



Carson Reclamation Authority

Tuesday, September 8, 2026
701 East Carson Street
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Sr., 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

– 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: AUGUST 3, 2026 (REGULAR)

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

3. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: AUGUST 18, 2026 (SPECIAL)
RECOMMENDED ACTION
– 1. APPROVE the minutes as listed.

CONSENT

4. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-16-CRJPA
RECOMMENDED ACTION
– 1. WAIVE further reading and ADOPT Resolution No. 26-16-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$548,081.93".
5. CONSIDER AMENDMENT TO THE CARSON RECLAMATION AUTHORITY'S CONFLICT OF INTEREST CODE AS REQUIRED BY THE CALIFORNIA POLITICAL REFORM ACT
RECOMMENDED ACTION
– 1. APPROVE the Amendment to the Carson Reclamation Authority's Conflict of Interest Code, adding the position of Chief Operating Officer, and removing the position of Development Manager.
6. CONSIDER RENTAL AGREEMENT 27-03 WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR TEMPORARY CONSTRUCTION ACCESS UNDER THE TORRANCE LATERAL BRIDGE FOR INSTALLATION OF DOMESTIC WATER LINES
RECOMMENDED ACTION
– 1. APPROVE Rental Agreement 27-03 with the Los Angeles County Flood Control District for construction access under the Torrance Lateral Bridge to facilitate the installation of domestic water lines, for a period not to exceed three years at a semi-annual rent of \$1,000 per six months.
– 2. AUTHORIZE the Executive Director to execute the Agreement and any associated documents in a form acceptable to the Authority Counsel
7. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT
RECOMMENDED ACTION
– 1. RECEIVE and FILE the report.
8. CONSIDER AN UPDATE ON OPERATION & MAINTENANCE AND SITE MANAGEMENT OF THE FORMER CAL COMPACT LANDFILL
RECOMMENDED ACTION
– 1. RECEIVE and FILE the report.

DISCUSSION

9. CONSIDER A PRESENTATION ON THE STATUS OF LENARDO DRIVE CONSTRUCTION
RECOMMENDED ACTION
– 1. RECEIVE and FILE

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: September 3, 2026



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 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:
AUGUST 3, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, August 3, 2026 [Regular]

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. August 3, 2026 - CRA Meeting Minutes [Regular]

Attachments

[Monday, August 3, 2026 - Minutes](#)



**Monday, August 3, 2026
701 East Carson Street
City Hall
4:00 PM**

Carson Reclamation Authority

REGULAR MEETING 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)

Authority Chair Davis-Holmes called the meeting to order at 4:05 p.m. in the Helen Kawagoe Chambers at Carson City Hall located at 701 E. Carson St., Carson, CA 90745.

ROLL CALL (AUTHORITY SECRETARY)

Authority Secretary 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:

**Executive Director John Raymond
Authority Treasurer Monica Cooper
Legal Counsel Matthew Cohen**

FLAG SALUTE

The Pledge of Allegiance was led by Vice-Chair Hicks.

INVOCATION

The Invocation was given by Board Member Thomas.

CLOSED SESSION

Enter Information...

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.

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

Authority Secretary Bradshaw reported none.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Authority Legal Counsel Cohen announced the Closed Session item:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR.

RECESS INTO CLOSED SESSION

Chair Davis-Holmes recessed the meeting at 4:08 p.m.

RECONVENE INTO OPEN SESSION

Chair Davis-Holmes reconvened the meeting at 5:38 p.m.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Authority Legal Counsel Cohen announced that no reportable action was taken on the Closed Session item.

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

Authority Secretary Bradshaw reported none.

APPROVAL OF MINUTES

2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: JULY 6, 2026 (REGULAR) - 5:39 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

ACTION: Minutes were approved as listed.

Motion to Approve the Minutes was made by Vice-Chair Hicks, Second by Board Member Hopson resulting in a vote of 5-0-0-0-0.

CONSENT

Motion to Approve all items on Consent Calendar was made by Board Member Thomas, Second by Board Member Hopson resulting in a vote of 5-0-0-0-0.

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-11-CRJPA- 5:39 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-11-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 JUNE 30, 2026

ACTION: Item No. 4 was approved on Consent.

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

ACTION: Item No. 5 was approved on Consent.

6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR JULY - 5:39 PM
RECOMMENDED ACTION

— RECEIVE AND FILE

ACTION: Item No. 6 was approved on Consent.

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.

ACTION: Approved only the creation of the position of Chief Operating Officer (COO)

Motion to Approve the creation of the position of Chief Operating Officer (COO) only was made by Chair Davis-Holmes, Second by Board Member Thomas, resulting in a vote of 5-0-0-0-0.

Executive Director Raymond provided an overview of the staff report for Resolution No. 26-12-CRJPA creating the COO position, its duties and responsibilities. Chair Davis-Holmes moved for the approval of only creating the COO position, but requested that the resolution which includes the duties and responsibilities be brought back for consideration at the next meeting after the details of the duties and responsibilities for both the COO and the Executive Director have been specified, as well as its financial impact.

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

Authority Secretary Bradshaw reported none.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas announced the Mayor's Annual Backpack Giveaway event sponsored by CCCAF on Saturday, August 8 at South Bay Pavilion.

Board Member Hopson complimented Vice-Chair Hicks on a successful White Linen event.

Vice-Chair Hicks requested a visual presentation of the CCLF site specifically Lenardo Drive. He also invited Carson residents to a food giveaway scheduled for August 28, 10-1pm, at Calas Park sponsored by Venice Clinic.

Board Member Aldridge reminded all about the National Community Night Out scheduled for Wednesday, August 5 from 5-8, at the Carson Sheriff's Station.

Chair Davis-Holmes congratulated Vice-Chair Hicks on his backpack giveaway, and shared her excitement for the Clean & Green Event held with the Sanitation District, also announced the upcoming Prayer Breakfast event on September 9.

ADJOURNMENT

Authority Chair Davis-Holmes adjourned the meeting at 5:54 p.m.

Lula Davis-Holmes, Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw, Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

APPROVAL OF MINUTES 3.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
AUGUST 18, 2026 (SPECIAL)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Tuesday, August 18, 2026 [Special]

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. August 18, 2026 - Meeting Minutes [Special]

Attachments

[2026.8.18 - Special Meeting Minutes](#)



**Carson Reclamation Authority
SPECIAL MEETING
MINUTES**

**Tuesday, August 18, 2026
701 East Carson Street
City Hall
4:00 PM**

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Sr., Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

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

The meeting was called to order by Chair Davis-Holmes at 4:03 p.m.

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:

**Executive Director John Raymond
Chief Executive Officer Dr. Robert Lennox
Authority Treasurer Monica Cooper
Deputy Counsel Alexis Hall**

FLAG SALUTE

Board Member Aldridge led the Pledge of Allegiance.

INVOCATION

The Invocation was given by Board Member Thomas.

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

Authority Secretary Bradshaw reported none.

DISCUSSION

1. CONSIDER APPROVAL OF RESOLUTION NO. 26-12-CRJPA, CREATING THE POSITION OF CHIEF OPERATING OFFICER

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 26-12-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY BOARD, CREATING THE POSITION OF CHIEF OPERATING OFFICER"; and,
- 2. DIRECT staff to return with related and required updates to the Carson Reclamation Authority Bylaws to integrate authorities of the Chief Operating Officer position; and,
- 3. DIRECT staff to return with an Employment Agreement for Dr. Robert Lennox to ratify his appointment as the Chief Operating Officer of the Carson Reclamation Authority.

Executive Director Raymond provided an overview of the item being presented also stating that Dr. Robert Lennox had been appointed as COO during the August 18 meeting with that action needing to be ratified by resolution during this meeting. He also shared that amendments to the bylaws as well as further actions relating to the COO position will be brought forth at the September 8 meeting.

Motion to approve Item No. 1 was made by Board Member Thomas, Second by Board Member Hopson, resulting in a vote of 5-0-0-0-0.

2. CONSIDER RESOLUTION NO. 26-13-CRJPA, APPROVING AN EB-5 LOAN AGREEMENT BETWEEN THE CARSON RECLAMATION AUTHORITY AND CANAM CALIFORNIA REGIONAL CENTER, LP IX ("LENDER"), IN AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY MILLION DOLLARS (\$180,000,000) FOR THE PURPOSE OF INSTALLING REMEDIAL SYSTEMS ON CELLS 4 AND 5, AND A PORTION OF CELL 3, OF THE FORMER CAL COMPACT LANDFILL IN THE CITY OF CARSON

RECOMMENDED ACTION

- 1. APPROVE RESOLUTION NO. 26-13-CRJPA, APPROVING AN EB-5 LOAN AGREEMENT BETWEEN THE CARSON RECLAMATION AUTHORITY AND CANAM CALIFORNIA REGIONAL CENTER, LP IX ("LENDER"), IN AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY MILLION DOLLARS (\$180,000,000) FOR THE PURPOSE OF INSTALLING REMEDIAL SYSTEMS ON CELLS 4 AND 5, AND A PORTION OF CELL 3, OF THE FORMER CAL COMPACT LANDFILL IN THE CITY OF CARSON
- 2. AUTHORIZE the Executive Director to execute the Loan Agreement and Promissory Note and any ancillary documents subject to approval as to form by the Authority Counsel.

Executive Director Raymond provided an overview of this item to the Board.

Chair Davis-Holmes requested an update on the Metro Grant which was then provided by COO Lennox sharing that the CRA had submitted the final items requested by Metro

and were only waiting for the final Grant Agreement for execution. Executive Director Raymond added by sharing the various funding figures and its sources.

Vice-Chair Hicks inquired about timelines which were provided by Executive Director Raymond.

Member Aldridge requested clarification regarding contractors and their roles which was provided by Executive Director Raymond.

Motion to approve Item No. 2 was made by Board Member Thomas, Second by Board Member Aldridge, resulting in a vote of 5-0-0-0-0.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas shared about the Family Fest event scheduled for Saturday, August 22, 12:00 p.m. at Stevenson Park.

Vice-Chair Hicks announced a Town Hall Meeting he will be hosting on Thursday, August 20, at 6:00 p.m. at Dolphin Park.

Chair Davis-Holmes shared about a Town Hall Meeting being hosted by Councilwoman Rojas on September 3 at Del Amo Park, she also congratulated COO Lennox for his appointment to the Carson Reclamation Authority.

ADJOURNMENT

Authority Chair Davis-Holmes adjourned the meeting at 4:51pm.

Lula Davis-Holmes, Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw, Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-16-CRJPA

I. SUMMARY

RESOLUTION NO. 26-16-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$548,081.93**.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 26-16-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$548,081.93".

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 September 8, 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 **\$548,081.93**.

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 8TH DAY OF SEPTEMBER, 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. 26-16-CRJPA, adopted by the City of Carson City Council at its meeting held on September 8, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 8TH DAY OF
SEPTEMBER, 2026 AT
CARSON, CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-16-CRJPA - Checks Only
2. DEMAND RESOLUTION #26-16-CRJPA - Wires Only

Attachments

[Exhibit 1 CRA Demand Register - Checks Only - 26-16-CRJPA.pdf](#)

[Exhibit 2 CRA Demand Register - July Wires Only - 26-16-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
1856	07/30/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	9,254.20	Jul '26	electric utility	
1857	08/06/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	6,403.19	Jul '26	water utility	
1858	08/20/2026	PRINTED	001924 THE BANK OF NEW YORK MELL	1,875.00	May-Jul '26	bank admin fee	
3 CHECKS				CASH ACCOUNT TOTAL	17,532.39	.00	

AP CHECK RECONCILIATION REGISTER

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

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
322	07/15/2026	WIRE	006769 U S BANK CORPORATE PAYMEN	588.79			
323	07/24/2026	WIRE	004084 RE SOLUTIONS, LLC	524,300.75			
324	07/24/2026	WIRE	005525 GREENBERG TRAURIG LLP	5,660.00			
			3 CHECKS				
			CASH ACCOUNT TOTAL	530,549.54	.00		



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER AMENDMENT TO THE CARSON RECLAMATION AUTHORITY'S CONFLICT OF INTEREST CODE AS REQUIRED BY THE CALIFORNIA POLITICAL REFORM ACT

I. SUMMARY

The Carson Reclamation Authority's (CRA) Conflict of Interest Code (COI) is required to be reviewed every two years, per the California Political Reform Act. A conflict of interest code tells public officials, governmental employees, and consultants what financial interests they must disclose on their Statement of Economic Interests (Form 700 - filed annually). If amendments to an agency's conflict of interest code are necessary, the amended code must be forwarded to the code reviewing body for approval within 90 days.

During a Special Meeting of the Carson Reclamation Authority on August 18, 2026, the Board approved the position of Chief Operating Officer (COO) by Resolution No. 26-12-CRJPA, including the Job Specifications. The newly-created position of COO will assume similar duties as the Executive Director therefore will be subject to the same disclosure categories as the Executive Director and will be required to submit a Statement of Economic Interests.

The latest amendment to the CRA's Conflict of Interest Code was effected September 13, 2023, and the last review in 2024. The position of COO will be added to the COI therefore requiring an amendment which is in line with the upcoming Biennial Review Certification due October 1, 2026.

Additionally, at the request of the Authority Secretary who has been serving as the Agency Code Officer, the Executive Assistant will now take on the role of Agency Code Officer. This amendment will be made directly with the office of the Los Angeles County Board of Supervisors.

II. RECOMMENDATION

APPROVE the Amendment to the Carson Reclamation Authority's Conflict of Interest Code, adding the position of Chief Operating Officer, and removing the position of Development Manager.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The Political Reform Act regulated by the Fair Political Practices Commission requires every local government agency to review its conflict-of interest code biennially. A conflict-of-interest code tells public officials, governmental employees, and consultants what financial interests they must disclose on their Statement of Economic Interests (Form 700). The Board of Supervisors ("Board") is the code reviewing body of the CRA's Conflict of Interest Code. All Agency Heads or his/her designee are required to submit to the Board of Supervisors a Biennial Review Certification Form, indicating whether or not changes are necessary.

If amendments to an agency's conflict of interest code are necessary, the amended code must be forwarded to the code reviewing body for approval within 90 days. An Agency's amended code is not effective until it has been approved by the Reviewing Body, this case being the Los Angeles County Board of Supervisors. State law prohibits the Board of Supervisors from approving a COI Code that "fails to adequately differentiate between designated employees with different powers and responsibilities". Therefore, it is appropriate to determine the extent of disclosure based on each position's level of authority and specific function within the agency.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. 2026 Biennial Review Certification [Due 10.1.2026]
2. 2026 Amendment Form for Adding a Position - Conflict of Interest [Due 10.1.206]
3. 2026 Amendment Form for Removing a Position - Conflict of Interest [Due 10.1.2026]
4. 2026 Conflict of Interest Code [Proposed]
5. Resolution No. 26-12-CRJPA [Creation of Chief Operating Officer]
6. Chief Operating Officer Job Specifications

Attachments

[2026 \[Form Due 10.1.2026\] Biennial Review Certification](#)

[2026 Amendment Form for Adding a Position - Conflict of Interest \[Due 10.1.206\]](#)

[2026 \[Form Due 10.1.2026\] Deleting a Position Amemdment](#)

[2026 \[Proposed\] Amended Conflict of Interest](#)

[2026 Resolution No. 26-12-CRJPA \[COO Creation\]](#)

[Chief Operating Officer Job Specifications](#)

2026 BIENNIAL REVIEW CERTIFICATION FORM

Submit now or no later than October 1, 2026

Name of Agency: _____

Name of Agency Head: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Agency Code Officer: _____ Office Phone No.: _____

E-Mail Address: _____

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict of interest code and has determined that (check one box):

1. AN AMENDMENT IS REQUIRED (Check all that apply. You have 90 days to submit your changes):

Include new positions

- ☐ Revise disclosure categories
- ☐ Revise the titles of existing positions
- ☐ Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- ☐ Other (describe) _____

2. NO AMENDMENT IS REQUIRED.

(If your code has not been amended in more than five years, amendments may be necessary.)

Verification (to be completed EVEN if no amendment is required)

This agency's conflict of interest code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure categories assigned to those positions accurately require the disclosure of all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions. The code includes all other provisions required by Government Code Section 87302.

Signature of Agency Head or Designee

Date

All agencies must complete and return this notice even if no amendment is required, and regardless of how recently your code was approved or amended. Please submit this notice electronically no later than October 1, 2026 to COICODES-Desk@bos.lacounty.gov

PLEASE DO NOT RETURN THIS FORM TO THE FPPC



County of Los Angeles

Conflict of Interest Code

Amendment Form for Adding a Position

An Amendment Form for Adding a Position is used for *existing* Conflict of Interest Codes only. It can be submitted at any time within 90 days after a position has been determined to be one that should be designated in your agency's Conflict of Interest Code.

Review the questions below. Apply each question to each position you intend to add to your agency's COI Code. If you answer "yes" to any question, your agency's Conflict of Interest Code may require an amendment.

