



Carson Reclamation Authority

Monday, July 6, 2026
701 East Carson Street
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

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

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

PUBLIC INFORMATION

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

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

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

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

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** www.carsonca.gov
- **YouTube:** [@CityofCarsonCalifornia](https://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: JUNE 1, 2026 (REGULAR)

RECOMMENDED ACTION

– APPROVE the minutes as listed.

CONSENT

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-10-CRJPA
RECOMMENDED ACTION
– APPROVE RESOLUTION NO. 26-10-CRJPA
4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING MAY 31, 2026
RECOMMENDED ACTION
– 1. RECEIVE and FILE
5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JULY
RECOMMENDED ACTION
– RECEIVE AND FILE
6. CONSIDER AN UPDATE ON OPERATION & MAINTENANCE AND SITE MANAGEMENT OF THE FORMER CAL COMPACT LANDFILL
RECOMMENDED ACTION
– RECEIVE and FILE

DISCUSSION

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

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

ADJOURNMENT

Date Posted: July 2, 2026



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 2026, 4:00 PM

CLOSED SESSION 1.

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

I. SUMMARY

II. RECOMMENDATION

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

III. ALTERNATIVES

IV. BACKGROUND

V. FISCAL IMPACT

VI. EXHIBITS



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 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:
JUNE 1, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, June 1, 2026 (Regular)

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Minutes, June 1, 2026 (Regular)

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

Attachments

[Ex.1 \[6.1.2026\] Minutes](#)



Carson Reclamation Authority

REGULAR MEETING MINUTES

**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

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

A recording of the Rules of Decorum was presented at the meeting prior to Role Call.

Chair Davis-Holmes called the meeting to order at 4:02 PM

ROLL CALL (AUTHORITY SECRETARY)

Authority Secretary, Dr. Khaleah Bradshaw noted the following:

Authority Board Members Present:

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

Also Present: Authority Treasurer Monica Cooper, Executive Director John Raymond, Authority Deputy Counsel Danny Aleshire

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)

Authority Secretary Bradshaw noted none.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire announced the Closed Session item.

RECESS INTO CLOSED SESSION

Chair Davis-Holmes recessed the meeting at 4:05 PM.

RECONVENE INTO OPEN SESSION

Chair Davis-Holmes reconvened the meeting at 5:25 PM.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire reported that the item was discussed but no reportable action was taken.

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

Authority Secretary Bradshaw reported none.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MAY 4, 2026 (REGULAR) - 5:26 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

A MOTION TO APPROVE THE MINUTES WAS MADE BY BOARD MEMBER THOMAS, SECONDED BY BOARD MEMBER HOPSON, RESULTING IN A VOTE OF 5-0-0-0-0

CONSENT

A MOTION TO APPROVE ALL ITEMS ON CONSENT CALENDAR WAS MADE BY VICE-CHAIR HICKS, SECONDED BY BOARD MEMBER THOMAS, RESULTING IN A VOTE OF 5-0-0-0-0

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS

RESOLUTION NO. 26-08-CRJPA- 5:27 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-08-CRJPA

ACTION: Item No. 3 was approved on Consent.

4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING APRIL 30, 2026- 5:27 PM

RECOMMENDED ACTION

— RECEIVE and FILE

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JUNE 2026- 5:27 PM

RECOMMENDED ACTION

— RECEIVE AND FILE

ACTION: Item No. 5 was approved on Consent.

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- 5:28 PM

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

EXECUTIVE DIRECTOR RAYMOND BRIEFED THE BOARD LEADING TO A DISCUSSION AND CLARIFICATION OF ALLOCATIONS OF FUNDS.

A MOTION TO APPROVE ITEM NO. 6 WAS MADE BY BOARD MEMBER THOMAS, SECONDED BY BOARD MEMBER HOPSON, RESULTING IN A VOTE OF 5-0-0-0-0

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

Authority Secretary Bradshaw reported None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Authority Board Member Thomas shared about the Home Ownership Fair being hosted on June 6 at the Carson Community Center and the Juneteenth event to be held at Anderson Park on July 13.

Authority Vice-Chair Hicks reminded everyone to vote.

Authority Board Member Aldridge wished all the fathers a Happy Fathers Day.

Authority Chair Davis-Holmes shared about the Philippines Independence Day event on June 6 at Veterans Park, as well as funds granted to the City of Carson by Congresswoman Barragan.

Authority Secretary Bradshaw reminded everyone to no longer mail their ballots, but rather drop them off at any LA County voting box.

ADJOURNMENT

Chair Davis-Holmes adjourned the meeting at 5:42 PM



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 2026, 4:00 PM

CONSENT 2.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-10-CRJPA

I. SUMMARY

RESOLUTION NO. 26-10-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$373,555.22**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-10-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 July 6, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$373,555.22**.

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

PASSED, APPROVED and ADOPTED this 6TH DAY OF JULY, 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. 26-10-CRJPA, adopted by the City of Carson City Council at its meeting held on July 6, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

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

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-10-CRJPA - Checks Only
2. DEMAND RESOLUTION #26-10-CRJPA - Wires Only

Attachments

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

[Exhibit 2 CRA Demand Register - May 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
1843	05/28/2026	PRINTED	001924 THE BANK OF NEW YORK MELL	1,875.00			Apr-Jun '26 bank admin fee
1844	05/28/2026	PRINTED	000070 LOS ANGELES COUNTY	1,315.00			Annual industrial waste inspection fee
1845	05/28/2026	PRINTED	004417 SOCALGAS	6,508.91			May '26 gas utility
1846	06/04/2026	PRINTED	000797 ALESHIRE AND WYNDER LLP	2,787.70			Apr '26 legal fees
1847	06/04/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	8,314.35			May '26 electric utility
1848	06/11/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	6,228.76			May '26 water utility
1849	06/18/2026	PRINTED	001174 DEPARTMENT OF TOXIC SUBTA	134,151.68			Jan-Mar '26 project (cleanup) oversite
1850	06/25/2026	PRINTED	006831 MARSH USA INC.	190,000.00			Public entity liability premium
1851	06/25/2026	PRINTED	004417 SOCALGAS	5,627.49			Jun '26 gas utility
1852	06/25/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	7,077.83			Jun '26 electric utility
10 CHECKS				CASH ACCOUNT TOTAL	363,886.72		.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
304	05/19/2026	WIRE	005525 GREENBERG TRAURIG LLP	9,668.50			
			1 CHECKS				
			CASH ACCOUNT TOTAL	9,668.50			
					.00		

Apr '26 legal fees



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 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 MAY 31, 2026

I. SUMMARY

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

Available cash as of May 31, 2026: \$1,444,906.41

Balance of reserve funds as of May 31, 2026: \$14,536,582.78

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

Attachments

[CRA Report May 2026](#)



Reclamation Authority

Reserve Holdings

As of May 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Carson Reclamation Authority						
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	3.980	185.51	185.51	185.51	0.00
Sub Total / Average Carson Reclamation Authority		3.980	185.51	185.51	185.51	0.00
Carson Reclamation Authority #2						
BNY Cash Reserve Cash	MM7946	0.620	12,221,153.62	12,221,153.62	12,221,153.62	84.07
FAMC 4 5/19/2028	31428JF5	4.068	1,000,000.00	998,702.45	1,000,000.00	6.88
FHLB 4 3/23/2029	3130B9WT3	4.000	1,000,000.00	1,000,000.00	994,900.00	6.88
Morgan Stanley Bank 4 4/17/2028	61778ESY8	4.000	249,000.00	249,000.00	249,000.00	1.71
Sub Total / Average Carson Reclamation Authority #2		1.150	14,470,153.62	14,468,856.07	14,465,053.62	99.54
Carson Reclamation Authority Remediation						
D. Treasury Cash Management Cash	946933	3.510	66,243.65	66,243.65	66,243.65	0.46
Sub Total / Average Carson Reclamation Authority Remediation		3.510	66,243.65	66,243.65	66,243.65	0.46
Total / Average		1.161	14,536,582.78	14,535,285.23	14,531,482.78	100



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 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 JULY

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 June 24, 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 the CRA needs to enter a Temporary Rental Agreement with LA County Flood Control for construction access under the bridge.
- Public Sanitary Sewer. Work is largely completed.
- 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. 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 including filing a Formal Complaint with the CPUC.
- 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) will need to go to the Board of Supervisors.
- Street Lighting. Lights on Lenardo and Del Amo to be metered "LS3" spec, owned by the City. Del Amo Streetlights are approved.
- Street Signage and Striping Plans are approved.
- Lenardo / Stamps Landscape & Irrigation Plan. Lenardo and Del Amo medians are approved by the City. The CRA's plans were developed pursuant to the Specific Plan for the site (and amended when the Specific Plan was amended).

Environmental Scope (EKI)

- 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 last month. Work to commence after GCCS header work is complete except for the area in South Lenardo which is being redesigned to accommodate changes in the Cell 5 site plan.
- GCCS Header Replacement. ICS is working to replace all the installed GCCS header line. 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. ICS has now started the installation of the 13 GCCS vaults on Lenardo (Cell 2).

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. 2012-DSB_Street_Improvement-53-OAC_Mtng [End.6.30.2026]
 - a. R1 OAC Meeting 6.24.26 Progress Photo [Printed clickable link]

Attachments

[Exh. 1 \[Lenardo Update\] 2012-DSB_Street_Improvement-53-OAC_Mtng \[End.6.30.2026\]](#)

[1a - R1 OAC Meeting 6.24.26 Progress Photo \[Printed clickable link\]](#)

OAC Meeting Minutes: Meeting #53

Meeting Date	Jun 24, 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 [R1 OAC Meeting 6.24.26 Progress Photo.pdf](#), [RFI Log 26.06.24.pdf](#), [Trash Tracker 06.24.26.pdf](#), [Submittal Log 06.24.26.pdf](#), [Permit Log 06.23.26.xlsx](#), [PCO Log 260623.pdf](#), [Construction Work Limitation 26.06.24.pdf](#), [Approved Submittals on Hold 06.24.2026.pdf](#), [CARSON RE - CCD Tracking Log - Working File 20260624.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	Absent
Robert Curley	Cummings Curley and Associates, Inc.		robert@cummingscurley.com	Absent
Kian Lew	EKI Environment & Water, Inc.	P: (650) 292-9100	klew@ekiconsult.com	For Distribution Only
Daniel Morris	EKI Environment & Water, Inc.	P: (650) 292-9100	dmorris@ekiconsult.com	For Distribution Only
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
Medinah Hagan-Morgan	RE Solutions, LLC		medinah@resolutionsdev.com	For Distribution Only
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
Mike Sullivan	RE Solutions, LLC		mike@resolutionsdev.com	Present
John Balobek	RE Solutions, LLC		john@resolutionsdev.com	For Distribution Only
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
Branden Dompke	Snyder Langston, LLC	P: (949) 863-9200	bdompke@snyderlangston.com	Absent
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	For Distribution Only
Carl Kim	Verdantas Inc.	P: (949) 250-1421	ckim@verdantas.com	For Distribution Only

SAFETY/SECURITY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Site Security	Al Garcia (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes - New fence will be installed at the Avalon Bridge to allow access for construction vehicles and equipment. - Fence is completed, Mike noted the fence was installed incorrectly. Center median access is required. ACTION ITEM - Mike to follow up and confirm when fence will be corrected.						
Previous Meeting Minutes Jun 17, 2026 <i>NOTED - RES Noted for guests to completely stop at the guard shack, guard will need to scan in badges to ensure all workers are registered.</i> - New fence will be installed at the Avalon Bridge to allow access for construction vehicles and equipment.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Safety	Al Garcia (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes <i>CLOSED - Incident on 06/11</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ <i>Water truck soaked one of Delta Group employee at the end of the day. SL generated incident report. Employee stated they are fine and equipment is not damaged.</i> ◦ ACTION ITEM - SLCB to send incident report to RES. ▪ <i>Report has been sent.</i> • Air Horn Concern ◦ MS noted if air horn sounded from Cell 1, workers in Cell 2 and S Lenardo may not be able to hear. ◦ AI noted we will need to schedule a test to confirm limits of sound. ◦ ACTION ITEM - AG and MS to coordinate test to confirm limits of sound. ▪ Target date for Air Horn Test 06/26/26 • 250 Consecutive Safe Calendar days as of 06/24/2026.				
		Previous Meeting Minutes Jun 17, 2026 • Safety incident on 06/11 ◦ Water truck soaked one of Delta Group employee at the end of the day. SL generated incident report. Employee stated they are fine and equipment is not damaged. ◦ ACTION ITEM - SLCB to send incident report to RES. • Air Horn Concern ◦ MS noted if air horn sounded from Cell 1, workers in Cell 2 and S Lenardo may not be able to hear. ◦ AI noted we will need to schedule a test to confirm limits of sound. ◦ ACTION ITEM - AG and MS to coordinate test to confirm limits of sound. • NOTED - <i>Be mindful of Stamps construction activity.</i> ◦ <i>Call SLCB Superintendent if need to be escorted.</i> • NOTED - <i>Be cautious of heavy equipment and cross traffic.</i> • NOTED - <i>RES stated at OAC on 1/21/2026 work needs to begin at 7am.</i> ◦ <i>All hands meeting can begin at 6:30am, but work needs to begin at 7:00am.</i> • 243 Consecutive Safe Calendar days as of 06/17/2026.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	27	Agency Compliance				Open
		Official Documented Meeting Minutes • SCAQMD ◦ Alternate Compliance Plan ▪ Compliance Plan was submitted 05/29/26. ▪ ACTION ITEM - David T to follow up with engineers to confirm the plan is being reviewed. ▪ DT connected with permit engineer, and has not reviewed plan yet. DT to continue following up on status. ◦ 1166 Material - No material on site as of 06/24/26. ◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ TOTAL CY of Trash Moved To Date ▪ AMPCO: 22,899 cy of trash (including 1166 soil) as of 06/24/26. ▪ Allowance is 29,000 cy of trash - 7,000 cy remain until limit is reached. ▪ Last day trash was encountered was 06/18/26. • DTSC ◦ No DTSC items reported 06/24/26. ◦ No date is currently scheduled for DTSC site visit. • EKI ◦ <i>CLOSED - EKI Noted that there is a 14 day exposure limit for geotextile.</i> ▪ <i>AMPCO has began covering geotextile with clean fill.</i> ▪ <i>SLCB is moving forward with buffer zone work including covering geotextile with rock for gravel flow line.</i> ▪ <i>EKI noted the geotextile can be covered with Visqueen.</i> ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone work. ▪ ACTION ITEM - DS to download all reports to date. ▪ Ying to send updated link for access.				
		Previous Meeting Minutes Jun 17, 2026 • SCAQMD ◦ Alternate Compliance Plan ▪ Compliance Plan was submitted 05/29/26. ▪ ACTION ITEM - David T to follow up with engineers to confirm the plan is being reviewed. ▪ No update 06/17/26. David T to continue to follow up. ◦ 1166 Material - No material on site as of 06/17/26. ◦ 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 ▪ AMPCO: 22,359 cy of trash (including 1166 soil) as of 06/17/26. ▪ Last day trash was encountered was 06/12/26. • DTSC ◦ <i>CLOSED - Potentially use Geotextile as demarcation layer.</i> ▪ <i>Orange Geotextile has been delivered and will be used in the Cell 1 Buffer Zone.</i> ▪ <i>Discussion regarding using Orange Geotextile will be tabled for another meeting with DTSC.</i> • EKI				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ CLOSED - EKI Noted that there is a 14 day exposure limit for geotextile. ▪ AMPCO has began covering geotextile with clean fill. ▪ SLCB is moving forward with buffer zone work including covering geotextile with rock for gravel flow line. ▪ EKI noted the geotextile can be covered with Visqueen. ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone work. ▪ ACTION ITEM - DS to download all reports to date. ◦ NOTED - SLCB noted there is potential to encounter waste from this point forward ▪ 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
Official Documented Meeting Minutes • Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 06/17/26, Substantial Completion 01/24/28, Final Completion 02/21/2028 ◦ 297 Day Delay - based on lead times for energizing equipment. Contingent on receiving the power distribution issued for bid drawings by 05/01. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 07/01/2026 • TIA #2 ◦ TIA #2 sent on 05/12/26 showing 284 delay. • CLOSED - Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5. ◦ Schedule has been sequenced to avoid S Lenardo • MN noted Delay Concerns and Schedule Cost Impacts from Sub Contractors. ◦ Subcontractors are reporting potential cost impacts due to schedule extensions caused by added scope, buffer zone requirements, permit delays, and other project constrains. ◦ Potential cost increases include labor rate escalations and reduced productivity resulting from extended project durations. ◦ SLCB team is meeting with trade partners to evaluate impacts on a trade-by-trade basis and quantify potential cost exposure. ◦ Sully-Miller is the first subcontractor to raise concerns. ▪ ACTION ITEM - SLCB to have understanding of overall cost impacts by 06/30/26.						
Previous Meeting Minutes Jun 17, 2026 • Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 06/03/26, Substantial Completion 01/11/28, Final Completion 02/08/2028 • 288 Day Delay - based on lead times for energizing equipment. Contingent on receiving the power distribution issued for bid drawings by 05/01. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 06/17/2026						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• TIA #2 ◦ 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. • MN noted Delay Concerns and Schedule Cost Impacts from Sub Contractors. ◦ Subcontractors are reporting potential cost impacts due to schedule extensions caused by added scope, buffer zone requirements, permit delays, and other project constrains. ◦ Potential cost increases include labor rate escalations and reduced productivity resulting from extended project durations. ◦ SLCB team is meeting with trade partners to evaluate impacts on a trade-by-trade basis and quantify potential cost exposure. ◦ Sully-Miller is the first subcontractor to raise concerns. ▪ ACTION ITEM - SLCB to have understanding of overall cost impacts by 06/30/26.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Look Ahead Schedule (Reference Attached)	Al Garcia (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes • See Constraint Log. • Update this week is presenting constraints and days where trades run out of work ◦ AMPCO ▪ Run out of work date 07/24/2026. ◦ Sully-Miller ▪ Run out of work date 08/24/2026. ◦ ECA ▪ Will return for work when there is 1500 LF of Buffer Zone ready for liner. ◦ Largo. ▪ Pending Pile Work Plan, Matrix approval, No Work Zone Limitations, and Easements. ◦ ICS ▪ Run out of work date is 08/11/2026 ▪ JR noted there are no conflicts with GCCS Vaults and the no work zone. ▪ ACTION ITEM - RES/Cumming to follow up with EKI to check if redesign of S. Lenardo affects Vault Locations. IF not, RES/Cumming to issue direction to proceed to SLCB. • All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development.						
Previous Meeting Minutes Jun 17, 2026 • See Constraint Log. • Update this week is presenting constraints and days where trades run out of work ◦ AMPCO						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		▪ Run out of work date 07/06/2026. ◦ Sully-Miller ▪ Run out of work date 08/24/2026. ◦ ECA ▪ Will return for work when there is 1500 LF of Buffer Zone ready for liner. ◦ Largo. ▪ Pending Pile Work Plan, Matrix approval, No Work Zone Limitations, and Easements. ◦ ICS ▪ Run out of work date is 08/11/2026 ▪ JR noted there are no conflicts with GCCS Vaults and the no work zone. ▪ ACTION ITEM - RES/Cumming to follow up with EKI to check if redesign of S. Lenardo affects Vault Locations. IF not, RES/Cumming to issue direction to proceed to SLCB.				
		• 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 • 55 as 04/01/2026 - No additional weather impacts as of 06/24/26.				
		Previous Meeting Minutes Jun 17, 2026 • 55 as 04/01/2026 - No additional weather impacts as of 06/17/26. • MN noted Friday 06/19/26 there will be no earth disturbing work activities due to AQMD federal holiday. ◦ SM noted they are in agreement that Filterras that are pre-excavated can be placed.				

DESIGN

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Landscape (CCA)				Open
		Official Documented Meeting Minutes • Del Amo Plan ◦ No update as of 06/17/26. - Plan is finalized, pending one more signature. • Lenardo Plan ◦ JR SPoke with Bene on Monday 06/22/26. JR discussed that Lenardo plan will not be changed to accommodate new City of Carson Master Plan. ◦ ACTION ITEM - JR to send formal email to Gilbert supporting retention of the existing Lenardo plan and prior Planning approval, with no plan revisions anticipated.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Jun 17, 2026 • Del Amo Plan ◦ No update as of 06/17/26. - Plan is finalized, pending one more signature. • Lenardo Plan ◦ No update 06/17/26 ◦ Initial Call was scheduled for 06/08, but had to be rescheduled due to offline discussions between JR and Gilbert. ◦ JR noted that the Lenardo plans have been under City review for over a year and were nearing final approval before the discrepancy between DSB Specific Plan and City of Carson Master Plan. ◦ ACTION ITEM - SZ to compile the landscape plan submission history and prior plan check comments to support discussions with the City and demonstrate that the plans were submitted and under review before the new guidelines were adopted.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Dry Utilities (SCEF)				Open
		Official Documented Meeting Minutes • • 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. ◦ SCEF is still waiting for SCE's formal response as of 06/24/26. ◦ SCEF received written confirmation that SCE will be serving the site to the property line. ◦ There is a management meeting scheduled for 07/07/26 (JR and SM to attend) ◦ SZ noted we are still pushing unconditional global release for our design - (Switch yard locations) ◦ JR noted they have filed complaint to CPUC on Friday 06/12/26. • Status of Power Distribution Drawing ◦ Backbone + Issued for Bid Power Distribution Drawings are in plan check. ▪ Transtech has received submittal and is expected response in 2 weeks target date is 06/12/26. ▪ ACTION ITEM - SZ to forward to team upon receipt. ▪ Anticipated third submittal that will include revisions to accommodate big box tenant design. ◦ CLOSED - ACTION ITEM - SLCB to issue an extension to bidders per Cumming's direction. ▪ <i>BID will be postponed until a new package is released at a later date.</i> • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ DOUBLE CHECK TRANSCRIPT FOR UPDATE ▪ Pending SoCal Gas ▪ SZ and SoCal Gas met on 05/29/26 to discuss relocating the gas line and potential joint trenching; SoCal Gas is reviewing and will provide a response, after which SZ will update and issue to SCEF for composite design.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ ACTION ITEM - SZ to update team once response is received from SoCal Gas. ▪ SZ to follow up regarding the status of the proposed design.			
			• CRA Broadband System Design ◦ JR had meeting with the mayor and the city regarding broadband. City Manager is going to follow up with IT regarding the broadband design. ▪ JR sent CAD file to SCEF, Joe noted the CAD files do not have feed points. Pending confirmation of locations of feed points for Broad Band ▪ ACTION ITEM - JR to follow up with Gary to provide locations of points of connections. - No update 06/24/26. JR to continue to follow up.			
			Previous Meeting Minutes Jun 17, 2026 • 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. ◦ No update 06/17/26. SCE has pushed their anticipated response date to 06/26/26 ◦ JR noted they have filed complaint to CPUC on Friday 06/12/26. • Status of Power Distribution Drawing ◦ Backbone + Issued for Bid Power Distribution Drawings are in plan check. ▪ Transtech has received submittal and is expected response in 2 weeks target date is 06/12/26. ▪ ACTION ITEM - SZ to forward to team upon receipt. ▪ Anticipated third submittal that will include revisions to accommodate big box tenant design. ◦ CLOSED - ACTION ITEM - DS to send Power Distribution BID RFI's to Jeff via pdf. ▪ DS sent to Jeff on 06/10/26. - Cumming and RES to coordinate next steps. ◦ ACTION ITEM - SLCB to issue an extension to bidders per Cumming's direction. • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ No update 06/17/26. ▪ Pending SoCal Gas ▪ SZ and SoCal Gas met on 05/29/26 to discuss relocating the gas line and potential joint trenching; SoCal Gas is reviewing and will provide a response, after which SZ will update and issue to SCEF for composite design. ▪ ACTION ITEM - SZ to update team once response is received from SoCal Gas. ▪ SZ has call with planner after OAC on 06/10/2026 • CRA Broadband System Design ◦ JR had meeting with the mayor and the city regarding broadband. City Manager is going to follow up with IT regarding the broadband design.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- JR sent CAD file to SCEF, Joe noted the CAD files do not have feed points. Pending confirmation of locations of feed points for Broad Band ACTION ITEM - JR to follow up with Gary to provide locations of points of connections. - No update 06/17/26. JR to continue to follow up.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open
Official Documented Meeting Minutes - Forthcoming Redesign - Based on Meeting held on 06/16/26 with Electrical Engineers, Streetlight redesign will be forthcoming. - SLCB notified ownership that Streetlight submittal review will be on hold until issue is resolved. - MBI noted design changes are contingent on Methane Mitigation and the addition of venting for Poles, Pull Boxes - Tetra Petra will be consultant for methane mitigation - Rolando and Mathias asked that they will review all electrical system. - Time frame is TBD after meeting with consultant on 06/24/26. - RFI 63 - TS conflicts 2 conflicts identified on Main St. - Flood Control Encroachment/Easement - David H noted email correspondence regarding traffic signal - 7 month process? - David H noted that flood control in looking for a monetary offer along with easement. - David H noted the Flood Control Encroachment Permit has been approved, but the Easement is yet to be obtained. - Information has been forwarded to the real estate department and is currently under review. No ETA as of 06/24/26. - JR noted that the traffic signal easement must be presented to the LA County Board for approval due to DSB EIR. ACTION ITEM - RES/Cumming to issue a schedule for how much time will be needed for obtaining Traffic Signal Easement. - Private Storage Easement - M/S noted appraisal was revised and sent to JR. - Storage- Landscape upgrade? JR to discuss with owner. In the meantime while larger easement due to mast arm being revised ACTION ITEM - JR to send revised appraisal to Bruce (Storage Owner) and follow up on previous email. - Appraisal was sent 06/02/26. - JR has call on 06/24/26 to discuss. JR will to get easement agreement in front of board by 07/07/26 - EVOLVE conflicts will require easement. - JR sent appraisal and easement exhibit to evolve manager Jeff Chan. - Easement is with Lender, appraisal has been sent. - Lender is In progress of reviewing. ACTION ITEM - JR to continue to follow up with Jeff Chan.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Jeff Chan sent appraisal to lender. J Chan is working on responses and will update JR.			
		Previous Meeting Minutes Jun 17, 2026	• Forthcoming Redesign - Based on Meeting held on 06/16/26 with Electrical Engineers, Streetlight redesign will be forthcoming. ◦ SLCB notified ownership that Streetlight submittal review will be on hold until issue is resolved. • RFI 63 - TS conflicts ◦ 2 conflicts identified on Main St. ▪ Flood Control Encroachment/Easement ▪ David H noted the Flood Control Encroachment Permit has been approved, but the Easement is yet to be obtained. ▪ Information has been forwarded to the real estate department and is currently under review. No ETA as of 06/17/26. ▪ JR noted that the traffic signal easement must be presented to the LA County Board for approval due to DSB EIR. ▪ ACTION ITEM - RES/Cumming to issue a schedule for how much time will be needed for obtaining Traffic Signal Easement. ▪ Private Storage Easement ▪ M/S noted appraisal was revised and sent to JR. ▪ Storage- Landscape upgrade? JR to discuss with owner. In the meantime while larger easement due to mast arm being revised ▪ ACTION ITEM - JR to send revised appraisal to Bruce (Storage Owner) and follow up on previous email. ▪ Appraisal was sent 06/02/26. - JR to continue to follow up. ◦ EVOLVE conflicts will require easement. ▪ JR sent appraisal and easement exhibit to evolve manager Jeff Chan. ▪ Easement is with Lender, appraisal has been sent. ▪ Lender is In progress of reviewing. ▪ ACTION ITEM - JR to continue to follow up with Jeff Chan.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Civil (MBI)				Open
		Official Documented Meeting Minutes NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 39+00 to 60+00 TO STOP UNTIL FURTHER NOTICE FROM RES	• Meeting scheduled with Cumming group and Faring 06/04/26 to review big box design. ◦ Meeting was held on 06/08 with CGO. ◦ ACTION ITEM - Jeff C to issue Bullet Point summary to SLCB and noted there is a plan to move forward. • ACTION ITEM - SZ to issue ASD with new documents to ensure everything is documented in terms of request to consultants.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		ACTION ITEM - MBI to send proposals for grading and hydrology and redesign of TS, SL, medians, ad landscape				
Previous Meeting Minutes						
Jun 17, 2026						
NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 30+00 to 49+00 TO STOP UNTIL FURTHER NOTICE FROM RES						
		- Street Improvement Plans - Updated Cell 3, 4, and 5 Design NOTED - 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. - 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. - 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. - 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. - 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). - Meeting scheduled with Cumming group and Faring 06/04/26 to review big box design. - Meeting was held on 06/08 with CGO, ACTION ITEM - Jeff C to issue Bullet Point summary to SLCB and noted there is a plan to move forward.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.5	1	Environmental (EKL)				Open
		Official Documented Meeting Minutes				
		- Replacement of GCCS Header (DCN's 01-02) - Target date for Full set with DCN's incorporated is 05/20/2026. ACTION ITEM - SZ to issue CCD with updated drawings once received from EKL.				
		Previous Meeting Minutes Jun 17, 2026				
		- Replacement of GCCS Header (DCN's 01-02) - Target date for Full set with DCN's incorporated is 05/20/2026. ACTION ITEM - SZ to issue CCD with updated drawings once received from EKL.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• CLOSED - Need to coordinate installation of desilting basin risers. ◦ Per Stuart, we will omit the desilting basin riser on Cell 1 at STA 11+47, but install the other risers. ◦ Reference RFI #147 • CLOSED - ICS is coordinating meeting with ISCO to see if existing SUMPS can be warranted to allow for use. ◦ Existing sumps will not be used. Sumps are estimated to be delivered on 06/30/26.				

