



Carson Reclamation Authority

Monday, August 3, 2026
701 East Carson Street
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

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

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

PUBLIC INFORMATION

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

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

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

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

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

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

RULES OF DECORUM:

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

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

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

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

ROLL CALL (AUTHORITY SECRETARY)

FLAG SALUTE

INVOCATION

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

RECOMMENDED ACTION

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

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

RECESS INTO CLOSED SESSION

RECONVENE INTO OPEN SESSION

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

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

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

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: JULY 6, 2026

(REGULAR)

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-11-CRJPA
RECOMMENDED ACTION
– APPROVE RESOLUTION NO. 26-11-CRJPA
4. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING JUNE 30, 2026
RECOMMENDED ACTION
– RECEIVE and FILE.
5. CONSIDER AN UPDATE ON OPERATION & MAINTENANCE AND SITE MANAGEMENT OF THE FORMER CAL COMPACT LANDFILL
RECOMMENDED ACTION
– RECEIVE and FILE
6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JULY
RECOMMENDED ACTION
– RECEIVE AND FILE

DISCUSSION

7. CONSIDER APPROVAL OF RESOLUTION 26-12-CRJPA CREATING THE POSITION OF CHIEF OPERATING OFFICER
RECOMMENDED ACTION
– APPROVE Resolution No. 26-12-CRJPA approving the creation of the position of Chief Operating Officer; and
– AUTHORIZE the Chair to execute Resolution No. 26-12-CRJPA following approval as to form by the Authority Counsel.
– APPOINT Dr. Robert Lennox to the position of Chief Operating Officer.

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: July 30, 2026



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 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, August 3, 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:
JULY 6, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, July 6, 2026 (Regular)

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. July 6, 2026 - CRA Meeting Minutes [Regular]

Attachments

[July 6, 2026 - CRA Meeting Minutes \[Regular\]](#)



**Carson Reclamation Authority
REGULAR MEETING**

**Monday, July 6, 2026
701 East Carson Street
City Hall
4:00 PM**

MINUTES

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)

The meeting was called to order at 4:02 PM led by Authority Chair Lula Davis-Holmes in the Helen Kawagoe Chambers at Carson City Hall located at 701 E. Carson St., Carson, CA 90745.

ROLL CALL (AUTHORITY SECRETARY)

Authority Secretary Dr. Khaleah Bradshaw noted the roll call as follows:

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
Deputy Counsel Danny Aleshire

FLAG SALUTE

The Pledge of Allegiance was led by Board Member Aldridge.

INVOCATION

The Invocation was given by Board Member Thomas.

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 reported none.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire announced the Closed Session item titled CONFERENCE WITH REAL PROPERTY NEGOTIATOR.

RECESS INTO CLOSED SESSION

The meeting was recessed by Authority Chair Davis-Holmes at 4:05 PM for one hour.

RECONVENE INTO OPEN SESSION

Authority Vice-Chair Hicks reconvened the meeting at 5:40 p.m., absent was Authority Chair Davis-Holmes.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Authority Deputy Counsel Aleshire provided the report announcing that 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

Motion to Approve the Minutes was made by Board Member Thomas, Second by Board Member Aldridge. Absent was Authority Chair Davis-Holmes resulting in a vote of 4-0-0-0-1.

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:

JUNE 1, 2026 (REGULAR) - 5:41 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT

A Motion to approve all items on Consent was made by Board Member Thomas, Second by Board Member Hopson, absent was Authority Chair Davis-Holmes resulting in a vote of 4-0-0-0-1

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-10-CRJPA- 5:42 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-10-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 MAY 31, 2026

ACTION: Item No. 4 was approved on Consent.

5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JULY - 5:42 PM
RECOMMENDED ACTION

— RECEIVE AND FILE

ACTION: Item No. 5 was approved on Consent.

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

ACTION: Item No. 6 was approved on Consent.

DISCUSSION

Authority Secretary Bradshaw reported none.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas wished America a Happy Birthday for the 4th of July celebrations and thanked the residents for respecting the ban on fireworks.

Authority Vice-Chair Hicks reminded all that the ban on fireworks was brought about through a vote by the residents and thanked Dignity Health Sports Park for sponsoring the 4th of July drone show. He added that on July 8 from 6-8pm, Jeffrey Prang will be in attendance at the Community Center for a property tax workshop.

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

None.

ADJOURNMENT

Authority Vice-Chair Hicks adjourned the meeting at 5:46 PM.

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-11-CRJPA

I. SUMMARY

RESOLUTION NO. 26-11-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$834,219.32**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 26-11-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 August 3, 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 **\$834,219.32**.

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 3RD DAY OF AUGUST, 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. 26-11-CRJPA, adopted by the City of Carson City Council at its meeting held on August 3, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

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

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-11-CRJPA - Checks Only
2. DEMAND RESOLUTION #26-11-CRJPA - Wires Only

Attachments

[Exhibit 1 CRA Demand Register - Checks Only - 26-11-CRJPA.pdf](#)

[Exhibit 2 CRA Demand Register - June Wires Only - 26-11-CRJPA.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
1853	07/09/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	6,080.91			
1854	07/09/2026	PRINTED	000070 LOS ANGELES COUNTY DEPT O	263.00			
1855	07/23/2026	PRINTED	004417 SOCALGAS	5,141.18			
3 CHECKS				11,485.09			
CASH ACCOUNT TOTAL					.00		

Jun '26 water utility
Annual Groundwater Cleanup Ind. Waste Inspec. fee
Jul '26 gas utility

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
313	06/03/2026	WIRE	004084 RE SOLUTIONS, LLC	368,969.39	Apr '26	O&M, management fees	
314	06/10/2026	WIRE	005525 GREENBERG TRAURIG LLP	14,857.50	May '26	legal fees	
315	06/30/2026	WIRE	004084 RE SOLUTIONS, LLC	438,907.34	May '26	O&M, management fees	
3 CHECKS				822,734.23			
CASH ACCOUNT TOTAL							.00



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 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 JUNE 30, 2026

I. SUMMARY

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

Available cash as of June 30, 2026: \$462,508.83

Balance of reserve funds as of June 30, 2026 \$14,537,327.77

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 Reserve Holdings Report June 2026](#)



Reclamation Authority
Reserve Holdings
As of June 30, 2026

Description	CUSIP/Ticker	Security Sector	Face Amount/Shares	Cost Value	Market Value	YTM @ Cost	% of Portfolio
Carson Reclamation Authority							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	185.51	185.51	185.51	3.920	0.00
Carson Reclamation Authority			185.51	185.51	185.51	3.920	0.00
Carson Reclamation Authority #2							
BNY Cash Reserve Cash	MM7946	Cash	12,221,701.33	12,221,701.33	12,221,701.33	0.620	84.07
FAMC 4 5/19/2028	31428JF5	US Agency	1,000,000.00	998,702.45	996,710.00	4.068	6.88
FHLB 4 3/23/2029	3130B9WT3	US Agency	1,000,000.00	1,000,000.00	992,650.00	4.000	6.88
Morgan Stanley Bank 4 4/17/2028	61778ESY8	Certificate Of Deposit	249,000.00	249,000.00	248,378.42	4.000	1.71
Carson Reclamation Authority #2			14,470,701.33	14,469,403.78	14,459,439.75	1.150	99.54
Carson Reclamation Authority Remediation							
D. Treasury Cash Management Cash	946933	Cash	66,440.93	66,440.93	66,440.93	3.530	0.46
Carson Reclamation Authority Remediation			66,440.93	66,440.93	66,440.93	3.530	0.46
			14,537,327.77	14,536,030.22	14,526,066.19	1.161	100



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 2026, 4:00 PM

CONSENT 5.

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, RE|Solutions, LLC ("RES") for the month of May, 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 [May 2026]

Attachments

[O&M Report - May 2026 Monthly Progress Report](#)

The District at South Bay

MONTHLY JOB PROGRESS

REPORT

For May 2026

submitted July 16, 2026 to:



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MMRP.....PG 280

(Mitigation Monitoring and Reporting Program)

Attachment A

Executive Summary

EXECUTIVE SUMMARY MAY 2026

CONSTRUCTION

Construction activities during May 2026 continued to advance site development efforts associated with wet utility construction, GCCS header construction, and buffer zone development. Cell 1 buffer zone construction activities continued throughout the reporting period while Cell 2 buffer zone construction began along Stamps Drive during May 2026. Buffer zone construction activities included grading to liner elevation, preparation of foundation layers, geotextile and liner installation activities, and placement of protective development materials in support of future site improvements. Wet utility activities progressed during the reporting period, including underground utility installation, inspection activities, and associated survey and As Built verification efforts.

SAFETY PERFORMANCE

The project maintained a strong safety performance during the reporting period, reaching 226 consecutive safe calendar days without a reportable incident as of May 31, 2026. No site security incidents were reported during the month. Site access configurations were adjusted to support ICS header installation and future liner construction activities.

ENVIRONMENTAL COORDINATION

Environmental compliance activities remained a significant focus throughout May. Perimeter air monitoring continued in accordance with the DTSC-approved Ambient Air Quality Management Plan while construction operations remained in compliance with applicable SCAQMD Rules 402, 403, and 1466 requirements governing dust control, emissions, and excavation activities. Fugitive dust control Best Management Practices remained in place throughout the reporting period, and perimeter air monitoring confirmed continued compliance with project air quality requirements. No days occurred during the reporting period, in which the Air Quality Index exceeded 100.

Noise Monitoring continued at three residential receptor locations surrounding the project site in accordance with the City of Carson Municipal code and the Noise Control Ordinance of the County of Los Angeles requirements. Monitoring results confirmed that construction activities remained compliant with the applicable City of Carson Municipal

Code noise limits throughout the reporting period and no construction-related exceedances were recorded during May 2026 operations.

Construction activities continued in compliance with the project Mitigation Monitoring Plan. All contractors maintained compliance with Tier 4 equipment requirements, vehicle idling restrictions, haul truck tarp requirements, and equipment maintenance standards. Vehicle tracking pads and wheel washing measures remained operational at site exits to minimize track-out impacts to adjacent roadways. Battery-powered construction tools continued to be utilized where feasible to reduce emissions associated with construction operations.

SCHEDULE & PERMITTING

Project Schedule performance continues to be affected by utility coordination activities, design development efforts, and long-lead electrical procurement requirements. Electrical energization activities and customer-owned transformer procurement remain significant schedule drivers affecting overall project completion milestones. The current project schedule reflects substantial completion on 12/31/2027, with final completion forecast for 1/28/2028.

Several subcontractors continue to approach work constraints associated with limitations on available work areas and delays in issuance of IFC design documents. Ongoing coordination among the project team, utility providers, and design consultants remains necessary to maintain construction sequencing and minimize impacts to future activities.

FINANCIAL STATUS & OUTLOOK

The current SOW-3 Construction Estimate at Completion is projected to be approximately \$67.5 million compared to a current contract value of approximately \$61.3 million, resulting in potential cost growth of approximately \$6.2 million – approximately \$1.3 million in PCOs “Out for Approval,” \$1.2 million in PCOs “Open for Review,” \$3.5 million in Buyout Allowance overages and Deferred Scope items, and \$300 thousand in corresponding management fees. Current forecasts indicate approximately \$6.15 million in city-funded expenditures and approximately \$998,000 in CRA expenditures over the upcoming 60-day period.

In ongoing efforts of continuous improvement, the format for the SOW-3 and SOW-4 budget exhibit has been slightly modified this month to show the breakout of the "Net Change in Cash" at the top (to include the \$2.7M in interest earned on Measures R&M), and the rollup of the "City of Carson Direct-Paid Items" before and after 1/1/2025 at the bottom. As previously discussed, these exhibits do NOT include a new source of funds from CGO for the \$7.5M "Developer Overrun Payment."

Overall, the project continued to make measurable progress during May 2026 while successfully maintaining compliance with environmental, safety, and regulatory requirements associated with redevelopment of the site. Continued focus on utility coordination, environmental compliance, and critical path infrastructure activities will remain essential to maintaining project momentum during the upcoming reporting period.

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 5/31/2026

		Monthly Budget Estimate / Actuals for month ending 6/30/2026	Monthly Budget Estimate / Actuals for month ending 7/31/2026	Total 60-Day Rolling Budget
Forecast SOW-1 Site Management Expenses:				
SOW-1 Site Management Labor	RE Solutions Site Management Labor	65,950	43,237	109,187
SOW-1 Site Management Expenses	Vendors & Subcontractors	40,583	68,608	109,190
SOW-1 Site Management Expenses	Stormwater Management	6,617	54,167	60,784
SOW-1 Site Management Expenses	RE Solutions Office, Admin & Trailer Costs	16,812	13,226	30,038
Subtotal - SOW-1 Site Management Expenses		\$129,961	\$179,238	\$309,199
Forecast SOW-2 Operation & Maintenance Expenses				
SOW-2 O&M Labor	RE Solutions O&M Labor (Tasks 1-6)	85,968	112,925	198,894
SOW-2 O&M Expenses	Remedial Systems Operation & Maintenance (Tasks 1-6)	141,684	135,075	276,759
Subtotal SOW-2 (Tasks 1-6)		227,652	248,001	475,653
SOW-2 O&M Labor	RE Solutions O&M Labor (Task 7)	22,424	17,301	39,725
SOW-2 O&M Expenses	Unscheduled Operation & Maintenance Work (Task 7)	46,559	54,775	101,334
Subtotal SOW-2 (Task 7)		68,983	72,076	141,059
Subtotal - SOW-2 O&M Expenses		\$296,635	\$320,077	\$616,712
Forecast SOW-5 Enhanced Lenardo Expenses				
SOW-5 Enhanced Lenardo Labor	RE Solutions (SOW- 5 Labor)	12,311	20,000	32,311
SOW-5 Enhanced Lenardo Expenses	Michael Baker International	-	15,000	15,000
SOW-5 Enhanced Lenardo Expenses	SL Carson Builders	-	25,000	25,000
Subtotal - SOW-5 Enhanced Lenardo Expenses		\$12,311	\$60,000	\$72,311
		MI #106	MI #107	
Total 60-Day CRA Cash Account Funds Required		\$438,907	\$559,315	\$998,222
Forecast SOW-3 Construction Expenses:				
SOW-3 Construction Expenses	Electrical Design Consultants	-	-	-
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	6,092	7,992
SOW-3 Construction Expenses	Leighton Consulting (Verdantas)	7,590	24,489	32,079
SOW-3 Construction Expenses	Michael Baker International	-	12,500	12,500
SOW-3 Construction Expenses	MMRP - Noise & Vibration Monitoring Services	4,840	13,118	17,958
SOW-3 Construction Expenses	Owner Contingency (5% ???)	-	-	-
SOW-3 Construction Expenses	SL Carson Builders	2,780,195	2,329,885	5,110,080
SOW-3 Construction Expenses	RE Solutions (5% Management Fee & Reimbursements)	133,009	117,679	250,688
Subtotal - SOW-3 Construction Expenses		\$2,927,534	\$2,565,170	\$5,492,704
Forecast SOW-4 Design/PreConstruction Expenses				
SOW-4 Design/PreConstruction Labor	RE Solutions (SOW- 4 Labor)	13,660	-	13,660
SOW-4 Design/PreConstruction Expenses	Electrical Design Consultants	10,279	59,694	69,973
SOW-4 Design/PreConstruction Expenses	Cummings Curley & Associates	-	-	-
SOW-4 Design/PreConstruction Expenses	Cumming Management Group	-	-	-
SOW-4 Design/PreConstruction Expenses	EKI	419,125	86,881	506,007
SOW-4 Design/PreConstruction Expenses	KPFF	-	-	-
SOW-4 Design/PreConstruction Expenses	Leighton Consulting (Verdantas)	-	-	-
SOW-4 Design/PreConstruction Expenses	Michael Baker International	35,731	17,456	53,187
SOW-4 Design/PreConstruction Expenses	Other / Off-Off Invoices	8,000	-	8,000
SOW-4 Design/PreConstruction Expenses	AMPCO	-	-	-
SOW-4 Design/PreConstruction Expenses	Plan Check, Permit Fees and Assessments	-	-	-
SOW-4 Design/PreConstruction Expenses	SL Carson Builders	-	-	-
SOW-4 Design/PreConstruction Expenses	RE Solutions (Expenses)	3,327	5,000	8,327
Subtotal - SOW-4 Design/PreConstruction Expenses		\$490,123	\$169,032	\$659,155
		CMI #2012-013	CMI #2012-014	
Total 60-Day City of Carson Account Funds Required		\$3,417,656	\$2,734,203	\$6,151,859

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

January 1, 2025 through December 31, 2027

5/31/2026

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
City of Carson 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	\$48,343,020
Net Change in Cash (Payments, Deposits, and Interest) from 1/1/2025 through 5/31/2026	(\$15,994,753)

Total Cash Payments to RES (\$16,693,908)
Total Cash Payments made by City of Carson (\$1,997,353)
Total City of Carson Interest Earned on Measures R&M through 5/31/2026 \$2,696,508

Current City of Carson Fund Balances as of 5/31/2026	\$32,348,267
Projected City of Carson A/R Funds Remaining (\$12.5M Lenardo Developer Payment + \$8.0M LA Metro Reimbursement)	\$20,500,000
Total Current and Projected City of Carson Funds Remaining as of 5/31/2026	\$52,848,267

