirmed internal coordination is still ongoing across multiple groups, and the project remains under active review. ▪ No new definitive direction was provided during the meeting ▪ SCEF requested SCE schedule a meeting with department-level decision makers to provide clear project direction. ▪ SCEF requested written confirmation from SCE regarding commitment to serve the site, including a defined service timeline and next steps. ▪ SCE has acknowledged the action items and is expected to provide a response before next week. ▪ SCE representatives Louise, Bradley, and Tracy have been invited to the next weekly coordination meeting on Wednesday 05/13/26 at 7am. A separate meeting with directors/decision makers is anticipated to be scheduled independently. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> • Status of Power Distribution Drawing <ul style="list-style-type: none"> ◦ <ul style="list-style-type: none"> ▪ Power distribution issued for bid set target date is 05/13. • 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"> ▪ SZ met with SoCal Gas on Monday 05/11/26 to provide additional information they requested. ▪ Target date for design is 05/15/26. • Broadband Design <ul style="list-style-type: none"> ◦ JR had meeting with the mayor and the city regarding broadband. City Manager is going to follow up with IT regarding the broadband design. <ul style="list-style-type: none"> ▪ ACTION ITEM - JR to send follow-up email on 05/13/26 to Gary and David to put some pressure on the design. 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open
		Official Documented Meeting Minutes	<ul style="list-style-type: none"> • Bulletin 01 to be issued 05/13/26. <ul style="list-style-type: none"> ◦ Bulletin 01 received 05/14/2026 ◦ ACTION ITEM - DH to issue CAD Files for Bulletin 01. • New Construction Note for traffic signal cabinets <ul style="list-style-type: none"> ◦ SZ noted to hold off on revising submittal until approved Bulletin for Traffic Signal plans is received. ◦ Bulletin 01 for Traffic Signal Forthcoming. <ul style="list-style-type: none"> ▪ Bulletin 01 received 05/14/2026 • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Encroachment/Easement <ul style="list-style-type: none"> ▪ DH is working on encroachment application through Epic LA system. ▪ Comments are expected 05/26/26. Once approved it will go to real-estate department. ▪ Private Storage Easement <ul style="list-style-type: none"> ▪ JR needs updated easement and appraisal based on difference between what was appraised (Easement for foundation approx. 25 sf) and the easement that captured under the mast arms. ▪ JR emailed Bruce R last week. 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ No response as of 05/20/26 JR to follow up. . ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ JR sent appraisal and easement exhibit to evolve manager Jeff Chan. ▪ Lender needs to review documents. 			
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • Bulletin 01 to be issued 05/13/26. <ul style="list-style-type: none"> ◦ ACTION ITEM - SZ to issue CCD with Bulletin 01. • New Construction Note for traffic signal cabinets <ul style="list-style-type: none"> ◦ DH provided a new construction note for Traffic Signal Cabinets which is different from the previous IFC Set. ◦ SZ noted to hold off on revising submittal until approved Bulletin for Traffic Signal plans is received. ◦ Bulletin 01 for Traffic Signal Forthcoming. <ul style="list-style-type: none"> ▪ Bulletin 01 to be issued 05/13/26. • RFI 63 - TS conflicts <ul style="list-style-type: none"> ◦ 2 conflicts identified on Main St. <ul style="list-style-type: none"> ▪ Flood Control Encroachment/Easement <ul style="list-style-type: none"> ▪ LA County is reviewing Traffic Signal Plans. LA County will need to issue flood control permit first. <ul style="list-style-type: none"> ▪ Comments were due 4/21. Target date for comments is 04/24. ▪ Target date to get appraisals back in 04/30 ▪ DH is working on submittal through Epic system and submittal for encroachment agreement. ▪ Private Storage Easement <ul style="list-style-type: none"> ▪ JR needs updated easement and appraisal based on difference between what was appraised (Easement for foundation approx. 25 sf) and the easement that captured under the mast arms. ◦ EVOLVE conflicts will require easement. <ul style="list-style-type: none"> ▪ Appraisal received. ▪ JR sent appraisal and easement exhibit to evolve manager. 						