PERMITS/AGENCY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	PERMIT LOG	Scott Zhao (Cumming Group)			Open
Official Documented Meeting Minutes • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 - EXTENSION REQUESTED • DOMESTIC WATER - OFFSITE PERMIT RECEIVED 05/06/2026 ◦ Pre-con meeting for offsite Domestic Water held 05/13/26 ◦ FLOOD CONTROL ENCROACHMENT AT AVALON ▪ Installation of the waterline will require access beneath the bridge, necessitating a temporary construction easement, access agreement, and/or a rental agreement. ▪ ACTION ITEM - SLCB to send workplan for Domestic Water under the bridge. ▪ ACTION ITEM - JR to coordinate with County Real Estate to initiate temporary construction easement, access agreement, and any required rental agreement. ▪ ACTION ITEM - RES/Cumming to determine the approval path and provide anticipated schedule for obtaining County Board approval for the required property agreements. • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 • STORM DRAIN - ◦ Catch Basins on STAMPS - Permit Received 05/07/2026 ▪ Part of LACPW Permit #FCDP2019000544 ▪ Included in City of Carson Permit #82373. TCP has been approved. ◦ Catch Basins on EVOLVE - Permit Received 05/12/2026 ▪ Part of LACPW Permit #FCDP2026000022 ▪ Included in City of Carson Permit #82373. TCP has been approved. • GCCS - DCN 01, 02 CONDITIONAL APPROVAL RECEIVED 05/04/2026 • LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026 • PILE INSTALLATION WORKPLAN ◦ Pile workplan has been resubmitted to DTSC on 06/12/26. Pending response. ◦ No update 06/24/26 • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) ◦ 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 - EXTENSION REQUESTED • PERMANENT POWER (BALL IN COURT - AB/SCEF) ◦ See Design Section above for updates.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Will be reviewed by Transtech ▪ Need SCE's approach to serving the site before submitting to Transtech. • TRAFFIC SIGNALS (BALL IN COURT SLCB) ◦ Permit will be pulled closer to foundation install date at same time as Streetlight permit. ▪ Target date is 05/29/26 to pull. ▪ MN received COI and License from Belco. ▪ ACTION ITEM - MN to send COI and License to SZ ◦ Permit life expectancy is 1 year. • STRUCTURAL - APPROVED 12/09/2025 • STREETLIGHTS (BALL IN COURT SLCB) ◦ 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) ◦ SZ noted we still need to receive actual permit. ▪ ACTION ITEM - MN to fill out permit and send to SZ. ◦ Evolve Easement - See design section above for updates.				
		Previous Meeting Minutes Jun 17, 2026 • ACTION ITEM - SLCB to issue permit log. • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 - EXTENSION REQUESTED • DOMESTIC WATER - OFFSITE PERMIT RECEIVED 05/06/2026 ◦ Pre-con meeting for offsite Domestic Water held 05/13/26 ◦ FLOOD CONTROL ENCROACHMENT AT AVALON ▪ Installation of the waterline will require access beneath the bridge, necessitating a temporary construction easement, access agreement, and/or a rental agreement. ▪ ACTION ITEM - SLCB to send workplan for Domestic Water under the bridge. ▪ ACTION ITEM - JR to coordinate with County Real Estate to initiate temporary construction easement, access agreement, and any required rental agreement. ▪ ACTION ITEM - RES/Cumming to determine the approval path and provide anticipated schedule for obtaining County Board approval for the required property agreements. • SANITARY SEWER - EXTENSION RECEIVED 3/16/2026 • STORM DRAIN - ◦ Catch Basins on STAMPS - Permit Received xx/xx ▪ Part of LACPW Permit #FCDP2019000544 ▪ Included in City of Carson Permit #82373. TCP has been approved. ◦ Catch Basins on EVOLVE - Permit Received xx/xx ▪ Part of LACPW Permit #FCDP2026000022 ▪ Included in City of Carson Permit #82373. TCP has been approved. • GCCS - DCN 01, 02 CONDITIONAL APPROVAL RECEIVED 05/04/2026				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026 • PILE INSTALLATION WORKPLAN ◦ Pile workplan has been resubmitted to DTSC on 06/12/26. Pending response. • LANDSCAPE (BALL IN COURT -PUBLIC WORKS) ◦ 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 - EXTENSION REQUESTED • PERMANENT POWER (BALL IN COURT - AB/SCEF) ◦ See Design Section above for updates. ◦ Will be reviewed by Transtech ▪ Need SCE's approach to serving the site before submitting to Transtech. • TRAFFIC SIGNALS (BALL IN COURT SLCB) ◦ Permit will be pulled closer to foundation install date at same time as Streetlight permit. ▪ Target date is 05/29/26 to pull. ▪ MN received COI and License from Belco. ▪ ACTION ITEM - MN to send COI and License to SZ ◦ Permit life expectancy is 1 year. • STRUCTURAL - APPROVED 12/09/2025 • STREETLIGHTS (BALL IN COURT SLCB) ◦ 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) ◦ <i>NOTED - Plans were sent via CCD on 05/26/26.</i> ◦ SZ noted we still need to receive actual permit. ▪ ACTION ITEM - MN to fill out permit and send to SZ. ◦ Evolve Easement - See design section above for updates.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Cal Trans Easement/Relinquishment	Scott Zhao (Cumming Group)			Open
		Official Documented Meeting Minutes • ON HOLD - EDISON ENCROACHMENT - Pending Design. See Design Section Above ◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON.				
		Previous Meeting Minutes Jun 17, 2026 • ON HOLD - EDISON ENCROACHMENT - Pending Design. See Design Section Above ◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON.				

DRAWINGS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Issued For Construction Sets	Scott Zhao (Cumming Group)			Open
Official Documented Meeting Minutes • CIVIL ◦ Domestic Water ▪ Pending Bulletin 03. ▪ MBI noted no further comments on latest issuance by Cal Water. ▪ ACTION ITEM - Cumming to issue CCD with revised drawings. ◦ Striping and Signage ▪ ACTION ITEM - SZ to review bulletin issued by DH and issue CCD. ▪ Forthcoming CCD. SZ to confirm. • LANDSCAPE ◦ Pending Design. See Design Portion of Agenda for Updates. ◦ ACTION ITEM - SZ to issue CCD for Del Amo Median for pricing.						
Previous Meeting Minutes Jun 17, 2026 • CIVIL ◦ Domestic Water ▪ Pending Bulletin 03. ▪ MBI noted no further comments on latest issuance by Cal Water. ▪ ACTION ITEM - Cumming to issue CCD with revised drawings. ◦ Striping and Signage ▪ ACTION ITEM - SZ to review bulletin issued by DH and issue CCD. ▪ Forthcoming CCD. SZ to confirm. • LANDSCAPE ◦ 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
Official Documented Meeting Minutes See RFI Log						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• 14 OPEN Construction RFI's as of 06/24/2026 • 11 OUTSTANDING • RFI #126 - DS noted there are comments to the Pile Matrix received from the design team. ◦ ACTION ITEM - DS to create exhibit and issue comments to design team and schedule workshop to finalize Pile Matrix. ▪ Meeting scheduled for 06/24/26 @ 10:00am				
		Previous Meeting Minutes Jun 17, 2026 See RFI Log • 16 OPEN Construction RFI's as of 06/17/2026 • 12 OUTSTANDING • RFI #126 - DS noted there are comments to the Pile Matrix received from the design team. ◦ ACTION ITEM - DS to create exhibit and issue comments to design team and schedule workshop to finalize Pile Matrix. • Forthcoming RFI's ◦ Vault Slab Thickness Clarification				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	1	SUBMITTALS	Derek Sigala (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes See Submittal Log • Open Submittals: 8 as of 06/24/2026 • Outstanding Submittals: 5 as of 06/24/2026 • ACTION ITEM - DS to send log of approved submittals that have not been released to procure. • DS noted that based on meeting held on 06/16/26, Streetlight submittals may remain on hold until design issues are resolved.				
		Previous Meeting Minutes Jun 17, 2026 See Submittal Log • Open Submittals: 9 as of 06/17/2026 • Outstanding Submittals: 6 as of 06/17/2026 • ACTION ITEM - DS to send log of approved submittals that have not been released to procure. • DS requested expedited review for the following submittals: ◦ 005-334000-11 - Storm Drain Repair Materials for SD Manhole at STA 10+50 ◦ 005-334000-12 - HDPE Pipe For Catch Basin Stub Outs • DS noted that based on meeting held on 06/16/26, Streetlight submittals may remain on hold until design issues are resolved.				

QA/QC

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	51	QA/QC				Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Official Documented Meeting Minutes No QC items noted 06/24/26.				
		Previous Meeting Minutes Jun 17, 2026 No QC items noted 06/17/26.				

CONSTRUCTION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	Logistic Plan	Derek Sigala (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes - MS stated construction traffic to go through stockpile path, or drive slow on Del Amo blvd. - AG noted access to the trailers may be shifted when AMPCO begins construction of the Cell 1 Buffer Zone. ACTION ITEM - SLCB to update logistics plan to show revised. - RES' Sanitary Sewer line. - AG to coordinate with Sully-Miller on restoring sewer line in lieu of Holding Tank. - Will be installed once Liner and BZ is installed in Cell 1.				
		Previous Meeting Minutes Jun 17, 2026 - MS stated construction traffic to go through stockpile path, or drive slow on Del Amo blvd. - AG noted access to the trailers may be shifted when AMPCO begins construction of the Cell 1 Buffer Zone. ACTION ITEM - SLCB to update logistics plan to show revised. - RES' Sanitary Sewer line. - AG to coordinate with Sully-Miller on restoring sewer line in lieu of Holding Tank. - Will be installed once Liner and BZ is installed in Cell 1.				

BUYOUT

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	Sub Authorization Letters (SALs) and Buyout	Scott Zhao (Cumming Group) Martha Nevarez (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes - Buyout - Dry Utilities - SLCB has given NTP to Briggs Electric on 05/18/26 - Meeting with Briggs held 06/09/26 to discuss appendices. - Power Distribution Budget - SLCB will not be awarding based on current issued for bid set.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- Received CCD 011.1 on 05/13/26. - Bid date has been postponed until further notice.				
		Previous Meeting Minutes Jun 17, 2026 - Buyout - Dry Utilities - SLCB has given NTP to Briggs Electric on 05/18/26 - Meeting with Briggs held 06/09/26 to discuss appendices. - Power Distribution Budget - SLCB will not be awarding based on current issued for bid set. - Received CCD 011.1 on 05/13/26. - Bid date has been extended to 06/26/26. Still pending equipment specifications for Bidders to complete pricing.				

PCOs/PCCOs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	PCOs/PCCOs	Martha Nevarez (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes See PCO Log for updates OPEN (SL COURT): \$1,794,838 OUT (OWNERS COURT) : \$1,805,822 Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's				
		Previous Meeting Minutes Jun 17, 2026 See PCO Log for updates OPEN (SL COURT): \$2,508,673 OUT (OWNERS COURT) : \$985,148 Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.2	6	Construction Directives	Scott Zhao (Cumming Group)			Open
		Official Documented Meeting Minutes See CCD Log For Updates TOTAL CCD'S - 56 FULLY CLOSED (PCO Approved) - 13 CLOSED (PCO Submitted) - 7 ISSUED (PCO Assigned) - 24 PENDING CCD'S TO BE ISSUED TO SL - 3				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Jun 17, 2026 See CCD Log For Updates • TOTAL CCD'S - 56 ◦ FULLY CLOSED (PCO Approved) - 13 ◦ CLOSED (PCO Submitted) - 7 ◦ ISSUED (PCO Assigned) - 24 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3				

MONTHLY PAY APPLICATION

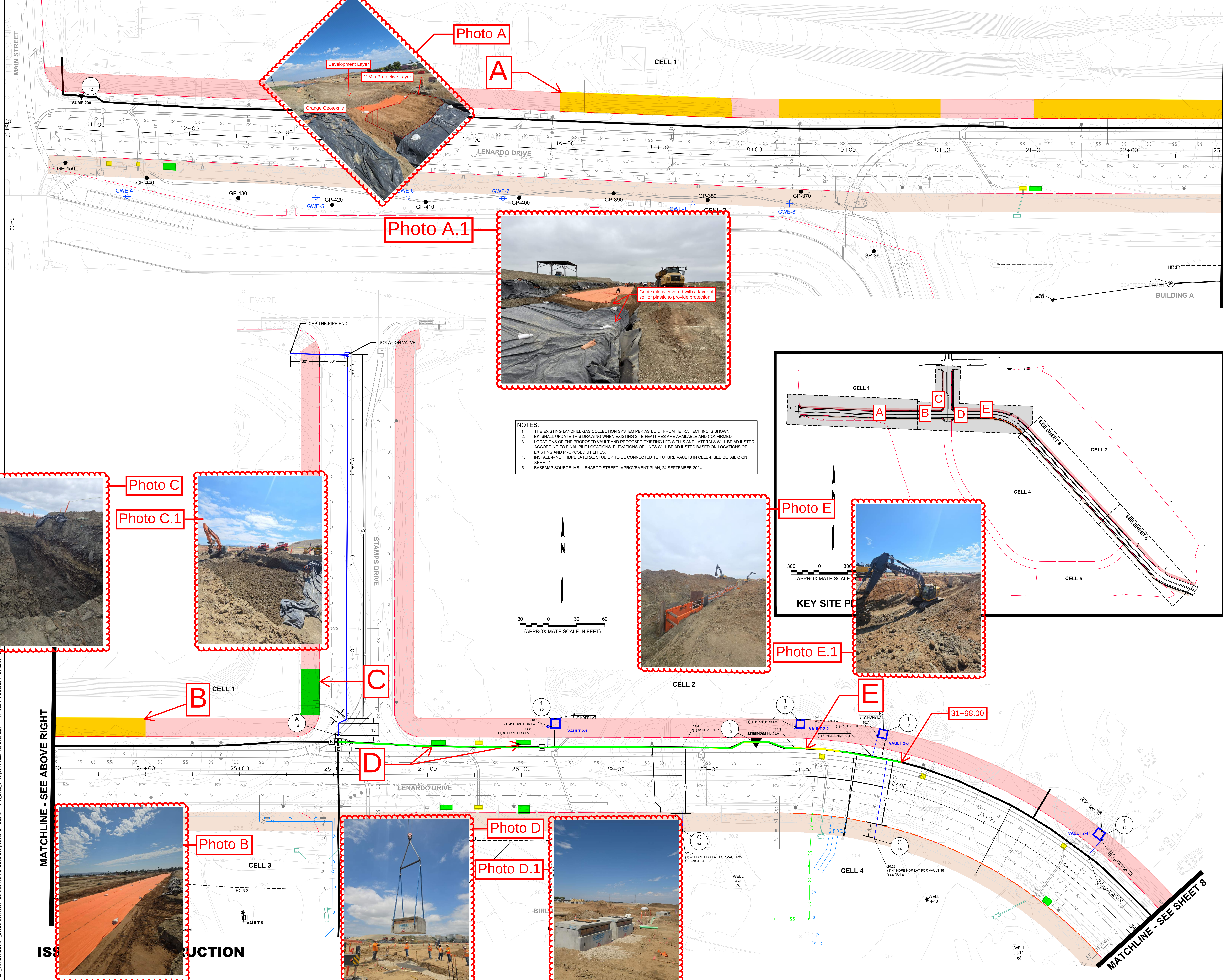
No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	Monthly Pay Application	Martha Nevarez (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes • May 2026 (Pay App 13) ◦ Submitted on 06/01. Now on hold with CRA, need each pay with sources allocated to each corresponding measure. ◦ CLOSED - ACTION ITEM - SLCB to produce pay app with coversheets with sources allocated. ◦ JR noted SLCB is in progress of getting paid. • June 2026 (Pay App 14) ◦ Draft Review by 06/26. Goal to submit is 06/30. • Sources and Uses Letter (every other month) ◦ JR to issue final sources and uses letter (cost expenses through April) by 05/29/2026. ▪ ACTION ITEM - SM to follow up on status of Sources and Uses Letter. SLCB should have received already. ▪ SLCB received final version of April draft. SLCB is in process of reviewing and will provide response.				
		Previous Meeting Minutes Jun 17, 2026 • May 2026 (Pay App 13) ◦ Submitted on 06/01. Now on hold with CRA, need each pay with sources allocated to each corresponding measure. ◦ ACTION ITEM - SLCB to produce pay app with coversheets with sources allocated. • June 2026 (Pay App 14) ◦ Draft Review by 06/26. Goal to submit is 06/30. • Sources and Uses Letter (every other month) ◦ JR to issue final sources and uses letter (cost expenses through April) by 05/29/2026. ▪ ACTION ITEM - SM to follow up on status of Sources and Uses Letter. SLCB should have received already. ▪ SLCB received final version of April draft. SLCB is in process of reviewing and will provide response.				

NEW BUSINESS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	1	New Business	Martha Nevarez (Snyder Langston, LLC)			Open
		Official Documented Meeting Minutes • No new business discussed.				
		Previous Meeting Minutes Jun 17, 2026 • 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.

© EKI CONSTRUCTION, DIVISION C40197.00 - Leonardo 100% LSCGS Design/MASTER DESIGN PLAN, 2025, 07 Aug. File date: 7/29/2025 3:26 PM. Print date: 7/29/2025 3:43 PM. by: A. G. M.



environment
eki

17880 FITCH AVENUE
IRVINE, CALIFORNIA 92614
(951) 262-7100 • FAX (951) 552-9012

ISSUE FOR
CONSTRUCTION

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

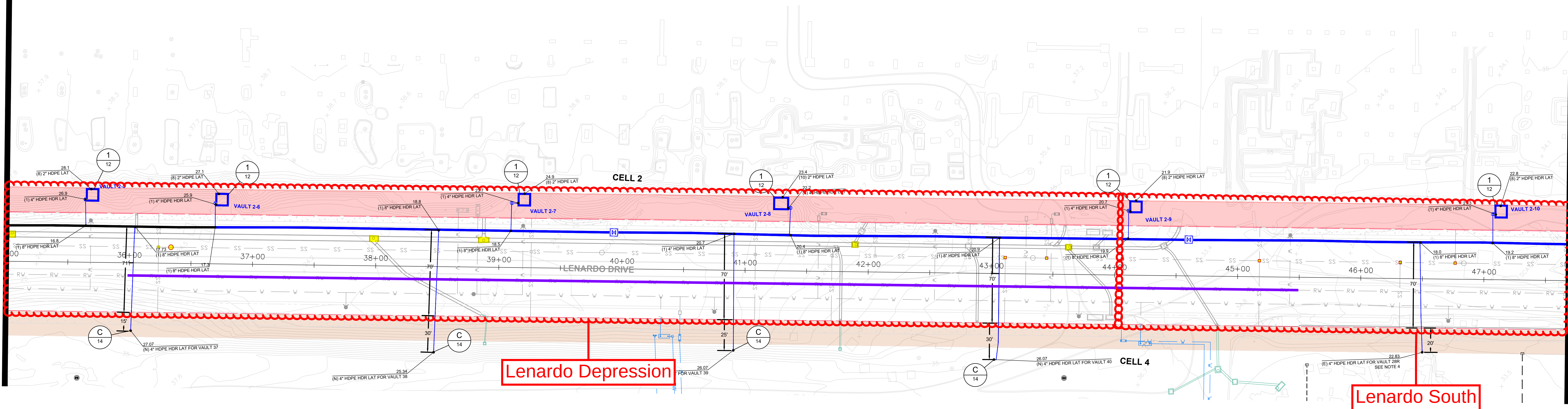
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APPROVED	DT	DRAFT 30% DESIGN	APPROD	02-10-25	DT	02-10-25
JOB NO.	C40197.00	REV	DESCRIPTION			

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY

SHEET NUMBER
7
7 OF 14

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MATCHLINE - SEE SHEET 7

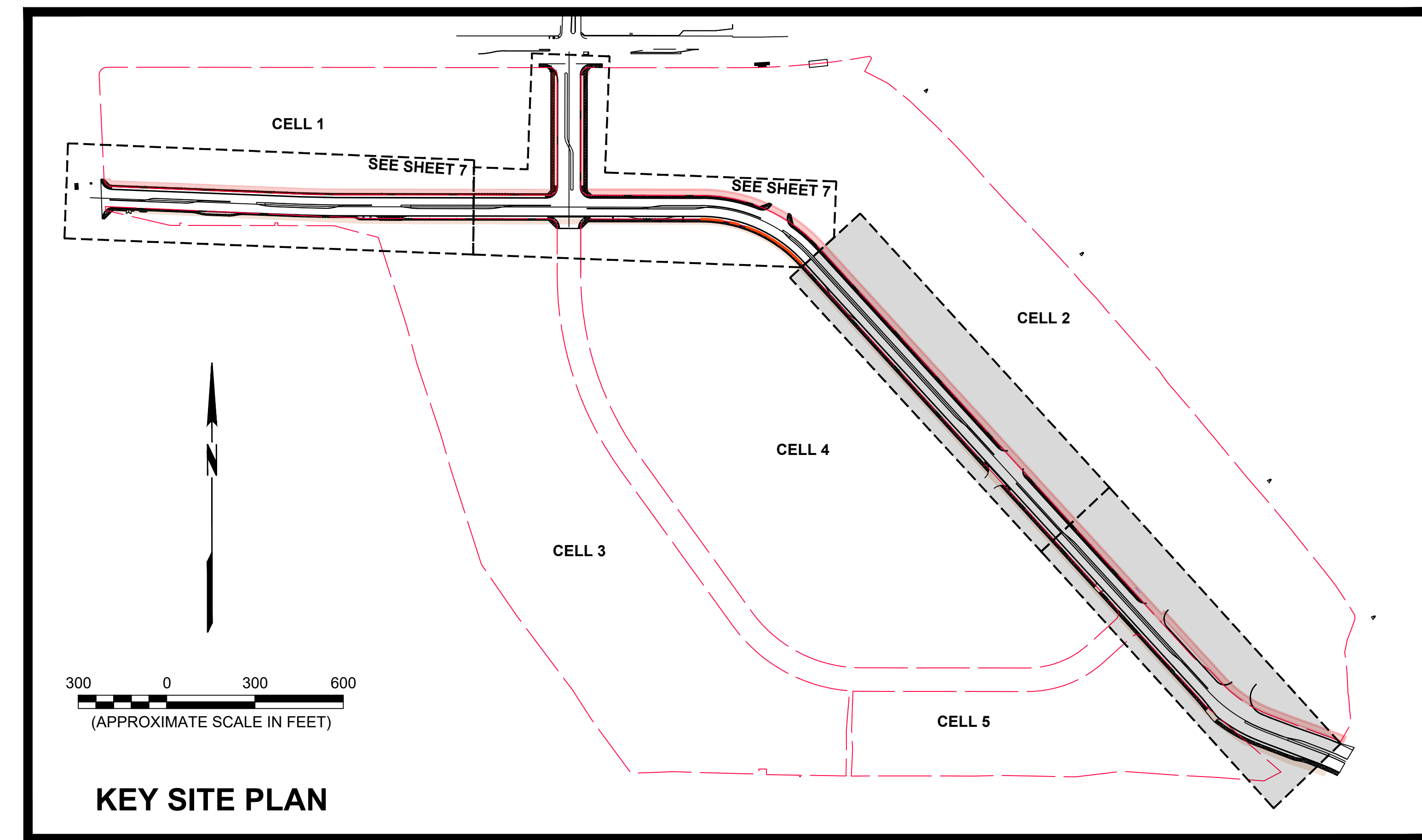


MATCHLINE - SEE BELOW RIGHT

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

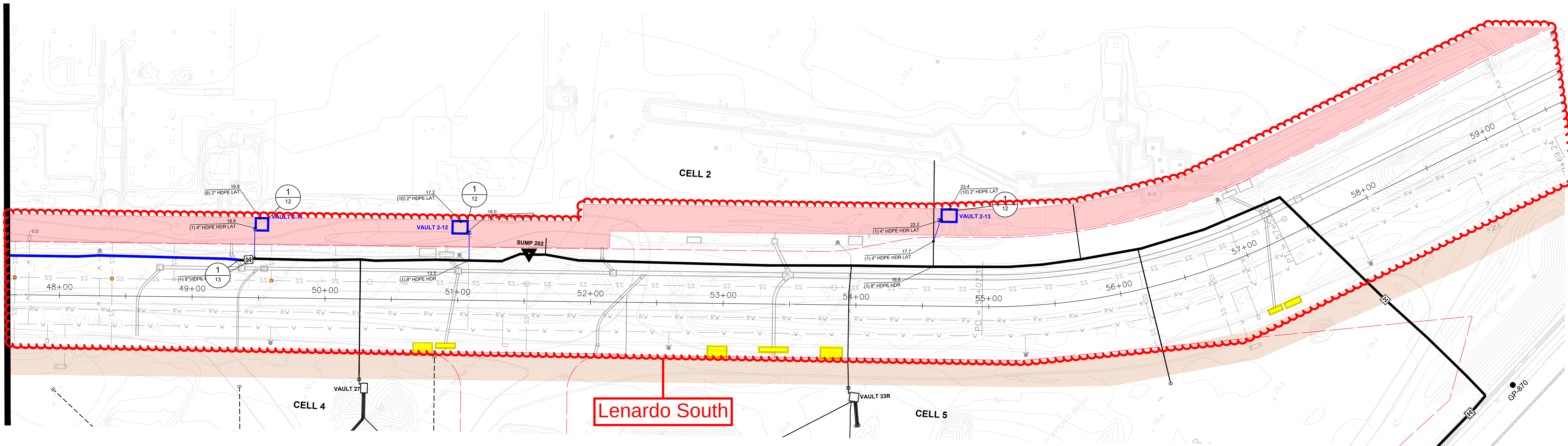
- NOTES:**
- THE EXISTING LANDFILL GAS COLLECTION SYSTEM PER AS-BUILT FROM TETRA TECH INC IS SHOWN.
 - EKL SHALL UPDATE THIS DRAWING WHEN EXISTING SITE FEATURES ARE AVAILABLE AND CONFIRMED.
 - LOCATIONS OF THE PROPOSED VAULT AND PROPOSED EXISTING LFG WELLS AND LATERALS WILL BE ADJUSTED ACCORDING TO FINAL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