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 5/31/2026	Current Contract SOV as of 5/31/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 5/31/2026	Estimate at Completion SOV as of 5/31/2026	Cash Payments as of 5/31/2026	Estimate to Complete as of 5/31/2026
Forecast RES SOW-3 Construction Expenses:							
SOW-3 Construction Labor	-	-	-	-	-	-	-
Electrical Design Consultants	80,000	(80,000)	-	-	-	-	-
Cummings Curley & Associates	20,000	(20,000)	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-
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	25,445	18,442
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	221,583	96,769
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	67,585	155,415
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,043	3,578,776	56,907,819	5,901,758	62,809,577	9,728,255	53,081,322
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	(47,019)	3,099,130	295,088	3,394,218	668,190	2,726,027
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$3,544,082	\$61,298,054	\$6,196,846	\$67,494,900	\$10,722,150	\$56,772,750
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	927,481	379,357
Electrical Design Consultants	210,000	482,698	692,698	-	692,698	381,199	311,498
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	19,000	48,325	21,677	26,648
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	539,008	164,392
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	109,986	38,411
SL Carson Builders	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	-	180,000	64,634	115,366
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,720,157	\$250,149	\$6,970,306	\$331,977	\$7,302,283	\$5,971,759	\$1,330,524
Total RES SOW-3 and SOW-4 Budget	\$64,474,129	\$3,794,231	\$68,268,360	\$6,528,823	\$74,797,183	\$16,693,908	\$58,103,274
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 Direct-Paid Items from 1/1/2025 through 5/31/2026	\$1,100,883	\$896,470	\$1,997,353	\$0	\$1,997,353	\$1,997,353	\$0
Total City of Carson + RES Budget	\$66,981,992	\$4,690,701	\$71,672,692	\$6,528,823	\$78,201,515	\$20,098,241	\$58,103,274

Original Projected Funding Variance for RES SOW-3 and SOW-4 (\$60.8M - \$64.5M) as of 1/1/2025	(\$3,631,109)
Current City of Carson Fund Balances (\$32.4M) less Estimate to Complete (\$58.1M) as of 5/31/2026	(\$25,755,007)
Current & Projected City of Carson Funding Variance (\$52.9M - \$58.1M) as of 5/31/2026	(\$5,255,007)

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

January 1, 2025 through December 31, 2027

as of 5/31/2026

	Current and Potential City of Carson Sources of Funds						
	Total Sources of Funds	Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic	Developer Impact Fee / Del Amo Traffic	2024 City of Carson Lease Revenue	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)
		Bonds **	Signals	Mitigation Fee	Bonds		
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 5/31/2026	(\$15,994,753)	(\$13,785,535)	(\$133,213)	\$0	(\$2,076,005)	\$0	\$0
*Current City of Carson Fund Balances as of 5/31/2026	\$32,348,267	\$5,307,485	\$2,366,787	\$750,000	\$23,923,995	\$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 5/31/2026	\$52,848,267	\$5,307,485	\$2,366,787	\$750,000	\$23,923,995	\$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	2024 City of Carson Lease Revenue	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)
SOW-3 Construction Expenses	5/31/2026	5/31/2026	5/31/2026	5/31/2026	5/31/2026	Remaining Costs as of 5/31/26					
Electrical Design Consultants	-	-	-	-	-	-	-	-	-	-	-
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	25,445	18,442	18,442	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	221,583	96,769	96,769	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	94,509	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	67,585	155,415	155,415	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,907,819	5,901,758	62,809,577	9,728,255	53,081,322	12,494,415	2,213,337	750,000	30,033,521	-	7,590,049
RE Solutions (5% Management Fee & Reimbursements)	3,099,130	295,088	3,394,218	668,190	2,726,027	2,726,027	-	-	-	-	-
Subtotal - SOW-3 Construction Expenses	\$61,298,054	\$6,196,846	\$67,494,900	\$10,722,150	\$56,772,750	\$15,592,302	\$2,213,337	\$750,000	\$30,627,062	\$0	\$7,590,049
SOW-4 Design/PreConstruction Expenses						Remaining Costs as of 5/31/26					
RE Solutions (SOW- 4 Labor)	1,306,838	-	1,306,838	927,481	379,357	379,357	-	-	-	-	-
Electrical Design Consultants	692,698	-	692,698	381,199	311,498	311,498	-	-	-	-	-
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	19,000	48,325	21,677	26,648	26,648	-	-	-	-	-
Leighton Consulting (Verdantas)	313,766	38,279	352,045	352,045	-	-	-	-	-	-	-
Michael Baker International	560,000	143,400	703,400	539,008	164,392	164,392	-	-	-	-	-
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	109,986	38,411	38,411	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	64,634	115,366	115,366	-	-	-	-	-
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,970,306	\$331,977	\$7,302,283	\$5,971,759	\$1,330,524	\$1,045,817	\$0	\$0	\$284,707	\$0	\$0
Total Uses of Funds by Source***	\$68,268,360	\$6,528,823	\$74,797,183	\$16,693,908	\$58,103,274	\$16,638,119	\$2,213,337	\$750,000	\$30,911,769	\$0	\$7,590,049

Current & Projected City of Carson Funding Variance (\$52.9M - \$58.1M) as of 5/31/2026	(\$5,255,007)	(\$11,330,634)	\$153,450	\$0	(\$6,987,774)	\$12,500,000	\$409,951
Current City of Carson Fund Balances (\$32.4M) less Estimate to Complete (\$58.1M) as of 5/31/2026	(\$25,755,007)						

* Measures R&M Bonds include \$2.7M in interest earned through 5/31/2026

** 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. (i.e., not managed by RES)

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

Combined Budget and Sources & Uses Exhibit

5/31/2026

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 Cash (sum of all Payments and Deposits) from 1/1/2025 through 5/31/2026		\$464,328
Current CRA Cash Account Balance as of 5/31/2026		\$1,445,092
Faring/CGO A/R Invoices in CRA Cash Flow Ledger as of 5/31/2026		\$1,231,880
Projected CRA Cash Account A/R Funds from Faring/CGO Remaining as of 5/31/2026		\$8,391,667
Total Current and Projected CRA Cash Account A/R Funds Remaining as of 5/31/2026		\$11,068,639

	Original 3-Year SOV as of 1/1/2025	Net Changes increasing / (decreasing) SOV as of 5/31/2026	Current 3-Year SOV as of 5/31/2026	Net Potential Changes increasing / (decreasing) SOV as of 5/31/2026	Revised Potential 3-Year SOV as of 5/31/2026	Cash Payments as of 5/31/2026	Estimated 3-Year Cash to Complete as of 5/31/2026
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 5/31/2026	(\$7,466,301)
Current & Projected CRA Cash Account Funding Variance thru 12/31/27 (\$11.1M - \$8.9M) as of 5/31/2026	\$2,157,246

Attachment D
O&M Monthly Update



Operation and Maintenance Update

Former Cal Compact Landfill

May 2026 Activities

June 10, 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 May

- Continue Wet Utility Construction
- Continue GCCS Header Construction
- Continue Cell 1 Buffer Zone Construction
- Begin Cell 2 Buffer Zone Construction (Stamps)

Proposed Activities in June

- Continue Wet Utility Construction
- Begin Dry Utility Construction
- Continue GCCS Header Construction
- Continue Buffer Zone Construction - Cell 1 and 2



Cell 1 Buffer Zone Stormwater Liner. View East on Lenardo from Main Street

Health and Safety



3,124 Days With No O&M Operations Safety Incident

Daily Safety Meetings @ 6:00 am

Focus: Emergency Procedures

- Type of Emergency
- Muster Points
- Chain of Command/HazCom
- Hospital Location

Stormwater Management



May Rainfall Total: 0.01 in

- RES Trailer Weather Station



No Stormwater Discharged

On-Site Inspections (MBI):

- May 6, 13, 20, 27



Basin D View North



Stormwater Management

Stormwater BMP Action Items:

- Removed Accumulated Trash

Stormwater Accumulation at End of the Reporting Period:

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

CARSON RECLAMATION AUTHORITY - BMP INSPECTION REPORT

Part II. BMP Observations. Describe deficiencies in Part III.			
Minimum BMPs for Risk Level 2 Sites	Adequately designed, implemented and effective (yes, no, N/A)	Action Required (yes/no)	Action Implemented (Date)
Good Housekeeping for Construction Materials			
Inventory of products (excluding materials designed to be outdoors)	Y	N	-
Stockpiled construction materials not actively in use are covered and bermed	Y	N	-
All chemicals are stored in watertight containers with appropriate secondary containment, or in a completely enclosed storage shed	Y	N	-
Construction materials are minimally exposed to precipitation	Y	N	-
BMPs preventing the off-site tracking of materials are implemented and properly effective	Y	N	-
Good Housekeeping for Waste Management			
Wash/rinse water and materials are prevented from being disposed into the storm drain system	N/A	-	-
Portable toilets are contained to prevent discharges of waste	Y	N	-
Sanitation facilities are clean and with no apparent leaks and/or spills	Y	N	-
Equipment is in place to cover waste disposal containers at the end of business day and during rain events	Y	N	-
Discharges from waste disposal containers are prevented from discharging to the storm drain system / receiving water	Y	N	-
Stockpiled waste material is securely protected from wind and rain if not actively in use	Y	N	-
Procedures are in place for addressing hazardous and non-hazardous spills	Y	N	-
Appropriate spill response personnel are assigned and trained	Y	N	-
Equipment and materials for cleanup of spills is available onsite	Y	N	-
Washout areas (e.g., concrete) are contained appropriately to prevent discharge or infiltration into the underlying soil	Y	N	-
Good Housekeeping for Vehicle Storage and Maintenance			
Measures are in place to prevent oil, grease, or fuel from leaking into the ground, storm drains, or surface waters	Y	N	-
All equipment or vehicles are fueled, maintained, and stored in a designated area with appropriate BMPs	Y	N	-
Vehicle and equipment leaks are cleaned immediately and disposed of properly	Y	N	-

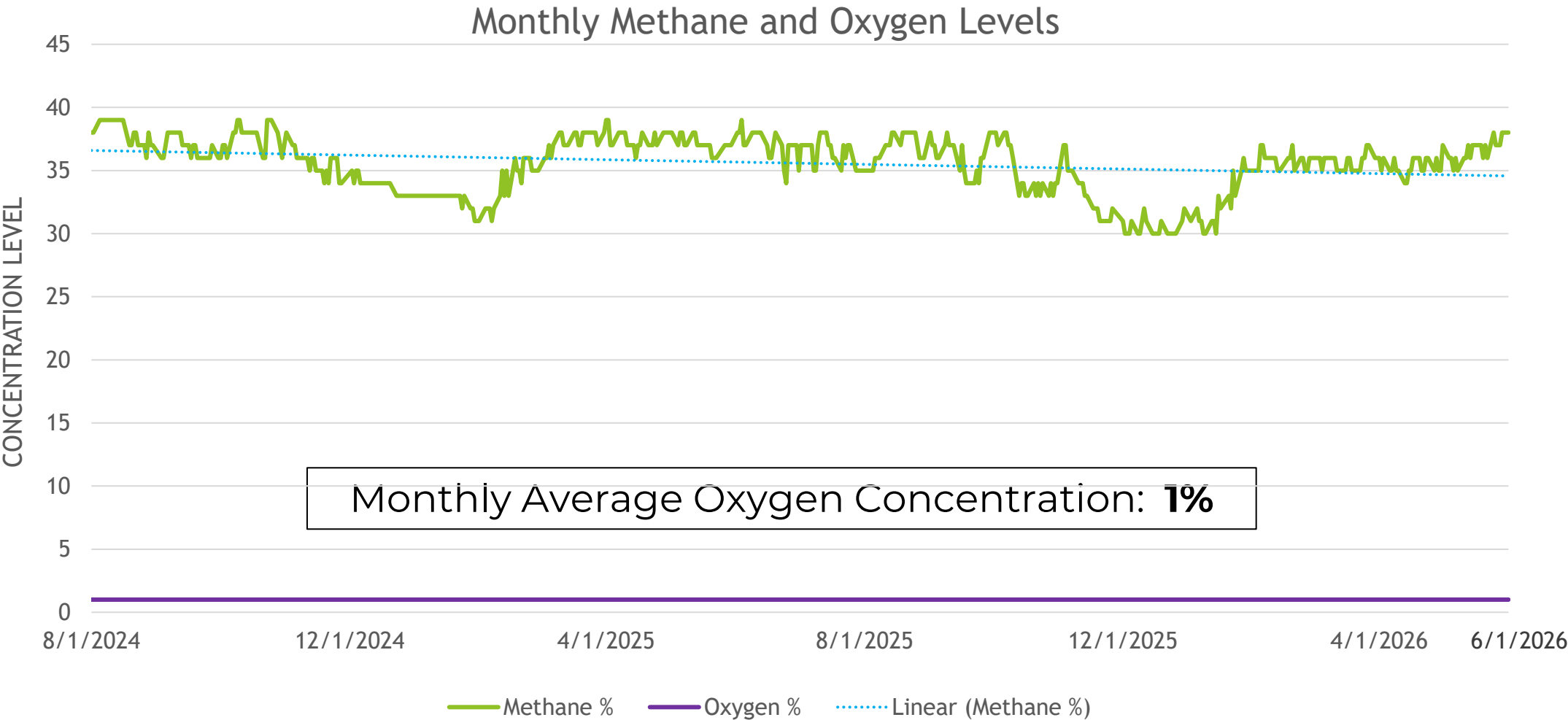
Page (Example) From Weekly BMP Inspection Report



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 - June
Grid Monitoring – Instantaneous Surface Monitoring	63 Accessible Grids (Cells 1-5)	Quarterly – June
Grid Monitoring – Integrated Surface Sampling	63 Accessible Grids (Cells 1-5)	Quarterly – June
ILSS Samples collected for laboratory analysis	Two (Grids TBD)	Quarterly - June

GCCS – Landfill Gas Trends (May)



Historical Average
Methane Concentration:
35.5%

Monthly Average
Methane
Concentration: **36.5%**

Historical Average
Oxygen Concentration:
1%



GCCS – Landfill Gas Inlet Flow (May)

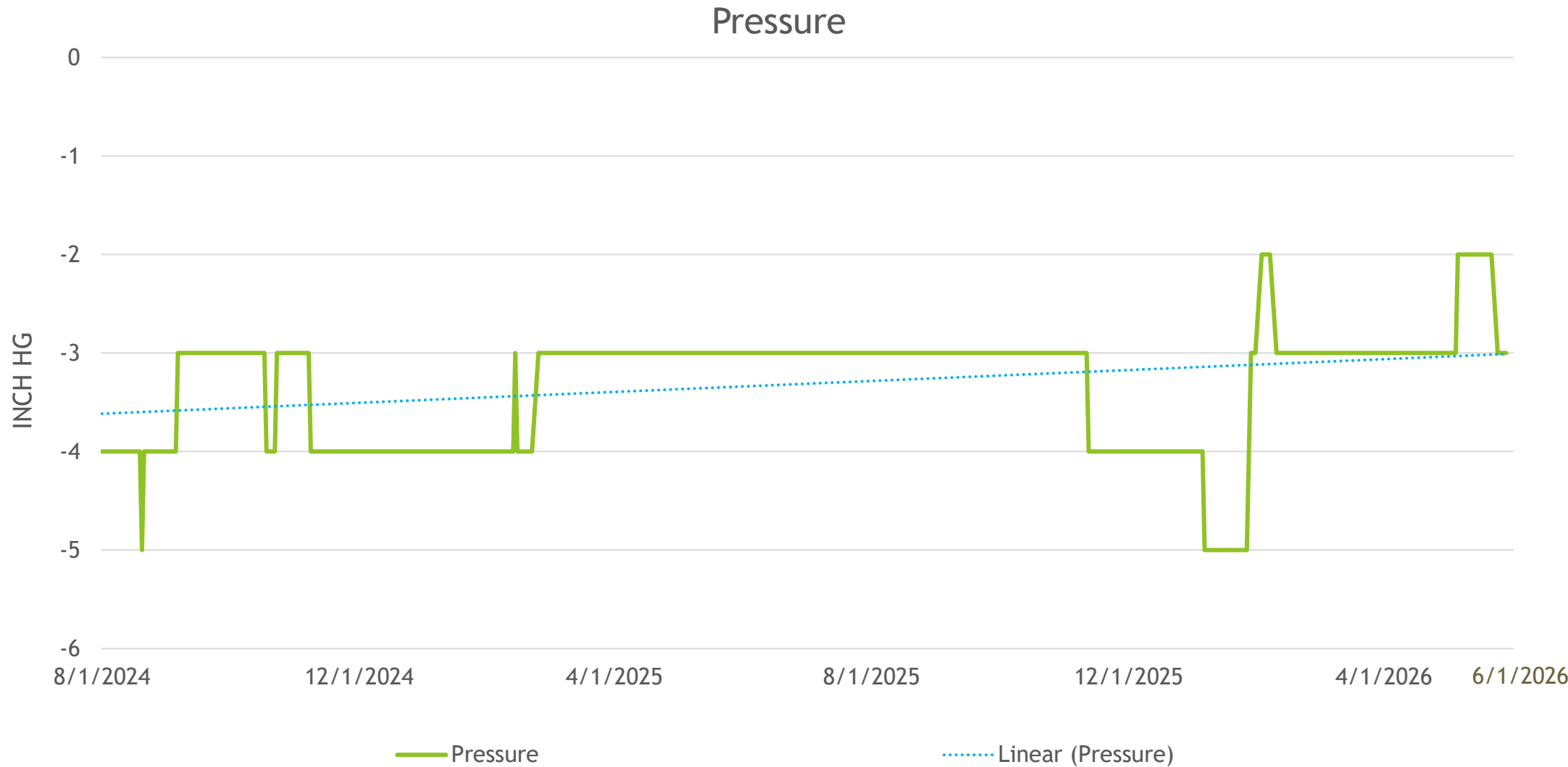
GCCS



-Historical Average Flow Rate: 201 SCFM

-Monthly Average Flow Rate: 193 SCFM

GCCS – Landfill Gas Pressure (May)



Historical Average Vacuum: -3.3"

Monthly Average Vacuum: -2.4"



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 (May Average Methane 36.5%)