Adding Positions:

1. Does the position make or advise on decisions that deal with the sale, purchase, leasing or renting of real property?
2. Does the position make decisions or advise in the expenditure of public funds that could have a private financial benefit?
3. Does the position's direct/indirect connection with agents and/or vendors have a financial impact on the entire agency?
4. Does the position deal with vendors that provide or supply goods and/or services associated with the limited job assignment of that position?
5. Does the position provide services on an as needed basis that would have a financial impact on the agency?
6. Does the position decide or advise on recommendations regarding the employment, dismissal, disciplinary procedures, negotiating with unions and/or employee benefits?

For additional assistance in determining what positions should be designated in your agency's Code, please refer to "How to Review a Conflict-of-Interest Code" and "How to Amend a Conflict-of-Interest Code".

The following page will provide you with sample language which may assist you in your justification/explanation for positions being added.

County of Los Angeles
Conflict of Interest Code
Amendment Form for Adding a Position

SAMPLE LANGUAGE

On the following page, you must include a brief **explanation/justification** for each position your agency is proposing to add to Exhibit B of your Conflict of Interest Code. The justification should indicate clearly what degree of discretion and decision-making authority each position possesses as it relates to the expenditures of public funds. It should also include the types of financial interest that may be affected by the decisions they make. Finally, you should recommend one or more disclosure categories for the position.

Examples of job descriptions as they relate to the expenditures of public funds:

- This position approves or makes recommendations, which are generally approved by superiors without significant review, pertaining to renting, leasing and purchasing real property used by the Agency.
- This position advises or makes recommendations, which are generally approved by superiors without significant review, regarding the acquisition of computer hardware, software and consultant services (or other easily identifiable types of goods and services).
- This position has authority to approve a wide variety of contracts or purchases and real property acquisitions.
- This position's decision-making authority is limited to purchasing and contracting for specific and easily predictable categories of goods and services.

Examples of Full Justification (job descriptions with recommended disclosure categories:

- **Contracts Monitor** – The position is responsible for monitoring all management services and consultant contracts and for making recommendations, which are generally followed with little higher level substantive review, regarding renewal, or non-renewal of such contracts and imposition of performance penalties. The contracts for which the position is responsible are limited to specific types of service contracts. Therefore, we recommend narrow disclosure under Category 4.
- **Administrative Services Manager II (Procurement Manager)**
The Administrative Services Manager II (Procurement Manager) administers the Department's procurement functions and is responsible for making decisions regarding the acquisition of services and supplies from a variety of vendor sources, including entering into personnel services agreements with contractors, awarding sole source purchase orders and issuing blanket purchase orders to vendors within the Department's delegated purchasing authority. This position also approves the payment of invoices for departmental goods and services. It is recommended that this position file under Category 4.



County of Los Angeles
Conflict of Interest Code
Amendment Form for Adding a Position

Name of Agency:_____

Name of Agency Code Officer:_____ Date:_____

My agency has added the following position(s):

Designated Position Title - _____

Justification for Addition:

Designated Position Title - _____

Justification for Addition:

Designated Position Title - _____

Justification for Addition:

Designated Position Title - _____

Justification for Addition:



County of Los Angeles
Conflict of Interest Code
Amendment Form for Deleting a Position

Name of Agency: Carson Reclamation Authority

Name of Agency Code Officer: Sylvia Rubio Date: 9.9.2026

My agency has deleted the following position(s):

Designated Position to be Deleted - Development Manager

1. What is the reason for deleting the position? _____

2. Were the duties completely eliminated? _____

3. Did another position absorb the duties of the deleted position?

a. If yes, which position? _____

b. Does this position require a change in its existing disclosure category? _____
If yes, please complete Disclosure Change Form

Designated Position to be Deleted - _____

1. What is the reason for deleting the position? _____

2. Were the duties completely eliminated? _____

3. Did another position absorb the duties of the deleted position?

a. If yes, which position? _____

b. Does this position require a change in its existing disclosure category? _____
If yes, please complete Disclosure Change Form

Conflict of Interest Code
of the

CARSON RECLAMATION JOINT POWERS AUTHORITY

**Incorporation of FPPC Regulation 18730 (2 California Code of Regulations,
Section 18730) by Reference**

The Political Reform Act (Government Code Section 81000, *et seq.*) requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. 18730), which contains the terms of a standard conflict of interest code. After public notice and hearing, it may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730, and any amendments to it duly adopted by the Fair Political Practices Commission, is hereby incorporated into the conflict of interest code of this agency by reference. This regulation and the attached Appendices (or Exhibits) designating officials and employees and establishing economic disclosure categories shall constitute the conflict of interest code of this agency.

Place of Filing of Statements of Economic Interests

All officials and employees required to submit a statement of economic interests shall file their statements with the agency head, or his or her designee. The agency shall make and retain a copy of all statements filed by its Board Members, and the Executive Director and forward the originals of such statement to the Executive Office of the Board of Supervisors of Los Angeles County.

The agency shall retain the originals of statements for all other Designated Positions named in the agency's conflict of interest code. All retained statements, original or copied, shall be available for public inspection and reproduction (Gov. Code Section 81008).

**CARSON RECLAMATION JOINT POWERS AUTHORITY
EXHIBIT "A"**

CATEGORY 1

Persons in this category shall disclose all interest in real property within the jurisdiction. Real property shall be deemed to be within the jurisdiction if the property or any part of it is located within or not more than two miles outside the boundaries of the jurisdiction or within two miles of any land owned or used by the agency.

Persons are not required to disclose a residence, such as a home or vacation cabin, used exclusively as a personal residence; however, a residence in which a person rents out a room or for which a person claims a business deduction may be reportable.

CATEGORY 2

Persons in this category shall disclose all investments and business positions.

CATEGORY 3

Persons in this category shall disclose all income (including gifts, loans and travel payments) and business positions.

CATEGORY 4

Persons in this category shall disclose all business positions, investments in, or income (including gifts, loans and travel payments) received from business entities that manufacture, provide or sell service and/or supplies of a type utilized by the agency and associated with the job assignment of designated positions assigned this disclosure category.

CARSON RECLAMATION JOINT POWERS AUTHORITY

EXHIBIT “B”

<u>Designated Positions</u>	<u>Disclosure Categories</u>
Board Members	1, 2, 3
Treasurer	1, 2, 3
Board Attorney	1, 2, 3
Executive Director	1, 2, 3
Chief Operating Officer	1, 2, 3 ADD
Development Manager	1, 2, 3 REMOVE
Board Secretary	4
Consultants/New Positions*	

*Consultants/New Positions are included in the list of designated positions and shall disclose pursuant to the broadest disclosure category in the code, subject to the following limitations:

The Executive Director or his or her designee may determine in writing that a particular consultant or new position, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with disclosure requirements in this section. Such written determination shall include a description of the consultant’s or new position’s duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Director or his or her designee’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. (Gov. Code Section 81008.)

Individuals who perform under contract the duties of any designated position shall be required to file Statements of Economic Interests disclosing reportable interest in the categories assigned to that designated position.

EFFECTIVE DATE:

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.

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 18th day of August 2026.

Lula Davis-Holmes, Chair

ATTEST:

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 18th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Authority Secretary

Chief Operating Officer (COO)

Job Summary/Class Description:

Under the direction of the Carson Reclamation Authority Board of Directors, serve as the chief administrator to oversee, manage, and perform complex operational, financial, contractual, and administrative functions. Direct daily operational activities and serve as the primary operational link and point of connection between the City of Carson and the Carson Reclamation Authority, aligning operations across Finance, Land Use, Administration, and interagency initiatives. Lead cross-functional efforts involving City staff, authority personnel, legal counsel, and technical consultants to facilitate major municipal remediation, land use, and development projects—including the environmental remediation and economic redevelopment of former landfill sites into productive commercial and public assets. Ensure full organizational alignment with policy directives, established bylaws, and applicable municipal, state, and federal laws.

ESSENTIAL DUTIES

(These functions are representative and may not be present in all positions in the class. Management reserves the right to add, modify, change or rescind related duties and work assignments.)

1. **Strategic & Operational Leadership:** Plan, organize, and direct day-to-day operations and administrative functions across assigned departments and municipal authorities. Serve as the key liaison integrating operations, Land Use, Finance, and Administration between the City and governing boards.
2. **Financial Management & Fiscal Oversight:** Assume primary responsibility for authority and departmental budget preparation, cash flow forecasting, accounts payable/receivable, claims and demands, and annual audits. Oversee contract reconciliations, Treasurer's Reports, carry-cost modeling for post-closure operations and maintenance (O&M), and revenue enhancement strategies including Enhanced Infrastructure Financing District (EIFD) participation and regional asset initiatives.
3. **Land Use, Entitlements & Environmental Remediation:** Direct high-level municipal development and remediation projects. Oversee project entitlements, site plan reviews, California Environmental Quality Act (CEQA) determinations, Specific Plan conformance, Mitigation Monitoring and Reporting Programs (MMRP), Development Agreements, Surplus Land Act (SLA) declarations/compliance, plan checks, building permits, Development Impact Fees, and mapping/subdivision processes.
4. **Long-Term Capital Financing & Legal Coordination:** Collaborate with legal counsel, financial advisors, and development partners on complex long-term financing plans. Direct the restructuring of Community Facilities Districts (CFDs), establish rates and methods of allocation, model post-closure operational costs, and assist with validation actions or legal proceedings.
5. **Risk Management & Insurance Program Administration:** Work directly with risk management and insurance specialists to negotiate, purchase, and renew comprehensive insurance coverages, including Directors & Officers (D&O), general property, pollution legal liability, contractor pollution liability, builder's risk, and related municipal liability policies.

6. **Executive Administration & Public Governance:** Manage formal Board governance processes, including agenda preparation, official minutes, Conflict of Interest Code updates, biennial reviews, Bylaw revisions, and Records Retention Policies. Professionalize civic outreach programs by developing official websites and regular community updates.
7. **Personnel & Interdepartmental Direction:** Direct, evaluate, and supervise executive, administrative, and technical staff; participate in recruitment; review and approve personnel and disciplinary actions according to policy guidelines.
8. **Interagency & Community Engagement:** Represent the organization before governing boards, city councils, local businesses, state/federal regulatory bodies, and public community meetings. Negotiate and maintain contracts with external service providers and government agencies.
9. **Board Support & Related Duties:** Prepare complex reports and recommendations for governing boards; perform related executive and operational duties as directed by the governing Board.

MINIMUM QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education & Experience:

Graduation from an accredited four-year college or university with major coursework in public administration, business administration, finance, urban planning, or a closely related field. Five (5) years of increasingly responsible executive or administrative experience in municipal management, fiscal control, public sector contract oversight, or large-scale land remediation and development projects.

Knowledge of:

- Advanced principles and practices of municipal management, administrative leadership, and executive authority governance.
- Complex public financing mechanisms, including Community Facilities Districts (CFD), Enhanced Infrastructure Financing Districts (EIFD), carry-cost modeling, and capital project budgeting.
- California entitlement processes, environmental regulations (including CEQA), land use mapping, Specific Plans, Development Agreements, and the Surplus Land Act (SLA).
- Public risk management principles, municipal liability, and specialized public/environmental insurance products (e.g., Pollution Legal Liability, Builder's Risk, D&O).
- Government transparency laws, Conflict of Interest Codes, public record retention, and official agenda/minutes procedures.
- Municipal budget formulation, cash flow monitoring, financial auditing, and accounts payable/receivable control.

Skills & Ability to:

- Lead and integrate complex municipal operations, land remediation, and public-private development initiatives.
- Manage long-term public financing structures, financial models, and multi-million dollar operational budgets.
- Interpret and enforce statutory regulations, legal contracts, CEQA mandates, and municipal land use policies.
- Coordinate effectively with legal teams, financial consultants, environmental engineers, developers, and regulatory officials.
- Oversee comprehensive insurance programs and mitigate municipal liability.
- Establish and maintain effective public outreach programs and clear communication channels with community stakeholders.
- Direct, evaluate, and mentor multi-disciplinary professional staff.
- Prepare clear, concise, and persuasive reports, policies, and board presentations.

License & Certificates:

Possession of a valid California Class C driver's license. Employees in this classification will be enrolled in the Department of Motor Vehicles (DMV) Government Employer Pull Notice Program which confirms possession of a valid driver's license and reflects driving record.

WORKING CONDITIONS

Physical Requirements & Working Conditions:

Employee accommodations for physical or mental disabilities will be considered on a case-by-case basis. Positions in this class normally:

- Require vision (which may be corrected) to read small print
- Perform work which is primarily sedentary
- Interacts with personnel and data through physical and virtual means
- Must be available to work on Board meeting days/evenings
- May be required to use personal vehicle in the course of employment.
- Is subject to inside and outside environmental conditions.
- May be required to attend periodic evening meetings and/or to travel within and out of City boundaries to attend meetings.
- May be required to work holidays, evenings or weekends.



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RENTAL AGREEMENT 27-03 WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR TEMPORARY CONSTRUCTION ACCESS UNDER THE TORRANCE LATERAL BRIDGE FOR INSTALLATION OF DOMESTIC WATER LINES

I. SUMMARY

The CRA is currently constructing Lenardo Drive on the former Cal Compact Landfill, including the installation of wet- and dry utilities within the street. The domestic water system is required to connect with a main line on Avalon Boulevard, which requires crossing the Torrance Lateral Bridge and traveling down the Caltrans freeway ramp to reach the connection. When the City originally constructed the bridge years ago it obtained an easement for street and highway purposes, which allows the utility to operate and be maintained on the bridge, but did not obtain a construction easement to allow crews underneath the bridge, in the lateral, to reach the pre-installed hangers on the bridge. A Rental Agreement is the most expeditious way to receive such access.

II. RECOMMENDATION

1. **APPROVE** Rental Agreement 27-03 with the Los Angeles County Flood Control District for construction access under the Torrance Lateral Bridge to facilitate the installation of domestic water lines, for a period not to exceed three years at a semi-annual rent of \$1,000 per six months.
2. **AUTHORIZE** the Executive Director to execute the Agreement and any associated documents in a form acceptable to the Authority Counsel.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The CRA is currently constructing Lenardo Drive (Stadium Way) on the former Cal Compact Landfill, including the installation of wet- and dry utilities within the street. The domestic water system is required to connect with a main line on Avalon Boulevard, which requires crossing the Torrance Lateral Bridge (owned by LA County Flood Control) and passes through Caltrans right of way associated with the Avalon on/off ramps on the 405 Freeway. The City constructed a bridge over the lateral and received easements for street and highway purposes from LA County Flood Control for the bridge and the approaches on either end. The freeway ramp was a joint project between the City and Caltrans. The CRA, City, and Caltrans addressed the ramp access control issue in 2025, with Caltrans allowing construction access for installation of water and power along the off-ramp. Cal Water will own the water line. When the City originally constructed the bridge years ago it obtained an easement for street and highway purposes, which allows the utility to operate and be maintained on the bridge, but the City did not obtain a construction easement to allow crews underneath the bridge, in the Lateral, to reach the preinstalled hangers on the bridge. A Rental Agreement is the most expeditious way to receive such access.

Most of the water line is fully installed within Lenardo and crews are ready to begin extending the domestic water line over the bridge to connect to the main line on Avalon. The design team discussed a construction easement for the work, and working with the County determined that a Rental Agreement for construction access to the underside of the Torrance Lateral Bridge from Lenardo Drive on the CRA's site to the Caltrans right of way and Avalon Boulevard would be preferable since it was temporary and could be approved without needing to go to the Board of Supervisors. The CRA updated the version of its current Rental Agreement for year-round access to the Torrance Lateral service road for air monitoring equipment and other uses, and provided it to the County. This Rental Agreement doesn't replace the older one; it's temporary and only for the construction of the water line under the bridge.

The Agreement contains two new exhibits, one showing the small sliver of the overall site the CRA is requesting, and the other a site detail of where the work would actually be performed. The term of the Agreement is for three years, with the rental amount still to be finalized. The CRA had proposed \$1,000 payable for the first six months, and which could be extended every six months. The actual work, once it commences, is only a few weeks, but there are constraints on when the contractor may be able to get access to the Lateral. Currently the adjacent Manhattan Square residential project is installing its utilities in Avalon Boulevard, and the required two traffic control plans overlap and conflict. Additionally, the annual "stormwater season" commences on October 1 each year, meaning that physical access to the channel could begin to be prohibited during rain events nearly as soon as the Agreement is finalized and executed. It could be next Spring before full access to the freeway ramp and the channel are available creating a reasonable window of time to complete the work.

There may be some changes to the final version of the Rental Agreement, so the recommendation is to approve it in a form acceptable to the Authority Counsel.

V. FISCAL IMPACT

The cost the Rental Agreement is still under review by the District but was proposed to be \$1,000 per six month period (\$166.67/month), which will be paid from the Lenardo Drive Construction Accounts as a project cost.