30 0 30 60
(APPROXIMATE SCALE IN FEET)



KEY SITE PLAN

MATCHLINE - SEE ABOVE LEFT



MATCHLINE - SEE BELOW RIGHT

ISSUE FOR CONSTRUCTION

environment eki & water		17880 FITCH AVENUE IRVINE, CALIFORNIA 92614 (951) 252-9100 • FAX (951) 552-3012	
ISSUE FOR CONSTRUCTION		FORMER CAL COMPACT LANDFILL 20400 SOUTH MAIN STREET, CARSON, CALIFORNIA	
LANDFILL GAS COLLECTION AND SYSTEM DESIGN		LENARDO DRIVE STREET IMPROVEMENTS	
LANDFILL GAS COLLECTION AND CONTROL SYSTEM DESIGN PLAN ALONG LENARDO DRIVE		LANDFILL GAS COLLECTION AND SYSTEM DESIGN	
DATE:	JUL 2025		
SCALE: AS SHOWN		ISSUE FOR CONSTRUCTION	DT
DRAWN: AC		ISSUE FOR BID	DT
DESIGNED: YS		90% DESIGN	DT
APPROVED: DT		DRAFT 30% DESIGN	DT
JOB NO. C40197.00	REV	DESCRIPTION	APPROD
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"		IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SHEET NUMBER		8	
8 OF 14			

6.23.26

Description

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06/23/2026 at 03:00 pm

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Angel Solis

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Lenardo North

6.23.26

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Lenardo North

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06/18/2026 at 01:13 pm

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Stamps

6.18.26

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06/18/2026 at 03:00 pm

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06/18/2026 at 03:01 pm

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Angel Solis

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Lenardo Central

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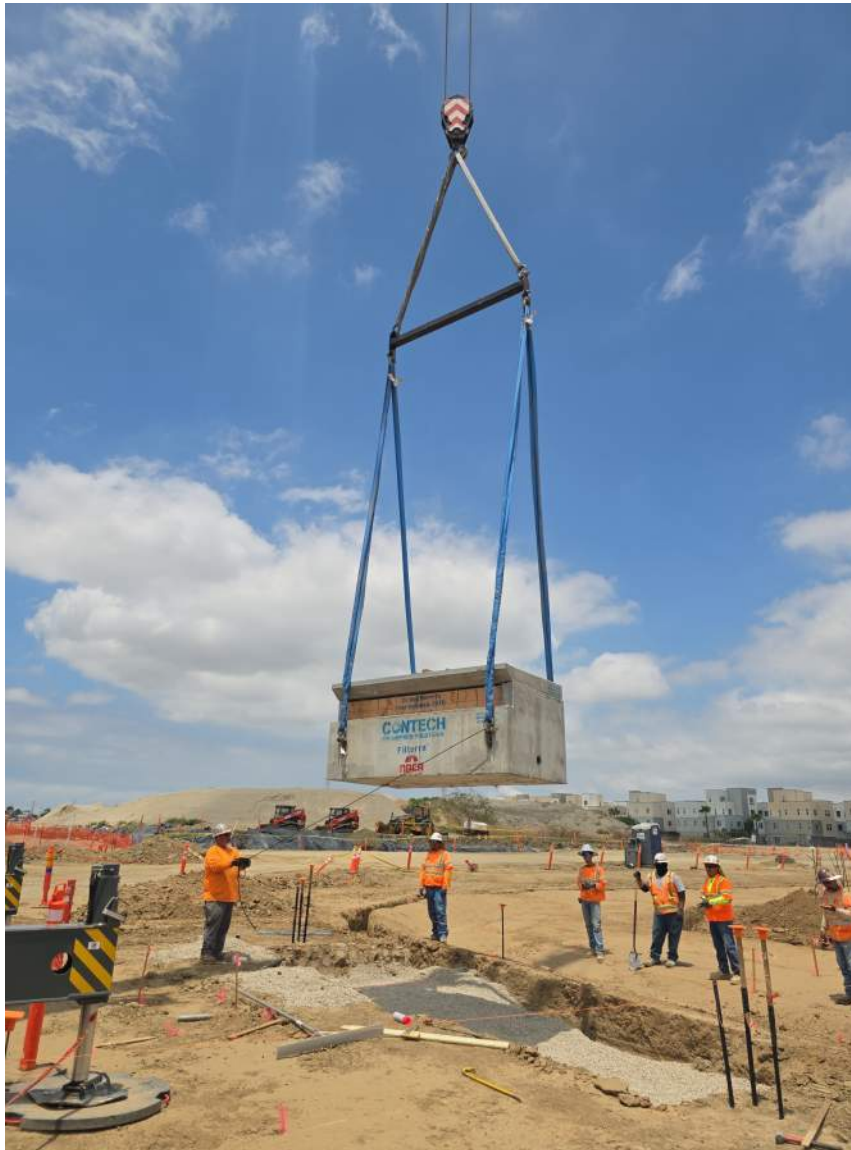
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Lenardo Central

6.23.26

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Lenardo Central

6.23.26

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Lenardo Central

6.23.26

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06/23/2026 at 08:18 am

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06/23/2026 at 08:18 am

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Lenardo Central

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06/23/2026 at 03:31 pm

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06/23/2026 at 03:31 pm

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Angel Solis

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Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, July 6, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority

From: John S. Raymond, Executive Director

Subject: CONSIDER AN UPDATE ON OPERATION & MAINTENANCE AND SITE MANAGEMENT OF THE FORMER CAL COMPACT LANDFILL

I. SUMMARY

This is the Monthly Report from the CRA's O&M and Site management contractor, REISolutions, LLC ("RES") for the month of April, 2026. These are provided to the CRA on a regular basis, and will be provided to the Board monthly. Some of the pages have been removed because part of the report includes the progress on Lenardo Drive, which is provided separately.

II. RECOMMENDATION

RECEIVE and FILE

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The former Cal Compact Landfill Site ("Site") was operated as a landfill prior to the incorporation of the City of Carson ("City") in 1968 and as a result, the Site has soil and groundwater contamination that requires substantial remediation in order to allow for any vertical development. Because the Site is a former landfill, on October 25, 1995, the California Department of Toxic Substances Control ("DTSC") approved a Remedial Action Plan ("RAP") for the upper Operable Unit portions of the 157 Acre Site, which RAP requires the installation, operation and maintenance of certain remedial systems, including a landfill cap, gas extraction and treatment system, a groundwater collection and treatment system on the Site, and a building protection system (collectively, the "Remedial Systems").

DTSC entered into a Compliance Framework Agreement dated as of September 28, 2006, with the then-current property owner, Carson Marketplace LLC ("CM"), as amended by the First Amendment to Compliance Framework Agreement dated as of December 31, 2007 (as amended, the "CFA") for the purpose of setting forth a plan for addressing the environmental condition of the Site, and the CFA required CM to establish financial assurance for implementation of the RAP, including long-term operation, monitoring, and maintenance obligations (as further defined and described herein, "O&M") of the Remedial Systems. The CRA Acquired the Site from Carson Marketplace on May 20, 2015 and has taken over the responsibility for O&M of the Remedial Systems and the other obligations under the RAP, and has employed RES as its Master Development Manager to oversee the O&M obligations required for the Site as set forth in the RAP and CFA.

This item is a Monthly Update provided by RES. Some sections have been removed from this report (e.g. Lenardo Drive) because they are reported separately on this agenda. The report includes updates on:

- Construction Status
- Health and Safety
- Stormwater Management
- Gas Collection and Control System (GCCS)
- Groundwater Extraction and Treatment System (GETS)
- O&M System
- Perimeter Air and Noise Monitoring (PANM)
- Corrective Actions and Continuous Improvement
- Upcoming O&M Activities
- Permit Compliance and Reporting Milestones
- Prevailing Wage Compliance
- Mitigation Monitoring & Reporting Program

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Monthly Progress Report [April 2026]

Attachments

[Monthly Progress Report \[Ending April 2026\]](#)

The District at South Bay

MONTHLY JOB PROGRESS

REPORT

For April 2026

submitted (June 17, 2026) to:



TABLE OF CONTENTS

(click links to navigate through document)

Attachment A

Executive Summary.....PG 3

Attachment B

Project BudgetPG 6

Attachment C

Monthly Project Schedule Report.....PG 12

Attachment D

O&M Monthly Update.....PG 61

Attachment E

Meeting Minutes.....PG 93

Attachment F

Noise and Vibration Report.....PG 277

Attachment G

Reports.....PG 290

Attachment H

MMRP.....PG 295

(Mitigation Monitoring and Reporting Program)

Attachment A

Executive Summary

During April 2026, construction activities continued throughout the project site, principal construction work included:

- excavation, installation and testing of the new GCCS header in stamps;
- installation of the domestic water line;
- excavation of trash and subsequent relocation to the temporary trash holding area on cell 2;
- preparation of the foundation layer for the cell 1 buffer zone;
- concrete work associated with raising chimneys and manholes on the storm sewer and sanitary sewer line in Lenardo.
- Completion of the installation of the recycled water line in Lenardo (except for the laterals).
- Work continued in support of storm drain, traffic signal, and dry utility coordination efforts, including processing of storm drain permits for catch basin improvements, coordination related to the Evolve easement and associated street improvement permits, traffic signal plan revisions, and dry utility design reviews.
- Trash and Rule 1166 VOC – impacted soil material continued to be encountered during excavation activities and were managed in accordance with project environmental compliance requirements.

All the on-going construction work was performed in compliance with applicable environmental requirements. Coordination with regulatory agencies continued to be a significant focus throughout the reporting period. The project team continued active coordination with SCAQMD and began discussions with the agency regarding submittal of an Alternate Compliance Plan addressing Rule 1166 material handling procedures. Meetings were held with SCAQMD permitting staff during April to review proposed revisions related to workplace monitoring frequencies and management procedures for impacted soil. The project team also continued coordination with DTSC regarding landfill cap, GCCS, and pile installation-related activities. The DTSC Engineer was on site during the last week of April to witness installation and testing of the GCCS header, and the QA/QC inspection of the buffer zone foundation layer. The DTSC Engineer was pleased with what he saw. Two cubic yards of 1166 soil were encountered on April 27 and moved to the stockpile area awaiting disposal. Daily workplace monitoring and environmental oversight remained ongoing due to continued waste encounters during active construction operations.

The project continued to maintain a strong safety performance throughout April with no safety or security incidents. As of April 29, 2026, the project had achieved 194 consecutive safe calendar days. Noise monitoring continued at offsite residential receptor locations in

accordance with project requirements. Monitoring results indicated that construction activities remained in compliance with applicable City of Carson Municipal Code noise limits during the reporting period.

As of the end of April 2026, the project schedule reflected approximately 281 days of negative float from the current contract schedule, with substantial completion projected for January 25, 2027, and final completion projected for January 28, 2028. The primary drivers of schedule impacts continue to include long lead times associated with electrical equipment, ongoing dry utility design coordination, unresolved easement requirements, for location of traffic signals at site access points, DTSC review and approval processes, and evolving development coordination impacts associated with the South Lenardo Street Improvement area and the vertical developer's revised site plan for Cells 4 and 5. Portions of work within the South Lenardo corridor remain constrained pending resolution of design coordination and development-related conflicts.

Financially, construction costs continued to increase during the reporting period due to ongoing sequencing constraints, environmental compliance requirements, utility coordination impacts, and contractor change activity. Current projections indicate construction costs for SOW-3 continue to trend above initially available funding levels.

The project team remains focused on mitigating schedule and cost impacts through continued coordination with regulatory agencies, utility providers, consultants, contractors, and adjacent development stakeholders. The project team is making efforts to streamline environmental compliance procedures, pushing to obtain utility commitments, schedule resequencing, and evaluation of other opportunities to minimize additional delays associated with permitting, and other third-party constraints.

Attachment B

Project Budget

RES 60-Day Rolling Budget
SOW-1 & SOW-2 (CRA funds) and SOW-3 & SOW-4 (City of Carson funds)
as of 4/30/2026

		Monthly Budget Estimate / Actuals for month ending 5/31/2026	Monthly Budget Estimate / Actuals for month ending 6/30/2026	Total 60-Day Rolling Budget
Forecast SOW-1 Site Management Expenses:				
SOW-1 Site Management Labor	RE Solutions Site Management Labor	43,237	43,237	86,474
SOW-1 Site Management Expenses	Vendors & Subcontractors	43,853	42,309	86,162
SOW-1 Site Management Expenses	Stormwater Management	54,167	54,167	108,333
SOW-1 Site Management Expenses	RE Solutions Office, Admin & Trailer Costs	13,226	13,226	26,453
Subtotal - SOW-1 Site Management Expenses		\$154,483	\$152,939	\$307,422
Forecast SOW-2 Operation & Maintenance Expenses				
SOW-2 O&M Labor	RE Solutions O&M Labor (Tasks 1-6)	112,925	112,925	225,850
SOW-2 O&M Expenses	Remedial Systems Operation & Maintenance (Tasks 1-6)	135,075	144,448	279,524
Subtotal SOW-2 (Tasks 1-6)		248,001	257,374	505,374
SOW-2 O&M Labor	RE Solutions O&M Labor (Task 7)	51,703	38,134	89,837
SOW-2 O&M Expenses	Unscheduled Operation & Maintenance Work (Task 7)	54,775	54,775	109,550
Subtotal SOW-2 (Task 7)		106,478	92,909	199,387
Subtotal - SOW-2 O&M Expenses		\$354,479	\$350,282	\$704,761
Forecast SOW-5 Enhanced Lenardo Expenses				
SOW-5 Enhanced Lenardo Labor	RE Solutions (SOW- 5 Labor)	19,296	20,000	39,296
SOW-5 Enhanced Lenardo Expenses	Michael Baker International	12,200	15,000	27,200
SOW-5 Enhanced Lenardo Expenses	SL Carson Builders	20,002	25,000	45,002
Subtotal - SOW-5 Enhanced Lenardo Expenses		\$51,498	\$60,000	\$111,498
		MI #105	MI #106	
Total 60-Day CRA Cash Account Funds Required		\$560,460	\$563,222	\$1,123,682
Forecast SOW-3 Construction Expenses:				
SOW-3 Construction Expenses	Electrical Design Consultants		13,333	13,333
SOW-3 Construction Expenses	Cummings Curley & Associates		-	-
SOW-3 Construction Expenses	EKI		59,354	59,354
SOW-3 Construction Expenses	KPFF		2,054	2,054
SOW-3 Construction Expenses	Labor Compliance Management	1,900	1,900	3,800
SOW-3 Construction Expenses	Leighton Consulting (Verdantas)	26,396	24,489	50,884
SOW-3 Construction Expenses	Michael Baker International		12,500	12,500
SOW-3 Construction Expenses	MMRP - Noise & Vibration Monitoring Services	5,640	13,118	18,758
SOW-3 Construction Expenses	Owner Contingency (5% ???)		-	-
SOW-3 Construction Expenses	SL Carson Builders	1,175,042	2,451,924	3,626,966
SOW-3 Construction Expenses	RE Solutions (5% Management Fee & Reimbursements)	57,864	128,934	186,798
Subtotal - SOW-3 Construction Expenses		\$1,266,842	\$2,707,606	\$3,974,448
Forecast SOW-4 Design/PreConstruction Expenses				
SOW-4 Design/PreConstruction Labor	RE Solutions (SOW- 4 Labor)	13,071	75,449	88,520
SOW-4 Design/PreConstruction Expenses	Electrical Design Consultants	14,522	-	14,522
SOW-4 Design/PreConstruction Expenses	Cummings Curley & Associates		3,390	3,390
SOW-4 Design/PreConstruction Expenses	Cumming Management Group		-	-
SOW-4 Design/PreConstruction Expenses	EKI		86,881	86,881
SOW-4 Design/PreConstruction Expenses	KPFF		-	-
SOW-4 Design/PreConstruction Expenses	Leighton Consulting (Verdantas)		-	-
SOW-4 Design/PreConstruction Expenses	Michael Baker International	25,569	17,456	43,026
SOW-4 Design/PreConstruction Expenses	Other / Off-Off Invoices		-	-
SOW-4 Design/PreConstruction Expenses	AMPCO		-	-
SOW-4 Design/PreConstruction Expenses	Plan Check, Permit Fees and Assessments	23,469	-	23,469
SOW-4 Design/PreConstruction Expenses	SL Carson Builders		-	-
SOW-4 Design/PreConstruction Expenses	RE Solutions (Expenses)	10,825	5,000	15,825
Subtotal - SOW-4 Design/PreConstruction Expenses		\$87,456	\$188,177	\$275,633
		CMI #2012-012	CMI #2012-013	
Total 60-Day City of Carson Account Funds Required		\$1,354,298	\$2,895,783	\$4,250,081

RES Design/PreConstruction (SOW-4) and Construction Management (SOW-3) Budget

January 1, 2025 through December 31, 2027

4/30/2026

Note: SOW-4 and SOW-3 are paid from various City of Carson accounts; see Sources & Uses Exhibit for balances

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact Fee	\$62,250,000
Cash Payments from 10/1/2024 through 12/31/2024	(\$1,406,980)
Projected City of Carson Funds as of start of financial model on 1/1/2025	\$60,843,020
Actual City of Carson Funds as of 1/1/2025 (less \$12.5M Lenardo Developer Payment)	\$48,343,020
Cash Payments from 1/1/2025 through 4/30/2026	(\$17,328,288)
Current City of Carson Fund Balances as of 4/30/2026	\$31,014,732
Projected City of Carson A/R Funds Remaining (\$12.5M Lenardo Developer Payment + \$8M SBOGOG Grant)	\$20,500,000
Total Current and Projected City of Carson Funds Remaining as of 4/30/2026	\$51,514,732

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 4/30/2026	Current Contract SOV as of 4/30/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 4/30/2026	Estimate at Completion SOV as of 4/30/2026	Cash Payments as of 4/30/2026	Estimate to Complete as of 4/30/2026
Forecast RES SOW-3 Construction Expenses:							
Electrical Design Consultants	80,000	-	80,000	-	80,000	-	80,000
Cummings Curley & Associates	20,000	(20,000)	-	-	-	-	-
EKI	593,541	-	593,541	-	593,541	-	593,541
KPFF	-	12,325	12,325	-	12,325	5,600	6,725
Labor Compliance Management	43,887	-	43,887	-	43,887	23,545	20,342
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	195,187	123,165
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	61,945	161,055
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,043	3,293,350	56,622,393	5,409,011	62,031,404	8,553,213	53,478,191
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	53,875	3,200,024	-	3,200,024	610,327	2,589,697
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$3,439,550	\$61,193,522	\$5,409,011	\$66,602,533	\$9,455,308	\$57,147,225
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	914,410	392,427
Electrical Design Consultants	210,000	-	210,000	403,448	613,448	366,677	246,771
Cummings Curley & Associates	6,500	19,545	26,045	-	26,045	15,900	10,145
Cumming Management Group	217,688	176,401	394,089	(119,116)	274,973	274,973	-
EKI	2,647,259	-	2,647,259	246,800	2,894,059	2,609,352	284,707
KPFF	26,000	3,325	29,325	-	29,325	21,677	7,648
Leighton Consulting (Verdantas)	248,500	65,266	313,766	38,279	352,045	352,045	-
Michael Baker International	560,000	-	560,000	143,400	703,400	513,438	189,962
Other / Off-Off Invoices	-	-	-	3,615	3,615	3,615	-
AMPCO	671,890	-	671,890	-	671,890	671,890	-
Plan Check, Permit Fees and Assessments	1,249,280	(1,100,883)	148,397	-	148,397	86,517	61,880
SL Carson Builders	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	-	180,000	53,810	126,190
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,720,157	(\$232,548)	\$6,487,608	\$716,425	\$7,204,033	\$5,884,303	\$1,319,730
Total RES SOW-3 and SOW-4 Budget	\$64,474,129	\$3,207,002	\$67,681,130	\$6,125,436	\$73,806,566	\$15,339,611	\$58,466,956
City of Carson Direct-Paid Items through 12/31/2024							
SLCB Payments	\$149,308	-	149,308	-	149,308	149,308	-
Gas Line Extension	\$235,720	-	235,720	-	235,720	235,720	-
Full Payment of Master Invoice #86 (R&M)	\$155,762	-	155,762	-	155,762	155,762	-
Full Payment of Master Invoice #85 (R&M)	\$108,876	-	108,876	-	108,876	108,876	-
Drawdown from R&M (FY24)	\$757,314	-	757,314	-	757,314	757,314	-
Total City of Carson Direct-Paid Items through 12/31/2024	\$1,406,980	\$0	\$1,406,980	\$0	\$1,406,980	\$1,406,980	\$0
Total City of Carson + RES Budget	\$65,881,109	\$3,207,002	\$69,088,110	\$6,125,436	\$75,213,546	\$16,746,591	\$58,466,956

Original Projected Funding Variance (\$60.8M - \$64.5M) as of 1/1/2025	(\$3,631,109)
Current City of Carson Fund Balances (\$31.0M) less Estimate to Complete (\$58.5M) as of 4/30/2026	(\$27,452,224)
Current & Projected City of Carson Funding Variance (\$51.5M - \$58.5M) as of 4/30/2026	(\$6,952,224)

RES Design/PreConstruction (SOW-4) and Construction (SOW-3) Sources & Uses

January 1, 2025 through December 31, 2027

as of 4/30/2026

as of 4/30/2026	Current and Potential City of Carson Sources of Funds							
	Total Sources of Funds	Measure R / Measure M Bonds **	Measure R / Measure M Bonds Traffic Signals	Developer Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro \$8M	
Total Potential City of Carson Funds for the Project	\$70,250,000	\$20,500,000	\$2,500,000	\$750,000	\$26,000,000	\$12,500,000	\$8,000,000	
Cash Payments from start of project on 10/1/2024 through 12/31/2024	(\$1,406,980)	(\$1,406,980)	\$0	\$0	\$0	\$0	\$0	
Projected City of Carson Funds as of start of financial model on 1/1/2025	\$60,843,020	\$19,093,020	\$2,500,000	\$750,000	\$26,000,000	\$12,500,000	\$0	
Actual City of Carson Funds as of start of model on 1/1/2025	\$48,343,020	\$19,093,020	\$2,500,000	\$750,000	\$26,000,000	\$0	\$0	
Cash Payments from 1/1/2025 through 4/30/2026	(\$17,328,288)	(\$15,122,493)	(\$133,212)	\$0	(\$2,072,583)	\$0	\$0	
Current City of Carson Fund Balances as of 4/30/2026	\$31,014,732	\$3,970,527	\$2,366,788	\$750,000	\$23,927,417	\$0	\$0	
Projected City of Carson A/R Funds (\$12.5M Lenardo Developer Payment + \$8M SBGOG Grant)	\$20,500,000	\$0	\$0	\$0	\$0	\$12,500,000	\$8,000,000	
Total Potential City of Carson Funds as of month ending 4/30/2026	\$51,514,732	\$3,970,527	\$2,366,788	\$750,000	\$23,927,417	\$12,500,000	\$8,000,000	

	Current Contract SOV as of	Net Potential PCOs/ Budget Revisions as of	Estimate at Completion SOV as of	Cash Payments as of	Estimate to Complete as of	Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic	Developer Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	South Bay COG Funding (\$8M)
SOW-3 Construction Expenses	4/30/2026	4/30/2026	4/30/2026	4/30/2026	4/30/2026	Remaining Costs as of 4/30/26					
Electrical Design Consultants	80,000	-	80,000	-	80,000	80,000	-	-	-	-	-
Cummings Curley & Associates	-	-	-	-	-	-	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-	-	-	-	-
EKI	593,541	-	593,541	-	593,541	-	-	-	593,541	-	-
KPFF	12,325	-	12,325	5,600	6,725	6,725	-	-	-	-	-
Labor Compliance Management	43,887	-	43,887	23,545	20,342	20,342	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	195,187	123,165	123,165	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	94,509	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	61,945	161,055	161,055	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,622,393	5,409,011	62,031,404	8,553,213	53,478,191	19,345,780	2,366,788	750,000	23,579,023	-	7,436,600
RE Solutions (5% Management Fee & Reimbursements)	3,200,024	-	3,200,024	610,327	2,589,697	2,589,697	-	-	-	-	-
Subtotal - SOW-3 Construction Expenses	\$61,193,522	\$5,409,011	\$66,602,533	\$9,455,308	\$57,147,225	\$22,421,273	\$2,366,788	\$750,000	\$24,172,564	\$0	\$7,436,600
SOW-4 Design/PreConstruction Expenses						Remaining Costs as of 4/30/26					
RE Solutions (SOW- 4 Labor)	1,306,838	-	1,306,838	914,410	392,427	392,427	-	-	-	-	-
Electrical Design Consultants	210,000	403,448	613,448	366,677	246,771	246,771	-	-	-	-	-
Cummings Curley & Associates	26,045	-	26,045	15,900	10,145	10,145	-	-	-	-	-
Cumming Management Group	394,089	(119,116)	274,973	274,973	-	-	-	-	-	-	-
EKI	2,647,259	246,800	2,894,059	2,609,352	284,707	-	-	-	284,707	-	-
KPFF	29,325	-	29,325	21,677	7,648	7,648	-	-	-	-	-
Leighton Consulting (Verdantas)	313,766	38,279	352,045	352,045	-	-	-	-	-	-	-
Michael Baker International	560,000	143,400	703,400	513,438	189,962	189,962	-	-	-	-	-
Other / Off-Off Invoices	-	3,615	3,615	3,615	-	-	-	-	-	-	-
AMPCO	671,890	-	671,890	671,890	-	-	-	-	-	-	-
Plan Check, Permit Fees and Assessments	148,397	-	148,397	86,517	61,880	61,880	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	53,810	126,190	126,190	-	-	-	-	-
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,487,608	\$716,425	\$7,204,033	\$5,884,303	\$1,319,730	\$1,035,023	\$0	\$0	\$284,707	\$0	\$0
Total Uses of Funds by Source***	\$67,681,130	\$6,125,436	\$73,806,566	\$15,339,611	\$58,466,956	\$23,456,296	\$2,366,788	\$750,000	\$24,457,271	\$0	\$7,436,600

Current & Projected City of Carson Funding Variance (\$51.5M - \$58.5M) as of 4/30/2026	(\$6,952,224)	(\$19,485,769)	\$0	\$0	(\$529,854)	\$12,500,000	\$563,400
Current City of Carson Fund Balances (\$31.0M) less Estimate to Complete (\$58.5M) as of 4/30/2026	(\$27,452,224)						

** Measures R&M Bonds do not include \$610,850 for PreConstruction costs reimbursed by CGO that are currently held in the CRA Cash Account

*** Total Uses of Funds by Source do not include projections of future amounts that are paid directly by the CRA or City for permit fees, inspections, etc.