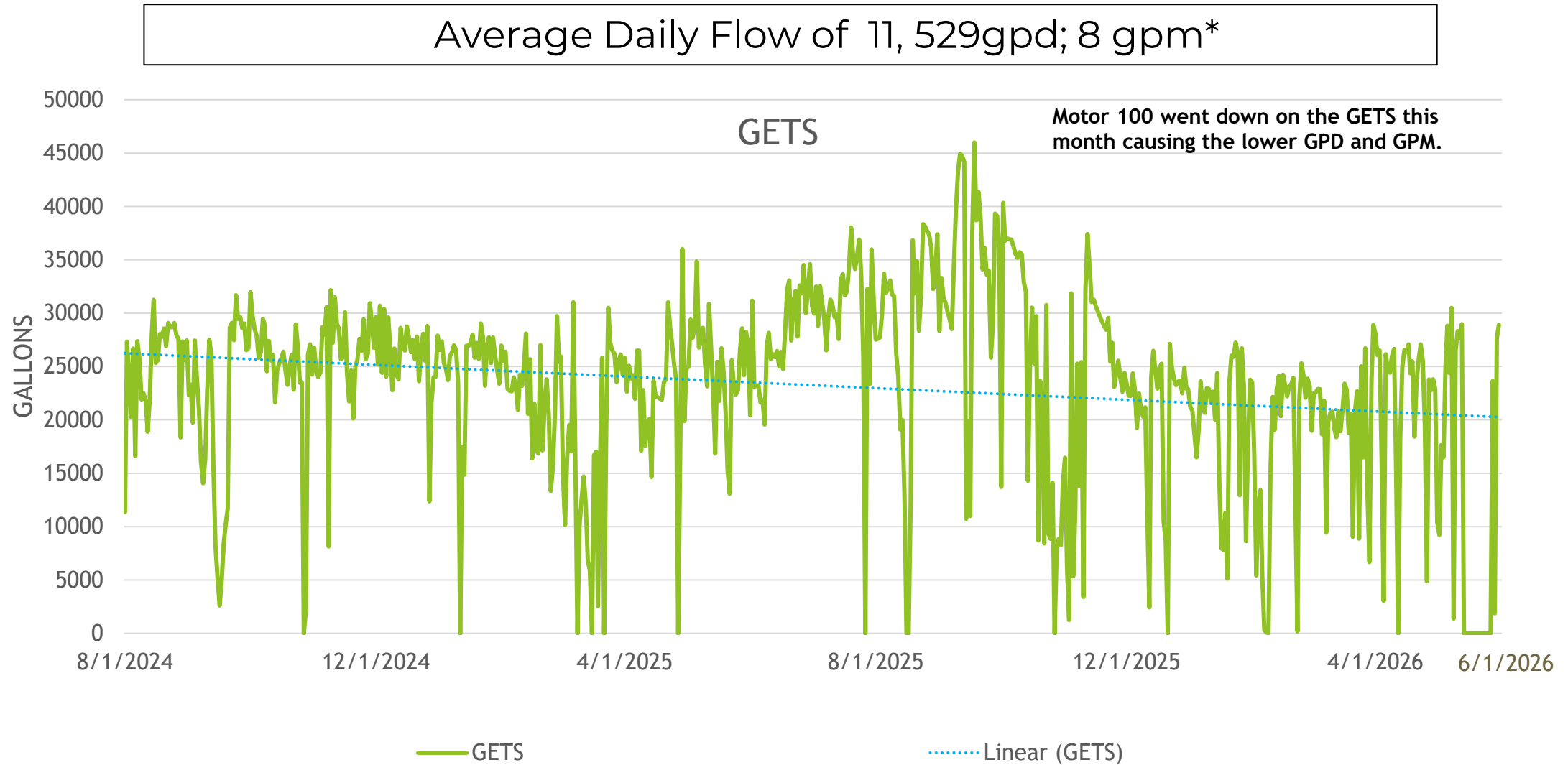
Low cost of enrichment gas:

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





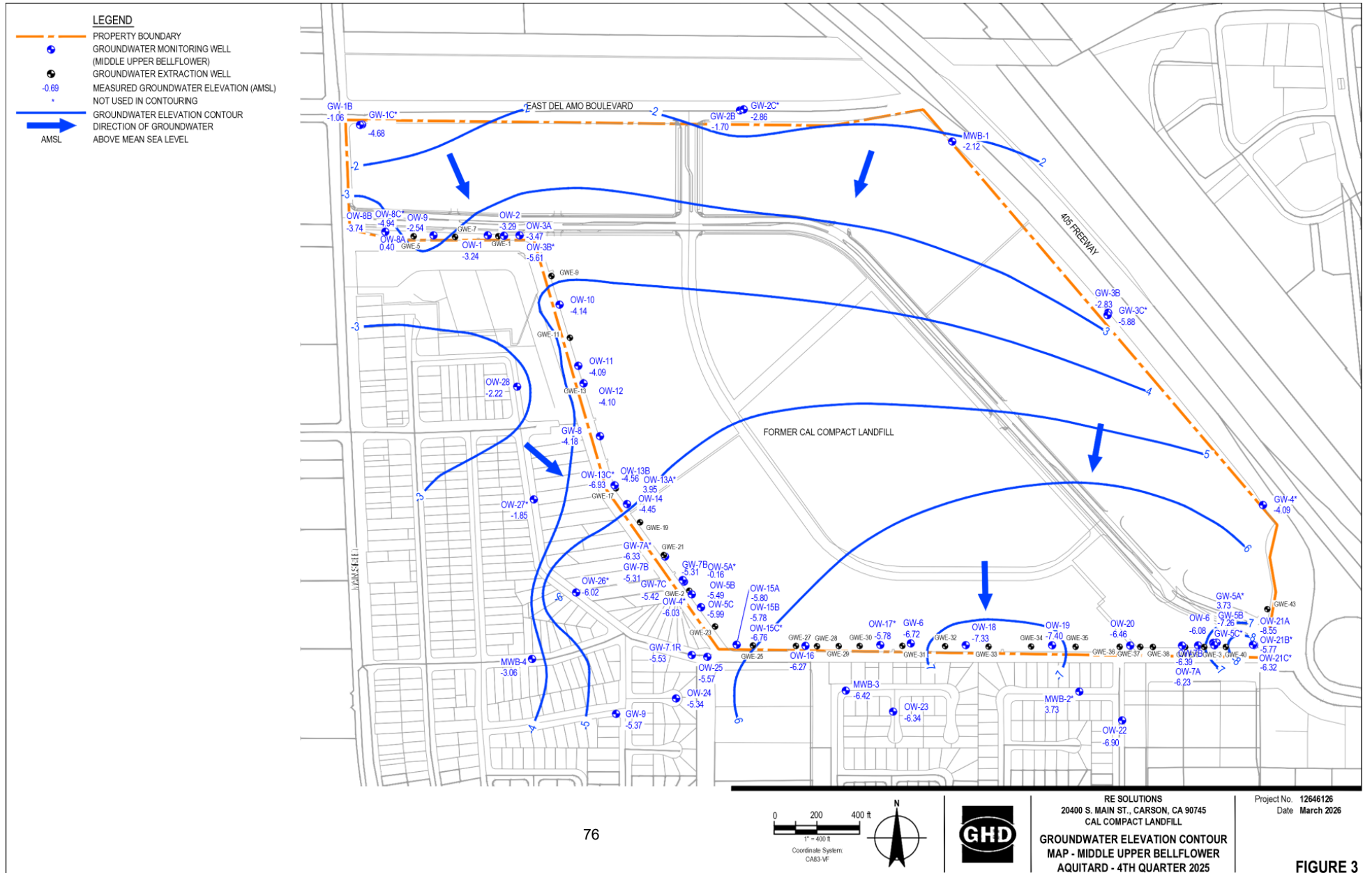
Groundwater Extraction and Treatment System (GETS) – (May)



Historical Average Daily Flow of 23,250 gpd; 16 gpm*

*Within Allowable Discharge Limits⁷⁵

GETS Hydraulic Capture Q1



GETS and GCCS Operations (May)

GETS Online 47%

- 4 Shutdowns

GCCS Online 89%

- 4 Shutdowns



GETS Air Stripper Motor



GETS Off-Line

Date Shutdown	Shutdown Duration	Reason	Corrective Action
5/1/2026	15 Hours	Surge Tank High Liquid Alarm	Troubleshoot & Clear Alarm
5/2/2026*	16 Hours	Power Interruption	Troubleshoot & Clear Alarm
5/9/2026*	24 Hours	Power Interruption	Troubleshoot & Clear Alarm
5/14/2026	343 Hours	Air Stripper Motor	Replace Motor

*Weekend





GCCS Off-Line



Date Shutdown	Shutdown Duration	Reason	Corrective Action
5/1/2026	15 Hours	High Temperature (Flare)	Troubelshoot & Clear Alarm
5/2/2026*	16 Hours	Power Interruption	Troubelshoot & Clear Alarm
5/9/2026*	24 Hours	Power Interruption	Troubleshoot & Clear Alarm
5/18/2026	25 Hours	Power Outage	Troubleshoot & Clear Alarm

*Weekend



PANM Monitoring and Sampling



FIXED LOCATION MONITORING AND SAMPLING LOCATIONS

- AIR SAMPLING STATION
- ▲ DUST MONITORING STATION
- ◆ WEATHER STATION
- ◆ PORTABLE PERIMETER LOCATION
- WORK AREA MONITORING



PANM May 2026 Monitoring Data

Dust as PM₁₀ – Portable Meter

- Collected one round of dust monitoring on non-construction days; three rounds on active construction days
- Elevated PM₁₀ during the morning from atmospheric conditions (high AQI, humidity, wind)
- Instantaneous PM₁₀ measurements are shown for monitoring days where individual readings were above 50 µg/m³



Date	Start Time	PP-1	PP-2	PP-3	PP-4	PP-5	PP-6	PP-7	PP-8	PP-9	PP-10	PP-11	Comments
		Dust as PM ₁₀ (µg/m³)											
5/11/26	7:30	87	98	97	86	84	85	83	82	84	79	81	Visible haze present, AQI: 73, Humidity: 92%
	10:15	58	55	56	50	47	49	48	47	46	51	50	Visible haze present, AQI: 70, Humidity: 81%
	13:25	42	43	41	40	45	39	36	37	35	34	33	
5/12/26	8:13	70	75	85	83	91	84	84	88	92	72	84	Visible haze present, AQI: 57, Humidity: 87%
	10:19	47	42	46	31	42	23	22	25	22	23	28	
	12:46	26	26	33	12	12	18	20	15	15	18	14	
5/18/26	9:38	58	43	51	49	55	45	54	42	39	59	54	Visible haze present, AQI: 70, Humidity: 76%
	10:35	44	56	54	39	47	48	51	41	42	44	53	Visible haze present, AQI: 70, Humidity: 70%
	12:32	52	59	35	31	55	67	54	46	54	42	48	Visible haze present, AQI: 70, Humidity: 64%
5/19/26	6:47	42	62	85	45	48	62	71	59	59	64	76	Visible haze present, AQI: 79, Humidity: 89%
	11:11	47	52	47	51	52	52	51	46	45	43	55	Visible haze present, AQI: 92, Humidity: 60%
	13:19	51	57	62	76	52	40	39	44	46	47	55	Visible haze present, AQI: 94, Humidity: 64%
5/21/26	8:00	41	45	51	50	51	56	58	50	48	44	49	Visible haze present, AQI: 63, Humidity: 86%
	10:50	37	36	27	28	36	33	32	38	37	34	35	
	13:25	38	33	32	37	32	34	39	33	35	31	29	



PANM May 2026 Monitoring Data, Continued

Dust as PM₁₀ – Fixed Stations

- Daily average PM₁₀ concentrations
- 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)						
5/1/26	29.60	23.42	31.31	27.74	36.36	(6.76)	(12.94)
5/2/26	34.23	27.37	35.96	31.84	41.78	(7.55)	(14.41)
5/3/26	11.52	8.78	12.05	10.85	13.20	(1.68)	(4.42)
5/4/26	4.20	3.82	4.73	3.80	5.95	(1.75)	(2.14)
5/5/26	4.65	4.26	5.26	4.48	15.51	(10.86)	(11.25)
5/6/26	23.04	21.76	11.11	9.72	13.33	9.71	8.43
5/7/26	14.57	12.84	15.74	13.76	18.56	(3.99)	(5.73)
5/8/26	21.99	17.95	23.23	20.79	27.79	(5.80)	(9.83)
5/9/26	31.59	25.93	33.27	29.81	38.98	(7.38)	(13.04)
5/10/26	29.11	23.67	31.81	28.07	36.73	(7.61)	(13.05)
5/11/26	42.45	34.60	45.67	40.91	52.96	(10.51)	(18.36)
5/12/26	23.40	18.83	24.32	21.67	29.71	(6.31)	(10.88)
5/13/26	9.73	7.86	10.39	9.08	13.03	(3.30)	(5.17)
5/14/26	13.12	10.21	13.92	12.23	17.04	(3.92)	(6.84)
5/15/26	18.12	14.62	19.85	17.29	22.59	(4.47)	(7.97)
5/16/26	26.11	21.87	29.15	25.55	32.28	(6.17)	(10.41)
5/17/26	43.61	33.93	46.42	40.93	51.56	(7.95)	(17.63)
5/18/26	51.15	40.09	54.96	49.52	61.62	(10.47)	(21.52)
5/19/26	40.37	36.97	44.77	39.96	51.05	(10.68)	(14.09)
5/20/26	31.28	25.35	33.71	30.63	43.62	(12.34)	(18.27)
5/21/26	36.08	28.07	37.54	34.26	44.44	(8.36)	(16.37)
5/22/26	27.89	22.20	29.77	27.72	35.87	(7.98)	(13.67)
5/23/26	19.10	15.69	20.87	18.81	23.32	(4.22)	(7.62)
5/24/26	11.85	9.61	12.63	11.58	14.14	(2.30)	(4.53)
5/25/26	9.72	7.98	10.40	9.27	10.89	(1.17)	(2.91)
5/26/26	10.44	8.86	11.31	10.47	15.83	(5.39)	(6.97)
5/27/26	14.22	11.46	15.65	13.57	18.17	(3.95)	(6.71)
5/28/26	11.21	9.27	11.61	10.16	13.13	(1.92)	(3.86)
5/29/26	4.85	4.27	5.00	3.91	6.40	(1.55)	(2.13)
5/30/26	12.54	10.91	13.03	10.76	14.39	(1.85)	(3.48)
5/31/26	82 23.37	19.02	24.59	20.25	27.00	(3.62)	(7.98)
Screening Level	---	---	---	---	---	50	50



PANM May 2026 Instantaneous Monitoring Data

- **Methane**

- Two methane detections (10 ppmv and 5 ppmv) were recorded at portable perimeter station PP-11 during the second and third monitoring rounds on May 19.
- No additional detections were observed during the reporting period.

- **Volatile Organic Compounds (VOCs) / Hydrogen Sulfide / Carbon Monoxide**

- No detections.

- **Noise**

- No exceedances.

- **Meteorological**

- 0.03 inches of rain at AM-5 Davis Weather Station.



PANM May 2026 Monthly Sampling Status

Bi-weekly Sampling May 5, 6, and 27, 2026

VOCs

- First Round: 21 of 65 analytes detected
- Second Round: 19 of 65 analytes detected

- All detections below screening levels except:
 - First Round:
 - (3) 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:
 - (1) detection 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 May 2026 Monthly Sampling Status, Continued

Bi-weekly Sampling May 5, 6, and 27, 2026

- **Polycyclic Aromatic Hydrocarbons (PAHs)**

- First Round: 3 of 20 analytes detected
- Second Round: TBD; pending lab analysis report
- All detections below screening levels except:
 - First Round:
 - (1) detections of 1-methylnaphthalene (above EPA RSL* of 0.0031 $\mu\text{g}/\text{m}^3$)
 - Second Round:
 - TBD; pending lab analysis report



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



PANM May 2026 Monthly Sampling Status, Continued

Bi-weekly Sampling May 5, 6, and 27, 2026

- **Metals**

- First Round: No detections of 17 analytes
- Second Round: No detections of 17 analytes

- **Poly-Chlorinated Biphenyls (PCBs)**

- No detections of 9 analytes

- **Pesticides**

- 1 of 22 analytes detected
- Detections below screening levels



O&M Activities: On Location May



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 (June)



Activity	WE 6/6	WE 6/13	WE 6/20	WE 6/27
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	X	
Monthly Maintenance (Air Stripper/Compressor)				X
Grid Monitoring - Instantaneous Surface Monitoring	X	X	X	
Grid Monitoring - Integrated Surface Sampling				X



Corrective Actions and Continuous Improvement

Operations and Maintenance

- Installed new lights in LOC
- GETS GAC and PPA Media Replacement Scheduled June 2, 2026
 - GAC Vessel 200
 - KMNO₄ Vessel 100
- FlowMark technology – Scale Prevention
- Automated PANM Sampling Equipment
 - Pilot test to be installed late June



Manlift/Personnel Replacing Lights in LOC



Corrective Actions and Continuous Improvement

Construction

- Continuing work in the Buffer Zone and GCCS header construction.
- May 26: 12 CY of 1166 impacted soil stockpiled in the temporary trash relocation area.
- June 1: All 1166 impacted soil in the temporary trash relocation area was transported off-site.





Permit Compliance and Reporting Milestones

Submitted Reports:

- Revised Management Approach to Phased Occupancy (MAPO)
- April 2026 PANM Report
- Q1 2026 GETS O&M Status Report
- Q1 2026 GWMR
- Revised SAP/QAPP Addendum and RTC
- Revised GCCS OM&M Manual and RTC
- Revised Q4 2025 GETS O&M Status Report and RTC
- Revised Q4 2025 GWMR and RTC
- Revised Well Decommissioning Workplan and RTC
- SCAQMD 40-Day Letter/1166 Soil Removal
- SCAQMD 1150/1166 Alternative Compliance Plan (EKL)





Permit Compliance and Reporting Milestones

Upcoming Reports

- May 2026 PANM Report
- Post Closure Land Use Plan
- Decision Unit Development and Occupancy Plan
- Revised 5-Year Review and RTC
- Revised Cast-in-Drilled-Hole (CIDH) Pile and Caisson Work Plan and RTC
- Revised Off-Site Sources Desktop Study Work Plan and RTC





Other Reporting Milestones

- 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 May 2026**

June 11, 2026

Prepared for:

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Introduction

This document details the noise monitoring data acquired during construction of the District at South Bay Project in Carson during the month of May 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 May 1 to 3 pm on May 4, 2026.

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).