VI. EXHIBITS

1. Rental Agreement
2. Torrance Lateral Recorded Easement Deed

Attachments

[RA 27-03 Torrance Lateral 9-2-26](#)

[Torrance Lateral Recorded Easement Deed](#)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

1232 Torrance Lateral
Right-of-Way Parcel 1A
Right-of-Way Map No. 428-RW1.1
Assessor's Identification No. 7336-010-902
Supervisory District 2

RENTAL AGREEMENT

BY AND BETWEEN

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic
(hereinafter referred to as DISTRICT)

AND

CARSON RECLAMATION AUTHORITY, a Joint Powers Authority (hereinafter referred
to as TENANT)

WITNESSETH

WHEREAS, DISTRICT is the owner of that certain property generally located
across the 364-1232 Torrance Lateral, at Stadium Way, located in the City of Carson,
County of Los Angeles, State of California; and

WHEREAS, TENANT desires to rent said property for ingress and egress,
construction, maintenance, and operation of a domestic water line under the Avalon
Bridge, connecting the water line loop from Lenardo Drive to Avalon Boulevard purposes.

NOW, THEREFORE, DISTRICT, for and in consideration of the performance of
the covenants and agreements hereinafter agreed to be kept and performed by TENANT,
and upon the following terms and conditions, hereby rents to TENANT, and TENANT
hereby hires and takes of and from DISTRICT that certain property in the City of Carson,
County of Los Angeles, State of California, as shown in Exhibit A attached hereto and
made a part hereof (hereinafter referred to as PREMISES).

1. The rental of PREMISES is on a month-to-month basis, not to exceed 3 years,
commencing upon execution by DISTRICT (the day and month in which this Rental
Agreement is executed shall hereinafter be referred to as Anniversary Date).
TENANT has prepaid rent for the first (6) months in the amount of _____ (\$xxx)
based on a rental rate of \$xxx per month.

Subsequent rent payments shall be prepaid **semiannually** on or before the Anniversary Date of each month. Payment shall be made to Los Angeles County Flood Control District and was sent to:

Los Angeles County Public Works
P.O. Box 7437
Alhambra, CA 91802-7437

The rental rate shall be adjusted in accordance with General Provision K hereof.

All payments shall refer to TENANT'S name and Rental Agreement No. 27-03. Any rent payable under this Rental Agreement by TENANT to DISTRICT and not paid within ten (10) days of the due date shall be delinquent and subject to a late charge of ten percent (10%) of the monthly rent amount. An additional ten percent (10%) late charge will accrue each month on any outstanding balance (monthly rent plus late charge) until full payment is received.

2. PREMISES shall be used solely for the purpose of ingress and egress, construction, maintenance, and operation of a domestic water line under the Avalon Bridge, connecting the water line loop from Lenardo Drive to Avalon Boulevard and no other. TENANT shall not construct any improvement on PREMISES unless TENANT is in compliance with General Provisions L and M herein.
3. TENANT shall keep clear and not block the access ramps for DISTRICT'S maintenance vehicles and shall employ commercially reasonable methods to help ensure that the rental PREMISES are well secured and inaccessible to the public.
4. TENANT plans to have one diesel powered manlift (20-30' reach) on the access road under each bridge abutment for the welding of and installation of the casing that the water pipe will go inside. TENANT will have one diesel powered manlift (50-60' reach) inside the Torrance Lateral channel, which will serve as the main work area for the installation of the casing, and for the installation of the pipe hangers under the bridge. TENANT will also place a telescoping forklift inside the channel to lift the casing in place. The water pipe itself will be cement mortar lined ductile iron pipe, as dictated by CalWater. This CML pipe will be fed down into the existing sleeve (that was installed for this exact purpose when the bridge was built), through the casing under the length of the bridge, and then back up to the road surface through the other existing pipe sleeve.
5. TENANT agrees that TENANT will not use heavy equipment on PREMISES without the proposed use having been specifically requested and submitted in writing by certified mail to DISTRICT and only upon DISTRICT'S written approval. Failure of DISTRICT to respond within thirty (30) days of receipt of the notice for the proposed use shall be deemed as disapproval.

6. TENANT understands and agrees that this Rental Agreement merely provides TENANT with the required right of way similar to a temporary construction easement, and DISTRICT does not warrant PREMISES are suitable for TENANT'S intended purposes.
7. TENANT acknowledges that this Rental Agreement is assignable as set forth in General Provision Q herein.
8. General Provision A through R are attached hereto and, by this reference, made a part herein.

GENERAL PROVISIONS

- A. TENANT shall arrange and bear the cost of any site preparation, installation of utilities, treatment of surface, enclosure of PREMISES, insurance premiums, utility bills, and other costs of any nature whatsoever, which are necessary in connection with or appurtenant to the operation and maintenance of PREMISES as used by TENANT. No credit will be allowed by DISTRICT for the cost of any such expenditure, work performed, or ordered done by TENANT
- B. TENANT may terminate this Rental Agreement at anytime by giving DISTRICT no less than thirty (30) days' written notice of intention to terminate. However, the termination shall not be effective unless TENANT has complied with all of the following:
- Vacated PREMISES.
 - Removed all improvements TENANT has constructed or placed upon PREMISES, if applicable.
 - Moved DISTRICT'S fence back to its original location, if applicable.
 - Restored PREMISES to as good a condition as existed on the day possession of PREMISES was taken by TENANT, allowing for the ordinary wear and tear associated with the normal usage during occupancy and to reimburse DISTRICT for any damage done to PREMISES.
- C. DISTRICT may terminate this Rental Agreement at anytime by giving TENANT no less than thirty (30) days' written notice of intention to terminate. Upon receipt of such notice, TENANT shall vacate PREMISES as required herein. TENANT agrees that should it fail to vacate as herein provided, DISTRICT or its authorized agents may enter upon said PREMISES and remove TENANT'S personal property therefrom, and in this event, TENANT waives any and all claims for damages against DISTRICT, its officers, agents, or employees. TENANT shall reimburse DISTRICT for all expenses incurred by DISTRICT plus maximum interest allowed by law accruing from the day DISTRICT incurred the expenses until such time as the principal and interest are fully paid by TENANT. Nothing herein shall be deemed a waiver of any rights of DISTRICT to demand and obtain possession of PREMISES in accordance with law In the event TENANT violates any part of any of the terms or conditions herein.
- D. It is understood and agreed to be part of the herein consideration that DISTRICT may temporarily suspend or terminate the Rental Agreement without notice to TENANT in order to allow the performance by DISTRICT, its officers, agents, and employees, of emergency work necessary to protect life or PREMISES from

impending flood damage. In the event DISTRICT exercises such right, DISTRICT will credit TENANT'S account a prorated share of the prepaid rent based on the time period DISTRICT has possession of PREMISES.

- E. TENANT shall keep PREMISES and any improvements it constructed or placed on PREMISES in good working order and maintain such in a neat, clean, and orderly condition at all times during occupancy and not permit graffiti, rubbish, metal cans, garbage, weeds etc., to accumulate, nor to use or allow use of PREMISES for any illegal or unauthorized purposes, and to comply with all State Laws and local ordinances concerning PREMISES and the use thereof.
- F. Notwithstanding any other provisions in this Rental Agreement, TENANT agrees that its use of PREMISES shall not adversely affect DISTRICT'S flood control facilities and/or operations. If DISTRICT determines, in its sole discretion, that the use of PREMISES adversely affects DISTRICT'S flood control facilities and/or operations or if such use has not been approved in accordance with the provisions of this Rental Agreement, TENANT shall, upon receipt of notice thereof from DISTRICT, immediately cease such use. TENANT shall bear any expense associated with the cessation of such use and shall have no rights or claims therefore against DISTRICT.

It is further understood and agreed that DISTRICT shall not be responsible for any damage to PREMISES or injuries to persons which may arise from or be incidental to the use and occupation of PREMISES, or for damages to the property of TENANT, or for injuries to the person of TENANT, TENANT's agents, servants, successors, subtenants, invites, or others who may be on PREMISES at anyone's invitation, arising from or incidental to the use of PREMISES by TENANT or anyone under TENANT or DISTRICT, and/or its agents, contractors, employees or assigns. TENANT agrees to indemnify, defend, and hold DISTRICT harmless from any and all such claims, including defense costs and legal fees. Except to the extent such damage or injuries may arise from the gross negligence or willful misconduct of DISTRICT or its officers, employee, officials, agents or volunteers.

TENANT agrees to indemnify, defend, and hold DISTRICT harmless from and against, any and all liability and expenses, including claims and lawsuits for damages of any nature whatsoever, which arise out of or are connected with the work performed by TENANT, its employees, contractors, agents, servants, receivers, and successors, or assignees on PREMISES pursuant to this Rental Agreement including any and all liability, expense, claims and lawsuits for injuries or damages of any nature whatsoever arising from or related to any threatened, actual or alleged discharge, disposal, release or escape of any pollutant, contaminant or substance into or upon any person, thing or place including the

land, soil, atmosphere, man-made structures and on, above or below ground watercourse or body of water connected with or arising out of the work performed on PREMISES, by TENANT, its employees, agents, receiver, and successor or assignees in connection with this Rental Agreement. The indemnification obligation shall not apply to the extent that injuries, death, loss, damage or destruction is caused by either the willful misconduct of DISTRICT or DISTRICT'S sole negligence.

- G. In the event there is any prior lease or rental agreement existing between TENANT and DISTRICT covering PREMISES, it is understood and agreed that this Rental Agreement shall cancel and terminate said prior lease or rental agreement as of the commencement date of this Rental Agreement.
- H. This Rental Agreement may create a possessory interest upon which a property tax may be levied. In such event, TENANT shall pay before delinquency all such taxes or assessments.
- I. Without limiting TENANT'S indemnification of DISTRICT, TENANT shall at its own expense take out and maintain in force, at all times during the term of this Rental Agreement, a policy or policies of insurance covering PREMISES. As a minimum, the policy shall meet the following criteria:
- Commercial General Liability Insurance. TENANT shall procure Commercial General Liability Insurance with General Aggregate Coverage not less than Two Million Dollars (\$2,000,000), and One Million Dollars (\$1,000,000) coverage per occurrence.
 - Automobile Liability Insurance. TENANT shall procure such policy with coverage not less than One Million Dollars (\$1,000,000) per accident.
 - Worker's Compensation and Employer's Liability insurance coverage or qualified self-insurance satisfying the laws of the State of California requirements, which includes Employer's Liability coverage of not less than One Million Dollars (\$1,000,000) per accident.
 - The County of Los Angeles and Los Angeles County Flood Control District, its governing board, officers, and employees shall be named as additional insured on all policies of liability insurance (other than Worker's Compensation and Auto Liability) only as pertains to this Rental Agreement.
 - This Rental Agreement No. 27-03 is included as part of the insured premises.

- DISTRICT may accept, should TENANT elect to provide, a Certificate of Self-Insurance. The limits of such self-insurance coverage shall meet or exceed those stated herein.

All policies of insurance shall be with a company or companies authorized by law to transact insurance business in the State of California. Prior to the commencement date of this Rental Agreement, TENANT shall furnish to DISTRICT a copy of the policy of insurance evidencing insurance coverage required herein.

The policies required herein are primary and noncontributing with any insurance or self insurance that may be carried by DISTRICT.

Notwithstanding Section F above, to the fullest extent permitted by law, TENANT waive their rights and their insurer(s)' rights of recovery against DISTRICT under all the required insurance for any loss arising from or relating to this Agreement. TENANT shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to affect such waiver.

Upon renewal of any of the policies of insurance, TENANT shall furnish to DISTRICT a current Certificate of Insurance and renewal certificates of insurance thereafter, executed by a duly authorized representative of each insurer or by the insurance agent or broker authorized to do so evidencing continued insurance coverage. DISTRICT shall be given notice in writing at least thirty (30) days in advance of cancellation or modification of such policy.

In the event any of the policies are changed or if the insurance carrier is changed, TENANT shall provide DISTRICT a copy of the replacement policy meeting the minimum requirement as above noted.

- J. TENANT expressly acknowledges that TENANT is a post acquisition tenant, and shall not be entitled to any claim of status as a "displaced person" as such is defined in Section 7260(c) of the Government Code of the State of California. TENANT hereby acknowledges TENANT'S ineligibility for relocation assistance as provided in Government Code Sections 7260 through 7277, inclusive, as interpreted in California Administrative Code as it exists or as it may be amended.
- K. Every year this Agreement is in full force and effect, rent for the current 12-month period (Current Rent) shall be adjusted based on changes in Consumer Price Index for All Urban Consumers for the Los Angeles-Long Beach-Anaheim, California region , as published by the U.S. Department of Labor, Bureau of Labor Statistics (Index), to determine the amount of rent for the upcoming 12 months (New Rent).

The New Rent shall be calculated by multiplying the then Current Rent by a fraction, the numerator of which shall be the Index for the month ending ninety (90) days prior to the upcoming Anniversary Date (Current Index) and the denominator shall be the Index for the month ending ninety (90) days prior to the previous Anniversary Date (Previous Index). The formula for calculation is shown below:

$$\text{Current Rent} \times \frac{\text{Current Index}}{\text{Previous Index}} = \text{New Rent}$$

If the described Index is no longer published and a substitute index is adopted by the Bureau of Labor Statistics, then TENANT and DISTRICT shall accept such substituted index for future rent calculations. If no such government index is offered as a replacement, DISTRICT and TENANT shall mutually select a percentage for calculating future annual adjustments.

The New Rent shall never be an amount less than the Current Rent.

TENANT'S continued occupancy of PREMISES on and after the effective date of the rental adjustment shall constitute TENANT'S agreement to remain in possession subject to New Rent.

- L. TENANT shall not commence nor permit any construction or the placement of any improvements or other structures on or within PREMISES without first submitting plans and specifications for advance written approvals by DISTRICT.
- M. TENANT shall obtain approval of the plans and specifications for construction or removal of the Improvements in the form of a permit from DISTRICT'S Land Development Division, Encroachment Permits and Inspection Section, prior to any construction. TENANT shall also secure DISTRICT'S prior written approval as set forth herein, should the need arise to make any additional changes to the approved plans and specifications.

TENANT agrees to keep and perform the provisions contained in any permit issued or to be issued to TENANT by DISTRICT.

- N. This Rental Agreement is valid only to the extent of DISTRICT'S jurisdiction. Acquisition of permits required by other affected agencies or agencies with regulatory jurisdiction over the improvements, hereinafter collectively referred to as THIRD-PARTY APPROVALS, if any are the responsibility of TENANT. TENANT shall be responsible for all costs associated with obtaining and complying with the requirements and conditions of all THIRD-PARTY APPROVALS, including, by way of example, permit fees, and compensatory mitigation expenses.
- O. DISTRICT may, at its sole discretion, enter PREMISES to conduct Environmental

Site Assessments. Upon review of such Assessments, DISTRICT may, at its sole discretion, terminate this Rental Agreement consistent with either General Provision C or D as determined by DISTRICT.

TENANT shall bear any and all responsibility, expense, and liability incurred in the cleanup and treatment of any hazardous materials or condition found on the PREMISES caused by TENANT'S use, storage, or treatment of any hazardous materials on/or within PREMISES.

- P. Each County Lobbyist as defined in Los Angeles County Code Section 2.160.010, retained by TENANT shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of any Lobbyist retained by TENANT to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Rental Agreement upon which DISTRICT may terminate or suspend this Rental Agreement.
- Q. TENANT shall not assign this Agreement or any interest herein or improvement(s) on PREMISES or any part thereof or any right or privilege appurtenant thereto without the prior written approval of DISTRICT, which shall not be unreasonably withheld. DISTRICT shall approve or disapprove any request to assign this Rental Agreement within thirty (30) days of the date of DISTRICT'S receipt thereof. DISTRICT agrees that such consent shall not be unreasonably or arbitrarily refused. Any unauthorized assignment shall be voidable and shall terminate this Rental Agreement at DISTRICT'S option. The charge for an assignment shall be Two Thousand Five Hundred Dollars (\$2,500).
- R. Any notices to be given or other document to be delivered by either party may be delivered in person, by private courier, deposited in the United States mail to the party for who intended as follows:

To DISTRICT: Los Angeles County Public Works
Survey/Mapping & Property Management Division
P.O. Box 1460
900 South Fremont Avenue
Alhambra, CA 91802-1460

To TENANT: Mr. John Raymond, Executive Director
Carson Reclamation Authority
701 East Carson Street
Carson, CA 90745
Telephone: (310) 952-1773
jraymond@carsonca.gov

//

IN WITNESS WHEREOF, said DISTRICT, a body corporate and politic, as authorized by Los Angeles County Code Title 2, Division 2, Chapter 2.18, et seq., and attested to by the County Clerk and TENANT, by its duly authorized representative(s), have caused this Rental Agreement to be executed.