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"> ◦ <ul style="list-style-type: none"> ▪ ACTION ITEM - JR and RES team to discuss next steps and update the team. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ Chris T requested new CAD File to share with the team. ◦ JR did receive copy of site plan from tenant on Cell 5. <ul style="list-style-type: none"> ▪ JR suggested having a meeting to review conflicts (review CAD Drawings) between tenants plan and current plan. ▪ JR noted that the existing current approved signal location will be changed to location that new tenant is proposing. ▪ Team to look at all other scopes that will be affected. ▪ Faring has call on 04/15/26 with new tenant to discuss design and conflicts. ▪ Timeline is TBD. <ul style="list-style-type: none"> ▪ Dan H to update team with timeline after meeting with tenant. ▪ Once CAD File is received we will have better idea of timeline. ◦ 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 <ul style="list-style-type: none"> ▪ SZ, DH, JR working on action items for reducing the No Work Zone Limits. ▪ Need updated plan based on Big Box Retail review and agreement on intersection relocation so limits of stopped work can be reduced. <ul style="list-style-type: none"> ▪ Dan Harper to follow up with his design team and Big Box Retailer. ▪ Mike H noted that before drainage study can be performed, new grading plan will be required. ▪ Need Faring's clients (CGO) plan before MBI can update their plan (RES NTP to be issued once received). 			
		<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • BroadBand - JR to follow up - Put this in dry utility section. • Street Improvement Plans - Updated Cell 3, 4, and 5 Design <ul style="list-style-type: none"> ◦ <i>Coordination meeting is required to review both CAD plans and identify any potential conflicts.</i> <ul style="list-style-type: none"> ▪ <i>CLOSED - ACTION ITEM - SZ to coordinate meeting for early next week.</i> <ul style="list-style-type: none"> ▪ <i>Meeting held on 04/30/2026</i> ▪ ACTION ITEM - JR and RES team to discuss next steps and update the team. ◦ Chris T requested new CAD File to share with the team. ◦ JR did receive copy of site plan from tenant on Cell 5. <ul style="list-style-type: none"> ▪ JR suggested having a meeting to review conflicts (review CAD Drawings) between tenants plan and current plan. ▪ JR noted that the existing current approved signal location will be changed to location that new tenant is proposing. ▪ Team to look at all other scopes that will be affected. ▪ Faring has call on 04/15/26 with new tenant to discuss design and conflicts. ▪ Timeline is TBD. <ul style="list-style-type: none"> ▪ Dan H to update team with timeline after meeting with tenant. ▪ Once CAD File is received we will have better idea of timeline. ◦ 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 <ul style="list-style-type: none"> ▪ SZ, DH, JR working on action items for reducing the No Work Zone Limits • Final release of current Street Improvement Plan is contingent on Evolve Easement <ul style="list-style-type: none"> ◦ Gilbert was on board with releasing Street Improvement Plan without easements. 				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> JR to send confirming email to Gilbert with Bene and Ken CC'd. 			

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 (DCN's 01-02) <ul style="list-style-type: none"> Target date for Full set with DCN's incorporated is 05/20/2026 Design Change Notice 4-6 <ul style="list-style-type: none"> DCN will supersede the IFC Sets. DTSC approval will not be required Target date for Full set with DCN's incorporated is 05/20/2026 Design Change noted on 05/08/26 <ul style="list-style-type: none"> CLOSED - received NTP from Mike Sullivan Need to coordinate installation of desilting basin risers. <ul style="list-style-type: none"> Per Stuart, we will omit the desilting basin riser on Cell 1 at STA 11+47, but install the other risers. CLOSED - ACTION ITEM - Team to coordinate separate meeting to discuss the installation of reminder of Desilting Basin Risers. <ul style="list-style-type: none"> Per SM on 05/20/2026 no need for coordination meeting, install basins and risers per plan. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> Replacement of GCCS Header (DCN's 01-02) <ul style="list-style-type: none"> Replacement of GCCS Header can not begin until DTSC has approved the Design Change Notice. <ul style="list-style-type: none"> Conditional Approval received CLOSED - SZ to issue CCD on 04/22 <ul style="list-style-type: none"> CCD received. Target date for Full set with DCN's incorporated is 05/08/2026 Design Change Notice 4-6 <ul style="list-style-type: none"> DCN will supersede the IFC Sets. DTSC approval will not be required EKI takes no exception to SZ issuing Design Change Notice 4-6 as one CCD. CLOSED - ACTION ITEM - SZ to issue CCD for Design Change Notice 4-6. <ul style="list-style-type: none"> DCN 4-6 are captured in CCD 29.2 Design Change noted on 05/08/26 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ received NTP from Mike Sullivan ◦ Need to coordinate installation of desilting basin risers. <ul style="list-style-type: none"> ▪ Per Stuart, we will omit the desilting basin riser on Cell 1 at STA 11+47, but install the other risers. ▪ ACTION ITEM - Team to coordinate separate meeting to discuss the installation of reminder of Desilting Basin Risers. 			