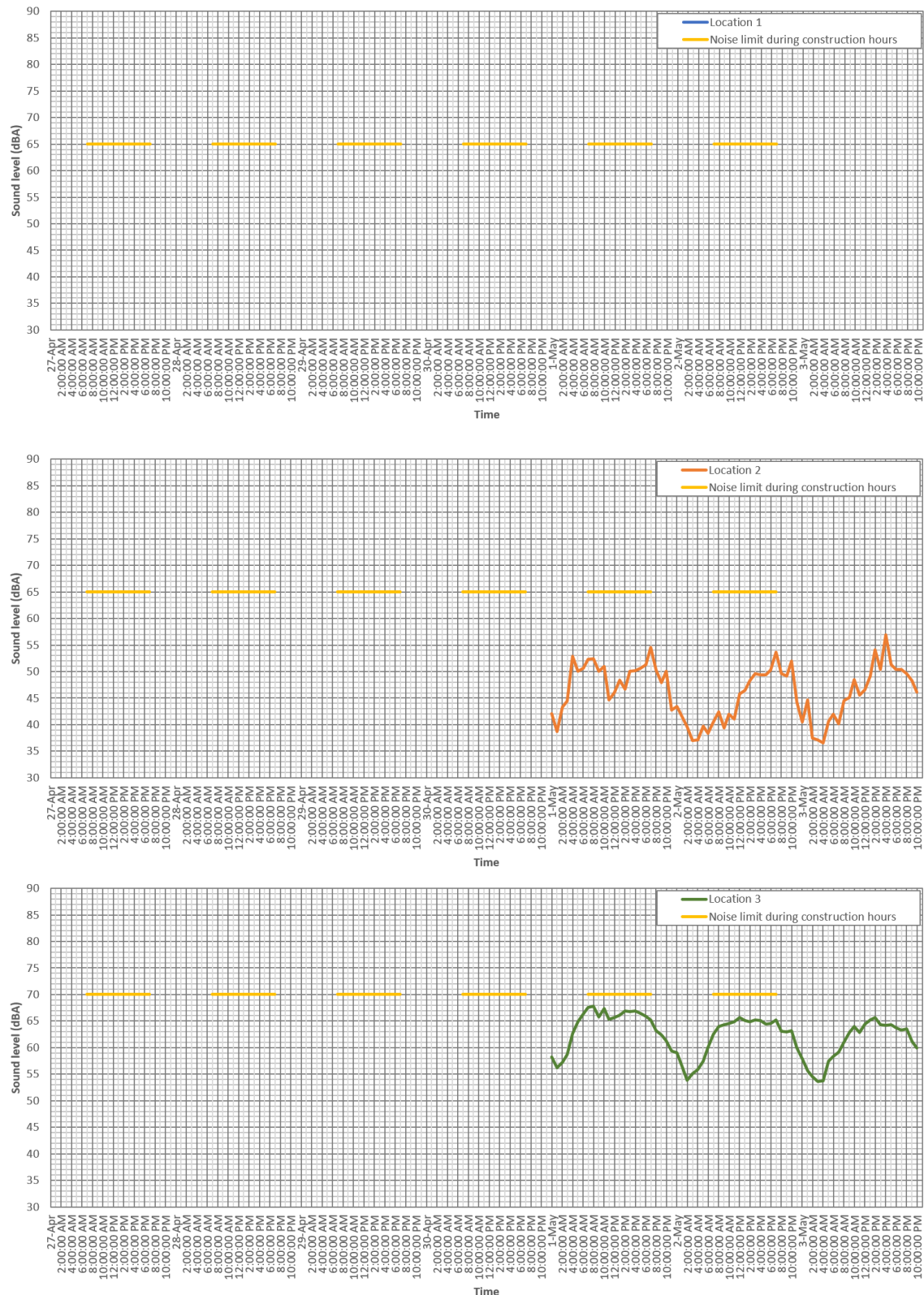


Figure 2 Measured sound levels on May 1 to May 3, 2026

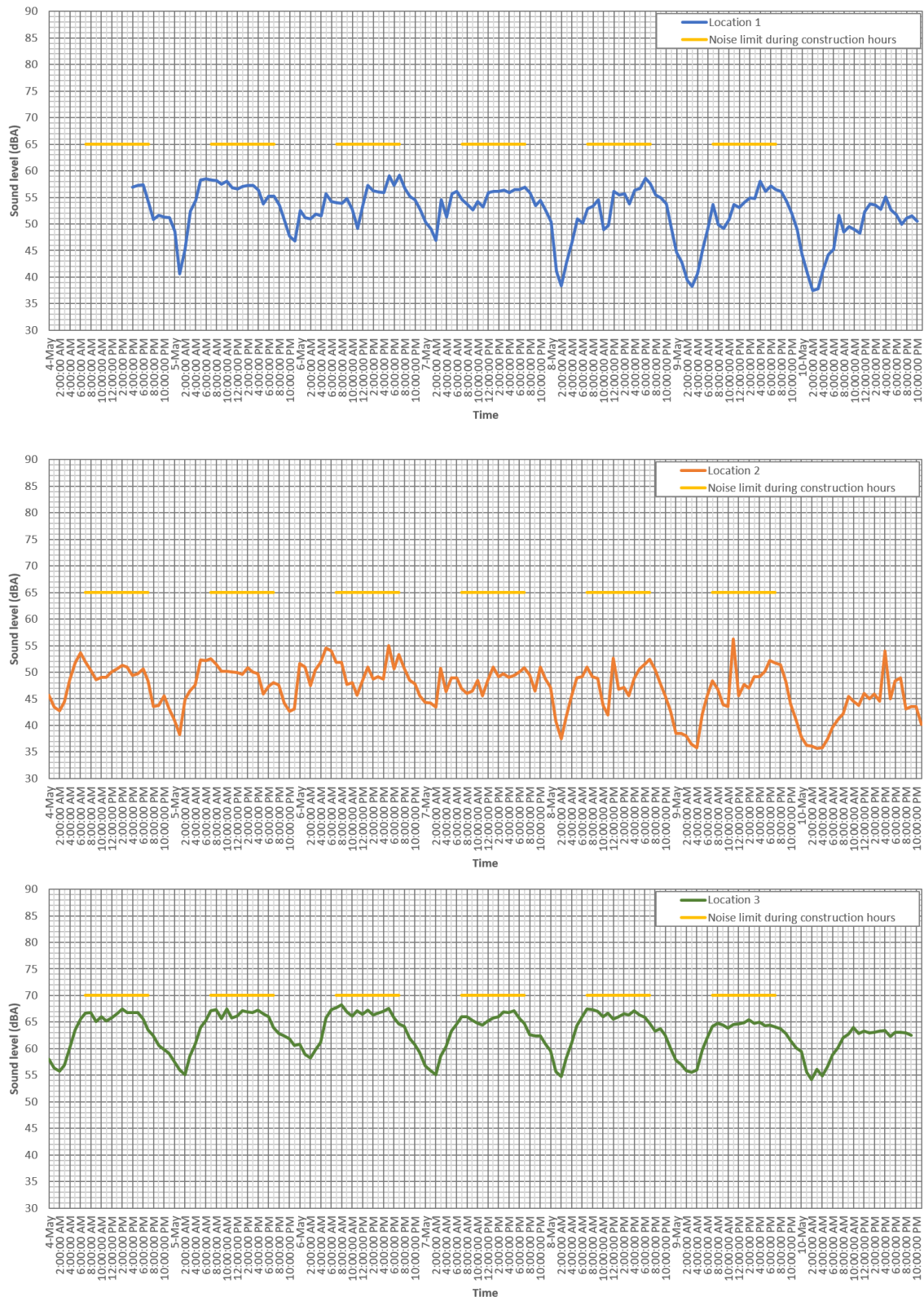


Figure 3 Measured sound levels from May 4 to May 10, 2026

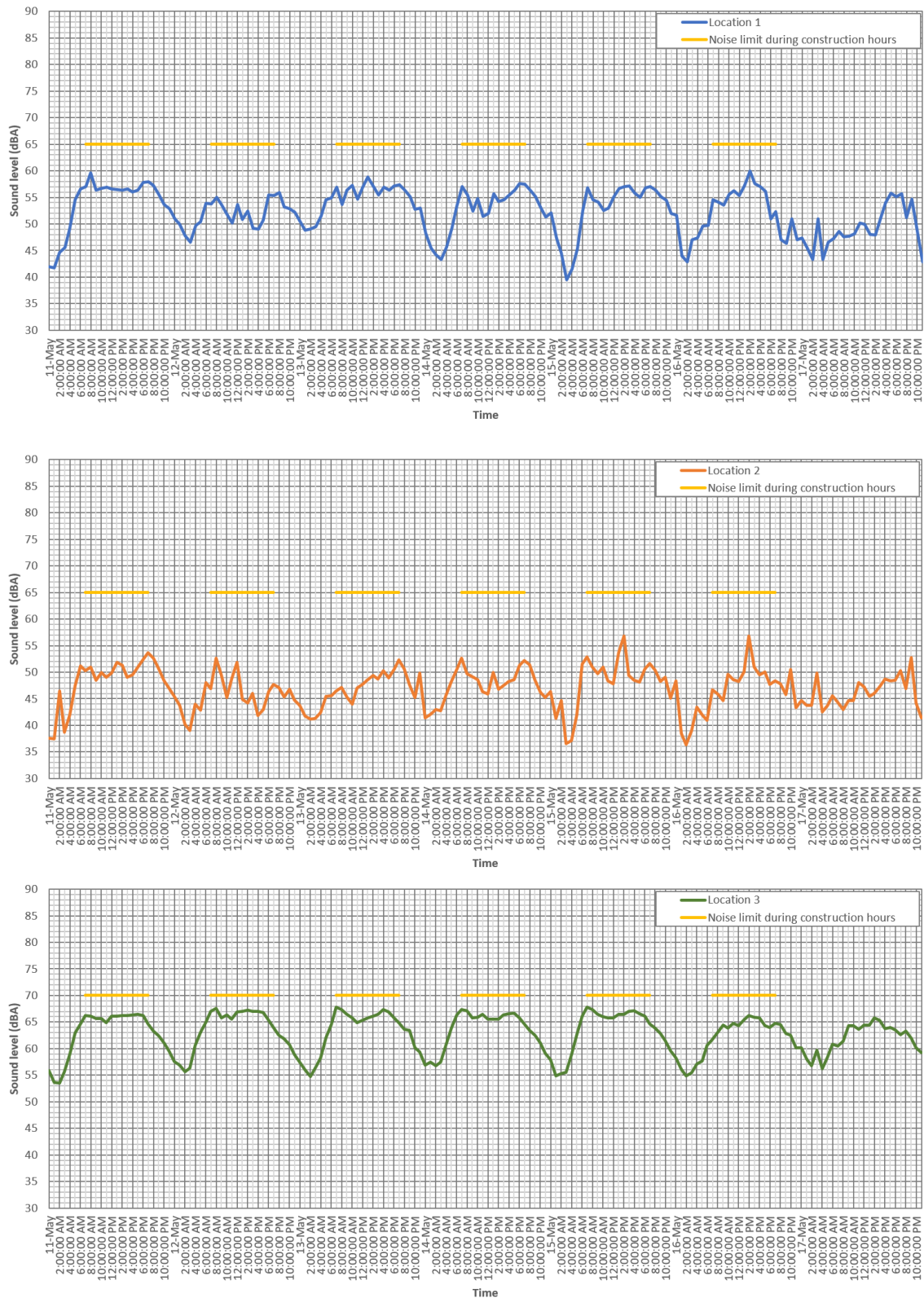


Figure 4 Measured sound levels from May 11 to May 17, 2026

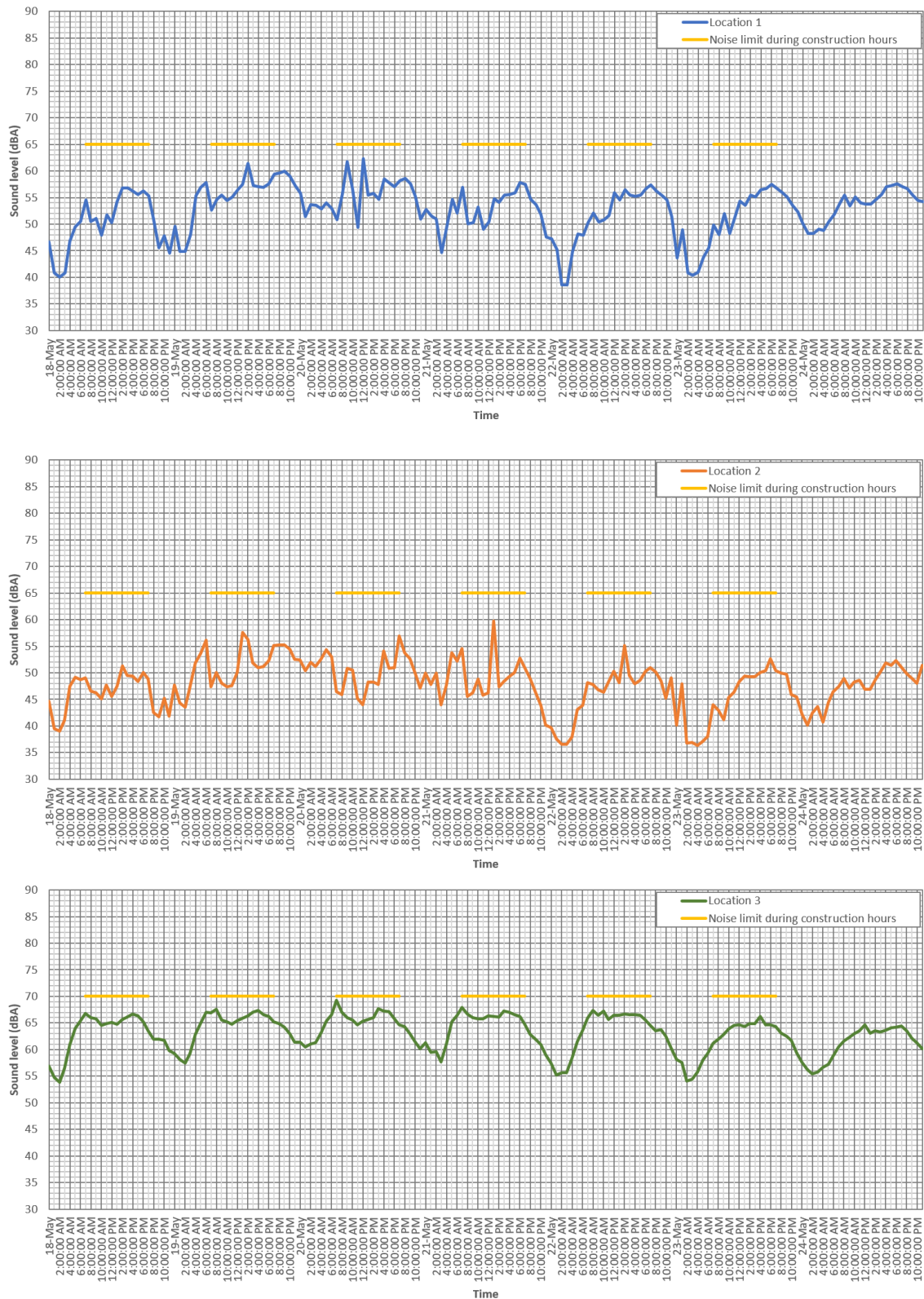


Figure 5 Measured sound levels from May 18 to May 24, 2026

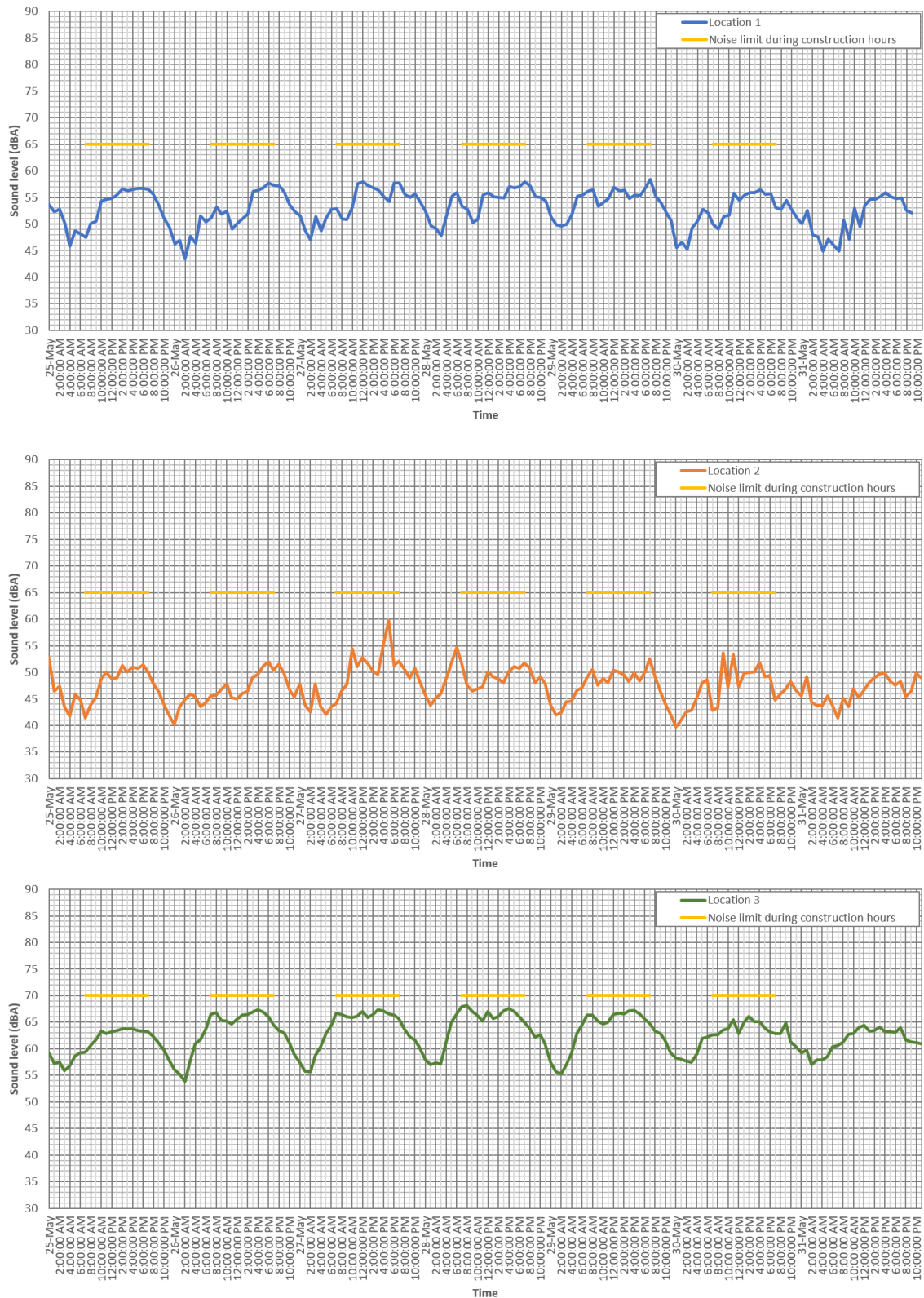


Figure 6 Measured sound levels from May 25 to May 31, 2026

Table 1 Measured Noise Levels at Location 1

Hourly Average Sound Levels, dBA, Leq-1hr																															
Time	May																														
	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	-	-	-	-	48.6	52.5	50.3	50.4	44.6	44.3	41.9	51.0	50.4	48.3	52.1	51.6	47.4	46.7	49.6	55.8	52.7	47.2	43.6	50.2	53.6	46.2	51.5	52.3	51.3	45.6	
1:00 AM	-	-	-	-	40.6	51.2	49.0	41.1	42.7	40.7	41.7	49.9	48.8	45.4	47.4	44.0	45.4	40.8	44.9	51.4	51.5	45.2	48.9	48.2	52.3	46.9	48.8	49.6	49.8	46.6	
2:00 AM	-	-	-	-	45.2	51.0	46.9	38.3	39.4	37.4	44.6	47.8	49.0	44.2	44.5	42.9	43.3	40.0	44.9	53.7	51.0	38.6	40.8	48.2	52.7	43.4	47.0	49.2	49.6	45.2	
3:00 AM	-	-	-	-	52.4	51.9	54.6	42.8	38.2	37.8	45.5	46.6	49.5	43.3	39.5	47.0	51.0	40.8	48.0	53.5	44.7	38.6	40.4	49.0	50.0	47.7	51.4	47.8	49.9	49.3	
4:00 AM	-	-	-	-	54.4	51.5	51.3	46.6	40.6	41.2	49.1	49.7	51.5	45.7	41.5	47.4	43.3	46.8	55.3	52.9	49.7	44.9	40.9	48.8	45.8	46.3	48.7	51.6	51.9	50.5	
5:00 AM	-	-	-	-	58.3	55.7	55.7	51.0	45.3	44.2	54.6	50.4	54.6	49.3	45.3	49.6	46.6	49.5	56.9	54.0	54.7	48.1	43.8	50.5	48.7	51.5	51.1	55.2	55.2	52.7	
6:00 AM	-	-	-	-	58.5	54.2	56.1	50.2	49.4	45.2	56.6	53.9	54.9	53.3	52.5	49.7	47.2	50.5	57.8	53.0	52.1	47.9	45.6	51.9	48.1	50.4	52.8	55.9	55.5	52.1	
7:00 AM	-	-	-	-	58.3	54.0	54.6	52.9	53.6	51.6	57.0	53.8	56.9	57.0	56.8	54.6	48.6	54.6	52.6	50.8	56.9	50.3	49.8	53.9	47.5	51.2	52.9	53.3	56.1	49.9	
8:00 AM	-	-	-	-	58.1	53.9	53.6	53.3	49.8	48.5	59.6	55.0	53.6	55.4	54.5	54.1	47.6	50.5	54.7	55.7	50.1	52.1	48.0	55.4	50.1	53.2	51.0	52.7	56.5	49.0	
9:00 AM	-	-	-	-	57.5	54.8	52.6	54.5	49.1	49.5	56.4	53.7	56.3	52.4	54.1	53.5	47.7	51.1	55.4	61.8	50.3	50.4	52.0	53.4	50.5	51.9	50.8	50.3	53.3	51.4	
10:00 AM	-	-	-	-	58.0	52.7	54.2	48.9	50.8	48.9	56.7	51.8	57.2	54.8	52.5	55.6	48.1	47.9	54.4	56.6	53.2	50.8	48.2	55.1	54.3	52.4	53.1	50.8	54.1	51.6	
11:00 AM	-	-	-	-	56.8	49.1	53.2	49.7	53.7	48.3	56.9	50.2	54.7	51.4	53.0	56.2	50.2	51.7	55.1	49.4	49.0	51.6	51.1	54.0	54.7	49.0	57.6	55.4	54.8	55.8	
12:00 PM	-	-	-	-	56.6	53.7	55.9	56.1	53.1	52.3	56.6	53.6	57.0	52.0	55.1	55.3	49.9	50.3	56.5	62.3	50.4	55.9	54.3	53.8	54.8	50.2	57.9	55.9	56.9	54.4	
1:00 PM	-	-	-	-	57.0	57.2	56.1	55.4	54.1	53.8	56.5	50.8	58.8	55.7	56.7	57.3	48.0	54.2	57.5	55.4	54.8	54.5	53.5	53.8	55.5	51.0	57.3	55.1	56.2	55.5	
2:00 PM	-	-	-	-	57.2	56.2	56.1	55.7	54.9	53.5	56.4	52.4	57.1	54.2	57.0	59.9	47.9	56.8	61.4	55.8	54.1	56.5	55.5	54.7	56.6	51.9	56.8	55.0	56.4	55.9	
3:00 PM	-	-	-	-	57.3	56.0	56.3	53.8	54.8	52.8	56.6	49.2	55.4	54.6	57.1	57.6	51.2	56.8	57.2	54.7	55.4	55.5	55.1	55.6	56.2	56.1	56.3	54.9	54.8	55.9	
4:00 PM	-	-	-	56.9	56.4	55.9	55.9	56.4	58.0	55.1	56.0	49.0	56.9	55.4	55.8	57.0	54.0	56.2	57.0	58.5	55.6	55.2	56.5	57.0	56.5	56.3	55.1	57.0	55.4	56.5	
5:00 PM	-	-	-	57.2	53.8	59.1	56.5	56.7	56.1	52.6	56.4	50.7	56.4	56.3	55.0	56.1	55.8	55.6	56.9	57.7	55.9	55.5	56.7	57.2	56.7	56.8	54.2	56.8	55.3	55.6	
6:00 PM	-	-	-	57.4	55.2	57.3	56.5	58.6	57.1	51.7	57.8	55.5	57.1	57.6	56.8	50.9	55.1	56.2	57.6	57.0	57.8	56.7	57.5	57.6	56.7	57.7	57.7	57.0	56.8	55.7	
7:00 PM	-	-	-	54.0	55.2	59.2	56.9	57.6	56.5	49.9	57.9	55.3	57.4	57.5	57.0	52.3	55.7	55.3	59.4	58.2	57.5	57.4	56.8	57.0	56.5	57.2	57.7	57.9	58.4	53.1	
8:00 PM	-	-	-	50.8	53.5	56.7	55.8	55.4	56.1	51.1	57.3	55.9	56.3	56.4	56.4	47.0	51.2	50.9	59.6	58.6	54.7	56.2	56.0	56.7	55.6	57.1	55.6	57.1	55.2	52.8	
9:00 PM	-	-	-	51.6	50.8	55.1	53.4	54.9	54.3	51.5	55.6	53.2	55.1	55.1	55.1	46.3	54.7	45.6	59.9	57.6	53.6	55.5	55.1	55.4	53.5	56.0	55.0	55.1	54.0	54.4	
10:00 PM	-	-	-	51.3	47.7	54.5	54.4	53.8	52.0	50.5	53.7	52.9	52.7	53.2	54.4	51.0	48.7	47.8	59.0	55.2	51.8	54.5	53.5	54.4	51.1	53.6	55.7	55.0	52.1	52.6	