RES 3-Year Site Management (SOW-1) & Operations & Maintenance (SOW-2)

Combined Budget and Sources & Uses Exhibit

4/30/2026

Note: Sources of Funds for SOW-1 and SOW-2 paid exclusively by CRA from "CRA Cash Account"

Original Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$2.75M in Carry Costs + \$2.65M in CFD)	\$12,380,364
Current Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$12.25M in Carry Costs (cells 3,4,5 & 2) + \$0 in CFD)	\$19,230,764
CRA Cash Account Balance as of start of "project" on 10/1/2024		\$1,606,068
Cash Payments from 10/1/2024 through 12/31/2024		(\$625,302)
CRA Cash Account Balance as of 1/1/2025		\$980,764
Net Change in CRA Cash Account from 1/1/2025 through 4/30/2026		\$490,420
Current CRA Cash Account Balance as of 4/30/2026		\$1,471,184
Faring/CGO A/R Invoices in CRA Cash Flow Ledger as of 4/30/2026		\$833,332
Projected CRA Cash Account A/R Funds from Faring/CGO Remaining as of 4/30/2026		\$8,833,333
Total Current and Projected CRA Cash Account A/R Funds Remaining as of 4/30/2026		\$11,137,849

	Original 3-Year SOV as of 1/1/2025	Net Changes increasing / (decreasing) SOV as of 4/30/2026	Current 3-Year SOV as of 4/30/2026	Net Potential Changes increasing / (decreasing) SOV as of 4/30/2026	Revised Potential 3-Year SOV as of 4/30/2026	Cash Payments as of 4/30/2026	Estimated 3-Year Cash to Complete as of 4/30/2026
Projected SOW-1 Site Management Expenses:							
RE Solutions Site Management Labor	693,876	704,196	1,398,072	-	1,398,072	691,903	706,168
Vendors & Subcontractors	2,105,239	(469,498)	1,635,741	-	1,635,741	797,496	838,245
Stormwater Management	2,707,005	(1,186,820)	1,520,185	-	1,520,185	360,407	1,159,779
RE Solutions Office, Admin & Trailer Costs	530,680	55,390	586,070	-	586,070	330,786	255,284
Subtotal - Projected SOW-1 Site Management Expenses	\$6,036,800	(\$896,732)	\$5,140,068	\$0	\$5,140,068	\$2,180,591	\$2,959,477
Projected Operations & Maintenance Expenses:							
RE Solutions O&M Labor (Tasks 1-6)	2,933,511	902,692	3,836,204	-	3,836,204	1,643,995	2,192,209
Remedial Systems Operation & Maintenance (Tasks 1-6)	4,408,188	122,851	4,531,039	-	4,531,039	2,078,973	2,452,066
Subtotal SOW-2 (Tasks 1-6)	7,341,699	1,025,543	8,367,242	-	8,367,242	3,722,968	4,644,275
RE Solutions O&M Labor (Task 7)	1,971,900	(465,534)	1,506,366	-	1,506,366	343,537	1,162,829
Unscheduled Operation & Maintenance Work (Task 7)	1,028,100	(536,820)	491,280	-	491,280	346,468	144,812
Subtotal SOW-2 (Task 7)	3,000,000	(1,002,354)	1,997,646	-	1,997,646	690,004	1,307,642
Subtotal - Projected SOW-2 Operations & Maintenance Expenses	\$10,341,699	\$23,189	\$10,364,888	\$0	\$10,364,888	\$4,412,972	\$5,951,916
Total Projected SOW-1 and SOW-2 Expenses	\$16,378,498	(\$873,542)	\$15,504,956	\$0	\$15,504,956	\$6,593,563	\$8,911,393

Original Projected Funding Variance thru 12/31/27 (\$12.4M - \$16.4M) as of 1/1/2025	(\$3,998,134)
Current CRA Cash Account Balance (\$1.5M) less Estimate to Complete thru 12/31/27 (\$8.9M) as of 4/30/2026	(\$7,440,209)
Current & Projected CRA Cash Account Funding Variance thru 12/31/27 (\$11.1M - \$8.9M) as of 4/30/2026	\$2,226,456

APPENDIX "F" to Work Order #004 to Master Agreement between RE Solutions, LLC and SL Carson Builders, LLC The District at South Bay Street Improvement Work Guaranteed Maximum Price - Schedule of Values as of 04/30/2026

															Cash Payments (Including Retainage) as of 04/30/26	
Cost Code	Description	Trade Subcontractor	Original Contract SOV	Approved PCCO #001	Approved PCCO #002	Approved PCCO #003	Approved PCCO #004	Approved PCCO #005	Approved PCCO #006	Approved PCCO #007	Current Contract SOV	Buyout & Deferred Scope	PCOs -- Out for Approval	PCOs -- Open for Review	Estimate at Completion SOV	Estimate to Complete as of 04/30/26
17123	Survey	Psomas	\$346,230								\$346,230				\$346,230	\$308,064
310000	Earthwork	AMPCO	\$3,025,582	\$43,343	\$915,674	\$55,568		\$4,625,175	(\$85,001)	\$42,535	\$8,622,876		\$135,519		\$8,758,395	\$6,807,652
312116	Env- Landfill Cap SAL		\$0			\$771,304				\$1,215	\$772,519			\$17,272	\$789,791	\$789,791
312500	Erosion and Sediment /SWPPP	BMP Solutions	\$147,725			\$18,790					\$166,515			\$426,393	\$592,908	\$579,588
316200	Caissons/Foundations (Allowance)		\$810,000					(\$810,000)			\$0				\$0	-
316400	IFC - Structural		\$0				\$2,257,499				\$2,257,499				\$2,257,499	\$2,257,499
321216	Asphalt Paving	Sully-Miller	\$3,201,359								\$3,201,359				\$3,201,359	\$3,201,359
321313	Site Concrete	Sully-Miller	\$2,345,620								\$2,345,620				\$2,345,620	\$2,345,620
321723	Pavement Specialties		\$236,750								\$236,750				\$236,750	\$236,750
328000	Landscape and Irrigation	Sperber Landscape	\$2,330,857								\$2,330,857				\$2,330,857	\$2,307,777
330000	Underground Wet Utilities	Sully-Miller	\$8,101,745	(\$15,477)			\$212,611		\$341,980	(\$6,562)	\$8,634,297		\$453,992	\$233,619	\$9,321,908	\$3,371,814
337000	Dry Utilities (Allowance)		\$6,600,000								\$6,600,000		\$556,187	\$24,817	\$7,181,004	\$7,181,004
344113	Traffic Signals & Street Lights	[Baker Electric] - tbd	\$5,044,252								\$5,044,252			\$97,718	\$5,141,970	\$5,141,970
818010	Buy Out Reserve (Deferred Scope)		\$0								\$0	\$2,453,751			\$2,453,751	\$2,453,751
	Buy Out Allowance Over/(Under)		\$0								\$0	\$1,048,100			\$1,048,100	\$1,048,100
818020	Job Specific (GCCS)	ICS	\$0		\$3,188,531						\$3,188,531		\$1,573,258	\$354,928	\$5,116,717	\$4,968,635
	SubTotal Direct Trade Costs		\$32,190,120	\$27,866	\$4,104,205	\$845,662	\$1,660,110	\$4,625,175	\$256,979	\$37,188	\$43,747,305	\$3,501,851	\$2,718,956	\$1,154,747	\$51,122,859	\$5,545,205
919000	General Conditions (18 months)	from Appendix C-3	\$2,581,577					\$235,546			\$2,817,123				\$2,817,123	\$1,658,964
10000	General Requirements (18 months)	from Appendix C-4	\$1,408,541					\$7,355			\$1,415,896				\$1,415,896	\$1,279,217
922050	Contractor Contingency	4.00%	\$1,447,210			\$30,852	\$57,900	\$9,716			\$1,545,678				\$1,545,678	\$1,545,678
	Preconstruction Services -NIC	Excluded	\$0								\$0				\$0	-
922030	Builders' Risk Insurance	0.25%	\$101,349	\$75	\$11,077	\$2,365	\$4,635	\$13,155	\$694	\$100	\$133,450				\$133,450	\$100
919015	Sub Default Insurance	1.35%	\$434,567	\$376	\$55,407	\$11,418	\$22,411	\$62,440	\$3,470	\$502	\$590,591				\$590,591	\$3,972
922010	General Liability Insurance	1.10%	\$445,937	\$331	\$48,735	\$10,403	\$20,391	\$57,881	\$3,053	\$443	\$587,174				\$587,174	\$443
	Performance & Payment Bond - NIC	0.00%	\$0								\$0				\$0	-
	Gross Receipts Tax - NIC	0.00%	\$0								\$0				\$0	-
922100	Contractor Fee	5.00%	\$1,930,465	\$1,433	\$210,971	\$45,036	\$88,272	\$250,563	\$13,210	\$1,912	\$2,541,862				\$2,541,862	\$2,135,392
	SubTotal Soft Costs		\$8,349,646	\$2,215	\$326,190	\$100,074	\$193,609	\$636,656	\$20,427	\$2,957	\$9,631,774	\$0	\$0	\$0	\$9,631,774	\$6,623,766
	Grand Total - SLCB Contract Values		\$40,539,766	\$30,081	\$4,430,395	\$945,736	\$1,853,719	\$5,261,831	\$277,406	\$40,145	\$12,839,313	\$3,501,851	\$2,718,956	\$1,154,747	\$7,375,554	
	New Grand Total - SLCB Contract Values after PCCOs and PCOs			\$40,569,847	\$45,000,242	\$45,945,978	\$47,799,697	\$53,061,528	\$53,338,934	\$53,379,079	\$53,379,079	\$56,880,930	\$59,599,886	\$60,754,633	\$60,754,633	\$8,553,213
Additional Estimated Costs in RES Financial Model for SLCB																
	Estimated Total Buffer Zone Costs		\$9,821,517	-	(\$3,441,945)	(\$925,452)	-	(\$4,992,769)	(\$134,631)	(\$21,085)	\$305,635	-	(\$8,214)	(\$297,421)	\$0	\$0
	Estimated Waste Consolidation		\$2,967,760	(\$30,081)	-	-	-	-	-	-	\$2,937,679	-	(\$1,586,129)	(\$74,779)	\$1,276,771	\$1,276,771
	SubTotal Remaining Estimated Buffer Zone & Waste Costs to Contract For		\$12,789,277	(\$30,081)	(\$3,441,945)	(\$925,452)	\$0	(\$4,992,769)	(\$134,631)	(\$21,085)	\$3,243,314	\$0	(\$1,594,343)	(\$372,200)	\$1,276,771	\$1,276,771
	New Grand Total in RES Financial Model for SLCB		\$53,329,043	\$53,329,043	\$54,317,493	\$54,337,777	\$56,191,496	\$56,460,558	\$56,603,333	\$56,622,393	\$56,622,393	\$60,124,244	\$62,471,000	\$62,031,404	\$62,031,404	\$53,478,191

Additional Costs NOT in RES Financial Model:

Waste Relocation for Right Turn Lane on Stamps - now in SL PCOs (3/4/26)
Owner Contingency for unknown conditions (5% ?) - leave this out of scope (3/4/26)

(some) Construction Admin Time

Pylon Signs and Electrical Connections - leave out of this scope (3/4/26)

Landscape and Irrigation of 405 Slopes - leave out of this scope (3/4/26)

City/County/Private Inspection Fees

Del Amo Median - will be in a PCO (3/4/26)

Torrance Lateral landscaping/irrigation -- leave out of this scope (3/4/26)

Note:

RES financial model's monthly cash flow projections use SLCB's estimates and generally contain only "Current Contract SOV" not Buyout/Allowances or Open/Out PCOs;

\$5.4M in net Buyout Allowances, Deferred Scope, and Open/Out PCOs will be added to monthly cash flow upon contract execution to PCCO

16 PCCO.

Approved PCCOs reducing

Cumming's BZ/Waste ROM

PCCO #001	\$30,081
PCCO #002	\$3,441,945
PCCO #003	\$59,986
PCCO #003	\$865,466
PCCO #005	\$4,992,769
PCCO #006	\$134,631
PCCO #007	\$21,085

PCOs OUT reducing

Cumming's BZ/Waste ROM

pco#054	\$1,191,120
pco#059	\$21,085
pco#043	\$382,138
total	\$1,594,343

PCOs OPEN reducing

Cumming's BZ/Waste ROM

pco#065	\$0
pco#064	\$258,559
pco#063	\$21,590
pco#057	\$0
pco#048	\$17,272
pco#032B	\$74,779
total	\$372,200



Operation and Maintenance Update

Former Cal Compact Landfill

April 2026 Activities

May 13, 2026



Outline

- Construction Status
- Health and Safety
- Stormwater Management
- Gas Collection and Control System (GCCS)
- Groundwater Extraction and Treatment System (GETS)
- O&M System
- Perimeter Air and Noise Monitoring (PANM)
- Corrective Actions and Continuous Improvement
- Upcoming O&M Activities
- Permit Compliance and Reporting Milestones





Construction Status

Performed in April

- Continue Wet Utility Construction
- Continue Installing GCCS Header
- Start Buffer Zone Installation (Cell 1)

Proposed Activities in May

- Continue Wet Utility Installation
- Continue Installing GCCS Header
- Continue Buffer Zone Installation (Cell 1)



GCCS Header Line Installation -
View North at Lenardo & Stamps



Health and Safety

3,093 Days With No O&M Operations Safety Incident

Daily Safety Meetings @ 6:00 am



Focus: Ergonomics

- Lift With Legs!
- Utilize Dolly/Rollers
- Seek Assistance From Others
- Stretch
- Proper Body Position When Working on Computers





Stormwater Management

- April Rainfall Total: 0.43 in
 - RES Trailer Weather Station
- No Stormwater Discharged
- On-Site Inspections (MBI):
 - April 8, 15, 22, 29



Basin C: View North



Stormwater Management

Stormwater BMP Action Items:

- Maintain Construction Site Entrance

Stormwater Accumulation at End of the Reporting Period:

- Basin B - 0% Full
- Basin C – 0% Full
- Basin F – 0% Full



Basin D: View West



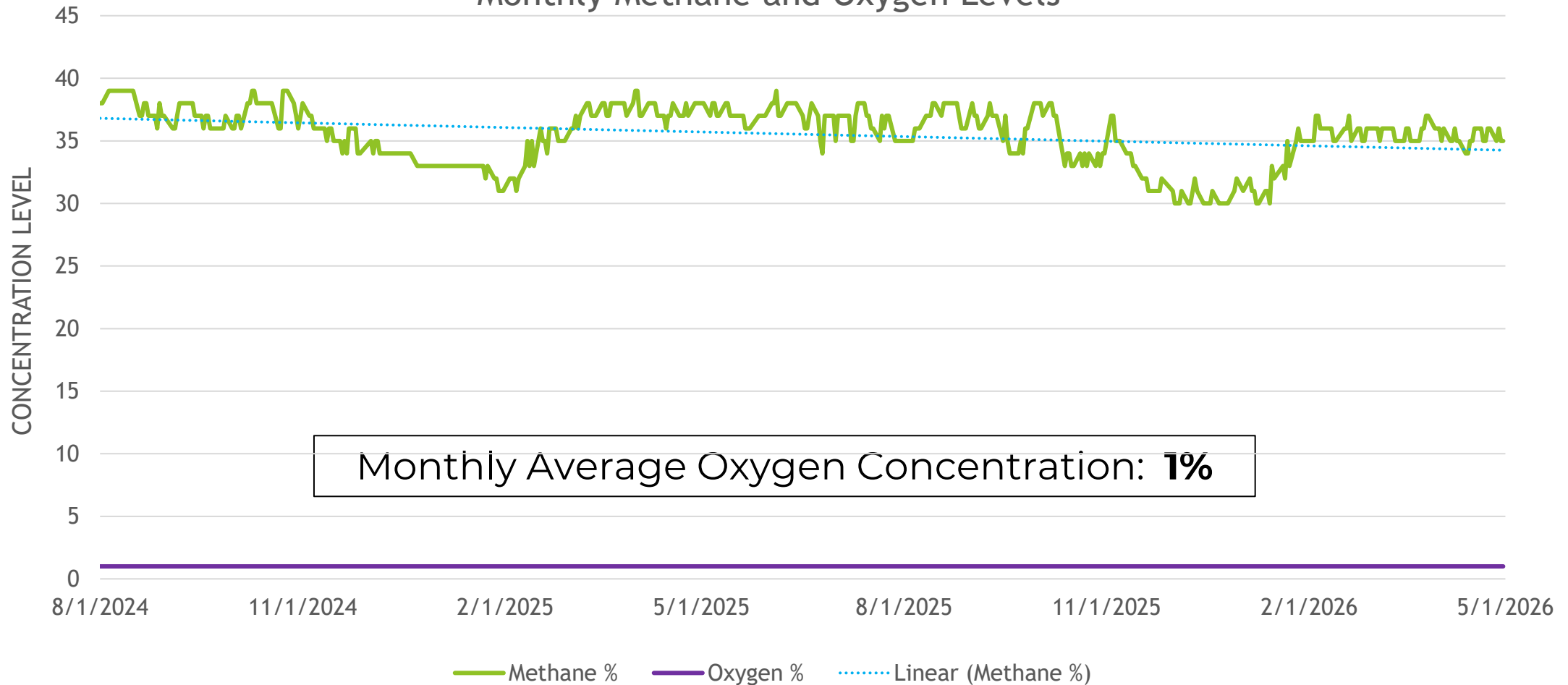
Gas Collection and Control System (GCCS) - Rule 1150.1

Monitoring Item	Sampling Points	Monitoring Frequency
LFG Extraction Wells (Cell 3, 4, and 5)	72 Wells	Monthly
Perimeter Vapor Probes (Cells 3 and 5)	45 shallow, 45 deep	Monthly
Flare System & Components	57 locations	Quarterly - May
Grid Monitoring – Instantaneous Surface Monitoring	63 Accessible Grids (Cells 1-5)	Quarterly – May
Grid Monitoring – Integrated Surface Sampling	63 Accessible Grids (Cells 1-5)	Quarterly – May
ILSS Samples collected for laboratory analysis	Two (Grids TBD)	Quarterly - May



GCCS – Landfill Gas Trends (April)

Monthly Methane and Oxygen Levels



Historical Average
Methane Concentration:
35%

Monthly Average
Methane
Concentration: **35%**

Historical Average
Oxygen Concentration:
1%



GCCS – Landfill Gas Inlet Flow (April)

1/1/2026

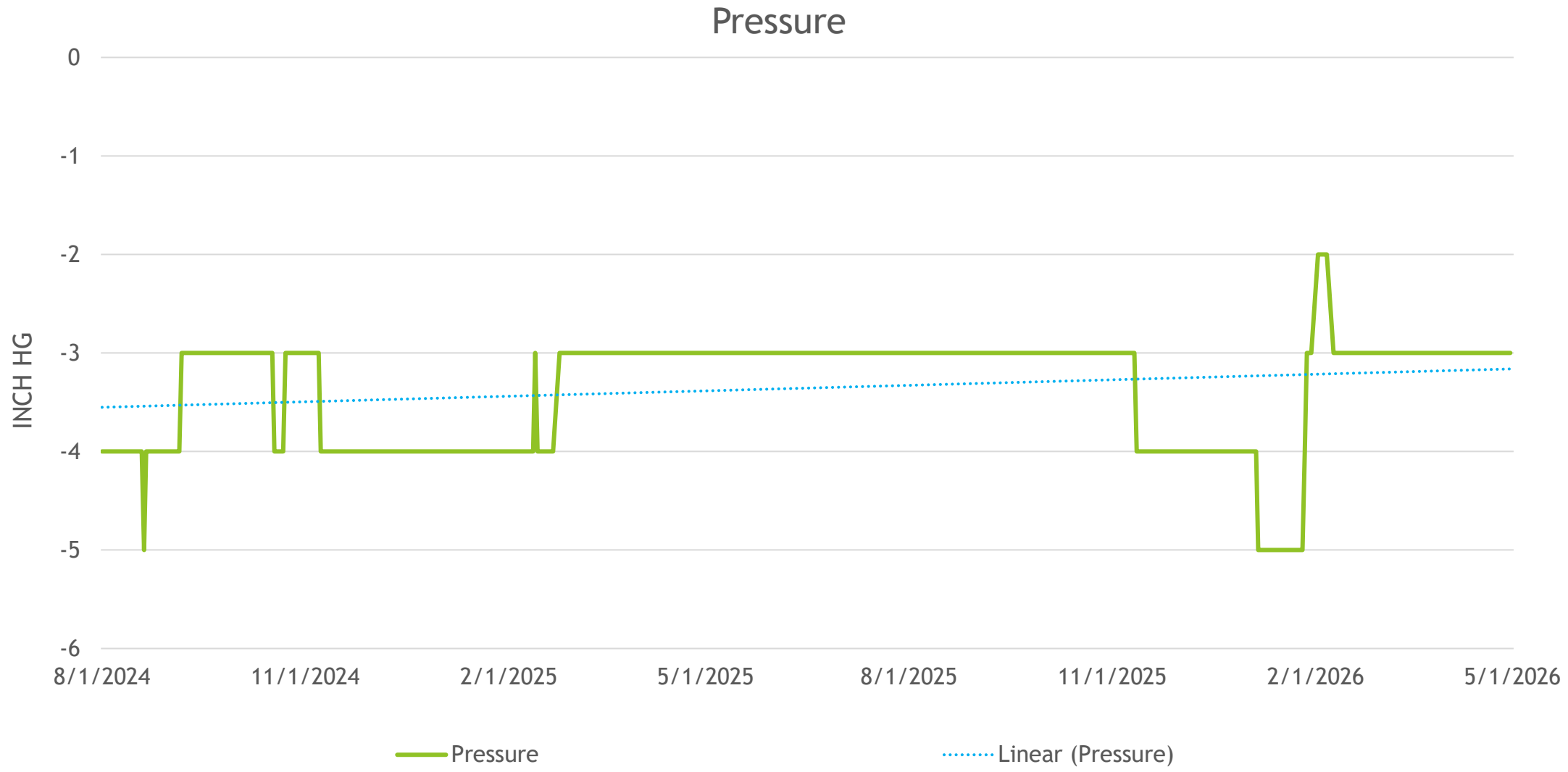
GCCS



-Historical Average Flow Rate: 202 SCFM₇₀

-Monthly Average Flow Rate: 194 SCFM

GCCS – Landfill Gas Pressure (April)



Historical Average Vacuum: -3.3"

Monthly Average Vacuum: -2.7"



CCCS – Well Field Balance and GAC vs Flare

Landfill gas well field adjustments:

- Wells with 0% methane turned off,
- 1 to 10% turned off or extracting at 1 SCFM,
- 10 to 17% methane extracting at 1 SCFM,
- 18% methane and above extracting at 3 to 4 SCFM.



Sufficient methane concentration (April Average Methane 35%)

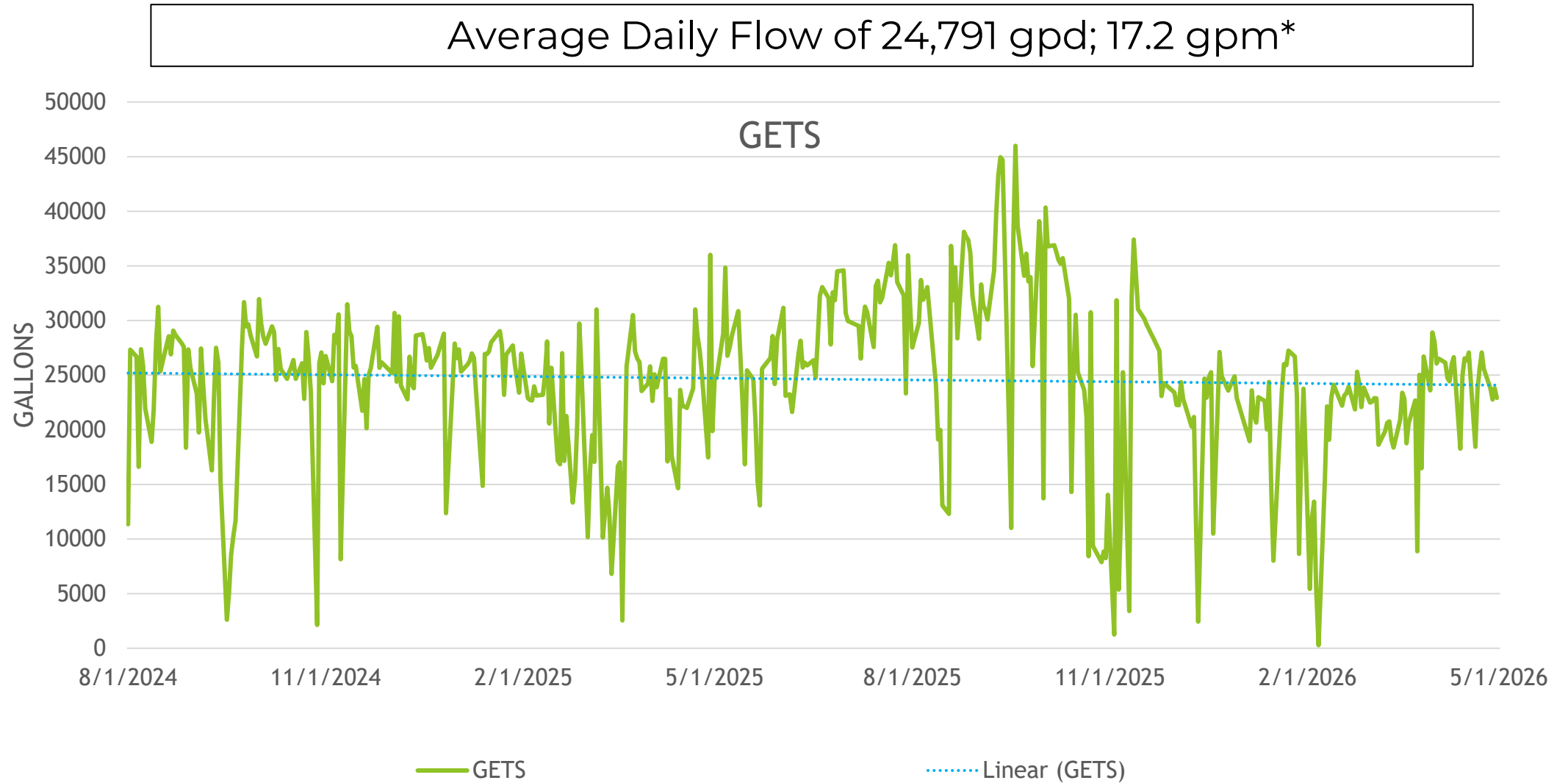
Low cost of enrichment gas:

- Flare 150 used for landfill gas treatment
- Fresh GAC and permanganate is installed and ready for use as methane levels and cost considerations warrant.