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 - RECEIVED 05/06/2026 <ul style="list-style-type: none"> ▪ Pre-con meeting held 05/13/26 • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 <ul style="list-style-type: none"> ◦ <i>Permit extension will be required</i> • STORM DRAIN <ul style="list-style-type: none"> ◦ Catch Basins on STAMPS <ul style="list-style-type: none"> ▪ Part of LACPW Permit #FCDP2019000544 ▪ Included in City of Carson Permit #82373. TCP has been approved. ◦ Catch Basins on EVOLVE <ul style="list-style-type: none"> ▪ Part of LACPW Permit #FCDP2026000022 ▪ Included in City of Carson Permit #82373. TCP has been approved. ◦ RFI #122 - SD repair (amendment to existing permit). Solution has been sent to County's design team. ◦ Pre-Con meeting for Catch Basin on Del Armo scheduled for 05/27/2026 • GCCS - DCN 01, 02 CONDITIONAL APPROVAL RECEIVED 05/04/2026 • LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026 • PILE INSTALLATION WORKPLAN <ul style="list-style-type: none"> ◦ Received DTSC comments on 05/11/26. <ul style="list-style-type: none"> ▪ KM replied to team. Comments need to be addressed by team. <ul style="list-style-type: none"> ▪ Wendy (Geologist) is weighing in on Geotechnical items, may need to be addressed by DTSC. Verdantas to assist with response. ▪ CLOSED - ACTION ITEM - SZ to coordinate workshop to address comments from DTSC. <ul style="list-style-type: none"> ▪ <i>Workshop held on 05/18/26.</i> ▪ Team to have action items from meetings completed by 05/22/26. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ Team is reviewing Lenardo Plan vs City of Carson Master Plan. ◦ See design portion of landscaping for updates. • RECYCLED WATER - PERMIT RECEIVED 10/30/2025 • PERMANENT POWER (BALL IN COURT - AB/SCEF) <ul style="list-style-type: none"> ◦ See Design Section above for updates. ◦ Will be reviewed by Transtech <ul style="list-style-type: none"> ▪ Nee SCE's approach to serving the site before submitting to Transtech. • TRAFFIC SIGNALS (BALL IN COURT SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date at same time as Streetlight permit. <ul style="list-style-type: none"> ▪ Target date is 05/29/26 to pull. ◦ Permit life expectancy is 1 year. • STRUCTURAL - APPROVED 12/09/2025 • STREETLIGHTS (BALL IN COURT SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date at same time as Traffic Signal permit. ◦ 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. <ul style="list-style-type: none"> ▪ JR to ask Ken if Street Improvement Permit can be pulled with Evolve portion excluded with easement to follow. <ul style="list-style-type: none"> ▪ JR spoke with Gilbert last week. They want easement in place. ◦ Evolve Easement <ul style="list-style-type: none"> ▪ Pending appraisal. ◦ MBI to ask LACOFc for status of their review, noted does not include real estate. ◦ Storage- Landscape upgrade? JR to discuss with owner. In the meantime while larger easement due to mast arm being revised. 			
<p>Previous Meeting Minutes May 13, 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 - RECEIVED 05/06/2026 <ul style="list-style-type: none"> ▪ Precon meeting scheduled for 05/13/26 • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 • STORM DRAIN (BALL IN COURT LACPW) <ul style="list-style-type: none"> ◦ MBI Submitted Application <ul style="list-style-type: none"> ▪ 2 outstanding signatures received 04/14. ▪ Application was sent to county for STAMPS side for Catch Basin. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ Pending county to process. ◦ Evolve side is separate permit that is still in review. <ul style="list-style-type: none"> ▪ County is in process of drafting permit. • GCCS - DCN 01, 02 <i>CONDITIONAL APPROVAL RECEIVED 05/04/2026</i> • LANDFILL CAP - <i>APPROVED 12/30/2025, RECEIVED 1/21/2026</i> • PILE INSTALLATION WORKPLAN <ul style="list-style-type: none"> ◦ Received DTSC comments on 05/11/26. <ul style="list-style-type: none"> ▪ KM replied to team. Comments need to be addressed by team. <ul style="list-style-type: none"> ▪ Wendy (Geologist) is weighing in on Geotechnical items, may need to be addressed by DTSC. Verdantas to assist with response. ▪ ACTION ITEM - SZ to coordinate workshop to address comments from DTSC. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) <ul style="list-style-type: none"> ◦ Both sets of drawings have been sent to Public Works. Once plans have been approved RC will issue IFC Sets and SZ to issue CCD. <ul style="list-style-type: none"> ▪ Both sets are ready for approval just waiting for signatures. <ul style="list-style-type: none"> ▪ Bene followed up and anticipates having fully signed by 05/08/26. • RECYCLED WATER - <i>PERMIT RECEIVED 10/30/2025</i> • PERMANENT POWER (BALL IN COURT - AB/SCEF) <ul style="list-style-type: none"> ◦ See Design Section above for updates. ◦ Will be reviewed by Transtech <ul style="list-style-type: none"> ▪ Nee SCE's approach to serving the site before submitting to Transtech. • TRAFFIC SIGNALS (BALL IN COURT SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date at same time as Streetlight permit. ◦ Permit life expectancy is 1 year. • STRUCTURAL - <i>APPROVED 12/09</i> • STREETLIGHTS (BALL IN COURT SLCB) <ul style="list-style-type: none"> ◦ Permit will be pulled closer to foundation install date at same time as Traffic Signal permit. ◦ 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. <ul style="list-style-type: none"> ▪ JR to ask Ken if Street Improvement Permit can be pulled with Evolve portion excluded with easement to follow. <ul style="list-style-type: none"> ▪ JR spoke with Gilbert last week. They want easement in place. ◦ Evolve Easement 			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
						<ul style="list-style-type: none"> ▪ Pending appraisal. ◦ MBI to ask LACOFD for status of their review, noted does not include real estate. ◦ Storage- Landscape upgrade? JR to discuss with owner. In the meantime while larger easement due to mast arm being revised.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Cal Trans Easement/Relinquishment	Scott Zhao (Cumming Group)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • 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. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • 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
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • CIVIL <ul style="list-style-type: none"> ◦ Street Improvement <ul style="list-style-type: none"> ▪ Target date is 05/22/26 with CAD Files. ◦ Domestic Water <ul style="list-style-type: none"> ▪ Pending Bulletin 03. <ul style="list-style-type: none"> ▪ Target date is 05/29/26 ▪ 04/16 drawing attached to permit is just for offsite work. <ul style="list-style-type: none"> ▪ Received 05/18/2026 ▪ Need Cal water submission of Bulletin 03 with all changes incorporated including RFI #112. ◦ Striping and Signage <ul style="list-style-type: none"> ▪ Plan is pending Gilbert's signature. ▪ DH sent bulletin to SZ. ▪ ACTION ITEM - SZ to review and issue CCD. <ul style="list-style-type: none"> ▪ Received revised Bulletin. SZ to issue by 05/22/26 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ◦ CLOSED - Traffic Signals <ul style="list-style-type: none"> ▪ <i>CLOSED - Bulletin 01 forthcoming. Expected 05/15/26.</i> <ul style="list-style-type: none"> ▪ CLOSED - ACTION ITEM - SZ to issue CCD once received. ▪ <i>Bulletin received 05/14/2026.</i> • ENVIRONMENTAL <ul style="list-style-type: none"> ◦ Complete Sets for GCCS and LFC drawings with DCN's and RFI's incorporated ◦ EKI is making final revisions. ◦ Target date is 50/20/2026. • LANDSCAPE <ul style="list-style-type: none"> ◦ Pending Design. See Design Portion of Agenda for Updates. ◦ ACTION ITEM - SZ to issue CCD for Del Amo Median for pricing. 			
Previous Meeting Minutes						
May 13, 2026						
			<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 03. ▪ 04/16 drawing attached to permit is just for offsite work. ▪ Need Cal water submission of Bulletin 03 with all changes incorporated including RFI #112. ◦ Striping and Signage <ul style="list-style-type: none"> ▪ Plan is pending Gilbert's signature. ▪ DH sent bulletin to SZ. ▪ ACTION ITEM - SZ to review and issue CCD. ◦ Traffic Signals <ul style="list-style-type: none"> ▪ Bulletin 01 forthcoming. Expected 05/15/26. <ul style="list-style-type: none"> ▪ ACTION ITEM - SZ to issue CCD once received. • ENVIRONMENTAL <ul style="list-style-type: none"> ◦ Complete Sets for GCCS and LFC drawings with DCN's and RFI's incorporated ◦ EKI is making final revisions. • LANDSCAPE <ul style="list-style-type: none"> ◦ Pending Design. See Design Portion of Agenda for Updates. ◦ ACTION ITEM - SZ to issue CCD for Del Amo Median for pricing. 			