11:00 PM	-	-	-	51.2	46.8	52.6	52.5	49.4	48.9	47.5	52.9	52.2	53.0	51.3	52.0	47.0	42.9	44.5	57.2	51.0	47.6	51.4	52.3	54.2	49.4	52.3	54.1	54.3	50.6	51.1	

Table 2 Measured Noise Levels at Location 2

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	May																															
	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	42.1	43.4	40.5	45.7	41.1	51.6	44.3	47.1	38.5	37.8	37.6	45.4	43.7	41.4	46.3	48.4	44.7	44.7	47.7	52.4	49.9	39.7	40.1	42.2	52.8	40.1	47.8	45.8	43.9	39.7		
1:00 AM	38.7	41.4	44.6	43.4	38.2	50.9	44.2	40.7	38.5	36.2	37.5	43.7	41.7	42.1	41.3	38.5	43.8	39.5	44.3	50.4	47.8	37.6	47.9	40.2	46.5	43.5	43.9	43.7	42.0	41.1		
2:00 AM	43.3	39.6	44.6	42.7	44.9	47.5	43.4	37.4	38.0	36.1	46.4	40.2	41.2	43.0	44.7	36.3	43.8	39.0	43.5	52.0	49.9	36.5	36.8	42.4	47.4	44.9	42.5	45.2	42.4	42.5		
3:00 AM	44.4	37.0	37.4	44.4	46.4	50.4	50.7	41.5	36.4	35.6	38.7	39.0	41.3	42.7	36.6	38.9	49.8	41.1	47.3	51.2	44.0	36.5	36.9	43.6	43.5	45.9	47.8	45.9	44.4	42.9		
4:00 AM	52.9	37.1	37.1	48.6	47.6	51.8	46.3	45.4	35.8	35.8	41.9	44.0	42.4	45.7	37.1	43.4	42.5	47.5	51.9	52.5	47.7	37.9	36.3	40.7	41.7	45.4	43.5	48.7	44.5	45.2		
5:00 AM	50.0	39.7	36.5	51.7	52.3	54.5	48.9	48.9	42.1	37.5	47.5	42.8	45.4	48.3	42.0	41.9	43.8	49.2	53.6	54.3	53.8	43.1	37.1	44.4	45.9	43.5	42.1	51.7	46.6	48.0		
6:00 AM	50.6	38.3	40.6	53.6	52.2	54.0	48.9	49.2	45.4	39.6	51.2	48.0	45.5	50.5	51.5	40.9	45.5	48.7	56.1	53.0	52.2	43.9	38.0	46.5	44.8	44.3	43.5	54.7	47.1	48.6		
7:00 AM	52.3	40.5	41.9	52.0	52.5	51.9	46.9	51.0	48.4	41.1	50.3	46.9	46.4	52.6	52.9	46.7	44.3	49.0	47.3	46.5	54.5	48.1	44.0	47.3	41.4	45.6	44.1	51.7	49.0	42.9		
8:00 AM	52.4	42.4	40.2	50.4	51.5	51.8	46.0	49.2	46.8	42.2	51.0	52.6	47.1	49.7	51.0	45.9	43.0	46.6	50.1	45.9	45.6	47.8	43.0	48.9	43.9	45.7	46.4	47.6	50.5	43.3		
9:00 AM	50.1	39.4	44.5	48.6	50.2	47.7	46.5	48.8	43.9	45.4	48.5	49.4	45.3	49.2	49.7	44.6	44.6	46.2	48.0	50.8	46.2	46.8	41.2	47.1	45.3	46.8	47.7	46.5	47.6	53.6		
10:00 AM	50.9	42.0	45.1	49.0	50.2	48.0	48.5	43.8	43.5	44.5	49.9	45.2	44.0	48.6	51.0	49.6	44.6	45.1	47.3	50.5	48.8	46.3	45.3	48.3	48.8	47.8	54.4	46.9	48.8	47.1		
11:00 AM	44.6	41.1	48.5	49.0	50.0	45.7	45.6	41.9	56.2	43.7	49.0	48.7	47.0	46.3	48.4	48.6	48.0	47.7	47.6	45.2	45.8	48.2	46.3	48.6	50.1	45.2	51.1	47.2	48.0	53.3		
12:00 PM	46.0	45.8	45.5	50.1	49.9	48.4	48.5	52.6	45.5	46.0	49.8	51.8	47.7	45.9	47.8	48.3	47.2	45.5	50.0	44.0	46.2	50.3	48.4	46.9	48.8	45.0	52.8	50.1	50.4	47.2		
1:00 PM	48.4	46.5	46.6	50.6	49.6	50.9	50.9	46.8	47.7	45.0	51.9	44.9	48.6	49.9	53.7	50.1	45.4	47.5	57.6	48.2	59.7	48.1	49.4	46.9	48.9	46.0	51.6	49.2	50.1	49.8		
2:00 PM	46.7	48.2	49.2	51.3	50.8	48.7	49.1	47.1	47.0	45.9	51.3	44.2	49.4	46.8	56.8	56.8	46.0	51.3	56.2	48.3	47.4	55.1	49.3	48.6	51.3	46.5	50.2	48.7	49.5	49.9		
3:00 PM	50.0	49.6	54.1	51.0	50.1	49.1	49.7	45.6	49.2	44.5	49.0	46.0	48.7	47.5	49.4	51.0	47.2	49.5	51.9	47.8	48.4	49.5	49.3	50.2	50.1	49.0	49.6	48.0	48.2	50.1		
4:00 PM	50.2	49.4	50.4	49.4	49.7	48.7	49.0	48.8	49.2	54.0	49.5	41.8	50.3	48.3	48.5	49.5	48.7	49.4	51.0	54.1	49.3	47.9	50.1	51.8	50.9	49.6	55.1	50.2	49.9	51.9		
5:00 PM	50.6	49.4	56.9	49.7	45.9	55.0	49.4	50.6	50.2	45.0	50.9	43.0	48.9	48.6	48.1	50.0	48.4	48.4	51.2	50.8	50.0	48.6	50.4	51.4	50.7	51.2	59.7	51.1	48.4	49.1		
6:00 PM	51.3	50.3	51.3	50.6	47.3	50.6	50.0	51.5	52.2	48.4	52.4	46.3	50.5	51.3	50.6	47.7	48.5	50.0	52.3	50.9	52.8	50.3	52.6	52.3	51.4	52.0	51.3	50.7	50.1	49.4		
7:00 PM	54.6	53.6	50.4	48.4	48.0	53.3	50.8	52.4	51.7	48.9	53.6	47.7	52.3	52.2	51.6	48.4	50.3	48.8	55.1	56.9	50.9	51.0	50.4	51.1	50.1	50.4	52.1	51.7	52.5	44.8		
8:00 PM	50.3	49.6	50.4	43.5	47.6	50.7	49.5	50.5	51.4	43.1	52.6	47.1	50.6	51.4	50.4	47.8	46.9	42.5	55.2	53.8	48.9	50.2	49.9	49.8	47.8	51.5	50.6	50.8	49.2	45.9		
9:00 PM	47.9	49.2	49.6	43.7	44.2	48.5	46.5	47.8	48.2	43.5	50.6	45.3	47.6	48.5	48.2	45.8	52.8	41.7	55.2	52.6	46.3	48.5	49.7	48.9	46.3	49.7	48.9	48.0	46.3	46.9		
10:00 PM	50.0	52.0	48.3	45.6	42.6	47.8	51.0	45.5	44.0	43.5	48.4	46.8	45.2	46.2	49.0	50.5	44.2	45.2	54.4	49.8	43.9	45.2	45.9	48.0	43.9	46.7	50.7	49.1	44.1	48.2		
11:00 PM	42.7	44.2	46.1	43.2	43.1	45.6	48.8	42.6	41.1	40.2	47.0	44.8	49.8	45.2	45.1	43.3	41.4	41.8	52.5	47.1	40.2	49.0	45.4	51.4	42.0	45.3	48.2	47.8	42.1	46.6		