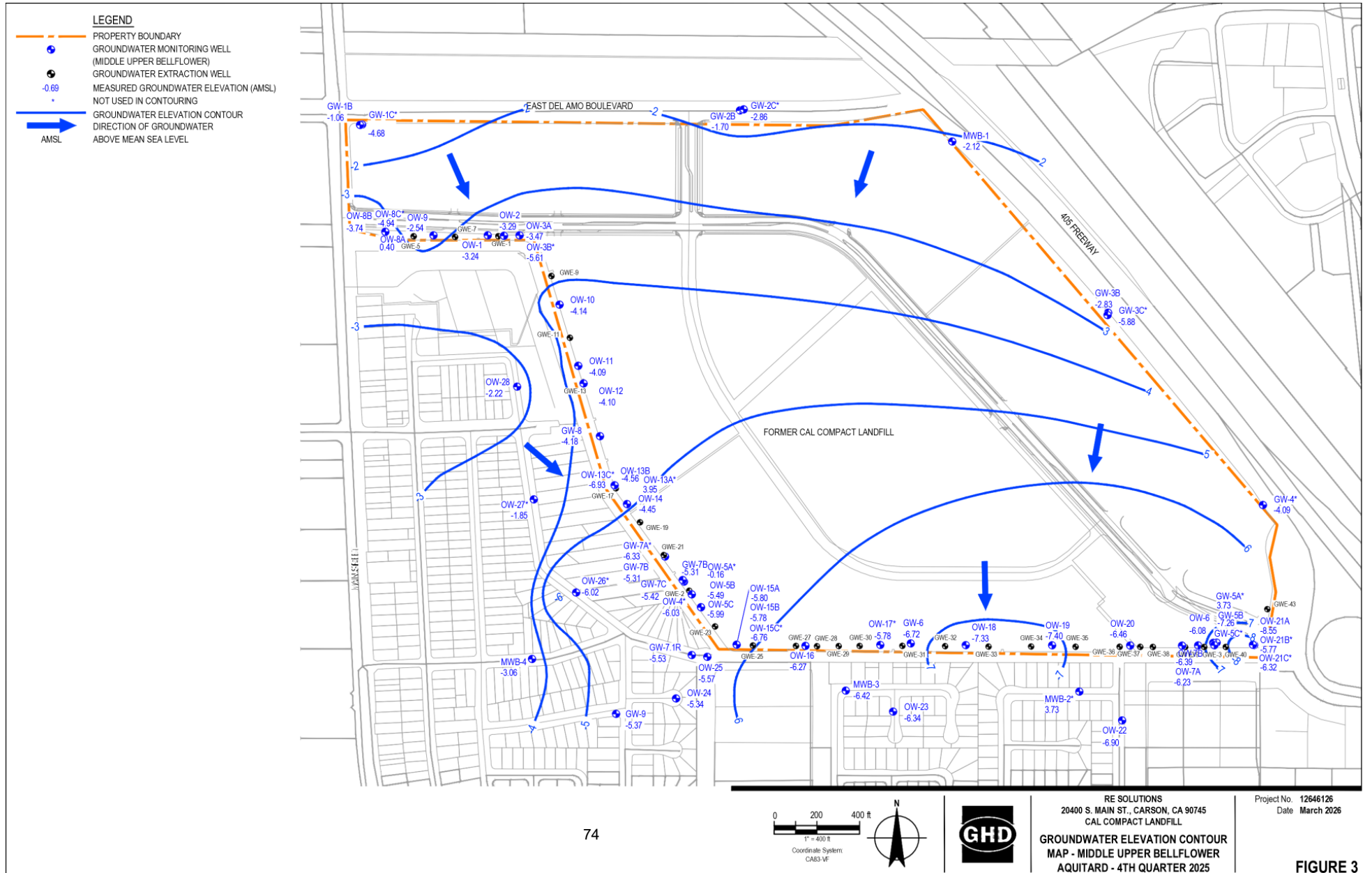
Groundwater Extraction and Treatment System (GETS) – (April)



Historical Average Daily Flow of 24,644 gpd; 17 gpm*

*Within Allowable Discharge Limits

GETS Hydraulic Capture Q1 2026





GETS and GCCS Operations (April)

GETS Online 86%

- 7 Shutdowns

GCCS Online 91%

- 5 Shutdowns



GETS GAC Vessels 200
& 201 Located in LOC

GETS Off-Line

Date Shutdown	Shutdown Duration	Reason	Corrective Action
4/5/2026*	29.5 Hours	Surge Tank High Liquid Alarm	Troubleshoot & Clear Alarm
4/11/2026*	34.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/13/2026	7.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/20/2026	4.5 Hours	AC-100 Compressor Fuse	Troubleshoot & Clear Alarm
4/21/2026	5.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/26/2026*	16.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/27/2026	6 Hours	Power Interruption	Troubleshoot & Clear Alarm

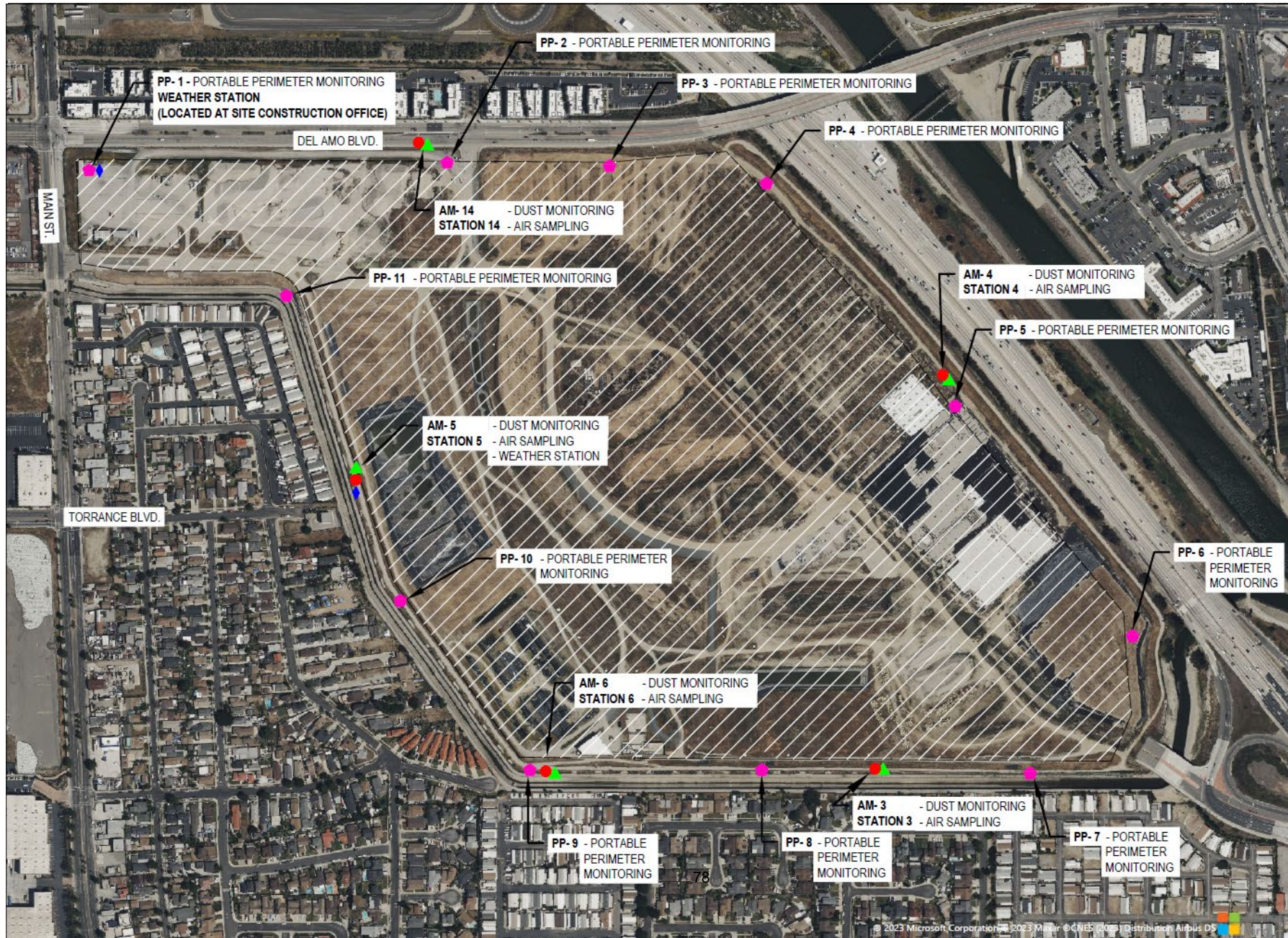
* Weekend



GCCS Off-Line

Date Shutdown	Shutdown Duration	Reason	Corrective Action
4/11/2026*	32 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/13/2026	7.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/21/2026	5.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/26/2026*	13.5 Hours	Power Interruption	Troubleshoot & Clear Alarm
4/27/2026	6 Hours	High Temperature	Troubleshoot & Clear Alarm

* Weekend



	AIR SAMPLING STATION
	DUST MONITORING STATION
	WEATHER STATION
	PORTABLE PERIMETER LOCATION
	WORK AREA MONITORING



PANM April 2026 Monitoring Data

- **Dust (as PM₁₀) – Portable Meter**
 - Collected one round of dust monitoring on non-construction days; three rounds on active construction days
 - No elevated measurements in the reporting period



pDR-1000AN Measuring PM10 at
Portable Perimeter Station 1 (PP-1)



PANM April 2026 Monitoring Data, Continued

Dust (as PM₁₀) – Fixed Stations

- Daily averaged dust deltas were below 50 µg/m³
 - (Rule 403)
- Delta is calculated for both AM-3 and AM-4 as the downwind stations



Date	AM-3 (downwind)	AM-4 (downwind)	AM-5 (upwind)	AM-6 (downwind)	AM-14 (upwind)	Delta-3	Delta-4
	Dust as PM ₁₀ (µg/m ³)						
4/1/26	11.00	9.04	11.52	10.47	12.54	(1.54)	(3.50)
4/2/26	9.64	7.83	10.68	9.62	11.53	(1.89)	(3.70)
4/3/26	17.87	15.82	19.36	16.99	22.18	(4.31)	(6.36)
4/4/26	17.51	14.21	12.71	11.26	14.49	3.02	(0.28)
4/5/26	8.35	7.66	8.78	8.11	11.00	(2.65)	(3.34)
4/6/26	15.80	13.18	16.66	15.29	19.91	(4.11)	(6.73)
4/7/26	25.85	21.83	28.82	25.74	33.28	(7.43)	(11.45)
4/8/26	21.84	19.42	24.29	21.85	28.40	(6.56)	(8.98)
4/9/26	22.18	17.88	23.14	21.22	26.16	(3.98)	(8.28)
4/10/26	5.74	5.27	6.48	5.61	7.72	(1.99)	(2.45)
4/11/26	4.54	3.99	4.82	3.97	5.00	(0.46)	(1.01)
4/12/26	7.19	5.45	7.63	7.01	7.96	(0.77)	(2.50)
4/13/26	7.79	6.36	8.92	7.58	9.71	(1.92)	(3.35)
4/14/26	12.32	10.71	13.49	11.65	15.08	(2.76)	(4.37)
4/15/26	15.98	14.32	17.96	15.36	20.13	(4.15)	(5.82)
4/16/26	17.91	15.17	18.84	17.13	21.41	(3.51)	(6.24)
4/17/26	17.39	14.40	18.00	16.40	20.67	(3.28)	(6.27)
4/18/26	17.22	14.43	17.31	15.91	19.61	(2.39)	(5.18)
4/19/26	13.22	11.89	14.23	12.41	15.62	(2.40)	(3.73)
4/20/26	13.29	11.89	14.60	13.34	17.35	(4.06)	(5.46)
4/21/26	7.50	6.61	8.37	8.11	10.01	(2.51)	(3.40)
4/22/26	7.31	6.11	8.38	7.47	11.27	(3.96)	(5.16)
4/23/26	11.94	10.61	12.99	11.06	16.73	(4.79)	(6.12)
4/24/26	15.89	12.79	17.02	15.13	20.47	(4.57)	(7.68)
4/25/26	18.94	14.77	20.88	18.59	22.86	(3.92)	(8.09)
4/26/26	7.68	6.37	8.61	7.76	9.24	(1.56)	(2.86)
4/27/26	10.81	9.14	12.52	10.89	13.73	(2.92)	(4.59)
4/28/26	13.78	11.93	15.10	12.96	18.21	(4.43)	(6.28)
4/29/26	18.67	16.38	20.56	17.85	25.64	(6.97)	(9.26)
4/30/26	21.95	21.03	27.79	24.14	32.78	(7.84)	(11.76)
Screening Level	---	---	---	---	---	50	50

PANM April 2026 Instantaneous Monitoring Data



Methane

- No detections.

VOCs / Hydrogen Sulfide / Carbon Monoxide

- No detections.

Noise

- No exceedances.

Meteorological

- 0.39 Inches of rain at AM-5 Davis Weather Station





PANM April 2026 Monthly Sampling Status

Bi-weekly Sampling April 7, 8, and 21, 2026

VOCs

- First Round: 28 of 65 analytes detected
- Second Round: 28 of 65 analytes detected

- All detections below screening levels except:
 - First Round:
 - (5) detections of acrolein**
 - above EPA RSL* of $0.021 \mu\text{g}/\text{m}^3$ and OEHHA 8-Hr REL of $0.7 \mu\text{g}/\text{m}^3$
 - Second Round:
 - (5) detections of acrolein**

* - EPA RSLs = United States Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for Residential Air (Summary Table, TR=1E-06, THQ=1, November 2024)

** - 1,3-butadiene (and other aldehydes) can degrade or oxidize over time, forming acrolein can form over time as a secondary degradation product of 1,3-butadiene (and other aldehydes) both in urban atmospheres as well as within the summertime canister, and this process can be exacerbated by light, warm temperatures, and humidity. This chemical reaction is the likely source for these acrolein detections.



PANM April 2026 Monthly Sampling Status, Continued

Bi-weekly Sampling April 7, 8, and 21, 2026

PAHs

- First Round: 10 of 20 analytes detected
- Second Round: 5 of 20 analytes detected

- All detections below screening levels except:
 - First Round:
 - (5) detections of 1-methylnaphthalene (above EPA RSL* of $0.0031 \mu\text{g}/\text{m}^3$)
 - (2) detections of dibenz(a,h)anthracene (above DTSC SL of ** $0.00084 \mu\text{g}/\text{m}^3$ and EPA RSL* of ** $0.0017 \mu\text{g}/\text{m}^3$)
 - Second Round:
 - (5) detections of 1-methylnaphthalene (above EPA RSL* of $0.0031 \mu\text{g}/\text{m}^3$)

* - EPA RSLs = United States Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for Residential Air (Summary Table, TR=1E-06, THQ=1, November 2024)

** - Cancer endpoint utilized where non-cancer endpoint was not available

PANM April 2026 Monthly Sampling Status, Continued



Bi-weekly Sampling April 7, 8, and 21, 2026

Metals

- First Round: 2 of 17 analytes detected
- Second Round: 1 of 17 analytes detected
- All detections below screening levels

PCBs

- No detections of 9 analytes

Pesticides

- No detections of 22 analytes



PANM April 2026 Monthly Sampling Status, Continued



Bi-weekly Sampling April 7, 8, and 21, 2026

Metals

- First Round: 2 of 17 analytes detected
- Second Round: 1 of 17 analytes detected
- All detections below screening levels

PCBs

- No detections of 9 analytes

Pesticides

- No detections of 22 analytes





O&M Activities: On Location April

O&M:

- BlaineTech
- Cascade
- EKI
- Frank's Industrial
- Gopher Patrol
- LACSD
- Oakridge

CONSTRUCTION:

- AIS
- AMPCO
- DTSC
- ICS
- Snyder Langston (Prime GC)
- Sully Miller
- Verdantas



Upcoming O&M Activities (May)



Activity	WE 5/8	WE 5/15	WE 5/22	WE 5/29
Routine O&M	X	X	X	X
Well Pump Inspections/Repairs/Installation	X	X	X	X
Perimeter Probe Monitoring	X			
Monthly GETS Air Emissions Monitoring & Sampling		X		
Quarterly GETS LACSD Effluent Sampling		X		
Quarterly GW Monitoring/Sampling				
1150.1 Interior Well Head Monitoring	X			
Monthly Maintenance (Air Stripper/Compressor)				X
Grid Monitoring - Instantaneous Surface Monitoring				X
Grid Monitoring - Integrated Surface Sampling				X



Corrective Actions and Continuous Improvement

Operations and Maintenance

- April 28: FlowMark technology added to air stripper influent pipe to decrease/prevent scaling
- Automating portion of the PANM sampling.
 - Pilot test approved by CRA; to be installed in June
- GAC and PPA replacement in progress for the GETS air stripper/vapor treatment media;
 - Waste disposal profile complete – Replace by end of May



FlowMark Installed at Intake Lines Prior to Air Stripper in LOC



Corrective Actions and Continuous Improvement

Construction

- Work in the Buffer Zone continuing/prep. for liner installation; GCCS header installation in Lenardo.
- April 16-17: VOC soil classified as 1166 (>50 ppm) encountered 3/25; 3/30-3/31 and 4/15 were removed for off-site disposal
- April 26: 3 CY of 1166 soil encountered and stockpiled in the temporary trash relocation area.





Permit Compliance and Reporting Milestones

Submitted Reports:

- March 2026 PANM Report
- Oil Water Well Investigation (Arcadis, 2008)
- Revised Summary GWE Memorandum and RTC
- Desktop Review of Off-Site Sources Work Plan
- Updated Schedule of Deliverables
- Revised Q3 2025 GW Monitoring Report and RTC- Round 2
- 2nd Bi-Annual 2025 Self-Monitoring Report (GETS)
- Revised Cell 2 Lunch Area Tech Memorandum and RTC- Round 2
- Revised Detection Limits (DL) / Screening Levels (SL) Tech Memo and RTC





Permit Compliance and Reporting Milestones

Upcoming Reports

- Revised Management Approach to Phased Occupancy (MAPO)
- April 2026 PANM Report
- Q1 2026 GETS O&M Status Report
- Q1 2026 GWMR
- Post Closure Land Use Plan
- Decision Unit (DU) Development and Occupancy Plan
- 5-Year Review, SAP/QAPP - RTC
- Well Decommission Workplan





Other Reporting Milestones

- EKI 1150/1166 Alternative Compliance Plan in progress (AQMD)
- 40-Day Letters to AQMD for 1166 soil removal (as it is removed)



Attachment F

Noise and Vibration Monitoring

**Monthly Noise Monitoring Report for the
District at South Bay Construction Operations during April 2026**

May 7, 2026

Prepared for:

RE Solutions, LLC
1525 Raleigh Street, Suite 240
Denver, CO 80204

Prepared by:

Thomas Corbishley, Principal Consultant
Noise Monitoring Services
7800 Jackson Street, Suite B
Paramount, CA 90723

(323) 546-9902
info@thenoiseexperts.com

Introduction

This document details the noise monitoring data acquired during construction of the District at South Bay Project in Carson during the month of April 2026. The noise measurements were obtained at three locations at nearby residences using noise monitors.

Three Sigicom S50 Class 1 precision sound level meters were used to measure and log hourly average (Leq) noise levels at the site. Monitoring locations 1 and 2 were at the rear yards of Units 10 and 21 at 20600 Main Street. Monitoring location 3 was on the roof of the management office of the multi-family residential development at 285 E. Del Amo Boulevard. The locations are shown in Figure 1. Due to an equipment malfunction, data was not collected at Location 1 from 2 pm on April 21 through to the end of the month.

Construction activities during the reporting period complied with limits presented in Article V, Chapter 5 of the City of Carson Municipal Code (an amended version of the Noise Control Ordinance of the County of Los Angeles, as amended and in effect as of August 1, 1995).



Figure 1 Sound Measurement Locations

Noise Limits

Mitigation Measure H-1 contained in the project's SEIR requires construction activities to comply with the noise limits of the City of Carson Municipal Code and to be limited to the hours between 7:00 am and 8:00 pm, Monday through Saturday. During these hours, the Municipal Code restricts noise levels to 65 dBA at single family residences and 70 dBA at multi-family residences. A memo dated August 10, 2018 from the City of Carson Community Development Department indicates that the hourly average noise level is a suitable metric to use when assessing noise levels against the City's limits. This report therefore provides all measured noise levels as hourly averages.

Measured Sound Levels

The measured hourly average noise levels are provided in Figures 2 through 6 and Tables 1 through 3. A summary of the noise limit exceedances during hours of construction is provided in Table 4. It should be noted that times listed in the tables correspond to the start of the hour during which the sound measurement was made (eg. The sound data for the 1 pm hour indicates the average sound level between 1:00 pm and 2:00 pm).