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"> • 8 OPEN RFI's as of 05/20/2026 • 8 OUTSTANDING • See RFI Log attached. • Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • 13 OPEN RFI's as of 05/13/2026 • 9 OUTSTANDING • See RFI Log attached. • Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	1	SUBMITTALS	Derek Sigala (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • See Submittal Log • Open Submittals:12 as of 05/20/26 • Outstanding Submittals: 5 as of 05/20/26 • ACTION ITEM - DS to send log of approved submittals that have not been released to procure. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • See Submittal Log • Open Submittals: 4 as of 05/13/26 • Outstanding Submittals: 4 as of 05/13/26 • Forthcoming Submittals <ul style="list-style-type: none"> ◦ Perforated Drainage Pipe For Buffer Zone. ◦ Traffic Signal GPS 						

CONSTRUCTION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	Logistic Plan	Derek Sigala (Snyder Langston, LLC)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • Enter Site through Del Amo and use original route to get to trailers and Cell 1. • RES' Sanitary Sewer line. <ul style="list-style-type: none"> ◦ AG to coordinate with Sully-Miller on restoring sewer line in lieu of Holding Tank. <ul style="list-style-type: none"> ▪ Will be installed once Liner and BZ is installed in Cell 1. ▪ Bring up one of SS lines to bring in pathway 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • Logistics Plan for Access In and Out of Cell 1 and 2 <ul style="list-style-type: none"> ◦ CLOSED - ACTION ITEM - DS to create plan for access through the Buffer Zone to access Cell 1 and 2. Ref. RFI #114 <ul style="list-style-type: none"> ▪ DS to close RFI • RES' Sanitary Sewer line. <ul style="list-style-type: none"> ◦ AG to coordinate with Sully-Miller on restoring sewer line in lieu of Holding Tank. <ul style="list-style-type: none"> ▪ Will be installed once Liner and BZ is installed in Cell 1. ▪ Bring up one of SS lines to bring in pathway 				

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"> • Grade Acceptance Report For Buffer Zone Segments <ul style="list-style-type: none"> • <ul style="list-style-type: none"> ◦ EKI to provide acceptance letters for each Buffer Zone segment. ◦ EKI to provide acceptance of foundation layer letter same day as inspection. • EKI has request if when ICS potholes existing GCCS Header, can ICS as-built any existing utilities (Vertical Elevation) • Team has requested reports from Verdantas. • CLOSED - SWPPPS <ul style="list-style-type: none"> ◦ Construction trash to be removed by Sully-Miller. 				
		<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • MOVE TO BEFORE CONSULATNST DROP OFF • CLOSED -Buffer Zone Elevations Rework <ul style="list-style-type: none"> ◦ STA 12+50 TO 14+75 Were constructed per BZ IFC Set <ul style="list-style-type: none"> ▪ Rework is completed. Revised Survey data has been sent to EKI on 05/05. • Team has requested reports from Verdantas. • SWPPPS <ul style="list-style-type: none"> ◦ Construction trash to be removed by Sully-Miller. 				