Table 3 Measured Noise Levels at Location 3

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	May																															
	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	58.2	59.0	57.9	58.0	57.6	60.8	56.8	59.6	57.8	59.5	55.9	57.6	57.5	56.9	57.9	58.2	60.2	56.9	59.3	61.4	61.3	57.4	58.1	57.6	59.3	56.1	57.5	58.0	57.4	58.2		
1:00 AM	56.2	56.3	55.6	56.3	56.0	58.9	55.9	55.7	57.0	55.5	53.6	56.9	56.0	57.4	54.9	56.1	58.0	54.8	58.1	60.5	59.5	55.2	57.6	56.2	57.2	55.2	55.8	57.0	55.7	58.0		
2:00 AM	57.2	53.8	55.6	55.8	55.1	58.2	55.1	54.7	55.9	54.2	53.5	55.6	54.8	56.8	55.3	54.9	56.8	53.9	57.5	61.0	59.6	55.7	54.1	55.4	57.4	53.9	55.7	57.3	55.3	57.7		
3:00 AM	58.7	55.1	54.5	56.9	58.6	59.7	58.6	58.1	55.5	56.1	55.6	56.3	56.3	57.4	55.5	55.4	59.7	56.4	59.3	61.3	57.7	55.6	54.4	55.8	55.9	57.4	58.7	57.1	56.9	57.5		
4:00 AM	62.6	55.9	53.6	60.2	60.8	61.2	60.4	60.9	56.0	54.9	58.9	60.6	58.2	60.7	58.8	57.1	56.2	60.9	62.9	63.1	61.1	58.3	55.8	56.7	56.8	60.9	60.4	61.2	59.1	59.0		
5:00 AM	64.9	57.5	53.7	63.5	64.0	65.8	63.3	64.3	59.7	56.7	63.0	63.1	62.1	63.9	62.6	57.7	58.5	64.0	65.0	65.3	65.2	61.5	58.0	57.2	58.7	61.7	62.8	65.0	62.9	61.9		
6:00 AM	66.3	60.0	57.5	65.6	65.3	67.3	64.7	66.0	61.9	58.8	64.6	65.0	64.5	66.3	66.1	60.6	60.8	65.4	67.0	66.6	66.5	63.6	59.2	58.8	59.3	63.8	64.4	66.6	64.5	62.2		
7:00 AM	67.6	62.5	58.3	66.7	67.1	67.7	66.0	67.5	64.2	60.2	66.2	67.0	67.8	67.4	67.8	61.7	60.5	66.8	66.9	69.3	67.9	65.9	61.2	60.5	59.4	66.4	66.7	67.9	66.3	62.6		
8:00 AM	67.8	64.0	59.1	66.8	67.4	68.2	66.0	67.4	64.8	62.1	66.1	67.6	67.4	67.1	67.3	63.1	61.4	66.0	67.6	67.0	66.7	67.4	61.9	61.6	60.6	66.8	66.5	68.1	66.3	62.6		
9:00 AM	65.8	64.3	61.1	65.1	65.7	66.9	65.3	67.0	64.4	62.7	65.7	65.8	66.5	65.8	66.4	64.4	64.3	65.8	65.5	66.0	66.0	66.5	62.9	62.3	61.7	65.3	66.0	67.0	65.2	63.5		
10:00 AM	67.4	64.5	62.8	66.0	67.5	66.1	64.8	66.0	63.9	64.0	65.7	66.3	65.8	65.9	66.0	63.9	64.3	64.5	65.2	65.5	65.8	67.2	63.9	63.0	63.3	65.2	65.9	66.2	64.7	63.7		
11:00 AM	65.3	64.9	64.0	65.2	65.8	67.1	64.4	66.7	64.5	62.8	64.9	65.5	64.9	66.5	65.8	64.8	63.6	64.9	64.8	64.7	65.8	65.7	64.5	63.5	62.9	64.7	66.1	65.2	65.0	65.4		
12:00 PM	65.7	65.7	62.9	65.8	66.1	66.5	65.2	65.6	64.6	63.3	66.1	66.9	65.3	65.6	65.8	64.3	64.4	65.1	65.4	65.3	66.3	66.4	64.7	64.7	63.2	65.6	67.0	67.0	66.5	62.9		
1:00 PM	66.1	65.1	64.4	66.6	67.1	67.2	65.8	66.0	64.9	63.0	66.1	67.0	65.8	65.5	66.4	65.4	64.4	64.8	65.9	65.7	66.2	66.5	64.3	63.1	63.4	66.3	65.9	65.7	66.7	65.0		
2:00 PM	66.9	64.9	65.2	67.5	66.9	66.3	66.0	66.6	65.4	63.1	66.2	67.2	66.1	65.6	66.5	66.2	65.8	65.7	66.3	66.0	66.1	66.7	64.9	63.5	63.7	66.5	66.4	66.1	66.6	66.1		
3:00 PM	66.8	65.2	65.7	66.8	66.8	66.7	66.9	66.3	64.8	63.3	66.2	67.0	66.4	66.3	67.0	65.9	65.3	66.1	67.0	67.7	67.2	66.6	64.9	63.3	63.8	66.9	67.4	67.1	67.1	65.1		
4:00 PM	66.9	65.1	64.3	66.8	67.2	67.0	66.8	67.1	65.0	63.4	66.3	67.0	67.3	66.6	67.1	65.8	63.8	66.7	67.3	67.2	67.0	66.6	66.2	63.6	63.8	67.3	67.1	67.6	67.2	65.1		
5:00 PM	66.5	64.4	64.2	66.8	66.6	67.6	67.1	66.3	64.3	62.3	66.4	66.8	66.9	66.7	66.6	64.3	64.0	66.3	66.6	67.1	66.6	66.4	64.7	64.1	63.4	66.9	66.6	67.0	66.6	63.9		
6:00 PM	65.9	64.5	64.3	65.5	66.0	65.8	65.7	65.9	64.4	63.1	66.2	65.3	65.8	65.8	66.1	64.0	63.5	65.2	66.2	65.8	66.2	65.5	64.7	64.2	63.3	66.0	66.3	66.0	65.6	63.2		
7:00 PM	65.2	65.2	63.7	63.5	64.0	64.6	64.8	64.8	64.1	63.1	64.6	64.0	64.9	64.6	64.6	64.8	62.6	63.5	65.2	64.7	64.8	64.5	64.3	64.4	63.2	64.5	65.7	65.0	64.8	62.9		
8:00 PM	63.2	63.1	63.3	62.4	62.9	64.2	62.6	63.3	63.7	63.0	63.3	62.5	63.6	63.4	63.9	64.5	63.3	61.9	64.9	64.3	62.8	63.5	63.1	63.5	62.3	63.4	63.7	63.9	63.3	62.8		
9:00 PM	62.4	63.0	63.5	60.6	62.4	61.9	62.4	63.7	62.8	62.5	62.4	61.8	63.4	62.5	62.8	62.9	62.0	62.0	64.2	63.0	62.0	63.8	62.5	62.1	61.1	63.0	62.3	62.2	62.8	64.9		
10:00 PM	61.3	63.2	61.2	59.8	61.8	60.7	62.4	62.5	61.5	60.4	61.1	60.7	60.1	61.1	61.5	62.5	60.1	61.7	63.0	61.4	60.9	62.5	61.7	61.3	59.7	61.1	61.6	62.6	61.5	61.3		
11:00 PM	59.4	59.9	59.9	59.1	60.6	59.2	60.9	60.0	60.2	58.7	59.6	58.9	59.4	59.1	59.6	60.2	59.2	59.8	61.4	60.2	59.0	60.3	59.4	60.1	57.9	58.9	60.1	60.8	59.2	60.4		

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?
5/1/26	0	-	0	-	0	-
5/2/26	0	-	0	-	0	-
5/3/26	0	-	0	-	0	-
5/4/26	0	-	0	-	0	-
5/5/26	0	-	0	-	0	-
5/6/26	0	-	0	-	0	-
5/7/26	0	-	0	-	0	-
5/8/26	0	-	0	-	0	-
5/9/26	0	-	0	-	0	-
5/10/26	0	-	0	-	0	-
5/11/26	0	-	0	-	0	-
5/12/26	0	-	0	-	0	-
5/13/26	0	-	0	-	0	-
5/14/26	0	-	0	-	0	-
5/15/26	0	-	0	-	0	-
5/16/26	0	-	0	-	0	-
5/17/26	0	-	0	-	0	-
5/18/26	0	-	0	-	0	-
5/19/26	0	-	0	-	0	-
5/20/26	0	-	0	-	0	-
5/21/26	0	-	0	-	0	-
5/22/26	0	-	0	-	0	-
5/23/26	0	-	0	-	0	-
5/24/26	0	-	0	-	0	-
5/25/26	0	-	0	-	0	-
5/26/26	0	-	0	-	0	-
5/27/26	0	-	0	-	0	-
5/28/26	0	-	0	-	0	-
5/29/26	0	-	0	-	0	-
5/30/26	0	-	0	-	0	-
5/31/26	0	-	0	-	0	-
Notes:						

Attachment G

Reports

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

1-May-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	4/18/2026	54	
Frank's Industrial	active	none	4/12/2026	232	Dir ecpr uploads are late.
Mayfield	active	none	4/25/2026	208	dir ecpr uploads are late.
Oakridge Lanscape	active	none	4/4/2026	126	
Verdantas	active	none	4/10/2026	39	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	4/25/2026	68	
Ampco sub-tier ASAP	active	none	4/17/2026	37	
Ampco sub-tier DC Dirtworks	active	none	4/3/2026	34	
Ampco sub-tier GO Rodriguez Trucking	active	none	4/25/2026	68	
BMP	active	none	4/17/2026	27	
Innovative Concrete Solutions	active	none	4/19/2026	20	
Largo Concrete	active	none	4/18/2026	1	
Power Plus	active	none	4/12/2026	41	
PSOMAS	active	none	4/16/2026	39	
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	late payrolls
Sully sub-tier CMB Structures	active	none	4/26/2026	28	
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	4/18/2026	12	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					

12/5/2025

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

8-May-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	5/3/2026	78	
Cascade Drilling	active	DAS 142 labor	4/25/2026	55	
Frank's Industrial	active	none	5/3/2026	235	Dir ecpr uploads are late.
Mayfield	active	none	5/2/2026	209	dir ecpr uploads are late.
Oakridge Landscape	active	none	4/4/2026	126	late payrolls
Verdantas	active	none	4/24/2026	41	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	5/2/2026	69	
Ampco sub-tier ASAP	active	none	5/1/2026	39	
Ampco sub-tier DC Dirtworks	active	none	4/3/2026	34	late payrolls
Ampco sub-tier GO Rodriguez Trucking	active	none	5/2/2026	69	
BMP	active	none	4/17/2026	27	
Innovative Concrete Solutions	active	none	4/26/2026	21	
Largo Concrete	active	none	4/25/2026	2	
Largo sub-tier Camblin Steel	pending	lcptracker account link			not yet onsite
Largo sub-tier Cemex	pending	all start forms			not yet onsite
Largo sub-tier Mike Zarp	pending	all start forms			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	all start forms			not yet onsite
Largo sub-tier Zefiro	pending	all start forms			not yet onsite
Power Plus	active	none	4/26/2026	43	
PSOMAS	active	none	4/16/2026	39	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	
Sully sub-tier A&A Ready Mix	active	none	5/3/2026	35	
Sully sub-tier CMB Structures	active	none	4/26/2026	28	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	4/24/2026	33	
Sully sub-tier Underground Builders	active	none	4/18/2026	12	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	

12/5/2025

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

15-May-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	5/3/2026	78	
Cascade Drilling	active	DAS 142 labor	5/2/2026	56	
Frank's Industrial	active	none	5/3/2026	235	
Mayfield	active	none	5/2/2026	209	
Oakridge Landscape	active	none	5/9/2026	131	dir ecpr uploads are late
Verdantas	active	none	4/24/2026	41	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	5/2/2026	69	
Ampco sub-tier ASAP	active	none	5/1/2026	39	
Ampco sub-tier DC Dirtworks	active	none	5/1/2026	38	
Ampco sub-tier GO Rodriguez Trucking	active	none	5/9/2026	70	
BMP	active	none	4/17/2026	27	
Innovative Concrete Solutions	active	none	5/3/2026	22	
Largo Concrete	active	none	5/9/2026	4	
Largo sub-tier Camblin Steel	pending	lcptracker account link			not yet onsite
Largo sub-tier Cemex	pending	fringe			not yet onsite
Largo sub-tier Mike Zarp	pending	all start forms			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	all start forms			not yet onsite
Largo sub-tier Zefiro	pending	none			not yet onsite
Power Plus	active	none	5/10/2026	45	
PSOMAS	active	none	4/30/2026	41	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	
Sully sub-tier A&A Ready Mix	active	none	5/3/2026	35	
Sully sub-tier CMB Structures	active	none	5/3/2026	29	
Sully sub-tier Core & Main	pending	all start forms			not yet onsite
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	4/24/2026	33	
Sully sub-tier Underground Builders	active	none	5/9/2026	15	dir ecpr uploads are late
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

22-May-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	5/3/2026	78	
Cascade Drilling	active	DAS 142 labor	5/9/2026	57	
Frank's Industrial	active	none	5/3/2026	235	
Mayfield	active	none	5/2/2026	209	
Oakridge Landscape	active	none	5/9/2026	131	dir ecpr uploads are late
Verdantas	active	none	4/24/2026	41	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	5/16/2026	71	
Ampco sub-tier ASAP	active	none	5/1/2026	39	
Ampco sub-tier DC Dirtworks	active	none	5/1/2026	38	
Ampco sub-tier GO Rodriguez Trucking	active	none	5/16/2026	71	
BMP	active	none	5/15/2026	31	
Innovative Concrete Solutions	active	none	5/3/2026	22	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	5/9/2026	4	
Largo sub-tier Camblin Steel	pending	lcptracker account link			not yet onsite
Largo sub-tier Cemex	pending	fringe			not yet onsite
Largo sub-tier Mike Zarp	pending	all start forms			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	all start forms			not yet onsite
Largo sub-tier Zefiro	pending	none			not yet onsite
Power Plus	active	none	5/10/2026	45	
PSOMAS	active	none	4/30/2026	41	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	
Sully sub-tier A&A Ready Mix	active	none	5/3/2026	35	
Sully sub-tier CMB Structures	active	none	5/3/2026	29	
Sully sub-tier Core & Main	active	certificate of understanding	11/9/2025	8	over 120 days late with payroll reporting
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	5/8/2026	35	
Sully sub-tier Underground Builders	active	none	5/9/2026	15	dir ecpr uploads are late
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

29-May-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	5/3/2026	78	
Cascade Drilling	active	DAS 142 labor	5/16/2026	58	
Frank's Industrial	active	none	5/24/2026	238	
Mayfield	active	none	5/2/2026	209	
Oakridge Landscape	active	none	5/9/2026	131	dir ecpr uploads are late
Verdantas	active	none	5/8/2026	43	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	5/16/2026	71	
Ampco sub-tier ASAP	active	none	5/22/2026	42	
Ampco sub-tier DC Dirtworks	active	none	5/1/2026	38	
Ampco sub-tier GO Rodriguez Trucking	active	none	5/23/2026	72	
BMP	active	none	5/15/2026	31	
Innovative Concrete Solutions	active	none	5/17/2026	24	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	5/23/2026	6	
Largo sub-tier Camblin Steel	pending	lcptracker account link			not yet onsite
Largo sub-tier Cemex	pending	fringe			not yet onsite
Largo sub-tier Mike Zarp	pending	all start forms			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	all start forms			not yet onsite
Largo sub-tier Zefiro	pending	none			not yet onsite
Power Plus	active	none	5/10/2026	45	
PSOMAS	active	none	5/21/2026	44	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	
Sully sub-tier A&A Ready Mix	active	none	5/3/2026	35	
Sully sub-tier CMB Structures	active	none	5/3/2026	29	
Sully sub-tier Core & Main	active	certificate of understanding	12/28/2025	15	over 120 days late with payroll reporting
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	5/8/2026	35	
Sully sub-tier Underground Builders	active	none	5/9/2026	15	dir ecpr uploads are late
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR 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 July 28, 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 the Caltrans freeway ramp will begin 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. Storm drains on Del Amo in front of Evolve apartments is complete, as is an additional storm drain on the CCLF site on the south side of Del Amo.
- 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 are at 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 is now well into 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. A new attachment this month is a Permit Log to track the status of outstanding design permits.

VI. EXHIBITS

1. 2012-DSB_Street_Improvement-53-OAC_Mtng 2026-07-28
2. Permit Log.

Attachments

[2012-DSB_Street_Improvement-57-OAC_Meeting.\[2026-07-28\]](#)

[DASB Lenardo Drive_Master Permitting Log_7.27.2026](#)

OAC Meeting Minutes: Meeting #57

Meeting Date	Jul 22, 2026	Meeting Time	08:30 am - 10:00 am Pacific Time (US & Canada)
Meeting Location	Teams Meeting, SL Trailer	Video Conferencing Link	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 [OAC Meeting 7.22.26 Progress Photo.pdf](#), [Trash Tracker 07.22.26.pdf](#), [RFI Log 07.22.26.pdf](#), [Submittal Log 07.22.26.pdf](#), [Construction Work Limitation - Updates 07.22.26.pdf](#), [Approved Submittals on Hold 07.22.2026.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Joseph Lastelic	Aurora Blue Consulting & Design		joseph@abutility.com	Absent
Yolanda Prado	Aurora Blue Consulting & Design		yolanda@abutility.com	Present
John Raymond	Carson Reclamation Authority	P: (310) 952-1773	jraymond@carsonca.gov	Present
Jeff Carlisle	Cumming Group	P: (213) 225-0901	jeff.carlisle@cumming-group.com	Present
Scott Zhao	Cumming Group	P: (213) 542-3472	szhao@cumming-group.com	Present
Robert Curley	Cummings Curley and Associates, Inc.		robert@cummingscurley.com	Absent
Kian Lew	EKI Environment & Water, Inc.	P: (650) 292-9100	klew@ekiconsult.com	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	Absent
Alex Sanchez	KPFF Consulting Engineers dba KPFF Inc.		alex.sanchez@kpff.com	Absent
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 Balobeck	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	For Distribution Only
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 07/11/26 Person attempted to steal copper wire on side of 405 freeway just outside of the site - SCE visited site on 07/13/26 to work on pole outside of site on 405 and deenergized temp power drop. ACTION ITEM - RES to determine procedure for what to do to have Edison reenergize temp power drop at Cell 2.						
Previous Meeting Minutes Jul 15, 2026 - 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. CLOSED - ACTION ITEM - Mike to follow up and confirm when fence will be corrected. - Completed. There are now 3 gates allowing access through the center median. - Mike S. Noted it is acceptable for Sully-Miller to Daisy-Chain Lock. Whoever unlocks the gate is responsible for locking it at the end of the day. 07/11/26 Person attempted to steal copper wire on side of 405 freeway just outside of the site - SCE visited site on 07/13/26 to work on pole outside of site on 405 and deenergized temp power drop. ACTION ITEM - RES to determine procedure for what to do to have Edison reenergize temp power drop at Cell 2.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Safety	Al Garcia (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes - 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. ACTION ITEM - Team to conduct second test to see if electrical relays and better horns will work to hear alarm in S. Lenardo and LOC. Target date is 07/28/26. 280 Consecutive Safe Calendar days as of 07/22/2026						
Previous Meeting Minutes Jul 15, 2026 - 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. ACTION ITEM - Team to conduct second test to see if electrical relays and better horns will work to hear alarm in S. Lenardo and LOC. 273 Consecutive Safe Calendar days as of 07/15/2026.						