DISTRICT:

LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT,
a body corporate and politic

By _____
Greg Even
Assistant Deputy Director

Date _____

ATTEST:

Dean C. Logan, Registrar-Recorder/
County Clerk of the County of Los
Angeles

By _____
Deputy Director

TENANT:

CARSON RECLAMATION AUTHORITY,
a California joint powers authority

By _____
Its _____

Date _____

By _____

Its _____

Date _____

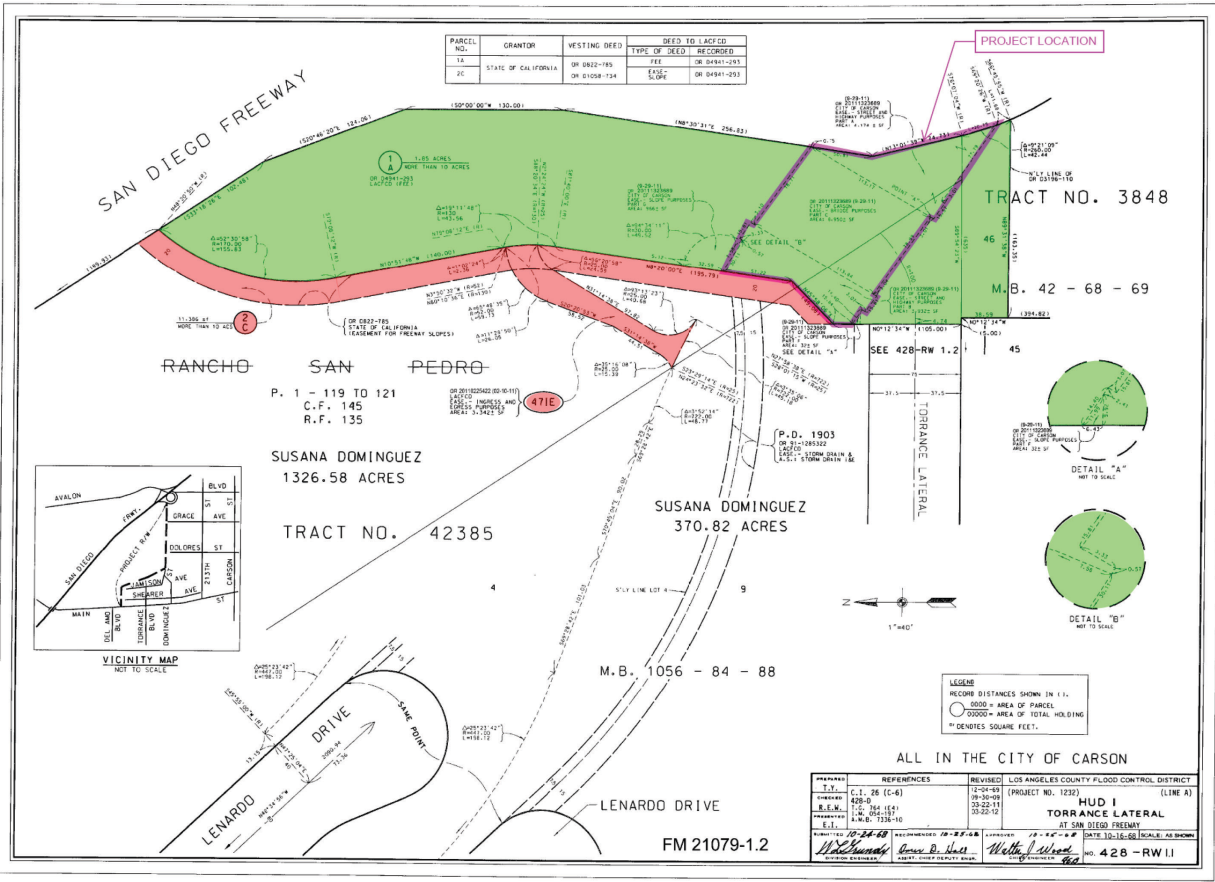
ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

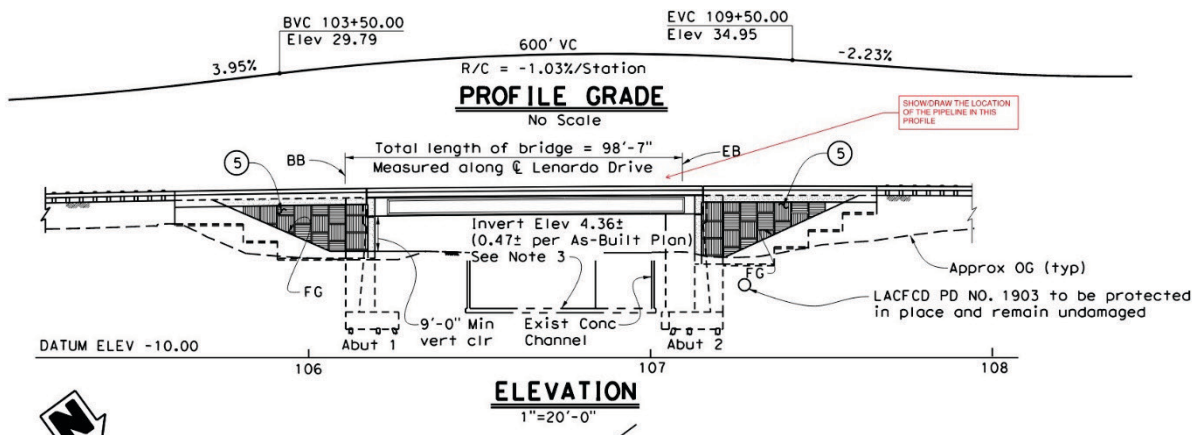
By: _____
Sunny Soltani, Authority Counsel

Exhibit A-1 to Rental Agreement
Rental Area Location on the Site



TENANT'S Initials _____
DISTRICT'S Initials _____

Exhibit A-2 to Rental Agreement
Specific Location of Construction Work



This page is part of your document - DO NOT DISCARD



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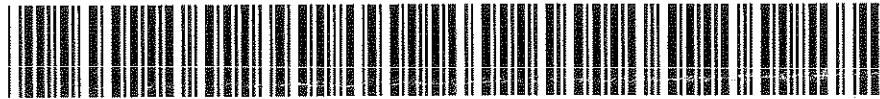


Pages:
0015

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/29/11 AT 01:49PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



201109290040042

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003536086

SEQ:
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DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

City of Carson
701 East Carson Street
Carson, CA 90745



Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:
7336-010-901 (Portions)

EASEMENT D E E D

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to the CITY OF CARSON, a municipal corporation (hereinafter referred to as CITY), easements for street and highway purposes in, on, over, and across all that real property in the City of Carson, County of Los Angeles, State of California, described as Parts A and B in Exhibit A attached hereto and by this reference made a part hereof.

Together with an easement for bridge purposes in, on, over, and across the real property in the City of Carson, County of Los Angeles, State of California, described as Part C in said Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Also together with a temporary construction easement in, on, over, and across the real property in the City of Carson, County of Los Angeles, State of California, described as Parts D and E in said Exhibit A and shown on and delineated on Exhibit B-1, both of which are attached hereto and by this reference made a part hereof.

Also together with an easement for slope purposes, in, on, over, and across all that real property in the City of Carson, County of Los Angeles, State of California, described as Parts F and G in said Exhibit A and shown on and delineated on Exhibit B-2, both of which are attached hereto and by this reference made a part hereof.

HUD -1- Torrance Lateral
(File with: 364-1232, Parcel 1)
Parts A, B, C, D, E, F, and G
428-RW 1.1
S.D. 2 M0923004

Said temporary construction easement shall cease and terminate thirty (30) days after acceptance, by the governing body in authority, of the construction for the improvements.

Subject to all matters of record and to the following reservation and conditions, which CITY, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. CITY agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have been first submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.
3. CITY shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by CITY, its officers, agents, employees, or contractors arising out of the exercise by CITY, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that the DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this easement.
5. The provisions and agreements contained in this Easement document shall be binding upon CITY, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which these easements apply and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CITY's exercise of these easement rights to construct such structures and improvements, CITY agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by CITY's said improvements.

Dated August 2, 2011



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mike Antonovich
Mayor, Board of Supervisors of the Los Angeles
County Flood Control District

(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors of the County
of Los Angeles

By Benjamin Zavala
Deputy

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

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 2nd day of August, 2011, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Benjamin Zavalta
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By Andrea Sheridan Ordin
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant herein, dated AUGUST 2, 2011, from the Los Angeles County Flood Control District, a body corporate and politic, to the City of Carson, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. 68-131, of the City Council of the City of Carson, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated SEPTEMBER 8, 2011

By Steven S. Kawaguchi CITY CLERK

EXHIBIT A

HUD-1-Torrance Lateral
File with: 364-1232 Parcel No.1
Affects: Parcel 1A
428-RW 1.1
A.P.N. 7336-010-901
T.G. 764 (E4)
I.M. 054-197
S.D. 2
M0923004

LEGAL DESCRIPTION

PARTS A and B (Easements for street and highway purposes):

Those Portions of Lot 46 of Tract No. 3848, in the City of Carson, County of Los Angeles, State of California, as shown on the map recorded in Book 42, pages 68 and 69 of Maps, on file in the office of the Register-Recorder/County Clerk of the County of Los Angeles, and of the 1328.58 acre tract of land and of the 370.82 acre tract of land in the Rancho San Pedro, in said city, county and state, allotted to Susana Dominguez by Final Decree of Partition of said rancho in Los Angeles Superior Court Case No. 3284, bounded and described as follows:

PART A

Commencing at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of $02^{\circ}34'31''$, a distance of 11.69 feet to the true point of beginning; thence continuing northerly along said curve through a central angle of $06^{\circ}46'38''$, a distance of 30.75 feet to the northerly line of said lot 46; thence continuing along said easterly line North $12^{\circ}50'45''$ West, a distance of 74.73 feet; thence North $08^{\circ}41'25''$ East, a distance of 50.81 feet; thence leaving said easterly line South $30^{\circ}31'40''$ West, a distance of 113.17 feet to a point to be known as point "A"; thence continuing South $30^{\circ}31'40''$ West, a distance of 3.01 feet; thence South $53^{\circ}55'16''$ East, a distance of 15.57 feet, thence North $30^{\circ}31'40''$ East, 3.01 feet; thence South $53^{\circ}55'16''$ East, a distance of 77.79 feet to the true point of beginning.

Containing $4,174 \pm$ square feet.

PART B

Commencing at said point "A"; thence North 53°55'16" West 78.99 feet to the true point of beginning; thence South 30°31'40" West, a distance of 3.04 feet; thence North 54°29'40" West, a distance of 15.81 feet; thence North 30°31'40" East, a distance of 3.07 feet; thence North 55°47'36" West, a distance of 14.40 feet to the westerly line of said Flood Control District Land; thence along said westerly line North 00°01'40" West, a distance of 15.84 feet; thence North 46°09'00" East, a distance of 49.08 feet; thence North 08°30'54" East, a distance of 57.22 feet; thence leaving said westerly line South 57°02'24" East, a distance of 30.11 feet; thence South 58°00'24" East, a distance of 0.57 feet; thence North 30°31'40" East, a distance of 3.33 feet; thence South 54°29'40" East, a distance of 15.81 feet; thence South 30°31'40" West, a distance of 3.10 feet; thence continuing South 30°31'40" West, a distance of 113.84 feet to the true point of beginning.

Containing 3,932 ± square feet.



APPROVED AS TO DESCRIPTION

Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
714-379-3376

James M. Rushing 2/4/10
James M. Rushing Date
R.C.E. 28219 Exp. 03/31/10

EXHIBIT A

8

EXHIBIT A

HUD -1-Torrance Lateral
File with: 364-1232 Parcel No1
Affects : Parcel 1A
428-RW 1.1
A.P.N. 7336-010-901
T.G. 764 (E4)
I.M. 054-197
S.D. 2
M0923004

LEGAL DESCRIPTION

PART C (Easement for bridge purposes):

That Portion of the 1328.58 acre tract of land and of the 370.82 acre tract of land in the Rancho San Pedro, in the City of Carson, County of Los Angeles, State of California, allotted to Susana Dominguez by Final Decree of Partition of said rancho in Los Angeles Superior Court Case No. 3284, bounded and described as follows:

Commencing at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of 02°34'31", a distance of 11.69 feet; thence leaving said easterly line, North 53°55'16" West, a distance of 77.79 feet; thence South 30°31'40" West, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 15.57 feet; thence North 30°31'40" East, a distance of 3.01 feet to the true point of beginning; thence North 53°55'16" West, a distance of 78.99 feet; thence North 30°31'40" East, a distance of 113.84 feet; thence South 53°55'16" East, a distance of 78.71 feet to a point on the easterly line of said Flood Control District land; thence South 08°41'25" West, along said easterly line a distance of 0.75 feet; thence South 30°31'40" West, a distance of 113.17 feet to the true point of beginning.

Containing 8,950± square feet



APPROVED AS TO DESCRIPTION

Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
714-379-3376

James M. Rushing 2/9/10
James M. Rushing Date
R.C.E. 28219 Exp. 03/31/10

EXHIBIT A

HUD-1-Torrance Lateral
File with: 364-1232 Parcel No. 1
Affects: Parcel 1A
428-RW 1.1
A.P.N. 7336-010-901
T.G. 764 (E4)
I.M. 054-197
S.D. 2
M0923004

LEGAL DESCRIPTION

PARTS D and E (Temporary construction easement):

Those Portions of Lot 46 of Tract No. 3848, in the City of Carson, County of Los Angeles, State of California, as shown on the map recorded in Book 42, pages 68 and 69 of Maps, on file in the office of the Register-Recorder/County Clerk of the County of Los Angeles, and of the 1328.58 acre tract of land and of the 370.82 acre tract of land in the Rancho San Pedro, in said city, county and state, allotted to Susana Dominguez by Final Decree of Partition of said rancho in Los Angeles Superior Court Case No. 3284, bounded and described as follows:

PART D

Beginning at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of 02°34'31", a distance of 11.69 feet; thence leaving said easterly line, North 53°55'16" West, a distance of 77.79 feet; thence South 30°31'40" West, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 15.57 feet; thence North 30°31'40" East, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 78.99 feet; thence South 30°31'40" West, a distance of 3.04 feet; thence North 54°29'40" West, a distance of 15.81 feet; thence North 30°31'40" East, a distance of 3.07 feet; thence North 55°47'36" West, a distance of 2.41 feet; thence North 88°12'08" West, a distance of 9.92 feet to a point on the westerly line of said Flood Control District land; thence along said westerly line, South 00°01'40" East, a distance of 10.01 feet; thence leaving said westerly line, South 88°12'08" East, a distance of 1.50 feet; thence South 53°55'16" East, a distance of 20.52 feet; thence North 30°31'40" East, a distance of 3.01 feet; thence South 53°55'16" East, a distance of 78.99 feet; thence South 30°31'40" West, a distance of 3.01 feet; thence South 53°55'16" East, a distance of 15.57 feet; thence North 30°31'40" East, a distance of 3.01 feet; thence South 53°55'16" East, a distance of 81.36 feet to a point on the southerly line of said Flood Control District land; thence along said southerly line, South 89°20'44" East, a distance of 6.59 feet to the to the true point of beginning.

Containing 2,043 ± square feet.

PART E

Commencing at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of 02°34'31", a distance of 11.69 feet; thence continuing northerly along said curve through a central angle of 06°46'38", a distance of 30.75 feet to the northerly line of said lot 46; thence continuing along said easterly line, North 12°50'45" West, a distance of 74.73 feet; thence North 08°41'25" East, a distance of 51.56 feet to the true point of beginning; thence continuing North 08°41'25" West, a distance of 11.26 feet; thence North 53°55'16" West, a distance of 74.50 feet; thence North 30°31'40" East, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 8.24 feet to the beginning of a non tangent curve concave southwesterly, from which the radius point lies North 73°00'50" West, a radial distance of 40.00 feet; thence northwesterly along said curve, through a central angle of 89°02'02", a distance of 62.16 feet; thence North 72°02'51" West, a distance of 6.78 feet; thence South 08°30'54" West, a distance of 10.14 feet; thence South 72°02'51" East, a distance of 5.12 feet to the beginning of a tangent curve concave southwesterly having a radius of 30.00 feet; thence along said curve through a central angle of 94°34'11" a distance of 49.52 feet; thence South 22°31'16" West, a distance of 7.58 feet; thence South 58°00'24" East, a distance of 0.57 feet; thence North 30°31'40" East, a distance of 3.33 feet; thence South 54°29'40" East, a distance of 15.81 feet; thence South 30°31'40" West, a distance of 3.10 feet; thence South 53°55'16" East, a distance of 78.71 feet to the true point of beginning.

Containing 1,532 ± square feet.



APPROVED AS TO DESCRIPTION

Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
714-379-3376

James M. Rushing 2/4/10
James M. Rushing Date
R.C.E. 28219 Exp. 03/31/10

EXHIBIT A

EXHIBIT A

HUD-1-Torrance Lateral
File with: 364-1232 Parcel No. 1
Affects: Parcel 1A
428-RW 1.1
A.P.N. 7336-010-901
T.G. 764 (E4)
I.M. 054-197
S.D. 2
M0923004

LEGAL DESCRIPTION

PARTS F and G (Slope easement):

Those portions of the 1328.58 acre tract of land and of the 370.82 acre tract of land in the Rancho San Pedro, in the City of Carson, County of Los Angeles, State of California, allotted to Susana Dominguez by Final Decree of Partition of said rancho in Los Angeles Superior Court Case No. 3284, bounded and described as follows:

PART F

Commencing at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of 02°34'31", a distance of 11.69 feet; thence leaving said easterly line, North 53°55'16" West, a distance of 77.79 feet; thence South 30°31'40" West, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 15.57 feet; thence North 30°31'40" East, a distance of 3.01 feet; thence North 53°55'16" West, a distance of 78.99 feet; thence South 30°31'40" West, a distance of 3.04 feet; thence North 53°55'16" West, a distance of 15.81 feet; thence North 30°31'40" East, a distance of 3.07 feet; thence North 55°47'36" West, a distance of 2.41 feet to the true point of beginning; thence North 88°12'08" West, a distance of 9.92 feet; thence North 00°01'40" West, a distance of 6.43 feet; thence South 55°47'36" East, a distance of 11.99 feet to the true point of beginning.