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

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status			
		Official Documented Meeting Minutes <ul style="list-style-type: none"> • Buyout <ul style="list-style-type: none"> ◦ Dry Utilities <ul style="list-style-type: none"> ▪ SLCB has given NTP to Briggs Electric on 05/18/26 • SAL <ul style="list-style-type: none"> ◦ Power Distribution <ul style="list-style-type: none"> ▪ Received CCD 011.1 on 05/13/26. ▪ SLCB to start pricing upon receipt. ◦ ACTION ITEM - SLCB to issue list of bidders to RES/Cumming. 							
		Previous Meeting Minutes May 13, 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. <ul style="list-style-type: none"> ▪ SAL has been executed. ▪ DS is working on Appendices for contract. ◦ SLCB has not given Briggs NTP. <ul style="list-style-type: none"> ▪ SZ and SM to discuss. • Power Distribution - Forthcoming CCD. SLCB to start pricing upon receipt. • Should contract get issued to SUB? should we purchase and contract? This scope can potentially be deferred 							

PCOs/PCCOs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	
9.1	1	PCOs/PCCOs	Martha Nevarez (Snyder Langston, LLC)			Open	
		Official Documented Meeting Minutes OPEN (SL COURT): \$1,989,640 OUT (OWNERS COURT) : \$2,844,824 <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 May 13, 2026 OPEN (SL COURT): \$1,461,190 OUT (OWNERS COURT) : \$2,851,530 <ul style="list-style-type: none"> • See PCO Log for updates 					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
						<ul style="list-style-type: none"> • Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.2	6	Construction Directives	Scott Zhao (Cumming Group)			Open
<p>Official Documented Meeting Minutes</p> <ul style="list-style-type: none"> • TOTAL CCD'S - 45 <ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 9 ◦ CLOSED (PCO Submitted) - 15 ◦ ISSUED (PCO Assigned) - 18 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • See CCD Log 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • TOTAL CCD'S - 45 <ul style="list-style-type: none"> ◦ FULLY CLOSED (PCO Approved) - 8 ◦ CLOSED (PCO Submitted) - 15 ◦ ISSUED (PCO Assigned) - 19 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • See CCD Log 						

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"> • March 2026 (Pay App 11) <ul style="list-style-type: none"> ◦ Received Payment. KM to confirm. • April 2026 (Pay App 12) <ul style="list-style-type: none"> ◦ Submitted to CRA. In progress. • May 2026 (Pay App 13) • Sources and Uses Letter (every other month) <ul style="list-style-type: none"> ◦ RES Provided Exhibit F ◦ JR received sources and uses letter draft. JR to issue 05/22/26. ◦ Next letter will include April's numbers. ◦ See previous notes: <ul style="list-style-type: none"> ▪ KM sent response with questions from SLCB leadership with March letter. Pending response from SM. <ul style="list-style-type: none"> ▪ No formal response to KM's email as of 04/15/2026. ▪ SM is pending further comments from SLCB leadership to provide complete response. 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> ▪ KM noted to provide response to his email and it should answer all concerns from SLCB leadership. <ul style="list-style-type: none"> ▪ When do we stop work before we run the \$26M? ▪ When does \$12.5M kick in (60% of the combined bonding use (60% of \$39M)? ▪ Letter from March is accurate through Jan 2026. <ul style="list-style-type: none"> ▪ When will a new letter through current expenditures (March 2026) be provided ? ▪ SLCB requested updated letter through March 31. SM to provide letter. 			
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • March 2026 (Pay App 11) <ul style="list-style-type: none"> ◦ Received Payment. KM to confirm. • April 2026 (Pay App 12) <ul style="list-style-type: none"> ◦ SLCB submitted 4/30, in progress with RES. ◦ Submitted to CRA. In progress. • Sources and Uses Letter (every other month) <ul style="list-style-type: none"> ◦ Next letter will include April's numbers. ◦ KM sent response with questions from SLCB leadership with March letter. Pending response from SM. <ul style="list-style-type: none"> ▪ No formal response to KM's email as of 04/15/2026. ▪ SM is pending further comments from SLCB leadership to provide complete response. ◦ KM noted to provide response to his email and it should answer all concerns from SLCB leadership. <ul style="list-style-type: none"> ▪ When do we stop work before we run the \$26M? ▪ When does \$12.5M kick in (60% of the combined bonding use (60% of \$39M)? ▪ Letter from March is accurate through Jan 2026. <ul style="list-style-type: none"> ▪ When will a new letter through current expenditures (March 2026) be provided ? ▪ SLCB requested updated letter through March 31. SM to provide 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"> • SLCB to construct all Basins and Basin Risers per conversation at OAC on 05/20/2026. 						
<p>Previous Meeting Minutes May 13, 2026</p> <ul style="list-style-type: none"> • No new business discussed. 						

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.



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, June 1, 2026, 4:00 PM

DISCUSSION 6.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RESOLUTION NO. 26-09-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2026/27 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2026/27 FISCAL YEAR

I. SUMMARY

This action approves the Fiscal Year 2026/27 Budget for the Carson Reclamation Authority.

II. RECOMMENDATION

WAIVE FURTHER READING AND **APPROVE** Resolution No. 26-09-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY ADOPTING THE FISCAL YEAR 2026/27 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2026/27 FISCAL YEAR.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

On January 20, 2015, the governing Boards of the Housing Authority and Carson Community Facilities Districts Nos. 2012-1 and 2012-2 ("CFDs") approved each Board's authority to enter into an agreement for the formation of the Carson Reclamation Joint Powers Authority ("CRA") for the purpose of overseeing and facilitating the remediation of contaminated properties in the City of Carson; this was achieved pursuant to the Joint Exercise of Powers Act, commencing with Section 6500 et seq. of the Government Code.