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. - David received response 07/15/26 and will share with RES. AQMD denied request for each condition change. 1166 Material CLOSED - 1166 material was found on 06/26/26. Reached VOC levels >1000 ppm REMOVED - 72 CY of 1166 Material are currently on site as of 07/08/26 and covered with black visqueen. All 1166 soil removed on 07/20/26 - EKI is working on removal plan. 1166 soil needs to be removed by 07/24/26. - 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: 25,961 cy of trash (including 1166 soil) as of 07/22/26. - Allowance is 29,000 cy of trash ~ 3,000 cy remain until limit is reached. - DTSC - No DTSC items reported as of 07/15/26. - No date is currently scheduled for DTSC site visit.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Mike noted DTSC may be on site week of 07/27/62 ▪ to observe ground water monitoring and overseeing their contractor and sampling LOU wells. ◦ MH noted EKI received conditional approval on the MAPO only comment is on formatting/numbering of document. Target date to resubmit is 07/24/26. • EKI ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone work. ▪ ACTION ITEM - EKI to send reports for 1' of additional foundation layer in S. Lenardo.			
Previous Meeting Minutes Jul 15, 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. ▪ David received response 07/15/26 and will share with RES. ▪ AQMD denied request for each condition change. ◦ 1166 Material ▪ 1166 material was found on 06/26/26. Reached VOC levels >1000 ppm ▪ 72 CY of 1166 Material are currently on site as of 07/08/26 and covered with black visqueen. ▪ EKI is working on removal plan. 1166 soil needs to be removed by 07/24/26. ◦ 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: 25,101 cy of trash (including 1166 soil) as of 07/15/26. ▪ Allowance is 29,000 cy of trash ~ 4,000 cy remain until limit is reached. • DTSC ◦ No DTSC items reported as of 07/15/26. ◦ No date is currently scheduled for DTSC site visit. ▪ Mike noted DTSC may be on site week of 07/27/62 ▪ to observe ground water monitoring and overseeing their contractor and sampling LOU wells. • EKI ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone work.						

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 - 07/01/26, Substantial Completion 02/10/28, Final Completion 03/09/28 ◦ 300 Day Delay - based on lead times for energizing equipment. ◦ Ownership has requested to see what schedule looks like through 12/31/26 and what schedule looks like if Power Distribution is removed. ◦ KM and SM to have sidebar conversation to discuss schedules. • Workshop scheduled for 07/15/26 to review schedule with RES/Cumming. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 07/29/2026 • TIA #2 ◦ TIA #2 sent on 05/12/26 showing 284 delay. • 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 constraints. ◦ 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. ▪ Received first PCO from Sully-Miller. ▪ MN has meeting scheduled with Sully-Miller to review PCO. ◦ Largo has noted SLCB of schedule delay impacts. ◦ ACTION ITEM - MN to create matrix of subcontractors with Bid Dates, Original Start, and Original Stop Dates.						
Previous Meeting Minutes Jul 15, 2026 • Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 07/01/26, Substantial Completion 02/10/28, Final Completion 03/09/28 ◦ 300 Day Delay - based on lead times for energizing equipment. ◦ Ownership has requested to see what schedule looks like through 12/31/26 and what schedule looks like if Power Distribution is removed. ◦ KM and SM to have sidebar conversation to discuss schedules. • Workshop scheduled for 07/15/26 to review schedule with RES/Cumming. • ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 07/15/2026 • TIA #2 ◦ TIA #2 sent on 05/12/26 showing 284 delay. • 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 constraints.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- 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. - Received first PCO from Sully-Miller. - MN has meeting scheduled with Sully-Miller to review PCO. - Largo has noted SLCB of schedule delay impacts. ACTION ITEM - MN to create matrix of subcontractors with Bid Dates, Original Start, and Original Stop Dates.				

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 - Demobilized 07/21/26 - Sully-Miller - Run out of work date 09/17/2026. - Al asked if we can set up Filterras on S. Lenardo to make use of crane. Potentially 6 units. - Mike S. confirmed Filterra's can be placed. CLOSED - ACTION ITEM - SLCB to send photo of Catch Basin and Sidewalk on Del Amo Blvd to JR to see if sidewalk should be temporary patched or if sidewalk will need to be permanently fixed. - 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. - Pile Matrix target date is 07/24/26. - ICS - Run out of work date is 09/15/2026 - Al noted waste in encroaching into vault foundation and also noted potentially using structural foam as formwork for the Vault structural slab. - Cost to Cover Stockpile Waste - PCO for ICS to handle waste. SLCB to find out cost from ICS for relocating waste. CLOSED - JR noted there are no conflicts with GCCS Vaults and the no work zone.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• <i>CLOSED - 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.</i> • <i>PER OAC on 07/08/26. SM noted MBI is working on Hydrology report that may effect Storm Drain past ST STA 48+00, but GCCS Vaults before ST STA 48+00 do not have conflict with SD.</i> • All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development.				
		Previous Meeting Minutes Jul 15, 2026 • See Constraint Log. • Update this week is presenting constraints and days where trades run out of work ◦ AMPCO ▪ Run out of work date 07/17/2026. ◦ Sully-Miller ▪ Run out of work date 09/17/2026. ▪ ACTION ITEM - SLCB to send photo of Catch Basin and Sidewalk on Del Amo Blvd to JR to see if sidewalk should be temporary patched or if sidewalk will need to be permanently fixed. ◦ 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 09/15/2026 ▪ 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. ▪ <i>PER OAC on 07/08/26. SM noted MBI is working on Hydrology report that may effect Storm Drain past ST STA 48+00, but GCCS Vaults before ST STA 48+00 do not have conflict with SD.</i> ▪ <i>CLOSED - ACTION ITEM - DS to write Confirming RFI regarding allowing SLCB to install GCCS Vaults before ST STA 48+00. Ref RFI #159</i> • 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 07/22/26. • ACTION ITEM - RES/Cumming to determine if more weather days are to be added to next schedule update.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Jul 15, 2026 • 55 as 04/01/2026 - No additional weather impacts as of 07/15/26.				

DESIGN

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Landscape (CCA)				Open
		Official Documented Meeting Minutes • Del Amo Plan ◦ Plan is finalized and in final stages of review. • Lenardo Plan ◦ <i>CLOSED- 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.</i> ◦ ACTION ITEM - SZ to send email to Bene regarding correspondence about not changing landscape and not adopt the new City of Carson Master Plan ▪ SZ has not received response from Bene. SZ to continue to follow up with Bene. ▪ Bene has confirmed both sets are in final stages in review. ▪ SZ confirmed we received approved drawings on 07/15/26. CCA is cleaning up and will issue IFC set to Cummings and RES by 07/24/26				
		Previous Meeting Minutes Jul 15, 2026 • Del Amo Plan ◦ Plan is finalized and in final stages of review. • Lenardo Plan ◦ <i>CLOSED- 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.</i> ◦ ACTION ITEM - SZ to send email to Bene regarding correspondence about not changing landscape and not adopt the new City of Carson Master Plan ▪ SZ has not received response from Bene. SZ to continue to follow up with Bene. ▪ Bene has confirmed both sets are in final stages in review.				

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.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			◦ SCEF noted on 07/22/26 there are no changes from previous update. ▪ SCEF is compiling information supporting CPUC complaint. ◦ See previous minute below: ▪ ▪ SCEF is waiting on direction from JR on how to Proceed with design based on information from meeting on 07/07/26. ▪ SCEF received written confirmation that SCE will be serving the site to the property line. ▪ 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. ▪ JR is expecting a response back that will establish two dates: ▪ First Date would be for preliminary meeting (tentatively set for week of 07/31/26). JR noted they have not heard from agency confirming date. ▪ Second date would be for a hearing (tentatively set for 08/11/26) ◦ Global Expiration Date is 60 days after 06/24/26 issuance. 08/24/26 • 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. ▪ Drawings are still in review with Transtech. Pending Methane Mitigation plan check comments. ▪ Received Report from Terra Petra ▪ SM noted methane mitigation report is favorable. ▪ ACTION ITEM - SCEF to send comments to SM by 07/09/26. ▪ Comments have not been addressed as of 07/22/26, per RES. SM to forward feedback to Terra Petra 07/22/26. ▪ ACTION ITEM - SZ to forward plan to team upon receipt. ▪ Anticipated third submittal that will include revisions to accommodate big box tenant design. • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ 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 noted that latest composite plan was shared to SoCal gas for joint trenching locations. ▪ ETA for final design is 07/17/26. Pending to hear from SoCal gas.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			Gas Line needs to be lowered 4' for 250 foot run Sully-Miller to drop for social gas. SZ to issue CCD to be done by 07/24/26. No response from SoCal Gas as of 07/22/26.			
			- 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. - JR connected Gary and Joe L directly. Joe L noted Gary was trying to setup meeting to discuss points of connections, but never sent the initiation. Joe L to follow up with Gary. Joe L noted there is meeting scheduled for 07/09/26 to discuss deliverables. JR to follow up with Gary to see if issued what Joe L needed for Broadband design.			
			Previous Meeting Minutes Jul 15, 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. - SCEF noted on 07/15/26 there are no changes from previous update. See previous minute below: - SCEF is waiting on direction from JR on how to Proceed with design based on information from meeting on 07/07/26. - SCEF received written confirmation that SCE will be serving the site to the property line. - 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. - JR is expecting a response back that will establish two dates: - First Date would be for preliminary meeting (tentatively set for week of 07/31/26) - Second date would be for a hearing (tentatively set for first or second week of August 08/07/26 or 08/14/26) - 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. - Drawings are still in review with Transtech. Pending Methane Mitigation plan check comments.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Received Report from Terra Petra ▪ SM noted methane mitigation report is favorable. ▪ ACTION ITEM - SCEF to send comments to SM by 07/09/26 ▪ ACTION ITEM - SZ to forward plan to team upon receipt. ▪ Anticipated third submittal that will include revisions to accommodate big box tenant design. • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ 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 noted that latest composite plan was shared to SoCal gas for joint trenching locations. ▪ ETA for final design is 07/17/26. Pending to hear from SoCal gas. ▪ Gas Line needs to be lowered 4' for 250 foot run Sully-To drop for socal gas. SZ to sissue CCD to be done by 07/24/26. • 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. ▪ JR connected Gary and Joe L directly. Joe L noted Gary was trying to setup meeting to discuss points of connections, but never sent the initiation. ▪ Joe L to follow up with Gary. ▪ Joe L noted there is meeting scheduled for 07/09/26 to discuss deliverables. YP to confirm.			

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				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Rolando and Mathias asked that they will review all electrical system. ▪ Time frame is TBD after meeting with consultant on 06/24/26. ▪ ACTION ITEM - SM to send copy of methane mitigation report to David Hoopfer to share with Rolando. ▪ <i>CLOSED</i> - David H sent report to Rolando. Rolando to respond and provide comments. ▪ <i>NOTED</i> - SM noted their is conference call with methane mitigation consultants on 07/15/26. RES to send invitation to to DH and Rolando. ▪ ACTION ITEM - RES/Cumming to issue Methane mitigation report to SLCB.			
			• 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. ▪ Easement has been appraised. JR to send to LA Flood Control. ▪ 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. In progress. ▪ <i>CLOSED</i> - ACTION ITEM - Mike S. to send JR contact information for Olivia Moreno ▪ Once received Jr to send letter to Olivia. Targe date is 07/08/26. ▪ Sent and JR has been in contact with Olivia. ▪ JR noted Flood Control is asking for CEQA which is problematic because this project inly has EIR. ▪ JR to discuss with Gilbert. ▪ 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 reached out to Bruce to return easement to JR before 7/21 to present to City Council by 08/04/26 meeting. JR to resend clean easement agreement. ▪ JR to get easement agreement in front of City Council by 08/04/26. ▪ CCA to design small landscape around traffic signal due to Bruce's design. SZ and JR to review off line. MS noted no irrigation and no electrical. ◦ 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. ▪ Jeff Chan sent appraisal to lender. J Chan is working on responses and will update JR.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			JR spoke with J Chan, ETA is 2 weeks to get back from Lender target date is 08/05/26.			
		Previous Meeting Minutes Jul 15, 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. - 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. ACTION ITEM - SM to send copy of methane mitigation report to David Hoopfer to share with Rolando. - David H sent report to Rolando. Rolando to respond and provide comments. - SM noted their is conference call with methane mitigation consultants on 07/15/26. RES to send invitation to to DH and Rolando. ACTION ITEM - RES/Cumming to issue Methane mitigation report to SLCB. - 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. - Easement has been appraised. JR to send to LA Flood Control. - 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. In progress. CLOSED - ACTION ITEM - Mike S. to send JR contact information for Olivia Moreno - Once received Jr to send letter to Olivia. Targe date is 07/08/26. - Sent and JR has been in contact with Olivia. - JR noted Flood Control is asking for SEQA which is problematic because this project inly has EIR. JR to discuss with Gilbert. - 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 reached out to Bruce to return easement to JR before 7/21 to present to City Council by 08/04/26 meeting.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ JR to get easement agreement in front of City Council by 08/04/26. ▪ CCA to design small landscape around traffic signal due to Bruce's design. SZ and JR to review off line. MS noted no irrigation and no electrical. ◦ 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. ▪ Jeff Chan sent appraisal to lender. J Chan is working on responses and will update JR. ▪ J Chan to continue to follow up to get ETA from Lender and return to JR to present to council by 08/04/26.			

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 for 07/01/26 at 2pm to discuss limits of "No Work Zone" • Proposals for grading and hydrology and redesign of TS, SL, medians, and landscape have been submitted and executed with CGO. ◦ 5-6 weeks for hydrology. (Target date 08/05/26) • Grading will get completed by 07/17/26. Hydrology will follow. David H noted MBI is on track to meet 08/05/26 date.						
Previous Meeting Minutes Jul 15, 2026 NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 39+00 to 60+00 TO STOP UNTIL FURTHER NOTICE FROM RES • Meeting scheduled for 07/01/26 at 2pm to discuss limits of "No Work Zone" • <i>NOTED - ACTION ITEM - SZ to issue ASD with new documents to ensure everything is documented in terms of request to consultants.</i> ◦ <i>To follow after team decides what design needs to be implemented.</i> • <i>NOTED - ACTION ITEM - MBI to send proposals for grading and hydrology and redesign of TS, SL, medians, and landscape</i> ◦ <i>Proposals have been submitted and executed with CGO.</i> ▪ <i>5-6 weeks for hydrology. (Target date 08/05/26)</i> • Grading will get completed by 07/17/26. Hydrology will follow. David H noted MBI is on track to meet 08/05/26 date.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.5	1	Environmental (EKI)				Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
Official Documented Meeting Minutes • <i>NOTED - Replacement of GCCS Header (DCN's 01-02)</i> ◦ Target date for Full set with DCN's incorporated is 05/20/2026. ◦ DTSC has additional comments for DCN 01 and 02 regarding low emissions requirements and seismic hazards. DTSC requested additional general notes, but no design changes. ◦ EKI has call with DTSC on 07/01/26 to get clarification on comment regarding damage to landfill cap. • Double Wall Contained Pipe In Lieu of Clean Corridor ◦ EKI is working on details for double wall contained pipe in lieu of clean corridor in efforts to not generate more waste, and not disrupt installed liner. Ying noted the design change will need to be approved by DTSC requiring a 45 day review period. ▪ Received RFI #158 response 07/15/26. ▪ Work cannot be performed until at least verbal confirmation with DTSC is received. ▪ EKI noted they have sent email to Cevat to receive verbal confirmation. ▪ ACTION ITEM - Ying to follow up on response from Cevat. • Proposed Field Change 07/21/26 - Header Lateral Offset ◦ Mike noted, SLCB/ICS are approved to proceed with field change.						
Previous Meeting Minutes Jul 15, 2026 • Replacement of GCCS Header (DCN's 01-02) ◦ Target date for Full set with DCN's incorporated is 05/20/2026. ◦ DTSC has additional comments for DCN 01 and 02 regarding low emissions requirements and seismic hazards. DTSC requested additional general notes, but no design changes. ◦ EKI has call with DTSC on 07/01/26 to get clarification on comment regarding damage to landfill cap. • Double Wall Contained Pipe In Lieu of Clean Corridor ◦ EKI is working on details for double wall contained pipe in lieu of clean corridor in efforts to not generate more waste, and not disrupt installed liner. Ying noted the design change will need to be approved by DTSC requiring a 45 day review period. ▪ Received RFI #158 response 07/15/26. ▪ Work cannot be performed until at least verbal confirmation with DTSC is received. Call with DTSC is TBD. ▪ ACTION ITEM - EKI to provide date when call with DTSC is scheduled.						

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 VALID UNTIL 12/26/26 • DOMESTIC WATER - OFFSITE PERMIT RECEIVED 05/06/2026 ◦ Pre-con meeting for offsite Domestic Water held 05/13/26 ◦ FLOOD CONTROL ENCROACHMENT AT AVALON						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			- 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. - Pending work plan from Sully-Miller ACTION ITEM - JR to coordinate with County Real Estate to initiate temporary construction easement, access agreement, and any required rental agreement. <i>Rental agreement has been finalized. JR to finalize and send rental agreement package, include the exhibits identifying the construction area and the associated monetary offer. Target date to send is 07/08/26.</i> <i>JR sent week of 07/10/26. Pending response from FCD.</i> 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 07/01/26. Still with DTSC review. Target date for response is 07/27/26 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 VALID UNTIL 12/26/26 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)			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ 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 Jul 15, 2026 • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 - EXTENSION VALID UNTIL 12/26/26 • 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. ▪ <i>CLOSED - Rental agreement has been finalized. JR to finalize and send rental agreement package, include the exhibits identifying the construction area and the associated monetary offer. Target date to send is 07/08/26.</i> ▪ <i>JR sent week of 07/10/26. Pending response from FCD.</i> ▪ 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 07/01/26. Still with DTSC review. Target date for response is 07/27/26 • 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 VALID UNTIL 12/26/26				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• 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) ◦ 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	Edison 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 Jul 15, 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				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Striping and Signage ▪ ON HOLD - ACTION ITEM - SZ to review bulletin issued by DH and issue CCD. ▪ Forthcoming CCD. SZ to confirm. Potentially Deferred. • LANDSCAPE ◦ Pending Design. See Design Portion of Agenda for Updates. ◦ ACTION ITEM - SZ to issue CCD for Del Amo Median for pricing. • Structural ◦ Updated drawings with revised Traffic Signal Locations ▪ Updated Plans have not been submitted to the City of Carson as of 07/15/26. ▪ ACTION ITEM - KPFF to submit updated plans to City of Carson for approval.				
Previous Meeting Minutes Jul 15, 2026 • CIVIL ◦ Striping and Signage ▪ ON HOLD - ACTION ITEM - SZ to review bulletin issued by DH and issue CCD. ▪ Forthcoming CCD. SZ to confirm. Potentially Deferred. • LANDSCAPE ◦ Pending Design. See Design Portion of Agenda for Updates. ◦ ACTION ITEM - SZ to issue CCD for Del Amo Median for pricing. • Structural ◦ Updated drawings with revised Traffic Signal Locations ▪ Updated Plans have not been submitted to the City of Carson as of 07/15/26. ▪ ACTION ITEM - KPFF to submit updated plans to City of Carson for approval.						