Containing 32.00 ± square feet.

PART G

Commencing at the southeasterly corner of the land conveyed to the Los Angeles County Flood Control District by deed recorded in Book D4941, page 293 of Official Records of said county; thence northerly along the easterly line of said land, being a curve concave easterly and having a radius of 260.00 feet through a central angle of 02°34'31", a distance of 11.69 feet; thence continuing northerly along said curve through a central angle of 06°46'38", a distance of 30.75 feet to the northerly line of lot 46; thence continuing along said easterly line North 12°50'45" West, a distance of 74.73 feet; thence North 08°41'25" East, a distance of 51.56 feet; thence leaving said easterly line North 53°55'16" West, a distance of 78.71 feet; thence North 30°31'40" East, a distance of 3.10 feet; thence North 54°29'40" West, a distance of 15.81 feet; thence South 30°31'40" West, a distance of 3.33 feet; thence North 58°00'24" West, a distance of 0.57 of a foot to the true point of beginning; thence North 57°02'24" West, a distance of 30.11 feet to the westerly line of said Flood Control District land; thence along said westerly line, North 08°30'54" East, a distance of 32.59 feet; thence leaving said westerly line, South 72°02'51" East, a distance of 5.12 feet to the beginning of a tangent curve concave southwesterly and having a radius of 30.00 feet; thence along said curve through a central angle of 94°34'11", a distance of 49.52 feet; thence South 22°31'16" West, a distance of 7.58 feet to the true point of beginning.

Containing 966 ± square feet.



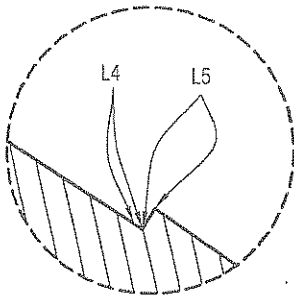
APPROVED AS TO DESCRIPTION

Paragon Partners Ltd.
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649
714-379-3376

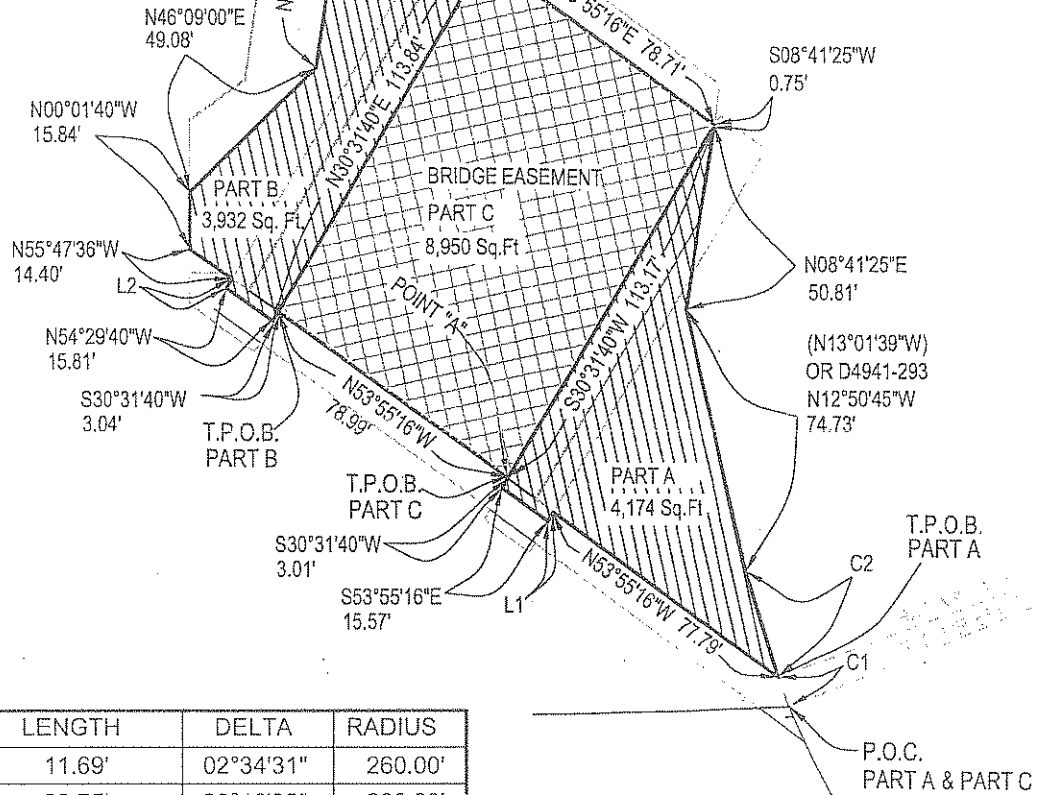
 2/4/10
James M. Rushing Date
R.C.E. 28219 Exp. 03/31/10

EXHIBIT A

EXHIBIT "B"



DETAIL 1



CURVE	LENGTH	DELTA	RADIUS
C1	11.69'	02°34'31"	260.00'
C2	30.75'	06°46'38"	260.00'

LINE	BEARING	DISTANCE
L1	N30°31'40"E	3.01'
L2	N30°31'40"E	3.07'
L3	S57°02'24"E	30.11'
L4	S58°00'24"E	0.57'
L5	N30°31'40"E	3.33'

BASIS OF BEARINGS:
N13°01'39" W PER OR D4941-293

THIS EXHIBIT IS MADE PART
OF THE LEGAL DESCRIPTION
P.O.C.: POINT OF COMMENCING
T.P.O.B.: TRUE POINT OF BEGINNING

STREET DEDICATION
CITY OF CARSON, CA

Paragon Partners Ltd.

5762 Bolsa Avenue, Ste. 201
Huntington Beach, CA, 92649

CHECKED _____ DATE _____

DATE: 03-27-09

SCALE: AS SHOWN

DRAWN BY MT

REV. DATE
05-26-09

REV. No 5
02-04-10

EXHIBIT "B-1"

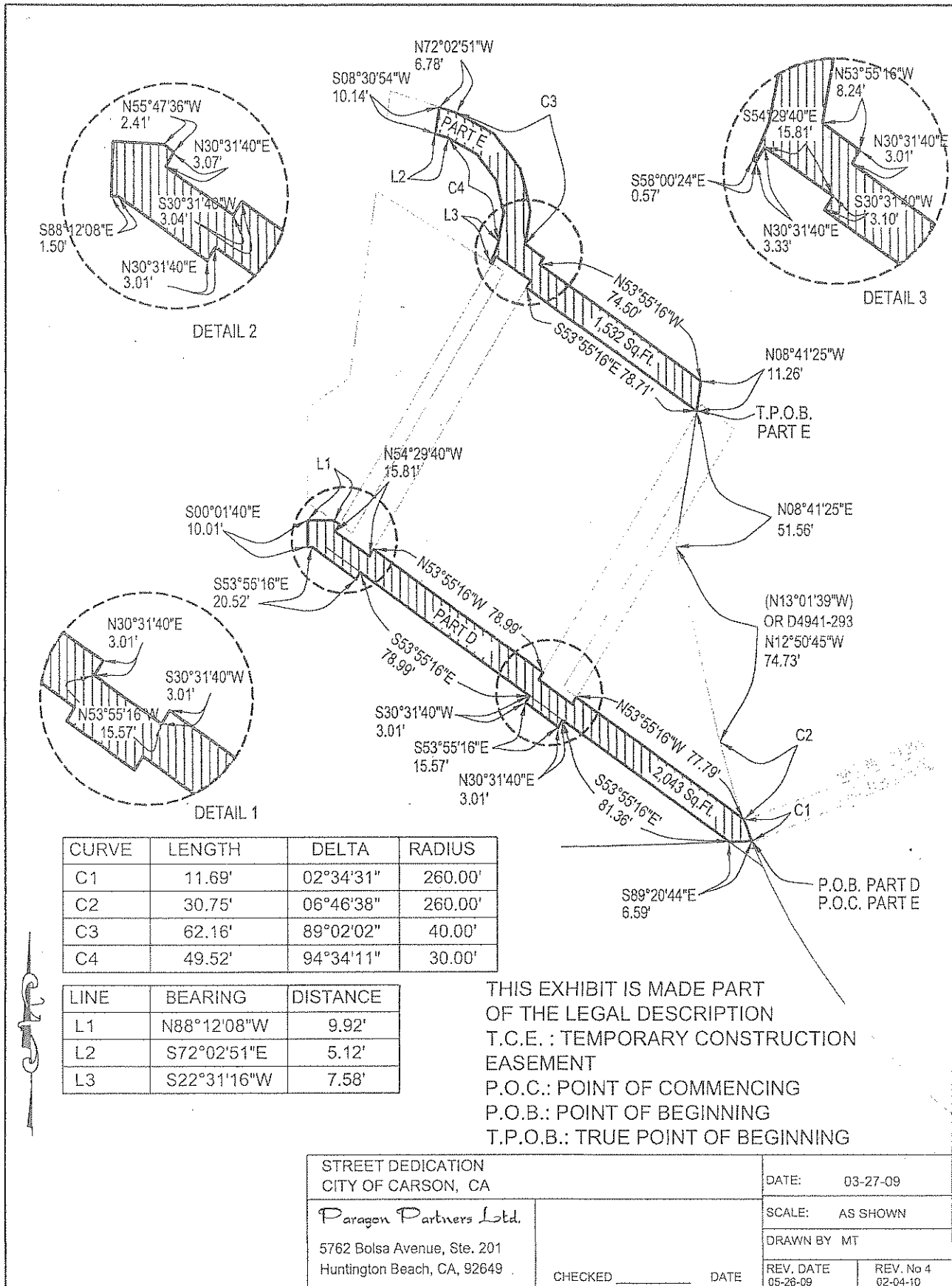
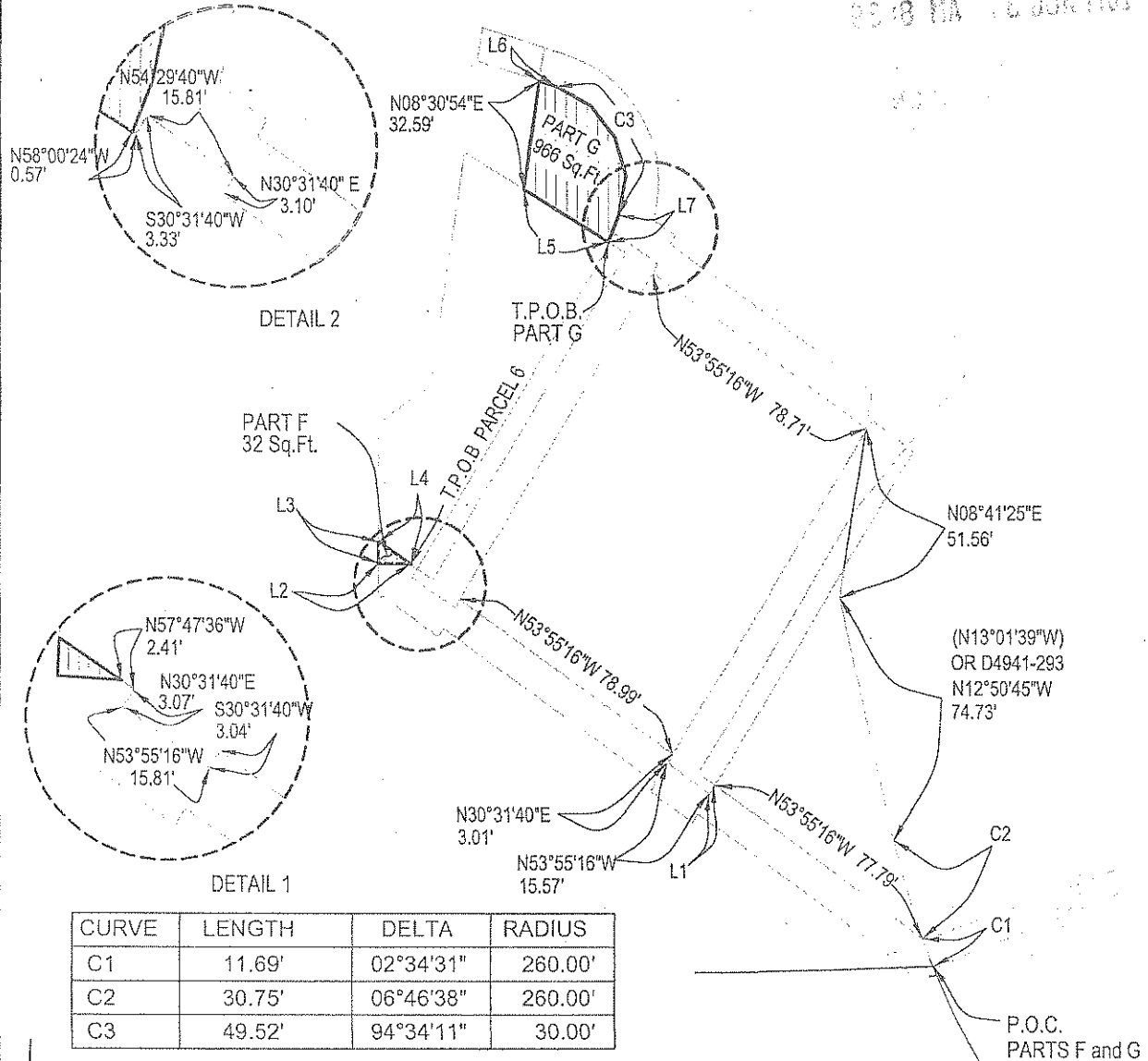


EXHIBIT "B-2"

15

2008 MAR 10 10:00 AM



CURVE	LENGTH	DELTA	RADIUS
C1	11.69'	02°34'31"	260.00'
C2	30.75'	06°46'38"	260.00'
C3	49.52'	94°34'11"	30.00'

LINE	BEARING	DISTANCE
L1	S30°31'40"W	3.01'
L2	N88°12'08"W	9.92'
L3	N00°01'40"W	6.43'
L4	S55°47'36"E	11.99'
L5	N57°02'24"W	30.11'
L6	S72°02'51"E	5.12'
L7	S22°31'16"W	7.58'

THIS EXHIBIT IS MADE PART
OF THE LEGAL DESCRIPTION
S.E. :SLOPE EASEMENT
P.O.C.: POINT OF COMMENCING
T.P.O.B.: TRUE POINT OF BEGINNING

STREET DEDICATION CITY OF CARSON, CA		DATE: 03-27-09	
Paragon Partners Ltd.		SCALE: AS SHOWN	
5762 Bolsa Avenue, Ste. 201 Huntington Beach, CA, 92649		DRAWN BY MT	
CHECKED _____ DATE _____		REV. DATE 05-26-09	REV. No 4 02-04-10



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

CONSENT 7.

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

I. SUMMARY

This item is to provide to 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 the report.

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 August 26, 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. There was a break near the main line near Main Street (alongside Cell 1) that appears to be at one of the 2" laterals. The break caused considerable flooding in that section of Lenardo which took crews several days to dewater. The contract turned off the water and was able to isolate and repair the break in a manner that meets West Basin's design standards. The design and contracting team are to meet with West Basin to discuss whether just the laterals need to be replaced, or the 700' of main line that was installed in 2011. An answer is needed quickly because it's in the path of the road base installation project.
- Domestic Water (California Water Service). Cal Water received the Caltrans permit to work on the Avalon ramp and approval by County bridge Engineer. Work on the Caltrans freeway ramp could begin shortly, with the temporary Rental Agreement with LA County Flood Control for construction access under the bridge on this agenda. The work schedule is complicated by utility work occurring at the project next door and the impending El Nino rains that may close off the Torrance Lateral to construction work.
- Sanitary Sewer. Work is largely completed.
- Storm Drain. Most work is completed on Lenardo and Stamps. Storm drains on Del Amo in front of Evolve apartments and on the CCLF side of Del Amo were completed last month, and crews are working to install as many catch basins and Filterra units on Lenardo and Stamps as possible ahead of the rainy season.
- 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. SCE responded last month and the CRA filed a reply to SCE's response on August 31.
- 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. City broadband points of connection were finalized last week.

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 now received lender's for consent and the signed easement agreement from Evolve's ownership should come to the CRA in the next few weeks. For the two traffic signals at Main Street and Lenardo, the owner of the mini-storage facility is working with his lender for consent, and staff and MBI are preparing an Easement Deed for LA County Flood Control which will include a temporary construction easement (like the Torrance Lateral Bridge). The Flood Control easement (which may be an encroachment) may still 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.