The CRA may facilitate and fund the environmental study, investigation, remediation, and reclamation of any and all contaminated properties in the City, or the acquisition and subsequent reclamation of contaminated properties. These powers include any improvements on property related to environmental clean-up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control ("DTSC") or any other State or Federal environmental agency.

The Authority's powers may extend beyond mere property remediation to development planning and implementation, such as with the Cal Compact Landfill, currently owned by the CRA and where remedial construction has been partially completed.

This year's budget uses the structure from the Fiscal Year 2025/26 budget for expenditure categories such as General Administration; Permits, Legal, and Insurance; O&M costs; and Utilities to more closely align with how the contracts with the CRA's Horizontal Master Developer, RE|Solutions, LLC, is required to track and report its budget activities to the CRA monthly. These categories were reorganized last year to more accurately reflect the work and the funding sources of the tasks. A notable difference is that the category of CRA Staffing Costs has been included, when it hasn't been in the past.

In addition, the categories of Construction Costs on Cell 2 were removed, and the funding for Lenardo Drive has settled with it largely being funded through City bond issues. When the CRA receives the Developer contribution of \$12,500,000 toward Lenardo the budget will be amended to reflect it, since it will be remitted to the CRA. Similarly, if the \$8,000,000 Metro grant for Lenardo is reimbursed to the CRA and not the City, the CRA budget would also be amended.

Additionally, the CRA is working with Developer Carson Goose Owner, LLC ("CGO"), on a large public financing of the remedial infrastructure on Cells 4 and 5, where the CRA is the borrower and CGO is the guarantor. The tentative closing date of the loan is September 30, 2026, and proceeds would be mostly disbursed over twelve months from closing. Like with Lenardo funding, the CRA would amend the budget around the time of closing to budget appropriate the funding, rather than budget it at this time while it is still in the loan structuring process.

Additional detail follows:

General Administration/Professional Services/Legal

Staffing. As noted above, staffing costs for CA staff (not contractors or consultants) has been included along with their benefits.

Administrative Services. Many of the administrative tasks such as contracting with vendors and other consultants and contract management are performed by RES and not CRA employees. Bill paying, accounting, and other administrative functions, however, are still performed by the CRA.

CRA Travel. Previous travel has been to Sacramento for CAL ReUSE meetings; there may be some travel this year associated with one or more of the development agreements on the Site, including related to the wrap insurance programs, too.

Other professional services may include those related to the restructuring of the CFDs or other similar costs.

Aleshire & Wynder ("A&W") legal services. This is for unreimbursed general administration, construction-related (and reimbursed) expenditures, and litigation. Most of the cost of the CAM-Carson litigation (now settled) was covered by the CRA's D&O policy by Chubb, the insurer, who engaged Cozen O'Connor for litigation services related to the claim. A&W does all the transactional work such as agreements with developers and review of all subcontractor contracts, and the CEQA work on the development projects. Much of this work is subject to the Reimbursement Agreements with developers such as CGO, and these expenditures are not reflected in the CRA budget as the reimbursement deposits are made to and payments processed separately.

Greenberg Traurig legal services. Some of this is reimbursed by developers under the same deposit arrangement described above, and some of it is not. In the past year the CRA's environmental risk management/insurance counsel has worked on renewing policies for D&O, Property, Contractor's Pollution Liability ("CPL") insurance, and Owner's Protective Professional Indemnity ("OPPI") insurance; incorporating CGO into the PLL insurance programs and other policies in the Insurance Administration Agreement; drafting the environmental language on the mechanism for CGO to take over the construction and development of Cells 3, 4 and 5; and working with DTSC on the Land Use Covenant, Enterprise Fund, and other issues. Separately, and reimbursed by CGO (and not shown in the budget), CGO is working on the EB-5 Loan Agreement, Loan Support Agreement, and other related documents.

Permits, Oversight, Insurance, and Utilities

CRA pays permit fees to Water Board for the stormwater permit, to the Sanitation District for an Industrial General Permit for wastewater, to AQMD for site inspections, and DTSC for project oversight. The DTSC cost is significantly higher than the others, as they are the administering agency and review all activities of the CRA. The CRA also has a lease with the Flood Control District for use of the Torrance Lateral access road.

Marsh USA (D&O, Property, CGL, CPL, and now OPPI policies). Marsh is the CRA's insurance broker of record. There are now four policies that are annually renewed: the Public Officials Liability (D&O) policy, property insurance, general liability (GL), and the contractor's pollution liability (CPL) policy. The D&O policy renews in June and the Property and GL policies renew in September/October. There were addenda to CPL and GL related to the road construction, and OPPI is specific to the road construction and is a one-time policy.

Utilities. These amounts reflect the historic averages of utility payments. This is for utility service only and paid directly by the CRA, not by RES. Over the past several years the cost of gas nearly doubled, so the budget had been increased, and then the price declined somewhat. Gas is used to supplement landfill gas in the flaring process to burn clean and hot enough to meet AQMD guidelines. Electricity and water costs have also risen but not as much as gas. None of these costs are related to the construction of the utility backbone in the Lenardo Drive project, which are budgeted there.