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 • 14 OPEN Construction RFI's as of 07/22/2026 • 12 OUTSTANDING as of 07/22/26 Forthcoming RFI's • <i>AMPCO - Cell 1 Protective Layer Conflict</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Ref RFI #161 • Buffer Zone - 90-degree bend at BZ in S. Lenardo • Storm Drain and Street Improvement Top of Curb Elevation Discrepancy				
		Previous Meeting Minutes Jul 15, 2026 See RFI Log • 13 OPEN Construction RFI's as of 07/15/2026 • 10 OUTSTANDING as of 07/15/26 Forthcoming RFI's • AMPCO - Cell 1 Protective Layer Conflict • Buffer Zone - 90-degree bend at BZ in S. Lenardo • Storm Drain and Street Improvement Top of Curb Elevation Discrepancy				

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: 11 as of 07/22/2026 • Outstanding Submittals: 5 as of 07/22/2026 • 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 Jul 15, 2026 See Submittal Log • Open Submittals: 12 as of 07/15/2026 • Outstanding Submittals: 7 as of 07/15/2026 • 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.				

QA/QC

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	51	QA/QC				Open
		Official Documented Meeting Minutes • SZ to issue CCD for latest EKI CQA Plan.				
		Previous Meeting Minutes Jul 15, 2026 • No QC items noted 07/15/26.				

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 if path of travel changes. - 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 Jul 15, 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 if path of travel changes. - 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 06/29/26 to discuss appendices. - Contract expected to be issued 07/16/26						
Previous Meeting Minutes Jul 15, 2026 - Buyout - Dry Utilities - SLCB has given NTP to Briggs Electric on 05/18/26 - Meeting with Briggs held 06/29/26 to discuss appendices. - Contract expected to be issued 07/16/26						

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 • OPEN \$2,199,166 • OUT \$1,771,057 • SZ and MN to meet bi-monthly to review.						
Previous Meeting Minutes Jul 15, 2026 • OPEN \$2,747,727 • OUT \$1,771,058 • SZ and MN to meet bi-monthly to review.						

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) - 16 ◦ CLOSED (PCO Submitted) - 6 ◦ ISSUED (PCO Assigned) - 21 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • Forthcoming CCD's ◦ RFI #144 - Revised Structural Drawings						
Previous Meeting Minutes Jul 15, 2026 See CCD Log For Updates • TOTAL CCD'S - 56 ◦ FULLY CLOSED (PCO Approved) - 16 ◦ CLOSED (PCO Submitted) - 6 ◦ ISSUED (PCO Assigned) - 21 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • Forthcoming CCD's ◦ RFI #144 - Revised Structural Drawings						

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 • June 2026 (Pay App 14)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ MN to complete by 07/02/26 ◦ Pay App executed 07/06/26 ◦ In Progress - Submitted to CRA. • July 2026 (Pay App 15) ◦ Pay Draft for 07/24/26. • 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 to wait until Sources and Uses Letter through June is issued. ▪ Draft letter through June ▪ SM to locate and send to SLCB for review.				
		Previous Meeting Minutes Jul 15, 2026 • June 2026 (Pay App 14) • ◦ MN to complete by 07/02/26 ◦ Pay App executed 07/06/26 ◦ In Progress - Submitted to CRA. • 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 to wait until Sources and Uses Letter through June is issued.				

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 • KM - SLCB's Builders Risk expires 07/24/26. KM requested confirmation from RES to extend builders risk. ◦ JR authorized RES to confirm that SLCB's builders risk can be extended. ◦ KM held call with Risk Management and Broker and noted Builders Risk will be extended to 12/31/26, cost of project <\$39 MIL ▪ KM sent quote from broker to team to renew Builders Risk Insurance until the end of the year with (no increase to \$39 Mil) ▪ JR and SM noted to move forward with Builders Risk.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Jul 15, 2026 • KM - SLCB's Builders Risk expires 07/24/26. KM requested confirmation from RES to extend builders risk. ◦ JR authorized RES to confirm that SLCB's builders risk can be extended. ◦ KM held call with Risk Management and Broker and noted Builders Risk will be extended to 12/31/26, cost of project <\$39 MIL				

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.

Permit Tracker - District at South Bay /Lenardo Dr. Street Improvement Project

Date Updated		7/27/2026					
#+B4: G21D	Category	Permit/License/Clearance	AHJ / Contact	Inspection Agency	Plan Check Status	Consultant	Permit Obtained? Y/N
1	Civil	Rough Grading Plan	City of Carson / plancheck@transtech.com	City Public Works / Building & Safety	Approved	MBI	Y
2	Civil / SWPPP	Storm Drain Plan Revisions Delta 4 (EIMP2008000075)	LACDPW / Isaac Carrera	LACDPW	Approved	MBI	Y
2.1	Civil / SWPPP	Storm Drain Plan Revisions - Stamps & Del Amo Catch Basin	LACDPW / Isaac Carrera	LACDPW	Approved	MBI	Y
2.2	Civil / SWPPP	Storm Drain Plan Revisions - Evolve Catch Basin	LACDPW / Isaac Carrera	LACDPW	Approved	MBI	Y
3	Civil / Wet Utility	Sewer Improvement Plan Revisions	LACDPW / Justin Dulay	LACDPW	Approved	MBI	Y
4	Civil / Wet Utility	Domestic Water Improvement Plan Revisions (ONSITE)	Cal Water / Tracy Maestro, Clyde Arucan, Evan Tuligowski	Cal Water	Approved	CalWater	Y
4.1	Civil / Wet Utility	Domestic Water Improvement Plan Revisions (OFFSITE)	Cal Water / Tracy Maestro, Clyde Arucan, Evan Tuligowski	Cal Water	Approved	CalWater	Y
5	Site	Street Improvement Plan Revisions (EIMP2024000259)	LACDPW & City	City Public Works / LACDPW	Approved	MBI	Y
6	Site/Traffic Signal	Traffic Signal Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Pending Revision	MBI	N
7	Site/Traffic Signal	Traffic Signal Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Pending Revision	MBI	N
8	Site/Signage & Striping	Signing and Striping Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Approved 7.9.2025	MBI	N
9	Site/Signage & Striping	Signing and Striping Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Approved 7.8.2025	MBI	N
10	Street Lighting	Street Light Plans (Lenardo)	LACDPW & City	City Public Works / LACDPW	Approved	MBI	N
11	Street Lighting	Street Light Plans (Del Amo)	City / Gilbert Marquez, John Merrill	City Public Works	Approved	MBI	N
12	Wet Utilities / Recycled Water	Recycled Water Plans	West Basin / Frank Fuchs, Orlando Rodriguez	??	Approved	MBI	Y
13	Permanent Power	SCE Global	SCE / Thomas Baker	SCE	Approved 6.23.2026	SCEF/AB	Y
14	Permanent Power	Applicant Design	SCE / Thomas Baker	SCE	In-Progress	SCEF/AB	N
15	Landscaping	Landscape Plans (Lenardo)	City of Carson - Community Planning & Public Works	City Public Works	Approved 7.13.2026	CCA	N
16	Landscaping	Landscape Plans (Del Amo Median)	City of Carson - Community Planning & Public Works	??	Approved 7.23.2026	CCA	N
26	GCCS	Cells 1 - 5 Buffer Zone Landfill Gas System Design (100% Design Set)	DTSC	DTSC	Approved on 7/8/2025	EKI	N/A
27	Environmental / Buffer Zone Cap	Cell 1 & Cell 2 Buffer Zone Cap Design (100% Design Set)	DTSC	DTSC	Approved on 12/30/2025	EKI	N/A
17	Structural	Structural Foundation Plan	City of Carson		Approved	KPFF	Y



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, August 3, 2026, 4:00 PM

DISCUSSION 7.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER APPROVAL OF RESOLUTION 26-12-CRJPA CREATING THE POSITION OF CHIEF OPERATING OFFICER

I. SUMMARY

Staff is proposing the creation of the position of Chief Operating Officer ("COO") for the Authority, operating at the organizational equivalent level of the Executive Director, but who would be 50% time. This COO position would assume a number of the Executive Director's responsibilities, overseeing or performing complex financial, contractual, and administrative duties and working with City and CRA staff and consultants responsible for facilitating the remediation and development of the site. The COO would be responsible for the points of connection between the CRA and the City of Carson, including Finance, Land Use, Administration, and others.

Description of the duties is included below.

II. RECOMMENDATION

1. **APPROVE** Resolution No. 26-12-CRJPA approving the creation of the position of Chief Operating Officer;
and
2. **AUTHORIZE** the Chair to execute Resolution No. 26-12-CRJPA following approval as to form by the Authority Counsel.
3. **APPOINT** Dr. Robert Lennox to the position of Chief Operating Officer.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

On January 20, 2015, the governing Boards of the Carson Housing Authority and Carson Community Facilities Districts Nos. 2012-1 and 2012-2 ("CFDs") approved each Board's authority to enter into an agreement for the formation of the Carson Reclamation Authority ("Authority") for the purpose of overseeing, and facilitating the remediation of contaminated properties in the City of Carson; this was achieved pursuant to the Joint Exercise of Powers Act, commencing with section 6500 et seq. of the Government Code. The Authority's Joint Powers Agreement was adopted on February 17, 2015 and amended on March 17, 2015 (as so amended, the "Joint Powers Agreement of the Carson Reclamation Authority"), which designates the powers and authority of the Authority. The Authority's Board also adopted Bylaws of the Authority on February 17, 2015, in order to set forth the rules, principles, and governing structure of the Authority, which Bylaws were amended in 2016, 2021, and 2026.

The Bylaws establish the position of Executive Director, who is responsible for carrying out the day to day functions of the Authority. Over the past 11 years, those functions have increased in number and in complexity while the Authority's direct staff has remained small: the Executive Director and the Executive Assistant. The Authority relies on a series of contracts for legal work as well as Site Management, O&M of the remedial systems, and construction of the site infrastructure including Lenardo Drive. The Authority is also negotiating several agreements with its development partner on the site, Carson Goose Owner, LLC, that would result in hundreds of millions of dollars in new infrastructure work eventually leading to the 157 acre former Cal Cal Compact Landfill site ("CCLF") being fully developed.

Creation of the COO Position

There has been a need for the past several years for additional administrative assistance to the Authority, particularly at the senior level. Staff is proposing the creation of the position of Chief Operating Officer ("COO") operating at the organizational equivalent level of the Executive Director, but the COO would be 50% time. This position would assume a number of the Executive Director's responsibilities, overseeing or performing complex financial, contractual, and administrative duties and working with City and CRA staff and consultants responsible for facilitating the remediation and development of the site. The COO would be responsible for the points of connection between the CRA and the City of Carson, including Finance, Land Use, Administration, and others.

The COO's primary responsibilities would include:

1. Assume primary responsibility for the Authority's budget and accounting functions (budget, cash flow, claims and demands, accounts payable/accounts receivable, annual and special audits, and Treasurer's Reports) including the reconciliation of charges against contract terms and the management of contracts between the Authority and the City of Carson;
2. Assume primary responsibility for Authority or CCLF projects handled by Community Development, including project entitlements, site plan review, CEQA determinations, Specific Plan conformance and changes, Mitigation Monitoring and Reporting Programs, Development Agreements, Surplus Land Act ("SLA") declarations and the SLA process, plan checking and building permits, Developer Impact Fee Agreements, and the mapping and subdivision process; work with the legal team on any Validation Action taken pursuant to any these actions;
3. Work with the insurance team on the annual renewals and purchase of new coverages under the Authority's insurance program, including the renewals of D&O policy, property insurance, pollution legal liability insurance, contractor pollution liability insurance, builder's risk insurance, and others;
4. Working with the legal team, consultants, and development partners on the long-term financing plan for the Authority, such as the restructuring of Community Facilities Districts 2012-1 and 2012-2 ("CFDs") including the financial modeling of future O&M costs and the establishment of the rate and method of allocation; develop, update, and maintain the carry cost model for post-closure O&M; and include other revenue factors such as EIFD participation and the construction of a freeway pylon sign on the Cell 2 embankment;
5. Assume primary responsibility for the Authority's administrative functions including the Authority's Agenda and minutes; updating the Conflict of Interest Code and Biennial Reviews; updating the Authority's Bylaws; overseeing the Authority's Records Retention Policy; and professionalizing the

Authority's public outreach effort including developing an Authority website and regular public updates to keep the community informed;

Authority to Create Positions

Section 3.02 of the Bylaws allows for the Board of the Authority to elect or authorize the appointment of additional employees and staff to assist in the business of the Authority, each of whom shall hold office for such period, have such authority and perform such duties as the Board from time to time may authorize by resolution or by contract. The Resolution establishes the position of Chief Operating Officer and appoints Dr. Robert Lennox to the position.

V. FISCAL IMPACT

A resolution amending the FY 2026-27 Authority Budget will be presented at the next regular meeting of the Authority incorporating the COO salary into the current year's budget.

VI. EXHIBITS

1. Resolution No. 26-12-CRJPA - Creation of the Carson Reclamation Authority COO

Attachments

[Resolution 26-12-CRJPA_CRA Creation of COO](#)

RESOLUTION NO. 26-12-CRJPA

A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY BOARD CREATING THE POSITION OF CHIEF OPERATING OFFICER

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

WHEREAS, the Authority's Joint Powers Agreement was adopted on February 17, 2015 and amended on March 17, 2015 (as so amended, the "Joint Powers Agreement of the Carson Reclamation Authority"), which designates the powers and authority of the Authority; and

WHEREAS, the Authority's Board also adopted Bylaws of the Authority on February 17, 2015, in order to set forth the rules, principles, and governing structure of the Authority; and

WHEREAS, the Authority's Bylaws were subsequently amended by Resolution No. 16-10-CRJPA adopted by the Authority Board on June 8, 2016, and by Resolution No. 21-02-CRJPA, adopted by the Authority Board on May 21, 2021; and

WHEREAS, on February 2, 2026 the Authority Bylaws were amended and restated by Resolution No. 26-03-CRJPA; and

WHEREAS, Section 3.02 of the Bylaws allows for the Board of the Authority to elect or authorize the appointment of additional employees and staff to assist in the business of the Authority, each of whom shall hold office for such period, have such authority and perform such duties as the Board from time to time may authorize by resolution or by contract.

NOW, THEREFORE, THE BOARD OF THE CARSON RECLAMATION AUTHORITY OF THE CITY OF CARSON, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

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

Section 2. This Resolution 26-12-CRJPA is hereby approved, which creates the position of Chief Operating Officer, which duties and responsibilities are described in Attachment 1 attached hereto, and the Authority Board hereby appoints Dr. Robert Lennox to initially serve the position of Chief Operating Officer of the Authority.

Section 3. All other provisions of the Bylaws remain unchanged.

Section 4. The Authority hereby authorizes and directs staff to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution, the Bylaws of the Authority, and the Joint Powers Agreement of the Carson Reclamation Authority.

Section 5. The Secretary of the Authority shall certify the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the Carson Reclamation Authority on this 3rd day of August 2026.

Lula Davis-Holmes, Chair

ATTEST:

Dr. Khaleah K. Bradshaw, Authority Secretary

APPROVED AS TO FORM:

Authority Counsel

ATTEST

I, _____, Secretary of the Carson Reclamation Authority, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Carson Reclamation Authority at its regular meeting held on the 3RD day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dr. Khaleah K. Bradshaw, Authority Secretary

Attachment No. 1 to Resolution 26-12-CRJPA

Duties and Responsibilities of Chief Operating Officer - Authority

The duties of the Chief Operating Officer (“COO”) are to oversee or perform complex financial, contractual, and administrative duties and work with City and Authority staff and consultants responsible for facilitating the remediation and development of the former Cal Compact Landfill (“CCLF”) into economically productive uses. The COO is responsible for the points of connection between the Authority and the City of Carson, including Finance, Land Use, Administration, and others.

Primary Responsibilities include:

Assume primary responsibility for the Authority’s budget and accounting functions (budget, cash flow, claims and demands, accounts payable/accounts receivable, audits, and Treasurer’s Reports) including the reconciliation of charges against contract terms and the management of contracts between the Authority and the City of Carson.

Assume primary responsibility for Authority or CCLF projects handled by Community Development, including project entitlements, site plan review, CEQA determinations, Specific Plan conformance and changes, Mitigation Monitoring and Reporting Programs, Development Agreements, Surplus Land Act (“SLA”) declarations and the SLA process, plan checking and building permits, Development Impact Fee processing and agreements related to same, and the mapping and subdivision processes; and working with the Authority’s legal team on any validation action taken pursuant to any such actions.

Work with the Authority’s insurance team on the annual renewals and purchase of new coverages under the Authority’s insurance program, including the renewals of D&O policy, property insurance, pollution legal liability insurance, contractor pollution liability insurance, builder’s risk insurance, and others.

Working with the Authority’s legal team, consultants, and development partners on the long-term financing plan for the Authority, such as the restructuring of Community Facilities District 2012-1 (“CFD”) including the financial modeling of future O&M costs and the establishment of the rate and method of allocation; develop, update, and maintain the carry cost model for post-closure O&M; include other revenue factors such as EIFD participation and the construction of a freeway pylon sign on the Cell 2 embankment.

Assume primary responsibility for the Authority’s administrative functions including the Authority agenda and minutes; updating the Conflict of Interest Code and Biennial Reviews; updating the Authority’s Bylaws; overseeing the Authority’s Records Retention Policy; and professionalizing the Authority’s public outreach effort including developing a Authority website and regular public updates to keep the community informed.

Other duties as may be directed by the Board of the Authority.

The individual serving the position of the COO shall serve for a period of two (2) years, unless otherwise determined by a majority vote or subsequent Resolution of the Authority Board.