- o 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. August 2026 Monthly Progress Report [2012-DSB_Street_Improvement-62-OAC_Meeting-2026-08-31]

Attachments

[August 2026 Monthly Progress Report \[2012-DSB_Street_Improvement-62-OAC_Meeting-2026-08-31\]](#)

OAC Meeting Minutes: Meeting #62

Meeting Date	Aug 26, 2026	Meeting Time	08:30 am - 10:00 am Pacific Time (US & Canada)
Meeting Location	Teams Meeting, SL Trailer	Video Conferencing	Join Meeting Link
Overview	This meeting is for all Stakeholders to communicate, coordinate and collaborate the status of the Project schedule, design, and budget.		

Notes

Attachments [02 - OAC Meeting 8.26.26 Progress Photo.pdf](#), [Trash Tracker 08.26.26.pdf](#), [07 - CARSON RE - CCD Tracking Log - Working File \(1\).pdf](#), [05 - Approved SUBmittals on Hold Log 08.26.26.pdf](#), [06 - PCO Log 26.08.26.pdf](#), [04 - Submittal Log 08.26.26.pdf](#), [03 - RFI Log 08.26.26.pdf](#), [01 - Construction Work Limitation - Updates 08.26.26.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	Absent
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	For Distribution Only
Kian Lew	EKI Environment & Water, Inc.	P: (650) 292-9100	klew@ekiconsult.com	For Distribution Only
Daniel Morris	EKI Environment & Water, Inc.	P: (650) 292-9100	dmorris@ekiconsult.com	For Distribution Only
Ying Song	EKI Environment & Water, Inc.	P: (650) 376-6226	ysong@ekiconsult.com	Present
David Tietje	EKI Environment & Water, Inc.	P: (650) 292-9094	dtietje@ekiconsult.com	Present
Alex Sanchez	KPFF Consulting Engineers dba KPFF Inc.		alex.sanchez@kpff.com	For Distribution Only
Andy Vallejo	KPFF Consulting Engineers dba KPFF Inc.	P: (619) 521-8500	andy.vallejo@kpff.com	For Distribution Only
David Hoopfer	Michael Baker International, Inc.		dhoopfer@mbakerintl.com	Present
Jacqueline Kim	Michael Baker International, Inc.		jacqueline.kim@mbakerintl.com	For Distribution Only
Rolando Sotelo	Michael Baker International, Inc.		rolando@res-associates.com	For Distribution Only
Medinah Hagan-Morgan	RE Solutions, LLC		medinah@resolutionsdev.com	For Distribution Only
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
Mike Sullivan	RE Solutions, LLC		mike@resolutionsdev.com	Present
John Balobek	RE Solutions, LLC		john@resolutionsdev.com	For Distribution Only
Daniela De La Torre	RE Solutions, LLC		daniela@resolutionsdev.com	For Distribution Only
Will Lansche	RE Solutions, LLC		will@resolutionsdev.com	For Distribution Only
Beth McDonald	RE Solutions, LLC		beth@resolutionsdev.com	For Distribution Only
Stuart Miner	RE Solutions, LLC	P: (303) 945-3017	stuart@resolutionsdev.com	Present
Branden Dompke	Snyder Langston, LLC	P: (949) 863-9200	bdompke@snyderlangston.com	Present
Al Garcia	Snyder Langston, LLC	P: (949) 863-9200	agarcia@snyderlangston.com	Present
Kelly McCarty	Snyder Langston, LLC	P: (949) 863-9200	kmccarty@snyderlangston.com	Present
Martha Nevarez	Snyder Langston, LLC	P: (949) 863-9200	mnevarez@snyderlangston.com	Present
Derek Sigala	Snyder Langston, LLC	P: (949) 863-9200	dsigala@snyderlangston.com	Present
Angel Solis	Snyder Langston, LLC	P: (949) 863-9200	asolis@snyderlangston.com	Present
David Kanowsky	Southern California Electrical Firm		dkanowsky@scelectricalfirm.com	Absent
Carl Kim	Verdantas Inc.	P: (949) 250-1421	ckim@verdantas.com	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 - No site security issues reported 08/26/26. <i>NOTED - Mike noted 08/18/26 security began roving patrols starting 45 minutes after the last person leaves the site.</i>						
Previous Meeting Minutes Aug 19, 2026 - No new site security issues reported 08/19/26. - Mike noted 08/18/26 security began roving patrols starting 45 minutes after the last person leaves the site.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Safety	Al Garcia (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes - No safety concerns noted 08/19/26. - 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. IN PROGRESS - 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 to complete is 08/21/26.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			- Potentially use Everbridge App in case of emergencies or DeWalt Super Horn - Mike noted Medinah is looking into Everbridge App and figuring out how it works. - AG noted horn was purchased and will be delivered 08/23/26 and should be ready for a test week of 08/24/26. - Stuart noted they found alternative app that is currently being tested with RES and considered for use on site. App is called ONEVAC 315 Consecutive Safe Calendar days as of 08/26/2026			
		Previous Meeting Minutes Aug 19, 2026 - No safety concerns noted 08/19/26. - 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. IN PROGRESS - 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 to complete is 08/21/26. - Potentially use Everbridge App in case of emergencies or DeWalt Super Horn - Mike noted Medinah is looking into Everbridge App and figuring out how it works. - AG noted horn was purchased and will be delivered 08/23/26 and should be ready for a test week of 08/24/26. 308 Consecutive Safe Calendar days as of 08/19/2026				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	27	Agency Compliance				Open
		Official Documented Meeting Minutes - SCAQMD - Alternate Compliance Plan AQMD denied request for each condition change. - DTSC is reaching out to AQMD to get more information on their position. in 1-2 weeks DTSC will get back to EKI to discuss next steps - DTSC is still waiting on response from AQMD as of 08/26/26. - David T is working on letter to AQMD for work on Saturdays - Target date to submit draft is 08/31/26. MH noted letter will come from JR to carry more weight. 1166 Material - No 1166 material on site as of 08/26/26. - 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 26,284 cy of trash (including 1166 soil) as of 08/26/26.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Allowance is 29,000 cy of trash ~ 2,700 cy remain until limit is reached.			
			• DTSC ◦ Mike noted team is seeking verbal approved for double wall spec. ▪ AMPCO shot bottom of foundation layer (top of trash) during excavation SLCB to get shots over to RES for review with EKI and forward to DTSC to see if they would find elevations acceptable in lieu of potholing to bottom of waste elevations. ▪ ACTION ITEM - MH to coordinate a list to discuss with DTSC at meeting with Branch chief including this item. ▪ MH met with branch chief and have since had a meeting with RES and ESPO the week of 08/21/26. MH noted outcome was branch chief was going to reevaluate decisions that have previously been made and committed to providing responses by 08/28/26. Separate meeting with ESPO regarding ground water issues will be scheduled in late September or early October.			
			• EKI ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone and GCCS Header work.			
			Previous Meeting Minutes Aug 19, 2026 • SCAQMD ◦ Alternate Compliance Plan ▪ AQMD denied request for each condition change. ▪ DTSC is reaching out to AQMD to get more information on their position. in 1-2 weeks DTSC will get back to EKI to discuss next steps ▪ No update 08/19/26 ▪ DTSC is still waiting on response from AQMD as of 08/19/26. ◦ Kelly Noted looking into receiving variance from AQMD to work over landfill on Saturdays ▪ MH noted that the change to work hours had been previously requested and denied. ▪ Team to discuss after OAC. ◦ 1166 Material ▪ No 1166 material on site as of 08/19/26. ◦ 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 ▪ 26,284 cy of trash (including 1166 soil) as of 08/19/26. ▪ Allowance is 29,000 cy of trash ~ 2,700 cy remain until limit is reached. • DTSC			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			◦ Mike noted team is seeking verbal approved for double wall spec. ▪ AMPCO shot bottom of foundation layer (top of trash) during excavation SLCB to get shots over to RES for review with EKI and forward to DTSC to see if they would find elevations acceptable in lieu of potholing to bottom of waste elevations. ▪ ACTION ITEM - MH to coordinate a list to discuss with DTSC at meeting with Branch chief including this item. ▪ MH noted she discussed the outstanding issues with the Branch Chief and received direction how to proceed. The team attempted the recommended approach but was unsuccessful. The Branch Chief has intervened and had an internal meeting on 08/17/26 to discuss. ▪ MH noted there is a call on 08/20/26 with EKI and the engineering group to have technical discussion about other issues including snow fence in lieu of orange geotextile, trash investigation under double wall contained pipe, and comments to the CIDH work plan. • EKI ◦ Acceptance Report ▪ ONGOING ACTION ITEM - EKI to keep uploading and issuing acceptance reports for Buffer Zone and GCCS Header 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 - 08/12/26 Update Excludes Power Distribution (includes dries, SL, TS, and Asphalt and PCC) • 153 Day Delay - based on GCCS Header and Dry Utilities • KM noted email or written direction that tells SLCB to defer scopes is needed before moving forward with alternate schedule. ◦ ACTION ITEM - Jeff C to provide email with language regarding deferral of scope on 08/19/26. ▪ Meeting scheduled for 08/28/26 to discuss deferred scope. • 3 Alternate schedules have been created ◦ SLCB to review alternate schedules before issuing to ownership. • IN PROGRESS - ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 08/26/2026 ◦ Team will be updating schedule based on scenarios discussed in scheduling meeting with RES and Cumming group. ◦ SLCB will distribute updated schedule once finished. • TIA #2 ◦ TIA #2 will be updated after reviewing alternative schedules • MN noted Delay Concerns and Schedule Cost Impacts from Sub Contractors. ◦ ACTION ITEM - MN to create matrix of subcontractors with Bid Dates, Original Start, and Original Stop Date				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Aug 19, 2026 • Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26 • Latest Revision - 08/12/26 Update Excludes Power Distribution (includes dries, SL, TS, and Asphalt and PCC) • 153 Day Delay - based on GCCS Header and Dry Utilities • KM noted email or written direction that tells SLCB to defer scopes is needed before moving forward with alternate schedule. ◦ ACTION ITEM - Jeff C to provide email with language regarding deferral of scope on 08/19/26. • 3 Alternate schedules have been created ◦ SLCB to review alternate schedules before issuing to ownership. • IN PROGRESS - ACTION ITEM - SLCB to issue newest schedule to ownership. • Next Schedule Update is 08/26/2026 ◦ Team will be updating schedule based on scenarios discussed in scheduling meeting with RES and Cumming group. ◦ SLCB will distribute updated schedule once finished. • TIA #2 ◦ TIA #2 will be updated after reviewing alternative schedules • MN noted Delay Concerns and Schedule Cost Impacts from Sub Contractors. ◦ 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 ▪ Tentatively scheduled for 09/03/26 start for Cell 1 N. Lenardo ◦ Sully-Miller ▪ Run out of work date 09/17/2026. ▪ Doty Bros work to be completed 08/17/26. ▪ Open Constraints are RFI #167 (Grade Break at Avalon Bridge & Reconfiguration at the Tie-In Point) response and Traffic Loops at the right turn pocket ▪ RFI #171. Sully-Miller needs approval to use approved material for RW repair. ◦ 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. ▪ MH noted Pile Work Plan comments will e discussed at meeting on 08/20/26.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- ICS - Run out of work date is 1/26/27 - GCCS in N. Lenardo are expected to finish on 09/21/26 - Reclaimed Water Pipe Burst on 08/19/26 (Panhandle side) - JR Noted that a request be sent to West Basin regarding a pressure Reducing Valve. - JR and mike to see if they have any documentation from previous reclaimed water breaks				
		Previous Meeting Minutes Aug 19, 2026 - See Constraint Log. - Update this week is presenting constraints and days where trades run out of work - AMPCO - Demobilized 07/21/26 and will be on site only when waste handling is required. - Sully-Miller - Run out of work date 09/17/2026. - Doty Bros work to be completed 08/17/26. - JR submitted paper work flood control encroachment for under the bridge week of 07/24/26. Comments from county expected back by 08/31 - Open Constraints are RFI #167 (Grade Break at Avalon Bridge & Reconfiguration at the Tie-In Point) response and Traffic Loops at the right turn pocket - 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. - MH noted Pile Work Plan comments will e discussed at meeting on 08/20/26. - ICS - Run out of work date is 1/26/27 - GCCS in N. Lenardo are expected to finish on 09/21/26 - Reclaimed Water Pipe Burst on 08/19/26 (Panhandle side) - JR Noted that a request be sent to West Basin regarding a pressure Reducing Valve. - JR and mike to see if they have any documentation from previous reclaimed water breaks.				

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 08/26/26.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Aug 19, 2026 • 55 as 04/01/2026 - No additional weather impacts as of 08/19/26.				

DESIGN

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Landscape (CCA)				Open
		Official Documented Meeting Minutes • Both Del Amo and Lenardo Plans have been approved. • ACTION ITEM - CCA to issue IFC Drawings ◦ SZ received both sets from CCA. ▪ Pending meeting to discuss what scopes are potentially deferred. Tentatively scheduled for 08/28/26.				
		Previous Meeting Minutes Aug 19, 2026 • Both Del Amo and Lenardo Plans have been approved. • ACTION ITEM - CCA to issue IFC Drawings ◦ SZ received both sets from CCA. ▪ SZ to wait for Jeff's response to Kelly's email to provide direction ◦ CCA provided a COR to RES to attend OAC's ▪ Cumming to address what scope is actually needed.				