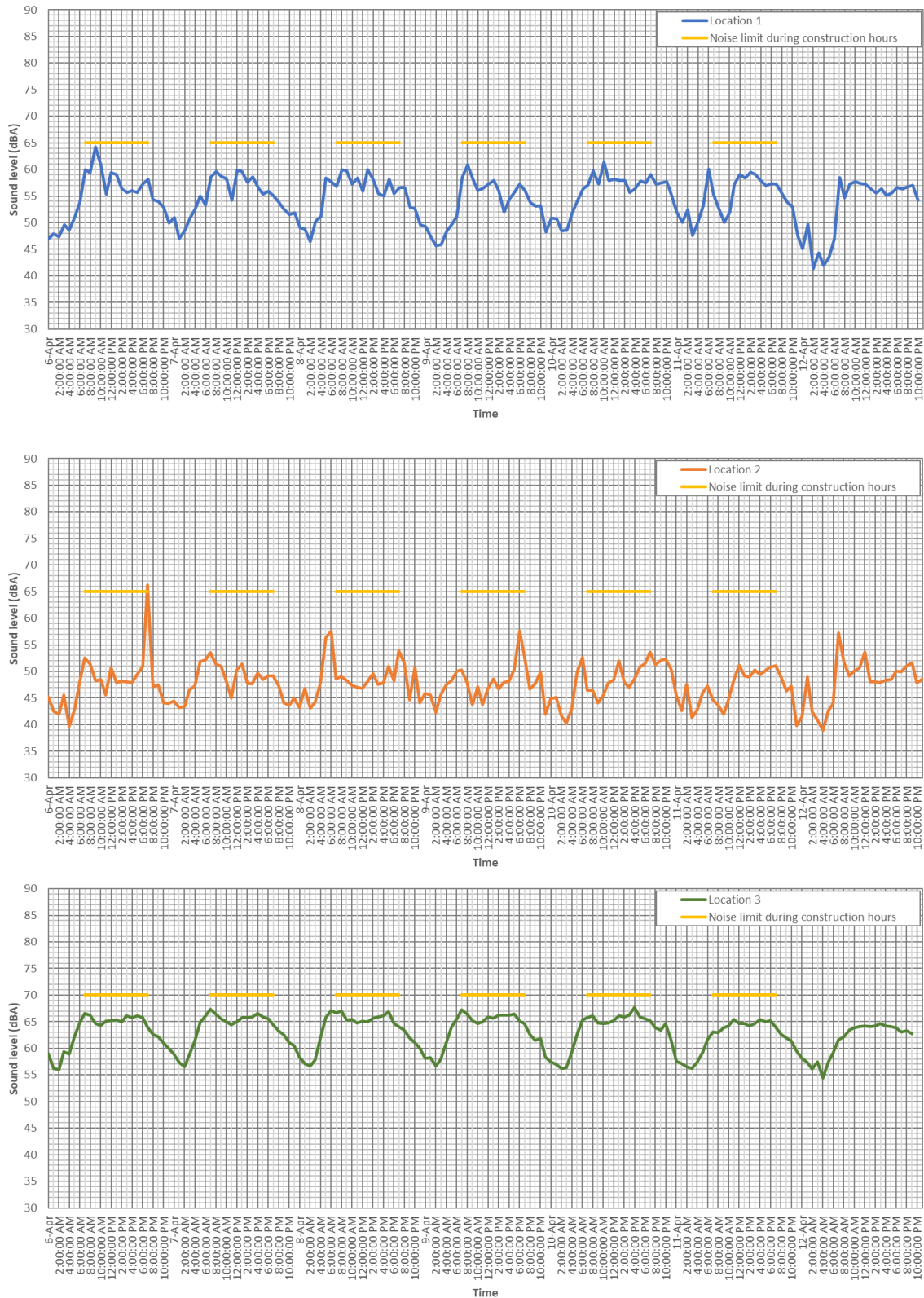


Figure 3 Measured sound levels from April 6 to April 12, 2026

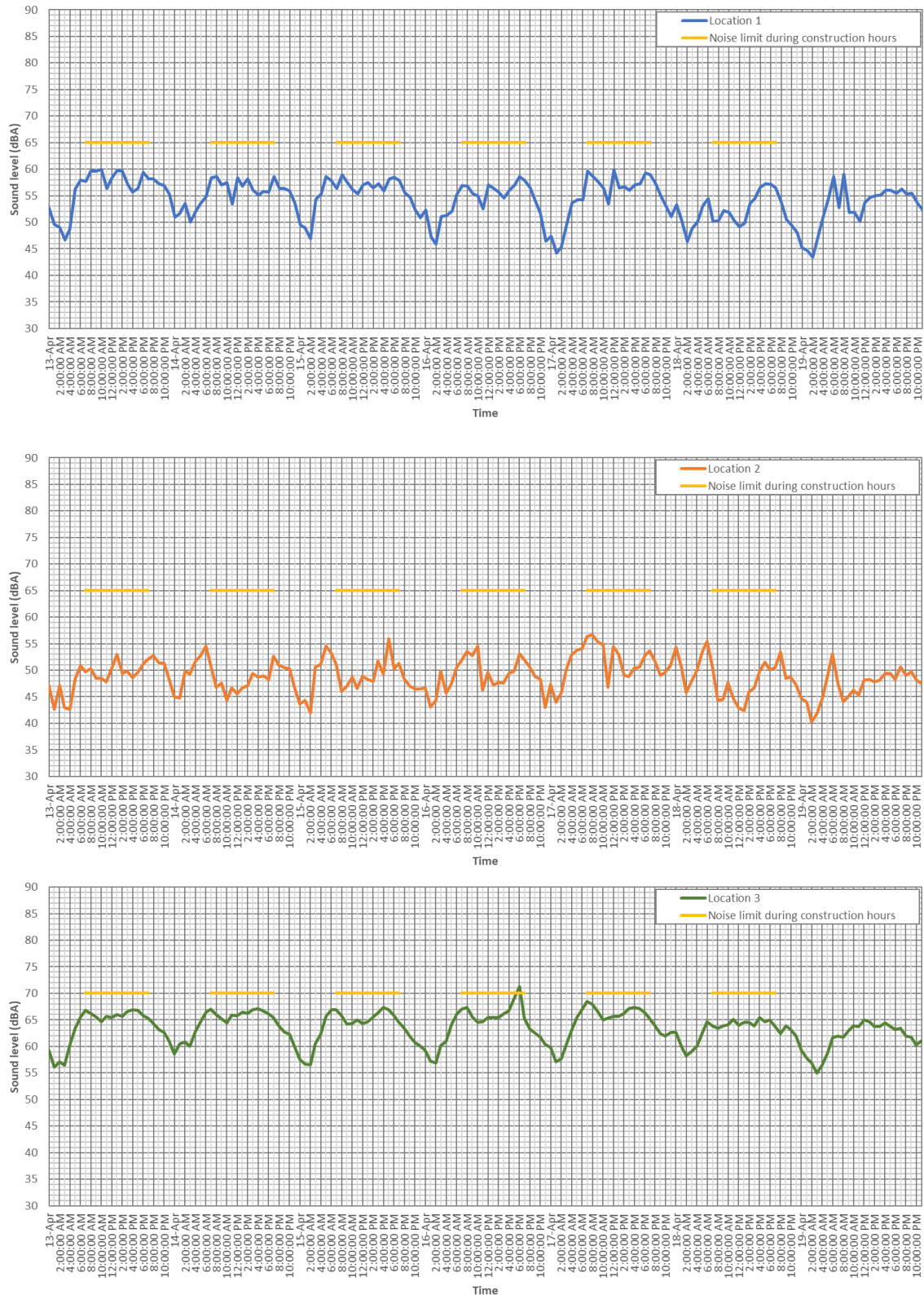


Figure 4 Measured sound levels from April 13 to April 9, 2026

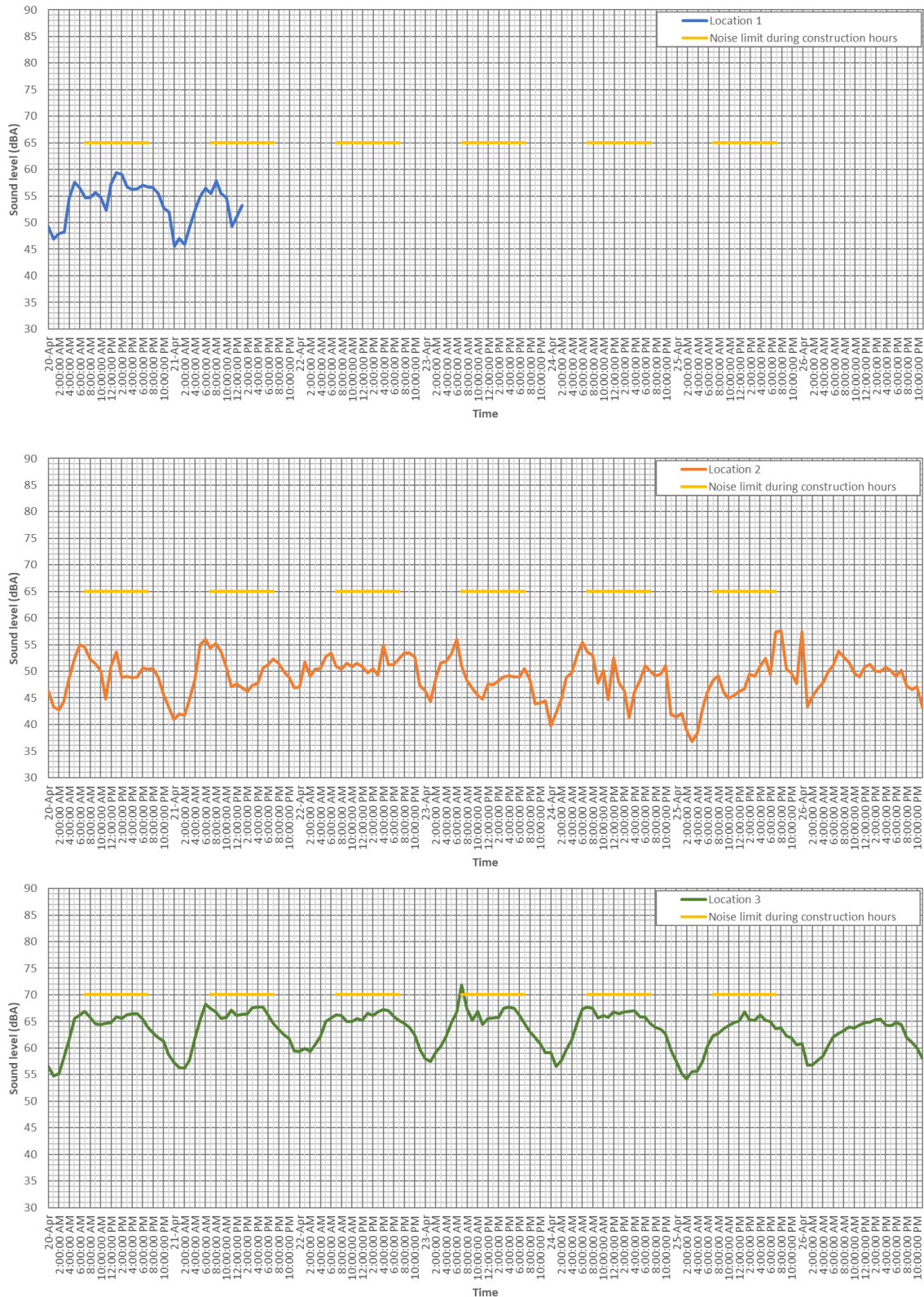


Figure 5 Measured sound levels from April 20 to April 26, 2026

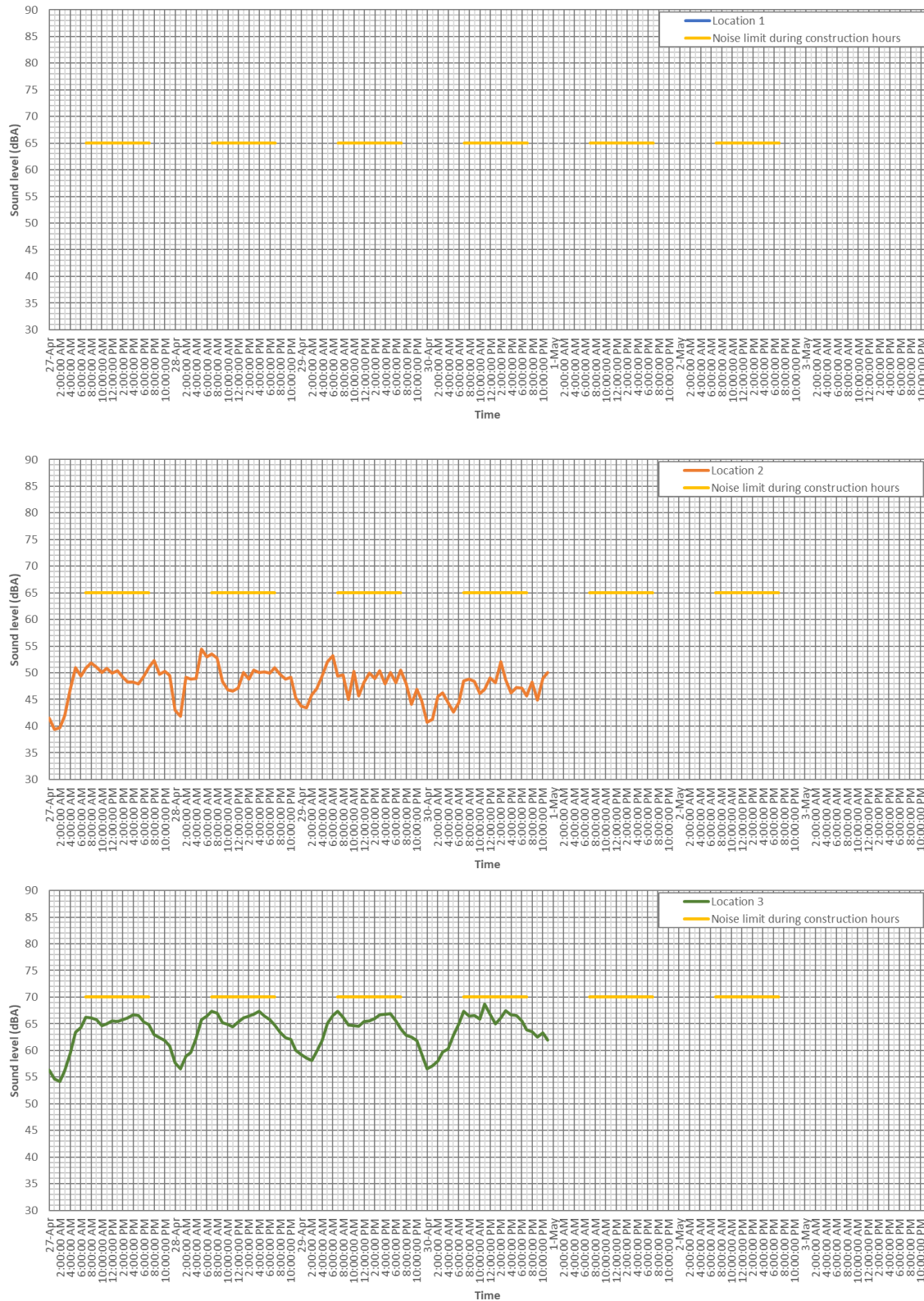


Figure 6 Measured sound levels from April 27 to April 30, 2026

Table 1 Measured Noise Levels at Location 1

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	April																															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
12:00 AM	57.0	54.5	47.4	49.2	55.8	46.9	50.9	49.0	49.3	50.8	51.8	45.1	52.8	51.0	49.5	52.3	47.3	53.3	45.2	49.3	45.5	-	-	-	-	-	-	-	-	-	-	
1:00 AM	53.1	52.7	48.9	49.2	47.9	47.9	47.0	48.8	47.2	50.7	50.0	49.7	49.6	51.6	48.9	47.2	44.2	50.2	44.6	46.9	47.0	-	-	-	-	-	-	-	-	-	-	
2:00 AM	48.3	50.3	49.0	53.0	51.1	47.3	48.5	46.4	45.7	48.5	52.4	41.4	49.0	53.5	46.9	45.9	45.3	46.3	43.4	47.9	45.9	-	-	-	-	-	-	-	-	-	-	
3:00 AM	49.6	51.1	53.4	56.9	52.4	49.6	50.8	50.3	45.9	48.6	47.6	44.3	46.7	50.1	54.3	51.1	49.6	48.8	47.3	48.2	49.4	-	-	-	-	-	-	-	-	-	-	
4:00 AM	55.3	53.1	51.8	59.3	49.7	48.6	52.6	51.2	48.4	51.8	50.1	41.9	48.7	52.1	55.3	51.3	53.6	50.1	50.8	54.6	52.5	-	-	-	-	-	-	-	-	-	-	
5:00 AM	57.9	56.2	52.3	58.4	52.9	51.0	55.0	58.4	49.7	54.2	53.2	43.4	56.2	53.5	58.6	52.1	54.2	53.1	54.3	57.6	54.9	-	-	-	-	-	-	-	-	-	-	
6:00 AM	56.8	56.8	57.4	61.7	52.8	53.9	53.3	57.7	51.2	56.4	60.1	46.9	57.9	54.8	57.8	55.2	54.2	54.4	58.6	56.5	56.5	-	-	-	-	-	-	-	-	-	-	
7:00 AM	52.4	57.9	60.8	62.4	56.7	60.0	58.6	56.8	58.5	57.0	55.3	58.5	57.7	58.4	56.4	56.9	59.6	50.2	52.7	54.7	55.4	-	-	-	-	-	-	-	-	-	-	
8:00 AM	54.9	63.2	64.2	55.5	59.5	59.4	59.6	60.0	60.8	59.7	52.6	54.7	59.6	58.6	58.9	56.8	58.6	50.3	59.1	54.7	57.8	-	-	-	-	-	-	-	-	-	-	
9:00 AM	54.2	63.5	63.7	53.0	54.5	64.2	58.7	59.7	58.1	57.3	50.1	57.3	59.6	57.0	57.6	55.3	57.6	52.2	51.8	55.7	55.4	-	-	-	-	-	-	-	-	-	-	
10:00 AM	54.9	62.7	62.1	52.6	51.0	60.9	58.3	57.3	56.0	61.4	51.8	57.7	60.0	57.5	56.2	55.0	56.3	51.8	51.8	54.7	54.7	-	-	-	-	-	-	-	-	-	-	
11:00 AM	56.1	53.7	56.9	50.5	49.2	55.3	54.2	58.4	56.5	57.9	57.3	57.4	56.3	53.4	55.3	52.5	53.4	50.4	50.2	52.3	49.3	-	-	-	-	-	-	-	-	-	-	
12:00 PM	67.5	59.1	54.6	47.9	59.2	59.4	59.8	55.9	57.2	58.2	59.1	57.3	58.3	58.4	57.0	57.0	59.8	49.1	53.6	57.2	51.3	-	-	-	-	-	-	-	-	-	-	
1:00 PM	55.7	57.8	54.5	50.8	55.4	59.1	59.6	59.9	57.9	57.9	58.4	56.3	59.7	56.8	57.5	56.3	56.5	49.8	54.7	59.4	53.2	-	-	-	-	-	-	-	-	-	-	
2:00 PM	55.3	57.2	57.6	55.2	54.9	56.3	57.6	58.2	56.0	57.9	59.5	55.6	59.6	58.1	56.5	55.7	56.7	53.5	55.0	59.0	-	-	-	-	-	-	-	-	-	-	-	
3:00 PM	57.3	57.7	57.0	55.1	56.1	55.7	58.6	55.4	52.0	55.7	59.0	56.4	57.1	56.0	57.2	54.5	56.0	54.4	55.1	56.7	-	-	-	-	-	-	-	-	-	-	-	
4:00 PM	57.4	56.1	56.6	57.0	55.9	56.0	56.6	55.0	54.4	56.4	57.9	55.1	55.7	55.1	55.9	56.0	57.0	56.6	56.0	56.2	-	-	-	-	-	-	-	-	-	-	-	
5:00 PM	57.3	57.4	57.4	58.7	55.8	55.7	55.3	58.2	55.8	57.8	56.9	55.6	56.3	55.8	58.1	57.0	57.2	57.3	56.0	56.3	-	-	-	-	-	-	-	-	-	-	-	
6:00 PM	58.4	56.1	56.7	59.0	55.8	57.3	55.9	55.4	57.3	57.5	57.4	56.6	59.4	55.7	58.5	58.6	59.3	57.1	55.5	57.0	-	-	-	-	-	-	-	-	-	-	-	
7:00 PM	58.2	55.3	56.1	58.3	56.4	58.1	55.0	56.6	56.0	59.0	57.2	56.4	58.1	58.6	57.8	57.8	58.9	56.5	56.2	56.7	-	-	-	-	-	-	-	-	-	-	-	
8:00 PM	57.3	55.3	54.9	58.1	55.6	54.3	53.8	56.6	53.8	57.2	55.6	56.7	58.2	56.4	55.6	56.5	57.2	53.9	55.3	56.6	-	-	-	-	-	-	-	-	-	-	-	
9:00 PM	56.9	55.3	56.7	54.1	55.2	54.0	52.5	52.9	53.1	57.5	53.9	57.0	57.2	56.4	54.7	53.9	54.9	50.5	55.5	55.5	-	-	-	-	-	-	-	-	-	-	-	
10:00 PM	57.0	53.2	60.5	54.3	55.0	52.9	51.5	52.6	53.2	57.7	53.0	54.2	56.9	55.9	52.4	51.6	52.9	49.4	53.7	52.7	-	-	-	-	-	-	-	-	-	-	-	
11:00 PM	55.6	49.2	55.7	53.4	53.0	49.9	51.9	49.6	48.2	55.1	47.5	54.1	55.2	53.5	50.8	46.4	51.1	48.0	52.3	52.0	-	-	-	-	-	-	-	-	-	-	-	

Table 2 Measured Noise Levels at Location 2

Hourly Average Sound Levels, dBA, Leq-1hr																															
Time	April																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
12:00 AM	57.0	49.1	40.7	50.9	54.3	45.2	44.4	43.2	45.9	44.9	45.4	41.5	47.1	45.0	43.6	46.7	47.4	54.3	44.6	46.3	40.9	47.0	46.3	39.7	41.4	57.5	41.5	43.0	43.8	40.7	
1:00 AM	54.9	47.1	44.6	49.0	50.6	42.5	43.2	46.8	45.6	45.1	42.6	48.9	42.6	44.8	44.3	43.1	44.0	50.6	44.0	43.3	41.9	51.7	44.3	42.2	42.1	43.3	39.4	41.8	43.4	41.3	
2:00 AM	53.3	43.8	47.0	50.0	50.6	42.0	43.4	43.1	42.3	41.6	47.6	42.4	47.1	49.8	42.0	44.3	45.8	45.8	40.3	42.7	41.7	49.0	48.7	44.9	38.9	45.2	39.7	49.2	45.9	45.6	
3:00 AM	48.2	44.0	51.8	54.1	51.7	45.6	46.6	44.2	45.6	40.3	41.3	40.8	43.0	49.3	50.6	49.8	50.0	47.9	41.8	44.3	44.6	50.4	51.5	48.8	36.8	46.7	41.9	48.8	47.0	46.2	
4:00 AM	49.6	46.8	51.2	57.6	50.0	39.7	47.2	47.8	47.5	43.0	42.8	38.9	42.6	51.6	51.1	45.7	52.9	49.9	44.7	48.7	48.4	50.5	51.9	49.7	38.3	47.8	46.8	48.9	49.4	44.4	
5:00 AM	51.9	49.3	51.1	56.4	52.2	42.9	51.8	56.4	48.2	49.8	46.0	42.6	48.4	52.7	54.6	47.5	53.8	53.4	49.0	52.4	55.0	52.8	53.3	53.0	43.1	49.9	51.0	54.4	52.1	42.6	
6:00 AM	49.8	49.5	56.0	59.0	53.5	48.3	52.2	57.6	50.1	52.6	47.2	44.0	50.8	54.6	53.2	50.6	54.1	55.5	53.1	55.0	56.0	53.4	56.0	55.5	46.1	51.1	49.4	53.0	53.2	44.4	
7:00 AM	46.3	49.2	52.6	58.1	54.7	52.5	53.5	48.6	50.3	46.4	44.6	57.2	49.7	50.8	51.1	51.8	56.3	50.6	47.6	54.5	54.3	50.9	50.9	53.6	48.3	53.8	50.8	53.5	49.4	48.5	
8:00 AM	48.5	50.5	49.9	51.4	56.5	51.4	51.4	49.0	47.9	46.5	43.6	51.7	50.3	46.8	46.0	53.5	56.7	44.3	44.1	52.3	55.2	50.4	48.3	53.0	49.1	52.6	51.9	52.8	49.6	48.8	
9:00 AM	48.4	48.9	48.9	48.2	49.1	48.2	50.9	48.3	43.8	44.1	41.9	49.2	48.5	47.6	47.0	52.7	55.3	44.5	45.1	51.4	53.7	51.5	46.8	47.8	46.1	51.6	51.1	48.4	45.0	48.4	
10:00 AM	48.3	50.6	51.8	45.5	49.0	48.5	48.0	47.4	47.1	45.6	44.6	50.1	48.5	44.3	48.7	54.5	54.8	47.7	46.2	50.1	50.6	50.8	45.4	50.2	44.9	49.7	50.0	46.8	50.3	46.1	
11:00 AM	48.9	47.8	63.4	48.1	42.4	45.6	45.0	47.0	43.8	47.8	48.4	50.6	47.8	46.7	46.6	46.2	46.8	44.7	45.3	44.8	47.1	51.5	44.8	44.7	45.4	48.9	50.8	46.6	45.7	46.9	
12:00 PM	48.1	48.8	47.4	43.4	44.8	50.7	50.3	46.8	46.8	48.4	51.2	53.6	50.3	45.6	48.8	49.6	54.4	42.9	48.1	51.0	47.6	50.8	47.6	52.5	46.2	50.8	49.9	47.1	48.3	49.0	
1:00 PM	48.2	50.7	47.1	43.9	46.1	47.9	51.4	48.1	48.6	52.0	49.2	48.0	53.0	46.7	48.2	47.2	53.0	42.4	48.2	53.6	46.9	49.7	47.5	47.8	46.7	51.3	50.4	50.1	49.9	48.1	
2:00 PM	49.8	49.1	49.7	47.3	46.0	48.1	47.7	49.6	46.7	47.9	48.9	48.0	49.4	47.1	47.9	47.7	49.0	45.9	47.8	48.8	46.2	50.5	48.3	46.3	49.5	50.1	49.1	48.8	48.9	52.1	
3:00 PM	50.9	50.4	49.6	47.3	47.4	48.0	47.7	47.6	47.9	47.0	50.3	47.9	49.8	49.4	51.7	47.6	48.8	46.7	48.1	49.0	47.4	49.3	48.9	41.3	49.0	49.9	48.2	50.5	50.4	48.7	
4:00 PM	49.6	49.0	49.7	56.0	48.7	47.9	49.7	47.8	48.1	48.6	49.4	48.4	48.6	48.7	49.3	49.4	50.4	49.8	49.4	48.8	47.7	54.9	49.2	46.1	50.9	50.7	48.2	50.0	47.9	46.2	
5:00 PM	51.3	53.0	51.0	62.0	48.9	49.5	48.5	50.9	50.4	50.8	50.2	48.5	49.6	48.9	55.9	49.8	50.6	51.5	49.4	48.9	50.6	51.2	48.9	48.2	52.4	50.0	47.9	50.2	50.0	47.2	
6:00 PM	52.7	51.1	50.7	53.1	48.7	51.0	49.1	48.3	57.6	51.5	50.8	50.1	51.2	48.3	50.3	53.1	52.8	50.1	48.2	50.6	51.3	51.3	48.9	51.1	49.4	49.0	49.4	49.9	48.1	47.1	
7:00 PM	52.5	48.7	52.1	53.1	49.6	66.3	49.2	53.9	52.9	53.7	51.1	49.9	52.1	52.6	51.3	52.0	53.7	50.5	50.6	50.4	52.3	52.3	50.5	50.0	57.4	50.2	51.0	50.9	50.5	45.7	
8:00 PM	51.6	48.4	51.0	52.3	50.6	47.1	47.3	51.6	46.7	51.3	48.9	51.1	52.7	50.9	48.4	50.6	51.6	53.4	49.0	50.5	51.5	53.4	48.5	49.2	57.6	47.2	52.3	49.7	48.0	48.3	
9:00 PM	51.1	48.7	55.1	48.0	47.9	47.5	44.1	44.7	47.7	52.1	46.3	51.6	51.4	50.5	47.0	48.8	49.0	48.5	49.7	48.8	49.9	53.4	43.9	49.5	50.4	46.6	49.7	48.8	44.1	44.9	
10:00 PM	51.0	46.3	58.7	50.3	50.5	44.1	43.6	50.8	49.9	52.3	47.2	47.8	51.3	50.3	46.5	48.3	49.6	48.7	48.2	45.6	48.8	52.6	44.1	51.1	49.7	47.1	50.3	49.2	46.9	48.9	
11:00 PM	50.7	41.0	54.9	53.4	48.9	44.0	45.0	44.1	41.9	50.5	39.8	48.6	48.4	46.8	46.4	43.0	51.0	47.2	47.5	43.4	46.9	47.4	44.4	41.8	47.7	43.3	49.5	45.3	44.8	50.1	

Table 3 Measured Noise Levels at Location 3

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	April																															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
12:00 AM	59.9	60.1	57.1	61.2	63.3	59.0	58.9	58.3	58.1	57.5	57.6	58.1	59.2	58.6	57.6	59.2	59.8	62.6	59.3	56.6	57.3	59.4	58.0	59.1	57.4	60.8	56.3	57.7	59.2	56.6		
1:00 AM	57.4	58.4	58.2	59.5	60.3	56.2	57.3	57.1	58.2	57.0	57.1	57.3	56.1	60.5	56.7	57.2	57.1	60.0	57.8	54.8	56.3	59.9	57.5	56.6	55.2	56.8	54.6	56.5	58.6	57.1		
2:00 AM	56.8	56.2	57.5	60.2	60.3	56.0	56.5	56.7	56.7	56.2	56.6	56.1	57.1	60.8	56.6	56.9	57.7	58.2	56.9	55.2	56.2	59.4	59.2	57.7	54.2	56.8	54.2	58.9	58.1	58.0		
3:00 AM	57.8	56.8	60.6	62.7	59.9	59.4	58.8	57.8	57.9	56.3	56.2	57.4	56.4	60.0	60.5	60.2	60.3	59.0	55.0	58.1	57.7	60.6	60.3	59.7	55.5	57.7	56.2	59.6	59.8	59.7		
4:00 AM	61.3	60.0	61.8	63.5	58.7	58.9	61.4	61.9	60.9	59.2	57.4	54.4	60.3	62.7	62.3	60.9	63.0	60.0	56.5	61.6	61.7	62.2	62.2	61.5	55.6	58.5	59.4	62.3	61.8	60.3		
5:00 AM	64.1	63.1	64.2	62.9	60.5	62.3	64.9	65.8	64.0	62.6	59.3	57.4	63.4	64.7	65.7	64.1	65.4	62.5	58.8	65.5	65.3	65.0	64.8	64.7	57.6	60.5	63.4	65.8	65.1	62.8		
6:00 AM	66.0	64.5	66.0	65.0	61.3	64.9	66.1	67.1	65.5	65.3	61.6	59.1	65.6	66.5	66.9	66.1	67.0	64.6	61.6	66.2	68.2	65.7	66.8	67.3	60.4	62.1	64.3	66.5	66.6	65.0		
7:00 AM	66.3	65.7	66.0	65.4	63.3	66.6	67.3	66.7	67.2	65.8	63.1	61.6	66.8	67.0	66.9	67.0	68.5	63.9	61.9	66.9	67.5	66.2	71.8	67.7	62.3	62.7	66.2	67.4	67.3	67.4		
8:00 AM	67.1	65.3	65.2	63.7	64.6	66.2	66.5	67.0	66.4	66.1	63.0	62.2	66.2	66.0	65.8	67.3	67.9	63.4	61.7	65.8	66.8	66.1	67.4	67.5	62.7	63.3	66.1	67.0	66.2	66.4		
9:00 AM	65.0	64.8	65.6	63.7	63.2	64.7	65.6	65.3	65.2	64.8	63.9	63.4	65.5	65.2	64.2	65.5	66.6	63.9	63.0	64.5	65.6	65.0	65.2	65.7	63.6	64.0	65.8	65.2	64.8	66.6		
10:00 AM	64.4	64.9	65.8	63.4	62.9	64.3	65.0	65.4	64.7	64.6	64.2	63.9	64.6	64.4	64.3	64.5	65.0	64.1	63.9	64.4	65.8	65.0	66.9	66.1	64.2	63.7	64.6	64.9	64.7	65.9		
11:00 AM	65.0	64.9	65.1	63.5	62.2	65.1	64.4	64.8	65.0	64.8	65.4	64.1	65.7	65.9	65.0	64.6	65.3	65.1	63.7	64.7	67.1	65.6	64.4	65.8	64.8	64.3	65.0	64.4	64.5	68.7		
12:00 PM	65.7	64.7	65.3	63.6	62.2	65.2	65.0	65.1	65.9	65.2	64.7	64.2	65.4	65.8	64.3	65.4	65.7	64.0	65.0	64.8	66.1	65.2	65.6	66.8	65.1	64.8	65.6	65.3	65.4	66.8		
1:00 PM	65.7	65.9	65.2	63.9	62.7	65.3	65.8	65.0	65.7	66.1	64.6	64.1	66.0	66.4	64.7	65.4	65.7	64.5	64.7	65.9	66.3	66.6	65.7	66.5	66.8	64.9	65.4	66.1	65.6	65.0		
2:00 PM	65.9	65.5	65.9	64.1	62.9	65.0	65.8	65.7	66.2	65.9	64.2	64.2	65.7	66.2	65.6	65.4	66.2	64.5	63.8	65.5	66.5	66.1	65.8	66.8	65.3	65.3	65.8	66.5	66.0	66.1		
3:00 PM	67.1	66.9	66.1	64.6	62.7	66.1	65.9	65.9	66.2	66.2	64.7	64.7	66.6	66.9	66.3	66.1	67.1	63.9	63.8	66.2	67.6	66.8	67.5	66.9	65.2	65.4	66.1	66.8	66.7	67.5		
4:00 PM	68.4	66.2	66.4	65.7	62.8	65.8	66.6	66.1	66.2	67.7	65.4	64.2	66.9	67.1	67.3	66.7	67.4	65.4	64.4	66.5	67.7	67.2	67.7	67.0	66.2	64.3	66.7	67.4	66.8	66.7		
5:00 PM	66.5	66.9	65.8	64.9	63.7	66.1	65.9	66.9	66.4	65.9	65.0	64.1	66.8	66.7	66.9	69.0	67.1	64.6	63.8	66.4	67.7	67.0	67.5	65.9	65.2	64.2	66.6	66.5	66.9	66.6		
6:00 PM	66.2	65.1	65.4	65.0	62.7	65.8	65.6	64.6	65.1	65.5	65.2	63.9	65.8	66.1	65.8	71.3	66.3	65.0	63.2	65.4	66.1	65.9	66.1	65.8	65.0	64.8	65.3	65.8	65.5	65.6		
7:00 PM	64.9	64.0	64.5	64.7	63.7	64.0	64.4	64.1	64.6	65.2	64.0	63.1	65.3	65.4	64.5	65.3	65.2	63.7	63.4	64.0	64.7	65.2	64.6	64.6	63.6	64.4	64.9	64.8	64.1	63.9		
8:00 PM	63.8	63.4	64.3	64.3	63.4	62.6	63.3	63.4	62.6	63.9	62.6	63.3	64.3	63.9	63.4	63.3	63.9	62.4	61.9	62.9	63.5	64.6	63.1	63.9	63.8	61.9	63.0	63.4	62.8	63.5		
9:00 PM	63.2	62.2	64.4	63.4	61.4	62.2	62.5	61.9	61.5	63.4	61.9	62.7	63.2	62.7	61.9	62.5	62.4	63.9	61.7	61.9	62.5	63.9	62.0	63.5	62.3	61.1	62.4	62.4	62.5	62.5		
10:00 PM	63.1	61.0	65.9	64.0	61.2	60.9	61.0	61.1	61.8	64.6	61.4	60.8	62.6	62.3	60.7	61.7	61.9	63.2	60.3	61.3	61.7	62.4	60.7	62.6	62.0	60.0	61.8	62.1	61.8	63.3		
11:00 PM	61.6	59.4	64.4	63.1	61.0	60.0	60.5	60.0	58.3	61.6	59.5	60.3	61.1	60.0	60.1	60.4	62.6	62.0	61.1	58.8	59.5	59.8	59.1	59.6	60.6	58.1	60.8	60.0	59.4	62.0		

Table 4 Summary of Noise Limit Exceedances During Work Hours

Date	Location 1 Noise limit: 65 dBA		Location 2 Noise limit: 65 dBA		Location 3 Noise limit: 70 dBA	
	Number of exceedances	Exceedance caused by construction?	Number of exceedances	Exceedance caused by construction?	Number of exceedances	Exceedance caused by construction?
4/1/26	1: 8:00 am (67.5 dBA) ¹	No	0	-	0	-
4/2/26	0	-	0	-	0	-
4/3/26	0	-	0	-	0	-
4/4/26	0	-	0	-	0	-
4/5/26	0	-	0	-	0	-
4/6/26	0	-	0	-	0	-
4/7/26	0	-	0	-	0	-
4/8/26	0	-	0	-	0	-
4/9/26	0	-	0	-	0	-
4/10/26	0	-	0	-	0	-
4/11/26	0	-	0	-	0	-
4/12/26	0	-	0	-	0	-
4/13/26	0	-	0	-	0	-
4/14/26	0	-	0	-	0	-
4/15/26	0	-	0	-	0	-
4/16/26	0	-	0	-	1: 6:00 pm (71.3 dBA) ¹	No
4/17/26	0	-	0	-	0	-
4/18/26	0	-	0	-	0	-
4/19/26	0	-	0	-	0	-
4/20/26	0	-	0	-	0	-
4/21/26	0	-	0	-	0	-
4/22/26	0	-	0	-	0	-
4/23/26	0	-	0	-	1: 7:00 am (71.8 dBA) ¹	No
4/24/26	0	-	0	-	0	-
4/25/26	0	-	0	-	0	-
4/26/26	0	-	0	-	0	-
4/27/26	0	-	0	-	0	-
4/28/26	0	-	0	-	0	-
4/29/26	0	-	0	-	0	-
4/30/26	0	-	0	-	0	-
Notes:						
1. Exceedance caused by unknown offsite noise sources. Onsite staff confirmed the exceedance was unrelated to the project.						