Site Management Costs (SOW-1)

RES is now directly performing the O&M work through a fixed price contract, plus all the Site Management activity which includes coordination among the private developers and the CRA on a time & materials basis. An example of this site coordination is air quality/dust monitoring and noise & vibration monitoring, which will be performed by the CRA during construction but billed back to the developers (or the Lenardo Drive project) on a pro rata basis. Neither is an O&M activity so doesn't fall under the fixed price O&M contract, and instead belong under "Site Management." These represent different costs for different portions of the contract.

These are Site Management Costs for the site, such as the labor and vendors and subcontractors including trailer rental, fencing, site security, and basic maintenance. Because of its status as an unclosed landfill with active O&M facilities and operations, the CRA maintains 24/7 security on the site. Site security costs will increase this year as construction begins, as the second entry gate will open to service visitors and construction workers, while the other gate will be for specific construction-related traffic.

Stormwater Management. Mayfield and Oak Ridge are the contractors that provide for weed abatement and assist during the rainy season with SWPPP compliance, managing the stormwater collection and pumping. MBI is the CRA's Qualified SWPPP Practitioner, meaning they produce the annual stormwater management plan and maintain the records with the Water Board. A list of the Site Management Vendors & Subcontractors is included with the budget.

O&M Costs (SOW-2)

The direct performance of the O& M activities also transitioned in 2024 to RES. The line items reflect the estimated cost of O&M including operation of the Landfill Operation Center (the groundwater system and the gas collection system) and other daily testing and monitoring; the basic contractual cost is \$195,000 a month plus up to \$1,000,000 annually in "time and materials" allowances ("Task 7 Allowances").

Preconstruction and Construction-Related Costs - Lenardo Road

The CRA began working on a scope and cost estimate of Lenardo Construction in early 2019. In October 2019 Snyder Langston produced a cost estimated as a Potential Change Order (PCO) to commence the work. The project was bid in March 2025 and a Guaranteed Maximum Price ("GMP") was approved in May 2025 pursuant to the Amended and Restated Master Agreement for Civil Improvements Between RE|Solutions, LLC and SL Carson Builders, LLC, for the work. The original GMP was entered into with a limited number of trade bids based on Issued for Construction ("IFC") plans, due to the numerous design changes undertaken between 2023 and 2025. Bid later in 2025 was the environmental/Buffer Zone work and the widening of a length of Stamps Road to accommodate additional left turn movements onto Del Amo Boulevard because both plans had to be reviewed by the City/County as well as DTSC. The change to Stamps had a ripple effect on other improvements in the area, including the traffic signal at that intersection, the location of the crosswalk, and the relocation of a storm catch basin on the north side of Del Amo, all of which were after the original baseline budget was established.

However, because the sources of funds for the construction of Lenardo Drive are from City bonds and not "transferred" to the CRA, most of this revenue does not appear in the CRA's budget but is reflected in the City's Capital Improvement Program ("CIP") Budget.

The revenue for Lenardo Drive from CGO is noted above and will be budgeted when received.

Revenue Estimates

The CRA will still receive CGO's \$12,500,000 commitment to Lenardo plus certain other payments and reimbursements. CGO has made about \$3 million annually in O&M reimbursements over the past five years (60% of the O&M costs, up to \$250,000 per month). In addition, CGO's payment for Cells 3, 4, and 5 was restructured last year with part of the contribution, \$16,000,000, to be paid out over 8 years at \$166,667/month paid to the CRA. This represents \$2,000,000 this year. Finally, pursuant to the Binding Term Sheet between the CRA and CGO, CGO will pay the pro rata carrying costs for Cell 2 (estimated at 30% of the total).

Additionally, staff expects about \$500,000 in payment from CGO toward participation in insurance program reimbursements, particularly their pro rata share of the Property insurance renewed in October.

V. FISCAL IMPACT

The proposed expenditure budget for FY2024/25 has decreased from \$19,654,552 in FY 2025-26 to \$7,602,547 this year, reflecting the way the Lenardo Drive expenditures are being paid and the timing of the \$12,500,000 Developer Contribution. The current year's budget only appropriates the cost of staffing, administration, site management, and O&M.

VI. EXHIBITS

1. Resolution No. 26-09-CRJPA
2. FY 2026/27 Expenditure Budget

Prepared by: John Raymond, Executive Director

Attachments

[Resolution No. 26-09-CRJPA - Adopting FY 2026/27 Budget](#)

[CRA FY26-27 Expenditure Budget](#)

RESOLUTION NO. 26-09-CRIPA

A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY
ADOPTING THE FISCAL YEAR 2026/27 BUDGET AND APPROVING
APPROPRIATIONS FOR THE 2026/27 FISCAL YEAR.