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 update 08/26/26 ▪ SM noted JR received response to CPUC complaint. ▪ Response to be sent to CPUC ◦ Team discussed preparing two potential design solutions and acknowledged the city will only permit one design. SCE Design vs LADWP ▪ Jeff C noted on a separate project, the City replaced an approved permit with a supplement permit after an alternate design was submitted. ◦ Trans Tech can continue plan checking the current design. Depending on upcoming decisions, the team may also need to prepare and submit the SCE alternative for plan check.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ ACTION ITEM - RES/CRA to connect with Tom Brill regarding legal considerations. ▪ In progress, RES is trying to setup a call. ◦ ACTION ITEM - Cumming/RES to schedule meeting with SCEF team to discuss plan that will be submitted to avoid missing submission window. ▪ Global Expiration Date is 60 working days after 06/24/26 issuance. 09/15/26 is expiration date. ◦ Backbone + Issued for Bid Power Distribution Drawings are in plan check. ▪ ACTION ITEM - RES/SCEF team to update the team on the status of Transtech resubmittal of Backbone + Issued for Bid Power Distribution Drawings. ▪ Methane Mitigation - SM is working on one final item on opinion letter • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ Pending SoCal Gas ▪ ACTION ITEM - SZ to update team once response is received from SoCal Gas. ▪ No response from SoCal Gas as of 08/26/26. SZ to continue to follow up. • CRA Broadband System Design ◦ ACTION ITEM - JR to follow up with Gary to provide locations of points of connections. ▪ Gary responded to Joe regarding points of connection. Gary was to revise design. ▪ RL to follow up with Gary			
			Previous Meeting Minutes Aug 19, 2026 • All transformers on site will need to be customer owned. • ON GOING ACTION ITEM - SCEF team to update team on timeline and approach for new design. ◦ No update 08/19/26 ▪ SM noted JR received response to CPUC complaint. ▪ SM noted they are moving ahead with Applicant Design ◦ Team discussed preparing two potential design solutions and acknowledged the city will only permit one design. SCE Design vs LADWP ▪ Jeff C noted on a separate project, the City replaced an approved permit with a supplement permit after an alternate design was submitted. ◦ Trans Tech can continue plan checking the current design. Depending on upcoming decisions, the team may also need to prepare and submit the SCE alternative for plan check. ▪ ACTION ITEM - RES/CRA to connect with Tom Brill regarding legal considerations. ▪ In progress, RES is trying to setup a call.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ ACTION ITEM - Cumming/RES to schedule meeting with SCEF team to discuss plan that will be submitted to avoid missing submission window. ▪ Global Expiration Date is 60 working days after 06/24/26 issuance. 09/15/26 is expiration date. ▪ <i>Noted - Joe L. sent email of submittal application for applicant design to keep from expiring.</i> ◦ Backbone + Issued for Bid Power Distribution Drawings are in plan check. ▪ ACTION ITEM - RES/SCEF team to update the team on the status of Transtech resubmittal of Backbone + Issued for Bid Power Distribution Drawings. ▪ Methane Mitigation - SM working on letter to send to Terra Petra • Composite Dry Utility Plan ◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&T ▪ Pending SoCal Gas ▪ ACTION ITEM - SZ to update team once response is received from SoCal Gas. ▪ No response from SoCal Gas as of 08/19/26. SZ to continue to follow up. • CRA Broadband System Design ◦ ACTION ITEM - JR to follow up with Gary to provide locations of points of connections. ▪ JR to follow up with Gary and Joe L to confirm Joe L has received the information needed for the broadband points of connection design. ▪ No update 08/19/26				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open
		Official Documented Meeting Minutes • Forthcoming Redesign - Based on Meeting held on 06/16/26 with Electrical Engineers, Streetlight redesign will be forthcoming. ◦ SLCB notified ownership that Streetlight submittal review will be on hold until issue is resolved. ◦ MBI noted design changes are contingent on Methane Mitigation and the addition of venting for Poles, Pull Boxes ◦ Tetra Petra will be consultant for methane mitigation ▪ Rolando and Mathias asked that they will review all electrical system. ▪ Time frame is TBD after meeting with consultant on 06/24/26. ▪ Team to provide update on timeline of redesign for Streetlights. ▪ SM is working on Final comments. • RFI 63 - TS conflicts ◦ 2 conflicts identified on Main St.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ Flood Control Encroachment/Easement ▪ City is working on drafting easement doc. JR noted the document just needs MBI's legal description on it. ▪ ACTION ITEM - RES/Cumming to issue a schedule for how much time will be needed for obtaining Traffic Signal Easement. In progress. ▪ JR to send Flood Control bypass laws ▪ Private Storage Easement ▪ ACTION ITEM - JR to send revised appraisal to Bruce (Storage Owner) and follow up on previous email. ▪ JR to get easement agreement in front of City Council by 09/01/26 ▪ 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. ▪ SZ to follow up with Bruce on 08/26/26 ◦ EVOLVE conflicts will require easement. ▪ JR sent appraisal and easement exhibit to evolve manager Jeff Chan. ▪ ACTION ITEM - JR to continue to follow up with Jeff Chan. ▪ Jeff Chan confirmed that the lender has approved request. Lenders council is drafting additional approval letter. ▪ JR noted easement will go to City Council by September			
Previous Meeting Minutes Aug 19, 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. ▪ Team to provide update on timeline of redesign for Streetlights. ▪ Pending comments from Rolando. • 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? ▪ ACTION ITEM - RES/Cumming to issue a schedule for how much time will be needed for obtaining Traffic Signal Easement. In progress.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			▪ JR to send Flood Control bypass laws ▪ MBI noted that Flood Control sent red lines on the legal description ▪ David H sent updated legal description 08/11/26. JR noted response is anticipated 08/12/26. ▪ David H noted the county requested easement deeds for traffic signals. ▪ Private Storage Easement ▪ ACTION ITEM - JR to send revised appraisal to Bruce (Storage Owner) and follow up on previous email. ▪ JR to get easement agreement in front of City Council by 09/01/26 ▪ 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. ▪ 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. ▪ JR spoke with J Chan, ETA is 2 weeks to get back from Lender target date is 08/14/26 ▪ JR noted easement will go to City Council by September.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Civil (MBI)				Open
Official Documented Meeting Minutes • <i>NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 39+00 to 60+00 TO STOP UNTIL FURTHER NOTICE FROM RES</i> ◦ Per email from Mike S. 08/10/26 SLCB is approved to proceed with GCCS Header, Vaults, and Catch Basins with the exception of 2 Filterras in S. Lenardo and FH, and some additional utilities (Meter and DCDA) ▪ MBI has relocated Filterra plan ready to send to the city.						
Previous Meeting Minutes Aug 19, 2026 • <i>NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 39+00 to 60+00 TO STOP UNTIL FURTHER NOTICE FROM RES</i> ◦ Per email from Mike S. 08/10/26 SLCB is approved to proceed with GCCS Header, Vaults, and Catch Basins with the exception of 2 Filterras in S. Lenardo and FH, and some additional utilities (Meter and DCDA) ▪ MBI will send an updated plan by 08/21						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.5	1	Environmental (EKI)				Open
Official Documented Meeting Minutes 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 #157 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. ACTION ITEM - SLCB to coordinate with Sully-Miller and markup concerns/questions and issue to EKI for constructability review - Sully-Miller is working with Simtech to create a plan to build the double wall contained pipe in the BZ and noted that the material carries a 6-week lead time after order. The material from Simtech is also in metric units in lieu of imperial units which would require extra fittings to convert back to imperial units. - DS sent email to EKI with information from Simtech and requested information on alternate suppliers or manufacturers. Ying to review email and provide response. - DTSC Approval of GCCS DCN 01 and DCN 02 received for Lenardo (Norht Only) - Conditional Approval for South and Central. EKI noted that DTSC had comments (ie Geotech report and other clarifications) EKI to respond to comments.						
Previous Meeting Minutes Aug 19, 2026 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. ACTION ITEM - SLCB to coordinate with Sully-Miller and markup concerns/questions and issue to EKI for constructability review - Sully-Miller is working with Simtech to create a plan to build the double wall contained pipe in the BZ and noted that the material carries a 6-week lead time after order. The material from Simtech is also in metric units in lieu of imperial units which would require extra fittings to convert back to imperial units. - DS sent email to EKI with information from Simtech and requested information on alternate suppliers or manufacturers. Ying to review email and provide response.						

PERMITS/AGENCY

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	PERMIT LOG	Scott Zhao (Cumming Group)			Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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 ◦ <i>Noted - Pre-con meeting for offsite Domestic Water held 05/13/26</i> ◦ 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. ▪ Pending work plan from Sully-Miller. ▪ Sully-Miller will provide work plan once response to RFI #167 is received. ▪ ACTION ITEM - JR to coordinate with County Real Estate to initiate temporary construction easement, access agreement, and any required rental agreement. ▪ JR sent EIR resolution ILO CEQA. Permit was routed to engineering department. ETA for response 08/31/26. ▪ DH to follow up with Amber to confirm we are on track to hit 8/31/26 date. ▪ Engineering comments are due 08/31/26 ▪ Rental agreement comments were due week of 08/21, and as of 08/26/26 LACFD has not provided comments. ▪ JR to follow up with Andres Solano ▪ 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. Still pending approval as of 07/29/26 ▪ Team to request status of Workplan during call on 07/31/26. ▪ EKI to follow up with DTSC on status of Pile Work Plan. ▪ David T noted that CIDH work plan will be resubmitted with Jovaira's comments addressed by 08/12/26. Should be shorter than 45 day review period.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• LANDSCAPE (BALL IN COURT -PUBLIC WORKS) ◦ Team is reviewing Lenardo Plan vs City of Carson Master Plan. - See design portion of landscaping for updates. ◦ Team noted to hold off on pulling permit. • 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 ◦ <i>KPFF is in process of submitting Bulletin 01 for review to Transtech.</i> • 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. ◦ Evolve Easement - See design section above for update				
		Previous Meeting Minutes Aug 19, 2026 • DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25 - EXTENSION VALID UNTIL 12/26/26 • DOMESTIC WATER - OFFSITE PERMIT RECEIVED 05/06/2026 ◦ <i>Noted - Pre-con meeting for offsite Domestic Water held 05/13/26</i> ◦ 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. ▪ Pending work plan from Sully-Miller. ▪ Sully-Miller will provide work plan once response to RFI #167 is received. ▪ ACTION ITEM - JR to coordinate with County Real Estate to initiate temporary construction easement, access agreement, and any required rental agreement.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			- JR sent EIR resolution ILO CEQA. Permit was routed to engineering department. ETA for response 08/31/26. - DH to follow up with Amber to confirm we are on track to hit 8/31/26 date. 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. Still pending approval as of 07/29/26 - Team to request status of Workplan during call on 07/31/26. EKI to follow up with DTSC on status of Pile Work Plan. - David T noted that CIDH work plan will be resubmitted with Jovaira's comments addressed by 08/12/26. Should be shorter than 45 day review period. LANDSCAPE (BALL IN COURT -PUBLIC WORKS) - Team is reviewing Lenardo Plan vs City of Carson Master Plan. - See design portion of landscaping for updates. - Team noted to hold off on pulling permit. 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 - KPFF is in process of submitting Bulletin 01 for review to Transtech.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• 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. ◦ 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 Aug 19, 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 ◦ Striping and Signage ▪ Avalon Striping Plan ▪ Reference Cal Trans Plans. MBI noted striping would be a like for like replacement. ▪ Cumming/MBI to issue plan after coordinating with Cal Trans • 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.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		▪ ACTION ITEM - KPFF to submit updated plans to City of Carson for approval ▪ Plan has not been submitted as of 08/12/26. Andy V is coordinating with David H to submit updated plans to City of Carson for approval. ▪ Pending finalized signal locations. David H he can have finalized locations to KPFF by 08/26/26				
		Previous Meeting Minutes Aug 19, 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 ▪ Plan has not been submitted as of 08/12/26. Andy V is coordinating with David H to submit updated plans to City of Carson for approval. ▪ Pending finalized signal locations. David H he can have finalized locations to KPFF by 08/21/26				

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 • 11 OPEN Construction RFI's as of 08/26/2026 • 8 OUTSTANDING as of 08/26/2026 • RFI #126 - Pile Matrix ◦ IN PROGRESS - ACTION ITEM - DS to coordinate meeting wit Design team to review Pile Matrix Comments and Create plan to address issues. ▪ Meeting held 08/21/26 at 10:00am. Revisions due 08/28/26.				
		Previous Meeting Minutes Aug 19, 2026 See RFI Log				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		• 11 OPEN Construction RFI's as of 08/19/2026 • 8 OUTSTANDING as of 08/19/2026 • RFI #126 - Pile Matrix ◦ IN PROGRESS - ACTION ITEM - DS to coordinate meeting with Design team to review Pile Matrix Comments and Create plan to address issues. ▪ Meeting is scheduled for 08/21/26 at 10:00am.				

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: 9 as of 08/26/2026 • Outstanding Submittals: 8 as of 08/26/2026 ◦ Outstanding Submittals include Streetlights and Dry Utility Materials				
		Previous Meeting Minutes Aug 19, 2026 See Submittal Log • Open Submittals: 10 as of 08/19/2026 • Outstanding Submittals: 9 as of 08/19/2026 ◦ Outstanding Submittals include Streetlights and Dry Utility Materials				

PROCUREMENT

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	61	Procurement On Hold				Open
		Official Documented Meeting Minutes See Approved Submittals on Hold Log. • 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 Aug 19, 2026 See Approved Submittals on Hold Log. • 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
8.1	51	QA/QC				Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Official Documented Meeting Minutes EKI is currently inspecting GCCS Vaults.				
		Previous Meeting Minutes Aug 19, 2026 No QA/QC issued as of 08/19/26.				

CONSTRUCTION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	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. . - 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 Aug 19, 2026 - MS stated construction traffic to go through stockpile path, or drive slow on Del Amo blvd. . - 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
10.1	1	Sub Authorization Letters (SALs) and Buyout	Martha Nevarez (Snyder Langston, LLC) Scott Zhao (Cumming Group)			Open
		Official Documented Meeting Minutes Buyout - Dry Utilities - SLCB has given NTP to Briggs Electric on 05/18/26 - Contract issued to Briggs, pending execution. - MN to confirm contract has been executed.				
		Previous Meeting Minutes Aug 19, 2026 Buyout Dry Utilities				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ SLCB has given NTP to Briggs Electric on 05/18/26 • Contract issued to Briggs, pending execution. ◦ MN to confirm contract has been executed.				

PCOs/PCCOs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	PCOs/PCCOs	Martha Nevarez (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes • OPEN \$2,130,518 • OUT \$1,602,246 • SZ and MN to meet bi-monthly to review						
Previous Meeting Minutes Aug 19, 2026 • OPEN \$2,130,518 • OUT \$1,564,122 • SZ and MN to meet bi-monthly to review						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.2	6	Construction Directives	Scott Zhao (Cumming Group)			Open
Official Documented Meeting Minutes See CCD Log For Updates • CCD's 59 ◦ FULLY CLOSED (PCO Approved) - 18 ◦ CLOSED (PCO Submitted) - 7 ◦ ISSUED (PCO Assigned) - 22 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • Forthcoming CCD's ◦ Revised Structural Drawings						
Previous Meeting Minutes Aug 19, 2026 See CCD Log For Updates • CCD's 58 ◦ FULLY CLOSED (PCO Approved) - 16 ◦ CLOSED (PCO Submitted) - 7 ◦ ISSUED (PCO Assigned) - 22 ◦ PENDING CCD'S TO BE ISSUED TO SL - 3 • Forthcoming CCD's						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		◦ Revised Structural Drawings				

MONTHLY PAY APPLICATION

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	1	Monthly Pay Application	Martha Nevarez (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes - July 2026 (Pay App 15) - Pay App has been submitted to the CRA - Pending Payment - August 2026 (Pay app 16) - Pencil draft meeting with SZ held 08/25/26 - Target date for pay app is 08/31/26						
Previous Meeting Minutes Aug 19, 2026 - July 2026 (Pay App 15) - Pay App has been submitted to the CRA - August 2026 (Pay app 16) - Pencil draft tentative review 08/25/26						

NEW BUSINESS

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	1	New Business	Martha Nevarez (Snyder Langston, LLC)			Open
Official Documented Meeting Minutes - New Business for MBI - - JR noted there is crack in the bridge and grade difference between lane and beginning of bridge - Question is who owns the bridge? from end of bridge to Cal trans ramp is it flood control or Cal Trans - JR noted water line is going into area that will need to be repaired DH to connect with mike regarding issue and determine ownership of the bridge (Cal Trans or Flood Control) - Saturated Soil - Team to document the previously used process for handling saturated soil conditions in a generic SOP, similar to the existing trash notification procedure, to avoid requiring a CCD each time. - ADD SECTION FOR BUILDERS RISK CLAIM - Next meeting agenda will have section for Builders Risk Claim						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Previous Meeting Minutes Aug 19, 2026 • Saturated Soil ◦ Team to document the previously used process for handling saturated soil conditions in a generic SOP, similar to the existing trash notification procedure, to avoid requiring a CCD each time.				

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



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

CONSENT 8.

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 June, 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 the report

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 [June 2026]
2. 2026.08.15 MI108 - final
3. 2026.07.15 MI107 - final

Attachments

[June 2026 Monthly Progress Report - Final](#)

[2026.08.15 MI108 - final](#)

[2026.07.15 MI107 - final](#)

The District at South Bay

MONTHLY JOB PROGRESS

REPORT

For June 2026

submitted August 10th, 2026 to:



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(Mitigation Monitoring and Reporting Program)

Attachment A

Executive Summary

EXECUTIVE SUMMARY – JUNE 2026

CONSTRUCTION

Construction activities during June 2026 advanced key site development and environmental remediation milestones. On the Cell 2 side of Stamps, grading was completed and the area is ready for liner installation. On the Cell 1 side of Stamps, excavation was completed to remove waste material, and the area is awaiting installation of the Filterra units before backfilling with clean soil.

Along Lenardo during excavation of the GCCS header, soil exceeding the SCAQMD Rule 1166 volatile organic compound (VOC) threshold of 50 parts per million (ppm) was encountered on two occasions, requiring implementation of the approved mitigation plan. Approximately 72 cubic yards of VOC-impacted soil (60 cubic yards during one occurrence and 12 cubic yards during a second occurrence) were excavated, segregated, and transported to an approved off-site disposal facility in accordance with Rule 1166 requirements.

ENGINEERING, DESIGN & PERMITTING

Engineering design and submittal of plans for approval and permitting continued throughout June to support future phases of construction. Streetlight pole, fixture, and irrigation controller submittals remain on hold pending resolution of the electrical distribution design.

Coordination continued with Southern California Gas on gas line lowering and planning for the construction of a joint trench. Review of the City of Carson's new city-wide Broadband system design continued. Civil engineering teams were involved in review of the proposed design for a potential "big box retailer" on Cell 5 to identify utility and street improvement design conflicts with the new plan. Domestic Water line has been installed all the way down Lenardo waiting on temporary construction easement so installation under the Avalon Bridge can be completed.

SAFETY PERFORMANCE

The project continued to maintain a strong safety culture and through June had achieved 260 days without a reportable accident. Site access controls remained in place, including verification of contractor and visitor registration and HAZWOPER verification before entry.

Fence modifications were completed at the Main Street entrance, and new gates and fencing were installed near the Avalon Bridge. Contractors were reminded to maintain the 5-mph site speed limit to reduce excessive dust.

As part of ongoing emergency preparedness, RE | Solutions developed emergency response signage identifying the correct emergency address and gate access to provide when calling 911. The signage was distributed electronically, posted in all trailers, and installed throughout the site to ensure personnel know what location to provide to emergency dispatchers.

The project team also evaluated site air horn audibility across active work areas, to improve emergency notification.

ENVIRONMENTAL COORDINATION

Environmental compliance activities in accordance with DTSC requirements and SCAQMD rule 403 Perimeter air monitoring, excavation controls, and fugitive dust and Best Management Practices remained in place. No Air Quality Index exceedance days above 100 were recorded during June.

Continuous noise monitoring was maintained at three residential receptor locations surrounding the project site. Monitoring confirmed construction activities remained compliant with applicable City of Carson Municipal Code noise requirements during the reporting period.

SCHEDULE & PERMITTING

The Project Schedule currently reflects a 288-day delay from the REV 12/5/2025 Schedule. Project coordination during June remained focused on maintaining construction sequencing, advancing utility design, permitting, and procurement activities. Design coordination continued for wet and dry utility systems, roadway improvements, drainage infrastructure, and utility relocations.

Project discussions also focused on schedule recovery opportunities and maintaining available work fronts as utility coordination and permitting activities progressed.