Attachment G

Reports

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

3-Apr-26			serious deficiency items		
Subcontractor	Onsite Status	Missing Forms/Exceptions	payroll week through	payroll #	Comments
RE Solutions - Owner	active	none			Owner - no onsite labor
American Integrated	active	none	2/22/2026	68	late payrolls
Cascade Drilling	active	DAS 142 labor	3/21/2026	50	
Frank's Industrial	active	none	3/8/2026	227	Dir ecpr uploads are late.
Mayfield	active	none	3/14/2026	202	dir ecpr uploads are late.
Oakridge Lanscape	active	none	3/28/2026	125	
Verdantas	active	none	2/20/2026	32	payroll w/e 2/27/26 misnumbered. Late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	3/28/2026	64	
Ampco sub-tier ASAP	active	none	2/27/2026	30	returned to the jobsite
Ampco sub-tier DC Dirtworks	active	none	2/27/2026	29	
Ampco sub-tier GO Rodriguez Trucking	active	none	3/28/2026	64	
BMP	active	none	3/20/2026	23	
ICS	active	4 deduction authorizations	3/8/2026	14	
Largo Concrete	pending	none			not yet onsite
Power Plus	active	none	3/15/2026	37	
PSOMAS	active	none	3/19/2026	35	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	3/14/2026	33	
Sully sub-tier A&A Ready Mix	active	none	3/8/2026	27	
Sully sub-tier CMB Structures	active	none	3/22/2026	23	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	3/13/2026	27	
Sully sub-tier Underground Builders	active	none	3/21/2026	8	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	11/9/2025	15 FINAL	closed

12/5/2025

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

10-Apr-26			serious deficiency items		
Subcontractor	Onsite Status	Missing Forms/Exceptions	payroll week through	payroll #	Comments
RE Solutions - Owner	active	none			Owner - no onsite labor
American Integrated	active	none	4/5/2026	74	
Cascade Drilling	active	DAS 142 labor	3/21/2026	50	
Frank's Industrial	active	none	4/5/2026	231	Dir ecpr uploads are late.
Mayfield	active	none	4/4/2026	205	dir ecpr uploads are late.
Oakridge Lanscape	active	none	4/4/2026	126	
Verdantas	active	none	2/20/2026	32	payroll w/e 2/27/26 misnumbered. Late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	4/4/2026	65	
Ampco sub-tier ASAP	active	none	4/3/2026	35	returned to the jobsite
Ampco sub-tier DC Dirtworks	active	none	2/27/2026	29	late payrolls
Ampco sub-tier GO Rodriguez Trucking	active	none	4/4/2026	65	
BMP	active	none	4/3/2026	25	
Innovative Concrete Solutions	active	none	3/29/2026	17	
Largo Concrete	pending	none			not yet onsite
Power Plus	active	none	4/5/2026	40	
PSOMAS	active	none	3/26/2026	36	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	3/14/2026	33	
Sully sub-tier A&A Ready Mix	active	none	3/29/2026	30	
Sully sub-tier CMB Structures	active	none	3/29/2026	24	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	3/27/2026	29	
Sully sub-tier Underground Builders	active	none	3/21/2026	8	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	11/9/2025	15 FINAL	closed

12/5/2025

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

17-Apr-26			serious deficiency items		
Subcontractor	Onsite Status	Missing Forms/Exceptions	payroll week through	payroll #	Comments
RE Solutions - Owner	active	none			Owner - no onsite labor
American Integrated	active	none	4/5/2026	74	
Cascade Drilling	active	DAS 142 labor	4/4/2026	52	
Frank's Industrial	active	none	4/12/2026	232	Dir ecpr uploads are late.
Mayfield	active	none	4/11/2026	206	dir ecpr uploads are late.
Oakridge Lanscape	active	none	4/4/2026	126	
Verdantas	active	none	2/20/2026	32	payroll w/e 2/27/26 misnumbered. Late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	4/11/2026	66	
Ampco sub-tier ASAP	active	none	4/3/2026	35	returned to the jobsite
Ampco sub-tier DC Dirtworks	active	none	4/3/2026	34	
Ampco sub-tier GO Rodriguez Trucking	active	none	4/11/2026	66	
BMP	active	none	4/3/2026	25	
Innovative Concrete Solutions	active	none	3/29/2026	17	
Largo Concrete	pending	none			not yet onsite
Power Plus	active	none	4/5/2026	40	
PSOMAS	active	none	3/26/2026	36	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	3/14/2026	33	late payrolls
Sully sub-tier A&A Ready Mix	active	none	3/29/2026	30	
Sully sub-tier CMB Structures	active	none	3/29/2026	24	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	3/27/2026	29	
Sully sub-tier Underground Builders	active	none	3/21/2026	8	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	11/9/2025	15 FINAL	closed

12/5/2025

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

24-Apr-26		serious deficiency items			
Subcontractor	Onsite Status	Missing Forms/Exceptions	payroll week through	payroll #	Comments
RE Solutions - Owner	active	none			Owner - no onsite labor
American Integrated	active	none	4/5/2026	74	
Cascade Drilling	active	DAS 142 labor	4/11/2026	53	
Frank's Industrial	active	none	4/12/2026	232	Dir ecpr uploads are late.
Mayfield	active	none	4/18/2026	207	dir ecpr uploads are late.
Oakridge Landscape	active	none	4/4/2026	126	
Verdantas	active	none	2/20/2026	32	payroll w/e 2/27/26 misnumbered. Over 60 days behind - Late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	4/18/2026	67	
Ampco sub-tier ASAP	active	none	4/10/2026	36	
Ampco sub-tier DC Dirtworks	active	none	4/3/2026	34	
Ampco sub-tier GO Rodriguez Trucking	active	none	4/18/2026	67	
BMP	active	none	4/17/2026	27	
Innovative Concrete Solutions	active	none	4/12/2026	19	
Largo Concrete	pending	none			not yet onsite
Power Plus	active	none	4/12/2026	41	
PSOMAS	active	none	3/26/2026	36	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	3/14/2026	33	late payrolls
Sully sub-tier A&A Ready Mix	active	none	3/29/2026	30	
Sully sub-tier CMB Structures	active	none	4/12/2026	26	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	4/10/2026	31	
Sully sub-tier Pipe Tech	active	none	11/30/2026	18	returned to jobsite. Over 120 days behind - Late payrolls
Sully sub-tier Underground Builders	active	none	3/21/2026	8	late payrolls
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					

12/5/2025

Attachment H

MMRP(Mitigation Monitoring and Reporting Program)

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure B-4: All Project development shall undergo site plan review by the Community Development Director (or a designee) to ensure that the following design measures have been implemented: • L andscaping. All Landscaping shall be consistent with a plant palette of native trees, shrubs, and groundcovers that shall add uniformity to the Project Site. Plants shall be selected to support and complement the themes of the various Project components. Specially themed landscaping treatments shall occur at key locations (e.g., freeway edge and channel slope). Of more detailed note: 1. C ontinuous shrub and ground cover plantings shall be provided in the medians and edges of internal streets with vertical landscape and/or sculptural hardscape elements on average every 50 feet along the edges. 2. A minimum of 5% landscape coverage shall be provided in parking lots, including landscaping adjacent to edges of parking fields. 3. 50 % landscape coverage of visible concrete surfaces shall be provided on the edges of parking structures adjacent and visible to residences, not inclusive of commercial over podium. • B uildings. Buildings shall include the following design features: varied and articulated building façades, with a variety of architectural accent materials for exterior treatment at visually accessible locations. • A ccessory Facilities and Walls. Wall facades shall be varied and articulated. Accessory facilities such as trash bins, storage areas, etc., shall be covered and screened as set forth in the 2021 Specific Plan Amendment. • L ighting. Lighting shall be limited in intensity, light control methods, and pole heights, so as to be directed on site, and not interfere with off-site activities. • S ignage. A comprehensive sign program shall be prepared for each Planning Area that provides the final design, size, location, and illuminance of signage within a Planning Area. As part of the application submittal for the comprehensive sign program, if necessary, a technical lighting study shall be prepared to ensure that the proposed signs comply with Mitigation Measures B-3a and B-3b regarding illuminance, and that no spillover or adverse effects to adjacent residential uses shall occur.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A1: Sign lighting luminance shall not exceed 500 candelas per square meter (cd/m2) at night from 45 minutes after sunset until 45 minutes prior to sunrise, and 10,000 cd/m2 during day-time hours from 45 minutes after sunrise until 45 minutes prior to sunset.	•	•	•		Prior to issuance of a building permit/Pre-Construction; Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Design of signs along the 405 are being managed by the CRA. Vertical applicants are N/A as of the date of this report.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-A2: Sign lighting where sign illumination has the potential to exceed 500 cd/m2 will include an electronic control mechanism to reduce sign luminance to 500 cd/m2 at any time when ambient sunlight is less than 100 foot-candles (fc).	●	●	●		Prior to issuance of a building permit/Pre-Construction; Prior to issuance of a certificate of occupancy	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A3: Sign owners and/or Applicants shall submit documentation for the City's review and approval verifying the luminance of applicable signage and confirm that the electronic control mechanism is functioning so as to achieve the necessary transition of luminance as required by 2021 SEIR PDF-A1 and PDF-A2 on an annual basis, or as otherwise required by the Community Development Director (or a designee). If the City determines based on the review of the documentation that adjustments are necessary, the sign owners and/or Applicants responsible for the signage shall make the adjustments to the satisfaction of the City.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Sign owner and/or Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A4: On PA3, vegetation and tree canopy along project perimeter near offsite residents adjacent to project area shall be improved and maintained. Trees should be selected by a registered arborist as appropriate for the location. Tree canopy coverage along the perimeter shall have a width of at least 20 feet with continuous unbroken coverage within 5 years subject to any limitations posed by the underlying geotechnical conditions or the specimen requirements, or other limitations, in the Specific Plan.¶			●		At plan check/Pre- construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
III. Air Quality											
Mitigation Measure G-1: SCAQMD Rule 403 requirements are regulations that are part of the unmitigated modeling scenario; therefore, this mitigation measure is now 2021 SEIR PDF-C3. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.¶	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. Maintenance records and data sheets, including design specifications and emissions control tier classification shall be maintained on site and furnished to the lead agency or regulatory agencies upon request. (Applicable to PA1, PA2, and PA3.)¶	●	●	●		Prior to the issuance of a grading permit/Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD, City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Subcontractor equipment verified to be in compliance with this mitigation measure.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-3: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD, City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Subcontractor equipment verified to be in compliance with this mitigation measure.
Mitigation Measure G-4: This measure was replaced by 2021 SEIR PDF-C4 as it is a quantified part of the unmitigated modeling scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.☐	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-5: This measure was replaced by 2021 SEIR PDF-C5 as it is a quantified part of the unmitigated modeling scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.☐	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-6: This measure was replaced by 2021 SEIR PDF-C1 requiring some Tier 4 and zero- emissions construction equipment. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.☐	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-7: To reduce VOC emissions associated with construction activities, painting within each of the Planning Areas would not overlap and would also use low-VOC paints pursuant to SCAQMD Rule 1113. (Applicable to PA1, PA2, and PA3.)☐	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	N/A	N/A	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-8: Each Applicant shall comply with SCAQMD Rule 402 to reduce potential nuisance impacts due to odors from construction activities. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Onsite activities were performed within compliance with SCAQMD Rule 402 during the reporting period.
Mitigation Measure G-9: All construction vehicle tires shall be washed at the time these vehicles exit the Project Site, or use vehicle tracking pad per approved SWPPP. (Applicable to PA1, PA2, and PA3.	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	The horizontal applicant is in compliance with California Construction General Permit and retains WDI# 4 19C374699. Tracking pad is installed at Site exit. Pressure washer is located near Site exit.
Mitigation Measure G-10: All fill material carried by haul trucks shall be covered by a tarp or other means	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	No fill material was imported during this reporting period. Haul trucks transferring fill materials on-site were covered by tarps or other means.

April 2026 											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-11: Any intensive dust- generating activity such as grinding concrete shall be controlled to the greatest extent feasible. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	No intensive dust-generating activities such as grinding concrete occurred during this reporting period. Soil disturbance activities were on-going, and monitoring was performed as required by SCAQMD Rules 402, 403, and 1466.
Mitigation Measure G-12: Each Applicant shall provide documentation to the City indicating both on- and off- site air-borne risks associated with construction have been evaluated to the satisfaction of DTSC (in accordance with all DTSC requirements/regulations), and at a minimum, perimeter air monitoring shall be completed for dust, particulates, and constituents determined to be Constituents of Concern (COCs). (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Perimeter monitoring was performed as specified in the Ambient Air Quality Management Plan that was approved by DTSC on March 14, 2024.
Mitigation Measure G-13: All point source facilities shall obtain all required permits from SCAQMD. The issuance of these permits by SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criterial air pollutants.	●	●	●		Prior to the issuance of a grading permit/Pre- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Applicable SCAQMD Permits G10641 , G29908, G34146, G34147, G34155, and G34156 were obtained prior to the start of construction. BACT measures were implemented to reduce emissions of criterial air pollutants.
Mitigation Measure G-14: This measure was combined with a 2018 SEIR PDF; refer to 2021 SEIR PDF-Q3. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-15: This measure was replaced by 2021 SEIR PDF-O7 as it is an updated regulatory requirement modeled as part of the unmitigated scenario. PA1 and PA3 would be required to comply with the 2019 Title 24 Energy Efficiency Standards whereas PA2 would still be held to the CALGreen standards at the time of the issuance of the building permit. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.❏	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Mitigation Measure G-16: All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.❏	●	●	●		Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-17: Building materials shall comply with all applicable SCAQMD rules and regulations. The 2021 Project shall incorporate the use of low-VOC architectural coating pursuant to SCAQMD Rule 1113 for repainting and maintenance/touch-up of the non-residential buildings and residential buildings for all common/non-living space/outdoor areas. (Applicable to PA1, PA2, and PA3.)❏	●	●	●		Ongoing during Operation	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-18: Each Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods. (Applicable to PA1, PA2, and PA3.)❏	●	●	●		Ongoing during Construction/ Ongoing during Post- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Deliveries are coordinated the prior day with RES and scheduled during off-peak traffic periods.
Mitigation Measure G-19: Each Applicant shall coordinate with the MTA and the City of Carson and Los Angeles Department of Transportation to provide information with regard to local bus and rail services. (Applicable to PA1, PA2, and PA3.)❏	●	●	●		Ongoing during Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-20: During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.❏	●	●	●		Site Plan Review/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-21: Each Applicant shall pay a fair-share contribution for a low-emissions shuttle service between the Project Site and other major activity centers within the 2021 Project vicinity (i.e., the Metro Rail Blue Line station at Del Amo Boulevard and Santa Fe Avenue and the Carson Transfer Station at the South Bay Pavilion). (Applicable to PA1, PA2, and PA3(b). Not applicable to PA3(a) as it is an industrial land use.)❏	●	●	●		Prior to Certificate of Occupancy/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-22: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-23: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-24: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-25: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-26: Mitigation Measure G-26 is removed as the revisions to Mitigation Measure G-7 incorporates schedule changes and low-VOC content coating use. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-27: The on-site residential units shall not contain any hearths, either wood burning, natural gas, or propane. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of building permit/Pre-Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-28: This measure is replaced by 2021 SEIR PDF-O6 as it is part of the unmitigated scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-29: The 2021 Project shall designate at least 8 percent of all commercial parking spaces for priority parking for carpool/vanpool and/or clean air vehicles and comply with California Green Building Standards Code (CALGreen). (Applicable to PA2.)		●			Prior to issuance of building permit/Pre-Construction; Prior to issuance of Certificate of Occupancy/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-C1: Mobile off-road construction equipment (wheeled or tracked) and all diesel-fueled off-road construction equipment used during construction of the 2021 Project shall meet the USEPA Tier 4 final standards, either as original equipment or equipment retrofitted to meet the Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, then the equipment shall, at a minimum, meet the Tier 3 standard. Zero-emissions construction equipment shall be incorporated when commercially available at no more than a 30 percent price differential compared to non-zero-emissions equipment. For purposes of this project design feature, "commercially available" is defined as equipment built by the original manufacturer and available for lease or hire within 20 miles of the City of Carson and available in a similar timeframe to fossil-fueled options. If Tier 4 Final engine equipment or zero-emissions equipment is not commercially available, the contractor must show proof that the equipment is not commercially available by providing letters from at least two independent rental companies, each of which must own or operate a construction equipment fleet with total maximum horsepower of greater than 2,500 horsepower, for each piece of off-road equipment where the Tier 4 Final engine or zero-emissions equipment is not available. This requirement shall be incorporated into applicable bid documents, purchase orders, and contracts with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. (Modified from a 2018 SEIR PDF) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	This is part of the subcontractors bid package and contract. Please see attached list. SLCB is compliant with Tier 4. See list below: 950M D5 Dozer (Quinn CAT) - EIN PH9B97 Excavator (VOLVO) - EIN JG7M43 Excavator (CAT) - EIN CB7Y75 623G SCRAPPER (CAT) - EIN RW3B87 623G SCRAPPER (CAT) - EIN VH9R44 210LJ SKIP LOADER (John Deere) -EIN RY3X37 MINI Excavator (CAT 306) - EIN CG3J55 210L Skip Loader (John Deere) -EIN KC3M94 410L Skip Loader (John Deere) -EIN 253406 Excavator (KOBELCO) - EIN UG7P55 BOBCAT (SVL 75-3) - EIN LU3K35 644 Dozer (John Deere) -EIN VD6L59 245G Excavator (John Deere) - EIN HY9M43 Excavator (CAT) - EIN DD6X63 950M D5 Dozer (Quinn CAT) - EIN WJ9P54
2021 SEIR PDF-C2: Limiting excavations to avoid exposing landfill contents. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Excavation contractors complied with the SCAQMD 1150.1/1166 Compliance Plan dated February 2025, which established maximum workface surface area that can be excavated at any one time. Confirmation of compliance to this Plan is documented in daily 1166 field monitoring reports.
2021 SEIR PDF-C3: General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403. Grading in PA1 and PA3 shall be prohibited on days when the SCAQMD Air Quality Index Forecast exceeds 100 for particulates or ozone for the Project Site. (Modified from 2018 SEIR Mitigation Measure G-1) (Applicable to PA1, PA2, and PA3.) ¹⁰	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	General Contractors applied dust control measures and complied with the SCAQMD Rule 403, which establishes Best Management Practices for dust control. Perimeter Air Monitoring performed by the Applicant either confirms compliance or provides the basis for any needed Corrective Action.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-C4: Electric hook-ups to the power grid or battery power shall be used rather than temporary diesel- or gasoline-powered generators for electric construction tools, such as saws, drills, and compressors, whenever feasible. For PA3 and PA1, mobile off-road construction equipment of less than 50 horsepower shall be electric, including: air compressors, concrete/industrial saws, welders and plate compactors. Mobile off-road construction equipment with a power rating of 19 kilowatts or less shall be battery powered. If generators need to be used to reach remote portions of the site, non-diesel generators shall be used. (Modified from 2018 SEIR Mitigation Measure G-4) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Battery powered tools were utilized when feasible.
2021 SEIR PDF-C5: All construction vehicles shall be prohibited from idling in excess of 5 minutes per occurrence and location, both on and off site. (Applicable to PA2.) All construction vehicles shall be prohibited from idling in excess of 2 minutes per occurrence and location, both on and off site. Individual pieces of diesel-powered off-road diesel equipment shall be prohibited from being in the “on” position for more than 10 hours per day. (Modified from 2018 SEIR Mitigation Measure G-5) (Applicable to PA1 and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C5. Cumming and Snyder-Langston were notified of requirements. Vehicles were not observed to be idling. SLCB and subs are compliant.
2021 SEIR PDF-C6: All fleet-contracted on-road heavy- duty haul trucks used for remediation and construction hauling activities shall be model year 2014 or newer if diesel fueled. The requirement for the use of 2014 or newer vehicles does not apply to delivery trucks or other non-contracted fleets. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C6. Cumming and Snyder-Langston were notified of requirements. SLCB and subs are compliant.
2021 SEIR PDF-C7: Contractors shall conduct routine inspections (at least once per calendar week during active construction) to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts. Inspection reports shall be maintained on site throughout the construction period. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C7. Cumming and Snyder-Langston were notified of requirements. Reports are prepare daily. SLCB is compliant.
2021 SEIR PDF-C8: 2021 Project contractors shall provide information on transit and ride sharing program and services to construction employees. As can be safely accommodated (at the sole discretion of the construction Site Supervisor), provide for meal options on site, or shuttle buses between the site and nearby meal destinations for use by construction contractors. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C8. Cumming and Snyder-Langston were notified of requirements.
2021 SEIR PDF-C9: During construction, the amount of daily grading disturbance area shall be limited to 10 acres (excluding remediation activities). (Applicable to PA3.)			●		Ongoing during Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-01: The 2021 Project would include an impervious barrier to control odiferous and air toxic emissions in compliance with the approved RAP. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a building permit/Pre-Construction; Prior to issuance of a certificate of occupancy/ Post- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-02: All stationary-source emissions sources (e.g., landfill gas flares, emergency generator) would utilize Best Available Control Technology (BACT) to meet SCAQMD requirements, and would maintain appropriate SCAQMD permits.) (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	1.The landfill gas (LFG) flare operated within SCAQMD limits 2.The landfill gas (LFG) GAC system operated within SCAQMD limits, 3.LFG was processed through both the flare and GAC and was operated within SCAQMD limits 4.Emergency generator was not utilized.
2021 SEIR PDF-03: Land uses within the Project Site shall not allow for high levels of potential (i) toxic contaminants or (ii) odors. All TAC sources shall be permitted through SCAQMD as appropriate. (Modified from a 2018 SEIR PDF and 2018 SEIR Mitigation Measure G-14) (Applicable to PA1, PA2, and PA3.)	●	●	●		Site Plan Review/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	TAC sources were observed to be within SCAQMD limits.
2021 SEIR PDF-04: All residential and non-residential buildings shall meet or exceed the more stringent of the 2019 California Title 24 Efficiency standards or others adopted by the City. (Modified from 2018 SEIR Mitigation Measure G-15) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/ Post-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-05: The Applicant(s) of each planning area within the Project Site shall implement the following trip demand measures:											
a) Provide bicycle racks located at convenient locations throughout the 2021 Project. (Modified from 2018 SEIR Mitigation Measure G-22) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/Post-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
b) Provide bicycle paths along the main routes throughout the Project Site consistent with the 2021 Specific Plan Amendment. (Modified from 2018 SEIR Mitigation Measure G-23) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
c) Provide convenient pedestrian access throughout the Project Site. (Modified from 2018 SEIR Mitigation Measure G-24) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
d) Provide on-site shower facilities for use by all employees bicycling/walking to work. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre-Construction; Prior to issuance of a certificate of	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
e) Light industrial tenants shall provide preferential parking for employees using vehicles displaying valid "clean air vehicle" decals issued by the California Department of Motor Vehicles. Percentage of parking to be allotted by facility shall be governed by City or CALGreen standards. (Applicable to the light industrial uses in PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
f) Each light industrial tenant within PA3(a) shall be responsible for having a designated coordinator to oversee a carpool match or other ride-share program for the facility. The programs for all tenants shall be interlinked to provide expanded resources for ride-share/carpool opportunities. (Applicable to the light industrial uses in PA3(a).)			●		Ongoing during operation of PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-06: The 2021 Project shall incorporate outdoor electrical outlets such that 10 percent of outdoor landscaping equipment can be electrically powered. (2018 SEIR Mitigation Measure G-28) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-07: Electric vehicle charging stations shall be provided as follows:											
a) The Applicant of PA1 shall provide passenger vehicle charging stations for a minimum of 6 percent of parking spaces (169 spaces). Compliance shall be in accordance with CALGreen Code applicable at the time building permits are issued. (Applicable to PA1.)	●				At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA1/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
b) The Applicant of PA3 shall provide passenger vehicle charging stations for a minimum of 10 percent parking spaces (82 spaces). Compliance shall be in accordance with CALGreen Code applicable at the time building permits are issued. (Applicable to PA3.)			●		At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA3/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
c) Each of the Applicant(s) of PA1 and PA3 shall install Level 2 or better electric vehicle charging stations for a combined total of 325 spaces on site between the beginning of construction and December 2039 (the 325 spaces are in addition to the CALGreen Code requirement of 169 spaces in PA1 and 82 spaces in PA3). If on-site charging stations cannot be accommodated, charging stations may be distributed throughout the city. The 325 electro voltaic (EV) supplied spaces will be provided for passenger and light-duty vehicles. Level 4 EV charging for trucks can be substituted at 0.11 truck spaces for every passenger vehicle space in PA3. Passenger and light-duty vehicle and truck charging requirements can be satisfied on or off site; however, on-site charging will be prioritized. (Applicable to PA1 and PA3.)	●		●		At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA1 and PA3/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
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Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
d) Provide infrastructure, as the parking area is developed, to support the energy load for electric truck vehicle charging. Truck charging infrastructure shall be designed to support a minimum of 25 percent of the truck parking spaces for each of the light industrial use in PA3(a). (Applicable to the uses in PA3(a).)			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
e) Meet CALGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking. (Applicable to the light industrial uses in PA3.)			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-08: All on-site equipment, such as forklifts and yard trucks shall be electric with the necessary electrical infrastructure and charging stations provided. (Applicable to PA3.)			●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-09: When not in use all truck engines shall be turned off. Idling will be limited to 2 minutes or less per occurrence and location for PA3. Idling and operation restrictions shall be posted for view from both on-site and off-site personnel. Appropriate signage shall identify idling restrictions and contact information to report violations to CARB and SCAQMD within PA3. Idling restrictions of 5 minutes or less per occurrence and location are applicable to PA1 and PA2. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Subcontractors performing construction on Lenardo confirmed this mitigation measure was implemented.
2021 SEIR PDF-010: All dock doors shall be equipped with electric plugs for electric transportation refrigeration units (TRUs). All TRUs operating on site would be required to be electric (no diesel-powered TRUs permitted at all in PA3(a)) and certification and maintenance records shall be maintained for all TRUs. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	N/A	4/30/2026	Not applicable to the project as of the date of this report.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-O11: To the extent feasible and permitted by local codes and regulations, all emergency-standby generators shall be non-diesel. If diesel generators are required, generators will conform to EPA Tier 4 emissions standards. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	A diesel emergency-standby generator at the Landfill Operations Center is fully permitted by SCAQMD. Future emergency-standby generators are the responsibility of the vertical applicant.
2021 SEIR PDF-O12: Restrict queuing on public streets where there are sensitive air quality receptors (e.g., residential or recreation related uses). Tenants shall train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. Staff in charge of keeping vehicle records shall be trained in diesel technologies and compliance with CARB regulations by attending CARB-approved courses as well as maintaining on-site records demonstrating compliance. (Applicable to uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O13: As applicable, tenants shall be required to enroll in U.S. EPA’s SmartWay program and shall use carriers that are SmartWay carriers. (Applicable to the uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O14: Tenants shall be provided with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets. (Applicable to the uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O15: All light industrial buildings shall implement a combination of sky lights and solar photovoltaic (PV) infrastructure such that a minimum of 25 percent of the rooftops will include solar PV arrays at buildout. In addition, 25 percent of the rooftops not otherwise covered with solar shall be structurally designed and installed to accommodate solar in the future. (Applicable to uses in PA3(a).)			●		Prior to issuance of building permits/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-016: For the uses within PA3(a), leasing preference shall be given to prospective tenants with facility-owned and operated fleet that is alternative/ zero-emissions. At a minimum, warehouse tenants/owners and/or operators shall ensure that all truck fleets accessing the 2021 Project's light industrial uses shall meet or exceed the 2014 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Light Industrial tenants shall ensure that of all trucks of model year 2021 and newer 75 percent will be zero- or near- zero-emissions vehicles by 2035, and 100 percent zero- or near-zero-emissions vehicles by 2040. Facility operators shall maintain records on site demonstrating compliance with this requirement and shall make records available to inspection by local jurisdiction, air districts, and the State upon request. (Applicable to the uses in PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-017: For the uses within PA3(a), building structures, walls or vegetation between the dock doors/truck loading areas and any sensitive receptors located within 1,000 feet of the loading areas shall be installed. (Applicable to the light industrial uses in PA3(a).)			●		Prior to issuance of building permits/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-018: For the uses within PA3(a), the following signage shall be posted:											