WHEREAS, on January 20, 2015, the governing Boards of the Housing Authority and Carson Community Facilities Districts Nos. 2012-1 and 2012-2 ("CFDs") approved each Board's authority to enter into an agreement for the formation of this Carson Reclamation Joint Powers Authority (CRJPA) for the purpose of overseeing, and facilitating the remediation of contaminated properties in the City of Carson; this was achieved pursuant to the Joint Exercise of Powers Act, commencing with section 6500 *et seq.* of the Government Code; and

WHEREAS, the Carson Reclamation Joint Powers Authority will facilitate and fund the environmental study, investigation, remediation and reclamation of any and all contaminated properties in the City, or the acquisition and subsequent reclamation of contaminated properties. These powers include any improvements on property related to environmental clean-up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control ("DTSC") or any other State or Federal environmental agency. The Authority's powers may extend beyond mere property remediation to development planning and implementation; and

WHEREAS, the Executive Director has prepared and submitted to the Carson Reclamation Joint Powers Authority a proposed budget for Fiscal Year 2026/27; and

WHEREAS, the Carson Reclamation Joint Powers Authority has reviewed the proposed Fiscal Year 2026/27 budget; and

WHEREAS, the Carson Reclamation Joint Powers Authority has determined that it is necessary for the efficient management of the Authority that certain sums be appropriated to the various activities of the Authority.

NOW, THEREFORE, THE CARSON RECLAMATION JOINT POWERS AUTHORITY DOES HEREBY RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The budget for the Carson Reclamation Joint Powers Authority for the fiscal year beginning July 1, 2026 and ending June 30, 2027, is hereby adopted. Said budget being the proposed budget as reviewed and amended in open session before the Carson Reclamation Joint Powers Authority, a copy of which is on file in the Authority Secretary's Office.

Section 2. The sums of money therein set forth are hereby appropriated to the respective accounts and funds for expenditure during Fiscal Year 2026/27 for each of the several items set forth in the proposed budget, as adopted.

Section 3. The sum of \$7,602,547 is hereby appropriated to the funds of the Carson Reclamation Joint Powers Authority for expenditure during Fiscal Year 2026/27, against anticipated revenue of \$7,600,000.

Section 4. The Executive Director is hereby instructed to have copies hereof duplicated and distributed to all departments, officials and interested parties as soon as convenient.

Section 5. The Authority Secretary shall certify to the adoption of this resolution and shall keep a copy of this resolution attached to the budget for Fiscal Year 2026/27 on file and effective as of July 1, 2026, the same shall be in force and effect.

PASSED, APPROVED and ADOPTED this 1st day of June, 2026.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary

APPROVED AS TO FORM:

Sunny Soltani, Authority Counsel

Carson Reclamation Authority
FY 2026-27 Expenditure
Budget

	PROJECTED BASED ON FY 2025-26	REQUESTED FOR FY 2026-27	Description
CRA Staffing Costs (Salaries and Benefits)			
578-99-999-501-5002-		448,214	Full-Time Salaries
578-99-999-501-5003-		15,000	Overtime
578-99-999-501-5501-		49,528	Retirement
578-99-999-501-5502-		48,650	Medical & Associated Benefits
578-99-999-501-5503-		2,328	Dental Insurance
578-99-999-501-5505-		178	Group Life Insurance
578-99-999-501-5508-		1,650	Professional Development
578-99-999-501-5510-		6,499	Medicare
578-99-999-501-5512-		13,500	Deferred Compensation Match
		585,547	Total Salary and Benefits
General Administration/Professional Services/Legal			
578-99-999-501-6009-	-	250	Materials and Supplies
578-99-999-501-6090-	9,375	7,500	Bank Fees
578-99-999-820-6028-	532,409	550,000	Insurance
578-99-999-501-6004-	-	25,000	Other Professional Services
578-99-999-501-6055-	227,719	200,000	Legal Fees (Aleshire & Wynder)
578-99-999-501-6055-	202,525	150,000	Legal Fees (Greenberg Traurig)
578-99-999-501-6004-	372,475	375,000	Regulatory Fees
578-99-999-501-6078-	100,892	50,000	Utilities (Southern California Edison)
578-99-999-501-6079-	51,933	30,000	Utilities (California Water Company)
578-99-999-501-6077-	89,783	40,000	Utilities (So Cal Gas)
578-99-999-501-6011	-	900	Telephone
578-99-999-501-6013	-	6,000	Auto Allowance
578-99-999-501-6015-	46,374	24,000	Permit and Lease Fees
578-99-999-501-6047-		950	LA County Flood Control Easement Lease
578-99-999-501-6917	-	150	Subscriptions & Publications
578-99-999-501-6014-	225	7,500	Conf/Travel
	1,633,708	1,467,000	Subtotal Admin/professional/Legal
SOW #1 Site Management (Subcontractors)			
578-99-999-501-6004-	654,516	650,000	Vendors & Subcontractors
578-99-999-501-6004-	765,400	750,000	RE Solutions LLC SOW #1 personnel costs
578-99-999-501-6004-	319,097	350,000	Stormwater Management/Weed Abatement
578-99-999-501-6004-	148,763	150,000	Monthly Site Management Expenses
	1,887,776	1,900,000	Subtotal SOW #1
SOW #2 Remedial Systems Operation & Maintenance (O&M Tasks 1-6)			
578-99-999-501-6004-	1,843,705	1,800,000	Task 1-6 Vendors & Subcontractors
578-99-999-501-6004-	793,257	600,000	Task 7 Work Authorization Requests
578-99-999-501-6004-	1,263,133	1,250,000	RE Solutions LLC SOW #2 personnel costs
	3,900,094	3,650,000	Subtotal SOW #2
	7,421,578	7,602,547	Grand Total