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
a) Both interior- and exterior-facing signs shall be posted, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, SCAQMD, and the building manager. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
b) Signage shall be posted that clearly identifies the designated entry and exit points from the public street for trucks and service vehicles in order to minimize entrances directly adjacent to sensitive receptors. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
c) Signage shall be posted indicating that all parking and maintenance of trucks must be within designated on-site areas and not within surrounding community or public streets. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-019: For the uses within PA3, cool pavement shall be used to the maximum extent feasible unless prevented by geotechnical conditions associated with the existing landfill. (Applicable to the light industrial uses in PA3.)			●		Prior to issuance of building permits/Pre-Construction; Prior to issuance of a certificate of occupancy for PA3/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-020: For the uses within PA3(a), PA3(a) employees shall be provided dining options onsite or shuttle service shall be provided between the facility and nearby dining destinations. (Applicable to the light industrial uses in PA3(a).)			●		Ongoing during operation/ Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026

RE

SOLUTIONS

Redevelopment. Redefined.

Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
IV. Biological Resources											
Mitigation Measure K: Impacts to nesting birds would be avoided in PA3 by conducting all construction activities outside of the bird nesting season (i.e., from September 15 to February 14 for most birds, from July 1 to January 1 for raptors). However, if construction activities must occur during the nesting season, the following measures shall apply: A. Prior to work during the bird nesting season (February 15 to September 15 for most birds, January 1 to June 31 for raptors), a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 7 days prior to construction activities, including any ground-disturbing activities (e.g., staging, mobilization, grading), as well as prior to any vegetation removal within the Project Site. The results of the pre-construction survey shall be valid for 7 days; if vegetation removal activities do not commence within 7 days following the survey or if activities cease for more than 7 consecutive days, a new pre-construction nesting bird survey shall be conducted before construction resumes. B. If any active nests are found during a pre- construction nesting bird survey, a buffer of up to 300 feet for most bird species and 500 feet for raptors, or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), shall be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist may also recommend other measures to minimize disturbances to active nests that may include but are not limited to limiting the duration of certain activities, placing sound barriers (e.g., noise blankets), or visual barriers (e.g., straw bales), and/or providing full-time monitoring by a qualified biologist. C. As a provisional additional mitigation element, in case surveys identify burrowing owl as present on site, such occurrence shall be documented and CDFW shall be notified. Although it is considered highly unlikely that a pair of burrowing owls might attempt to nest on the site (due to disturbance, limited food resources, and presence of coyotes), if an active burrowing owl nest is encountered, a minimum buffer of 500 feet shall be delineated, flagged, and avoided by construction activity until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). A qualified biologist may recommend other measures as noted in Item B, above. However, CDFW will be consulted prior to any reduction of avoidance buffers or implementation of other measures, such as passive relocation.	●	●	●		Prior to construction during the bird nesting season/Pre- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	A wildlife survey was performed within 7 days of starting construction activities for Lenardo Drive. Morning Dove nests were identified at one location on Lenardo Drive and one on PA3 within the Site. A "do not enter" area was established with flags at these locations. A biologist re-surveyed the Site and observed the nesting on Lenardo Drive was vacant and the aera was cleared for construction activities. The nesting in PA3 was observed to have new eggs and remained flagged. A re-survey of PA3 area was conducted in mid- August 2025 and the area was cleared.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-1: Prior to the issuance of any grading, excavation, haul route, foundation, or building permits, each Applicant shall provide proof satisfactory to the Building and Safety and the Community Development Department that all construction documents require contractors to comply with City of Carson Municipal Code Sections 4101(i) and (j), which requires all construction and demolition activities, including pile driving, to occur between 7:00 a.m. and 8:00 p.m. Monday through Saturday and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements: 1)Noise-generating equipment operated at the Project Site shall achieve a minimum noise level reduction of 10 dBA lower than the reference noise levels used in this analysis, as listed below, to be verified by submittal of manufacturer specifications, evidence of retrofit (i.e., mufflers, intake silencers, lagging, and/or engine enclosures), or monitoring data. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated. 2)Pile drivers used within 1,500 feet of sensitive receptors shall be equipped with noise control techniques (e.g., use of noise attenuation shields or shrouds) having a minimum quieting factor of 10 dBA, or equivalent measures shall be used to result in a minimum reduction of 10 dBA at the source. 3)Effective continuous temporary sound barriers (at least 8-foot-tall as measured from the grade upon which the noise-producing equipment are operating) equipped with noise blankets rated to achieve sound level reductions of at least 20 dBA shall enclose the active construction work area to block line-of-site between the construction equipment and occupied noise-sensitive receptors. In the alternative, equivalent measures may be used that will achieve sound level reductions of at least 20 dBA, or such lesser fraction thereof required to reach 65 dBA, at the boundary of occupied residential uses. 4>Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Building and Safety and the Community Development Department. 5)An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible. 6)A construction relations officer shall be designated to serve as a liaison with residents, and a contact telephone number shall be provided to residents.	●	●	●		Prior to issuance of any grading, excavation, haul route, foundation, or building permits/Pre-Construction; Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	4/30/2026	Work was performed within the allowable hours. Noise monitoring equipment has been placed at 3 locations adjacent to the Site. There were no instances of exceedance of the project's noise limit, due to construction activities. -Requirements of the April 2022 Revised Final Supplemental Environmental Impact Report (FSEIR), and the RE Solutions' February 2025 Noise Management Plan have been incorporated by reference into contracts currently being executed on-site. Construction equipment operated within the applicable noise levels during construction operations.

April 2026  Redevelopment. Redefined. Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-2: A deep dynamic compaction (DDC) Pilot Program was performed in April 2008 by Tetra Tech to observe and review vibration impacts of DDC activities (2018 SEIR p. IV.H-17). Therefore, this mitigation measure has been implemented, and it is removed from this 2021 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Mitigation Measure H-3: Continuous vibration monitoring shall be conducted on an ongoing basis during DDC and pile driving activities. All vibration levels measured by the monitors shall be logged with documentation of the measurements provided to the City. If DDC and/or pile driving vibration levels at any time exceed the 0.2 inch per second (in/s) PPV (at the residential side of Torrance Lateral) or 2.0 in/s PPV (at Development District 3 [DD3]) threshold levels, DDC and/or pile driving activity shall immediately stop, until modified construction methods are established that would reduce the vibration levels to less than the applicable threshold levels, as defined above.	●	●	●		Ongoing during Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	4/30/2026	Deep Dynamic Compaction is not planned for the site. Pile driving was not performed during this reporting period.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-4: A construction and construction-related monitor satisfactory to the Community Development Director (or a designee) shall be retained by each Applicant to document compliance with the mitigation measures. Said Monitor's qualifications, identification, address, and telephone number shall be listed in the contracts and shall be placed in the pertinent files of the Community, Development Department. The Monitor will be required to monitor all construction and construction-related activities on the Project Site on a periodic basis; keep all written records, which shall be open for public inspection; and to file monthly reports with the City and appropriate permit granting authorities. In addition: 1. Information shall be provided on a weekly basis regarding construction activities and their duration. A Construction Relations Officer shall be established and funded by the Applicant, and approved by the Community Development Director (or a designee), to act as a liaison with neighbors and residents concerning on-site construction activity. As part of this mitigation measure, the Applicant shall establish a 24-hour telephone construction hotline, which will be staffed between the hours of 8:00 a.m. and 5:00 p.m. on a Monday through Saturday basis throughout the 2021 Project's entire construction period for the purposes of answering questions and resolving disputes with adjacent property owners. The hotline number shall be posted on the Project Site. 2. The Applicant shall require in all construction and construction-related contracts and subcontracts, provisions requiring compliance with special environmental conditions included in all relevant entitlement approval actions of the City of Carson. Such provisions shall also include retention of the power to effect prompt corrective action by the Applicant, its representative, or prime contractor, subcontractor, or operator to correct noticed noncompliance. 3. During construction, loading and staging areas must be located on site and away from occupied noise- sensitive uses surrounding the Project Site as determined by the Community Development Director.	•	•	•		Prior to issuance of any grading, excavation, haul route, foundation, or building permits/Pre-Construction;	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	The Construction and Construction-related Monitor is Mike Sullivan. His contact information is: •Office Phone (310) 956-5942 •Cell Phone (303) 562-5875 •Office location: 20400 South Main Street Carson, California, 90745.
Mitigation Measure H-5: Mitigation Measure H-5 is no longer required as daytime and nighttime impacts associated with parking lot noise have been analyzed in this 2021 SEIR, and impacts have been found to be less than significant without the incorporation of mitigation. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

April 2026  Redevelopment. Redefined. Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-6: All parking structures shall be located a minimum of 150 feet from an off-site residential structure use located to the south and west (across the Torrance Lateral) unless the exterior wall of the parking structure that faces the off-site residential use is a solid wall or provides acoustical louvers (or equivalent noise reduction measures).	•	•			Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure H-7: Mitigation Measure H-7 is not required as the daytime and nighttime operation, even with the inclusion of trucks on the Project Site, have been studied in this 2021 SEIR, and impacts have been found to be less than significant without the incorporation of mitigation. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-8: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-9: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-10: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.1-7: Each Applicant shall ensure that adequate water pressure is available to meet Code- required fire flow. Based on the size of the buildings, proximity of other structures, and construction type, a maximum fire flow up to 4,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for up to a four-hour duration may be required	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Lenardo Drive backbone Wet Utility Plans have been approved by the City & County.
Mitigation Measure 1.1-8: Fire hydrant spacing shall be as required by the LACoFD according to Los Angeles County Fire Code, which is anticipated to be 300 feet and meeting the following requirements: •No portion of a lot's frontage shall be more than •200 feet via vehicular access from a properly spaced fire hydrant; •No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant; •Additional hydrants shall be required if spacing exceeds specified distances; •When a cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block; •A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use; and •Turning radii in a commercial zone shall not be less than 32 feet. The measurement shall be determined at the centerline of the road. A turning area shall be provided for all driveways exceeding 150 feet in length at the end of all cul-de-sacs, to the satisfaction of the LACoFD.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Fire hydrant locations have been incorporated into the Lenardo Drive wet utility design, and Wet Utility Plans approved by the City and County.
Mitigation Measure 1.1-9: All on-site driveways and roadways shall provide a minimum unobstructed (clear- to-sky) width of 28 feet. The on-site driveways shall be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of, an exterior wall on one side of the proposed structure or as otherwise required by the LACoFD according to Los Angeles County Fire Code.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-10: All on-site driveways shall be provided as required by the LACoFD according to Los Angeles County Fire Code, which is anticipated to be a minimum unobstructed (clear-to-sky) width of 28 feet but may be increased under the following conditions: •If parallel parking is allowed on one side of the access roadway/driveway, the roadway width shall be 34 feet; and •If parallel parking is allowed on both sides of the access roadway/driveway, the roadway width shall be 36 feet in a residential area or 42 feet in a commercial area.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.1-11: The entrance to any street or driveway with parking restrictions shall be posted with LACoFD-approved signs stating "NO PARKING – FIRE LANE" in 3-inch-high letters, at intermittent distances of 150 feet. Any access-way that is less than 34 feet in width shall be labeled "Fire Lane" on the final tract map and final building plans.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-12: The following standards apply to the 2021 Project's residential component or as otherwise required by the LACoFD according to Los Angeles County Fire Code: •A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length; •The length of the cul-de-sac may be increased to 1,000 feet if a minimum 36-foot-wide roadway is provided; and •An LACoFD-approved turning radius shall be provided at the terminus of all residential cul-de-sac	●		●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical (Residential only).	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-13: This measure was removed from the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure 1.1-14: All access devices and gates shall meet the following requirements or as otherwise required by the LACoFD according to Los Angeles County Fire Code: •Any single-gated opening used for ingress and egress shall be a minimum of 26 feet clear-to-sky; •Any divided gate opening (when each gate is used for a single direction of travel, i.e., ingress or egress) shall be a minimum width of 20 feet clear to sky; •Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; •All limited access devices shall be of a type approved by LACoFD; and •Gate plans shall be submitted to LACoFD prior to installation. These plans shall show all locations, widths, and details of the proposed gates.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	4/30/2026	Access to the Site meets the details presented in the Measure.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.1-15: All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to LACoFD for review prior to implementation.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-16: Provide three sets of alternate route (detour) plans with a tentative schedule of planned closures prior to the beginning of construction. Complete architectural/structural plans are not necessary.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-17: Any temporary bridges shall be designed, constructed, and maintained to support a live load of at least 70,000 pounds. A minimum vertical clearance of 13'6" shall be required throughout construction.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	There are no temporary bridges of any type currently anticipated for the development.
Mitigation Measure 1.1-18: Disruptions to water services shall be coordinated with LACoFD, and alternate water sources shall be provided for fire protection during such disruptions.	●	●	●		As needed during Construction; As needed during Operation	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Not applicable to the project as of the date of this report.
Police											
Mitigation Measure 1.2-1: The Applicant shall provide private security services within PA2 and PA3 that are occupied by commercial development. On-site security services shall maintain an ongoing dialogue with the Sheriff's Department so as to maximize the value of the security service provided.	●	●	●		Prior to issuance of a certificate of occupancy/Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	4/30/2026	24 hour Site security is provided during construction of Lenardo Drive. Security within PA2 and PA3 are the responsibility of the vertical contractor and future tenants.
Mitigation Measure 1.2-2: This 2021 SEIR deletes this mitigation measure in lieu of Mitigation Measure 1.2-8, which requires the payment of an annual CFD fee to fund Sheriff's Department services, facilities, and equipment that would offset the impacts of the 2021 Project. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure 1.2-3: The Applicant shall install video cameras throughout the commercial development within PA2 and PA3 with a digitally recorded feed to the substation that is also accessible via the Internet at the Carson Sheriff's Station.		●	●		Prior to issuance of a certificate of occupancy/Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	4/30/2026	Not applicable to the project as of the date of this report.

April 2026 RE SOLUTIONS Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.2-4: The Applicant shall develop jointly with the Sheriff’s Department a community policing plan, subject to final review and approval by the Sheriff’s Department.		●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-5: Each Applicant shall develop a private security plan that shall be provided to the Sheriff’s Department for input on the adequacy of the private security plan and provide further recommendations, as necessary, to be incorporated into the private security plan.	●	●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-6: The management of the entertainment venues (e.g., performance pavilion) located within the Project Site shall annually notify the Sheriff’s Station in advance of planned activities.		●	●		Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-7: The Sheriff’s Department Crime Prevention Unit shall be contacted for advice on crime prevention programs that could be incorporated into the Project, including Neighborhood Watch.	●	●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-8: Applicant(s) of PA1, PA2, and PA3 shall pay an annual Citywide Community Facilities District (CFD) fee payment as part of their fair-share contribution for Sheriff department services, facilities, and equipment that is required to offset the impacts of the Project.	●	●	●		Prior to issuance of a building permit; on ongoing annually	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Parks and Recreation											
Mitigation Measure 1.4-1: Residential uses of the 2021 Project shall provide park and recreation facilities that would be met through the provision of park space, on- site improvements, and/or, the payment of in-lieu Development Impact Fees (DIF).	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.4-2: Residential uses of the 2021 Project shall meet the intent of Municipal Code Sections 9128.15 and 9128.54 through the provision of private open space as defined therein and/or the provision of additional amenities that meet the recreational needs of Project residents, e.g., health clubs.	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.4-3: Public open space for residential uses of the 2021 Project shall be calculated on a per-unit basis: For PA1: –Studio and 1-Bedroom Units: a minimum of 150 sf per unit –2-Bedroom Units: a minimum of 220 sf per unit –3+–Bedroom Units: a minimum of 250 sf per unit –All with a minimum dimension of 15 feet in any direction	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Libraries											

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.5-1: Applicants for residential uses shall pay a fair-share contribution for the improvement of library facilities that are required to offset impacts of the 2021 Project, subject to approval of the County of Los Angeles Public Library.	●	●			Prior to the issuance of a building permit/Pre-Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
XVII. Transportation											
Mitigation Measure C-1: A Construction Traffic Management Plan shall be developed by the contractor and approved by the City of Carson to alleviate construction period impacts, which may include but is not limited to the following measures: •In the unlikely case that on-site truck staging areas are insufficient, provide off-site truck staging in a legal area (per the local jurisdiction’s municipal code) furnished by the construction truck contractor. •Anticipated truck access to the Project Site will be off Lenardo Drive and Stamps Drive. •Schedule deliveries and pick-ups of construction materials during non-peak commute travel periods (e.g., early morning, midday) to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods. •As a vehicular travel lane, parking lane, bicycle lane, and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Carson, should be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures. •Establish requirements for loading/unloading and storage of materials on the Project Site, including the locations where parking spaces would be affected, the length of time traffic travel lanes would be blocked, and sidewalk closures or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses and residences. •Ensure that access will remain unobstructed for land uses in proximity to the Project Site during project construction. •Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences.	●	●			Prior to issuance of a grading permit/Pre-Construction; during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable			JB	4/30/2026	The Construction Traffic Management Plan is being implemented.
Mitigation Measure C-2: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-2.1: Mitigation Measure C-2.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-3: Mitigation Measure C-3, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

April 2026  Redevelopment. Redefined.					Table II-1 Mitigation Monitoring and Reporting Program						
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-4: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-5: Mitigation Measure C-5, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-6: Mitigation Measure C-6, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021 SEIR Mitigation Measure C-6.1: Mitigation Measure C-6.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-7: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-8: Mitigation Measure C-8, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-9: Mitigation Measure C-9, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-10: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-10.1: Mitigation Measure C- 10.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-11: Mitigation Measure C-11, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-12: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-13: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-14: Mitigation Measure C-14, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-15: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-16: Mitigation Measure C-16, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-17: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.☐	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-18: The PA1, PA2, and PA3 Applicant(s) shall implement a Transportation Demand Management (TDM) Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The TDM Program shall be subject to review and approval prior to issuance of certificate of occupancies by the City of Carson Department of Public Works subject to the requirements specified below. Mandatory strategies in the TDM Program shall include the TDM strategies summarized below. This TDM program is estimated to reduce total VMT per service population by about 2 percent based on the trip reduction methodology described in the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures report. •Unbundled Parking—Unbundling parking typically separates the cost of purchasing or renting parking spaces from the cost of the purchasing or renting a dwelling unit. Saving money on a dwelling unit by forgoing a parking space acts as an incentive that minimizes auto ownership. Similarly, paying for parking (by purchasing or leasing a space) acts as a disincentive that discourages auto ownership and trip-making. (Applicable to PA1.) •Rideshare Programs—Rideshare programs typically include the provision of an on-site transit and rideshare information center that provides assistance to help people form carpools or access transit alternatives. Rideshare programs often also include priority parking for carpools. Rideshare programs are more commonly provided for Project Site employees but residents could also benefit from a similar program. (Applicable to PA1 and PA3.) •Transit Pass Discount Program—Transit pass discount programs are typically negotiated with transit service providers to purchase transit passes in bulk and, therefore, at a discounted rate. Discounted passes are then sold to interested residents or employees, helping them to obtain price discounts through the economies of scale of bulk purchasing. Transit pass discount programs are generally provided to Project Site employees but could also be sold to residents. (Applicable to PA1 and PA3.) •Bicycle Parking and Bike Share Program—The 2021 Project shall include bicycle facilities within the Project Site as well as short-term bicycle parking. The 2021 Project could provide additional	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Public Works, Traffic Engineering Division	City of Carson Department of Public Works, Traffic Engineering Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
XIX. Utilities and Service Systems											
Water Supply											

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure J.1-1: The Building Department and the Community Development Department shall review building plans to ensure that water-reducing measures are utilized, as required by Title 20 and Title 24 of the California Administrative Code. These measures include, but are not limited to, water conserving dishwashers, low-volume toilet tanks, and flow control devices for faucets.	●	●	●		Prior to the issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.1-2: The 2021 Project shall comply with the City's landscape ordinance, "A Water Efficient Landscape Ordinance," as required by the State Water Conservation Landscape Act.	●	●	●		Prior to issuance of Certificate of Occupancy	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Street Landscaping Plans in process of being approved by the City.
Mitigation Measure J.1-3: Each Applicant shall provide reclaimed water for the 2021 Project's non-potable water needs, if feasible.	●	●	●		Prior to issuance of Certificate of Occupancy	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Reclaimed water is used to implement dust control.
Mitigation Measure J.1-4: Landscaping of the Project Site shall utilize xeriscape (low-maintenance, drought- resistant) plantings.	●	●	●		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Street Landscaping Plans in process of being approved by the City.
Mitigation Measure J.1-5: Automatic irrigation systems shall be set to ensure irrigation during early morning or evening hours to minimize water loss due to evaporation. Sprinklers must be reset to water less in cooler months and during rainfall season so that water is not wasted on excessive landscape irrigation.	●	●	●		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Street Landscaping Plans in process of being approved by the City.
Mitigation Measure J.1-6: The 2021 Project shall be designed to recycle all water used in cooling systems to the maximum extent possible.	●	●	●		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.1-7: To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the 2021 Project for the following activities: (1) dust control, (2) soil compaction, and (3) concrete mixing.¶	●	●	●		Ongoing during Pre- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Reclaimed water is used to implement dust control.
Mitigation Measure J.1-8: Water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Los Angeles County Fire Department.	●	●	●		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	4/30/2026	Wet Utility Plans approved by the City.

April 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure J.3-2: Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.	●	●	●		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-3: Each Applicant shall coordinate with the City of Carson to continuously maintain in good order for the convenience of patrons, employees, and residents clearly marked, durable, and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.	●	●	●		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-4: Any existing on-site roads that are torn up shall be ground on site and recycled into the new road base.	●	●	●		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-5: Compaction facilities for non-recyclable materials shall be provided in every occupied building greater than 20,000 square feet in size to reduce both the total volume of solid waste produced and the number of trips required for collection, to the extent feasible.	●	●	●		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-6: All construction debris shall be recycled in a practical, available, accessible manner, to the extent feasible, during the construction phase.	●	●	●		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	4/30/2026	General Contractor recycled construction debris when applicable.
Sources											
*SOURCE: ESA 2022. N/A = Not Applicable a.The 2018 mitigation measures have been carried forward to this 2021 Draft SEIR and are reflected herein. In some cases, the 2018 Final SEIR mitigation measures have been revised to address the potential impacts that may result from the 2021 Project. Edits to the 2018 Final SEIR mitigation measures are provided as strikethrough for removed text and double underline for added text. In addition, new mitigation measures that are proposed to reduce impacts resulting from the 2021 Project are shown entirely with double underline. b.These mitigation measures are both reflected in the 2021 Specific Plan Amendment and considered regulatory requirements. c.These mitigation measures are reflected in the 2021 Specific Plan Amendment. d.These mitigation measures are considered regulatory requirements.■											