AMPCO is scheduled to demobilize by July 20th, 2026. Sully Miller is anticipated to run out of work by September 25, 2026, assuming domestic water line work beneath the Avalon Bridge begins by August 3, 2026. ICS is expected to run out of work by September 15, 2026.

Additionally, work in South Lenardo beyond Station 39+00 remains on hold. Construction in this area is awaiting CGO's formal approval of the current development and design plan associated with the big box tenant before work can resume.

Ongoing labor, long-lead procurement, utility coordination, and schedule recovery continue to affect the critical path.

FINANCIAL STATUS & OUTLOOK

As of June 30, 2026, the current Estimate at Completion for the combined SOW-3, SOW-4 and city of Carson budgets for the Phase 2 Development Improvements is approximately \$78.3 million, an increase of \$109,000 from last month.

The current SOW-3 Construction Estimate at Completion is projected to be approximately \$66.1 million, a reduction of approximately \$1.4 million from last month. This is the result of moving approximately \$600,000 of EKI Environmental scope of work from SOW-3 to SOW-4; \$739,000 in net reductions of PCOs and Buyout Allowances (as detailed on the SL Carson Builders, LLC "Appendix F" exhibit); and a reduction of \$61,000 in potential RES management fees.

The current SOW-4 Design/Preconstruction Estimate at Completion is projected to be approximately \$8.8 million, an increase of approximately \$1.5 million, the result of moving approximately \$600,000 of EKI Environmental scope of work from SOW-3 to SOW-4 and adding a PCO for EKI of approximately \$900,000.

We note that the city of Carson also directly paid invoices (i.e., not via RES) from funds earmarked for the Phase 2 Development Improvements totaling \$1,243 (for a total of \$3.4 million since October 2024), and a one-off/unbudgeted invoice of \$8,000 was paid via RES on SOW-4.

The CRA reported to RES that as of June 30, 2026, a total of \$28.9 million was available in city of Carson-controlled funds to pay the remaining SOW-3 and SOW-4 Estimate to Complete of \$54.8 million, a potential funding variance of approximately **(\$25.9 million)**. After adding in the potential receipt of the Faring/CGO Lenardo Developer Payment of \$12.5 million and the LA Metro Grant of \$8.0 million, the potential funding variance to complete the Phase 2 Development Improvements stands at approximately **(\$5.4 million)**.

The CRA also reported to RES that as of June 30, 2026, only \$463,000 was in the bank and available to pay ongoing SOW-1, SOW-2 and SOW-5 costs, of which \$190,000 had already been spent but had not yet cleared the bank. As such, the CRA does not have sufficient

funds to pay the next RES Master Invoice (MI#107 totaling approximately \$524,000). This is an ongoing issue and has been discussed repeatedly with CRA staff and documented in multiple emails between RES, CRA staff and CRA counsel. A formal memorandum detailing the issue and the urgency of the matter was emailed by RES to CRA staff and CRA counsel on July 13, 2026, two days before the CRA provided to RES its actual bank account balances as of June 30, 2026.

Current forecasts for the next 60-day period indicate approximately \$4.5 million in city of Carson-funded expenditures for SOW-3 and SOW-4, and approximately \$1.1 million in CRA-funded expenditures for SOW-1, SOW-2 and SOW-5.

OVERALL PROJECT STATUS

Construction, engineering and environmental objectives are advancing throughout June while maintaining compliance with safety, environmental, and regulatory requirements. Completion of Rule 1166 soil removal, continued excavation, grading, advancement of engineering and utility coordination, and implementation of emergency preparedness progressed the project into the next phase of development and will remain essential to project momentum during the upcoming reporting period. CRA funding remains insufficient to support all active Scopes of Work. The project team continues coordinating with the CRA regarding funding needed to maintain activities.

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 6/30/2026

		Monthly Budget Estimate / Actuals for month ending 7/31/2026	Monthly Budget Estimate / Actuals for month ending 8/31/2026	Total 60-Day Rolling Budget
Forecast SOW-1 Site Management Expenses:				
SOW-1 Site Management Labor	RE Solutions Site Management Labor	43,237	43,237	86,474
SOW-1 Site Management Expenses	Vendors & Subcontractors	68,608	42,309	110,917
SOW-1 Site Management Expenses	Stormwater Management	54,167	54,167	108,333
SOW-1 Site Management Expenses	RE Solutions Office, Admin & Trailer Costs	13,226	13,226	26,453
Subtotal - SOW-1 Site Management Expenses		\$179,238	\$152,939	\$332,177
Forecast SOW-2 Operation & Maintenance Expenses				
SOW-2 O&M Labor	RE Solutions O&M Labor (Tasks 1-6)	112,925	112,925	225,850
SOW-2 O&M Expenses	Remedial Systems Operation & Maintenance (Tasks 1-6)	135,075	135,075	270,151
Subtotal SOW-2 (Tasks 1-6)		248,001	248,001	496,001
SOW-2 O&M Labor	RE Solutions O&M Labor (Task 7)	40,282	40,282	80,564
SOW-2 O&M Expenses	Unscheduled Operation & Maintenance Work (Task 7)	54,775	54,775	109,550
Subtotal SOW-2 (Task 7)		95,057	95,057	190,114
Subtotal - SOW-2 O&M Expenses		\$343,058	\$343,058	\$686,115
Forecast SOW-5 Enhanced Lenardo Expenses				
SOW-5 Enhanced Lenardo Labor	RE Solutions (SOW- 5 Labor)	20,000	20,000	40,000
SOW-5 Enhanced Lenardo Expenses	Michael Baker International	15,000	15,000	30,000
SOW-5 Enhanced Lenardo Expenses	SL Carson Builders	25,000	25,000	50,000
Subtotal - SOW-5 Enhanced Lenardo Expenses		\$60,000	\$60,000	\$120,000
		MI #107	MI #108	
Total 60-Day CRA Cash Account Funds Required		\$582,296	\$555,997	\$1,138,293
Forecast SOW-3 Construction Expenses:				
SOW-3 Construction Expenses	Electrical Design Consultants	-	-	-
SOW-3 Construction Expenses	Cummings Curley & Associates	-	-	-
SOW-3 Construction Expenses	EKI	-	98,924	98,924
SOW-3 Construction Expenses	KPFF	-	2,054	2,054
SOW-3 Construction Expenses	Labor Compliance Management	1,900	1,900	3,800
SOW-3 Construction Expenses	Leighton Consulting (Verdantas)	62,254	24,489	86,743
SOW-3 Construction Expenses	Michael Baker International	-	16,667	16,667
SOW-3 Construction Expenses	MMRP - Noise & Vibration Monitoring Services	5,640	13,118	18,758
SOW-3 Construction Expenses	Owner Contingency (5% ???)	-	-	-
SOW-3 Construction Expenses	SL Carson Builders	1,063,496	2,520,451	3,583,947
SOW-3 Construction Expenses	RE Solutions (5% Management Fee & Reimbursements)	54,031	128,708	182,739
Subtotal - SOW-3 Construction Expenses		\$1,187,321	\$2,806,309	\$3,993,631
Forecast SOW-4 Design/PreConstruction Expenses				
SOW-4 Design/PreConstruction Labor	RE Solutions (SOW- 4 Labor)	14,202	-	14,202
SOW-4 Design/PreConstruction Expenses	Electrical Design Consultants	9,338	59,694	69,032
SOW-4 Design/PreConstruction Expenses	Cummings Curley & Associates	-	3,390	3,390
SOW-4 Design/PreConstruction Expenses	Cumming Management Group	-	-	-
SOW-4 Design/PreConstruction Expenses	EKI	304,892	86,881	391,773
SOW-4 Design/PreConstruction Expenses	KPFF	-	-	-
SOW-4 Design/PreConstruction Expenses	Leighton Consulting (Verdantas)	-	-	-
SOW-4 Design/PreConstruction Expenses	Michael Baker International	-	17,456	17,456
SOW-4 Design/PreConstruction Expenses	Other / Off-Off Invoices	-	-	-
SOW-4 Design/PreConstruction Expenses	AMPCO	-	-	-
SOW-4 Design/PreConstruction Expenses	Plan Check, Permit Fees and Assessments	1,092	-	1,092
SOW-4 Design/PreConstruction Expenses	SL Carson Builders	-	-	-
SOW-4 Design/PreConstruction Expenses	RE Solutions (Expenses)	1,000	5,000	6,000
Subtotal - SOW-4 Design/PreConstruction Expenses		\$330,524	\$172,422	\$502,946
		CMI #2012-014	CMI #2012-015	
Total 60-Day City of Carson Account Funds Required		\$1,517,845	\$2,978,732	\$4,496,577

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

January 1, 2025 through December 31, 2027

6/30/2026

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

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact Fee	\$62,250,000
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 6/30/2026	(\$19,413,652)

Total Cash Payments to RES	(\$20,111,565)
Total Cash Payments made by City of Carson	(\$1,998,596)
Total City of Carson Interest Earned on Measures R&M through 6/30/2026	\$2,696,508

Current City of Carson Fund Balances as of 6/30/2026	\$28,929,368
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 6/30/2026	\$49,429,368

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 6/30/2026	Current Contract SOV as of 6/30/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 6/30/2026	Estimate at Completion SOV as of 6/30/2026	Cash Payments as of 6/30/2026	Estimate to Complete as of 6/30/2026
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)	-	-	-
KPFF	-	12,325	12,325	-	12,325	5,600	6,725
Labor Compliance Management	43,887	-	43,887	-	43,887	27,345	16,542
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	229,173	89,179
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	72,425	150,575
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,043	3,653,262	56,982,305	5,088,534	62,070,839	12,508,450	49,562,389
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	(38,143)	3,108,006	224,750	3,332,755	801,199	2,531,556
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$3,627,444	\$61,381,416	\$4,719,743	\$66,101,158	\$13,649,683	\$52,451,475
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	941,141	365,696
Electrical Design Consultants	210,000	482,698	692,698	-	692,698	391,478	301,220
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	1,740,541	4,387,800	3,028,477	1,359,323
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	574,739	128,661
Other / Off-Off Invoices	-	11,615	11,615	-	11,615	11,615	-
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	113,313	35,084
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	\$261,764	\$6,981,921	\$1,822,103	\$8,804,024	\$6,461,881	\$2,342,143
Total RES SOW-3 and SOW-4 Budget	\$64,474,129	\$3,889,208	\$68,363,337	\$6,541,846	\$74,905,183	\$20,111,565	\$54,793,618
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 6/30/2026	\$1,100,883	\$897,713	\$1,998,596	\$0	\$1,998,596	\$1,998,596	\$0
Total City of Carson + RES Budget	\$66,981,992	\$4,786,921	\$71,768,912	\$6,541,846	\$78,310,758	\$23,517,140	\$54,793,618

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 (\$28.94M) less Estimate to Complete (\$54.8M) as of 6/30/2026	(\$25,864,250)
Current & Projected City of Carson Funding Variance (\$49.4M - \$54.8M) as of 6/30/2026	(\$5,364,250)

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

January 1, 2025 through December 31, 2027

as of 6/30/2026

	Current and Potential City of Carson Sources of Funds						
	Total Sources of Funds	Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic	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 6/30/2026	(\$19,413,652)	(\$14,265,426)	(\$1,311,631)	\$0	(\$3,836,595)	\$0	\$0
*Current City of Carson Fund Balances as of 6/30/2026	\$28,929,368	\$4,827,594	\$1,188,369	\$750,000	\$22,163,405	\$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 6/30/2026	\$49,429,368	\$4,827,594	\$1,188,369	\$750,000	\$22,163,405	\$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	6/30/2026	6/30/2026	6/30/2026	6/30/2026	6/30/2026	****Remaining Costs as of 6/30/26					
Electrical Design Consultants	-	-	-	-	-	-	-	-	-	-	-
Cummings Curley & Associates	-	-	-	-	-	-	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-	-	-	-	-
EKI	593,541	(593,541)	-	-	-	-	-	-	-	-	-
KPFF	12,325	-	12,325	5,600	6,725	6,725	-	-	-	-	-
Labor Compliance Management	43,887	-	43,887	27,345	16,542	16,542	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	229,173	89,179	89,179	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	94,509	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	72,425	150,575	150,575	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,982,305	5,088,534	62,070,839	12,508,450	49,562,389	11,898,586	2,167,837	750,000	27,155,915	-	7,590,051
RE Solutions (5% Management Fee & Reimbursements)	3,108,006	224,750	3,332,755	801,199	2,531,556	2,531,556	-	-	-	-	-
Subtotal - SOW-3 Construction Expenses	\$61,381,416	\$4,719,743	\$66,101,158	\$13,649,683	\$52,451,475	\$14,787,672	\$2,167,837	\$750,000	\$27,155,915	\$0	\$7,590,051
SOW-4 Design/PreConstruction Expenses						****Remaining Costs as of 6/30/26					
RE Solutions (SOW- 4 Labor)	1,306,838	-	1,306,838	941,141	365,696	365,696	-	-	-	-	-
Electrical Design Consultants	692,698	-	692,698	391,478	301,220	301,220	-	-	-	-	-
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	1,740,541	4,387,800	3,028,477	1,359,323	-	-	-	1,359,323	-	-
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	574,739	128,661	128,661	-	-	-	-	-
Other / Off-Off Invoices	11,615	-	11,615	11,615	-	-	-	-	-	-	-
AMPCO	671,890	-	671,890	671,890	-	-	-	-	-	-	-
Plan Check, Permit Fees and Assessments	148,397	-	148,397	113,313	35,084	35,084	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	64,634	115,366	115,366	-	-	-	-	-
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,981,921	\$1,822,103	\$8,804,024	\$6,461,881	\$2,342,143	\$982,820	\$0	\$0	\$1,359,323	\$0	\$0
Total Uses of Funds by Source***	\$68,363,337	\$6,541,846	\$74,905,183	\$20,111,565	\$54,793,618	\$15,770,492	\$2,167,837	\$750,000	\$28,515,238	\$0	\$7,590,051
Current & Projected City of Carson Funding Variance (\$49.4M - \$54.8M) as of 6/30/2026					(\$5,364,250)	(\$10,942,898)	(\$979,468)	\$0	(\$6,351,833)	\$12,500,000	\$409,949
Current City of Carson Fund Balances (\$28.9M) less Estimate to Complete (\$54.8M) as of 6/30/2026					(\$25,864,250)						

* 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)

**** Remaining Costs will be reallocated to appropriate Funding Source(s) based on remaining balances and any restrictions on uses of funds upon receipt of \$12.5M from CGO, \$8M from Metro, and/or \$7.5M from CGO

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

Combined Budget and Sources & Uses Exhibit

6/30/2026

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

Original Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$2.75M in Carry Costs + \$2.65M in CFD)	\$12,380,364
Current Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$12.25M in Carry Costs (cells 3,4,5 & 2) + \$0 in CFD)	\$19,230,764
CRA Cash Account Balance as of start of "project" on 10/1/2024		\$1,606,068
Cash Payments from 10/1/2024 through 12/31/2024		(\$625,302)
CRA Cash Account Balance as of 1/1/2025		\$980,764
Net Change in Cash (sum of all Payments and Deposits) from 1/1/2025 through 5/31/2026		(\$518,070)
Current CRA Cash Account Balance as of 6/30/2026		\$462,694
CRA D&O Insurance Premium Payment made but not cleared as of 6/30/2026		(\$190,000)
Faring/CGO A/R Invoices in CRA Cash Flow Ledger as of 6/30/2026		\$1,648,546
Projected CRA Cash Account A/R Funds from Faring/CGO Remaining as of 6/30/2026		\$7,950,000
Total Current and Projected CRA Cash Account A/R Funds Remaining as of 6/30/2026		\$9,871,240

	Original 3-Year SOV as of 1/1/2025	Net Changes increasing / (decreasing) SOV as of 6/30/2026	Current 3-Year SOV as of 6/30/2026	Net Potential Changes increasing / (decreasing) SOV as of 6/30/2026	Revised Potential 3-Year SOV as of 6/30/2026	Cash Payments as of 6/30/2026	Estimated 3-Year Cash to Complete as of 6/30/2026
Projected SOW-1 Site Management Expenses:							
RE Solutions Site Management Labor	693,876	704,196	1,398,072	-	1,398,072	836,938	561,134
Vendors & Subcontractors	2,105,239	(469,498)	1,635,741	-	1,635,741	899,027	736,713
Stormwater Management	2,707,005	(1,186,820)	1,520,185	-	1,520,185	373,111	1,147,075
RE Solutions Office, Admin & Trailer Costs	530,680	55,390	586,070	-	586,070	354,059	232,011
Subtotal - Projected SOW-1 Site Management Expenses	\$6,036,800	(\$896,732)	\$5,140,068	\$0	\$5,140,068	\$2,463,135	\$2,676,933
Projected Operations & Maintenance Expenses:							
RE Solutions O&M Labor (Tasks 1-6)	2,933,511	902,692	3,836,204	-	3,836,204	1,813,556	2,022,647
Remedial Systems Operation & Maintenance (Tasks 1-6)	4,408,188	122,851	4,531,039	-	4,531,039	2,277,199	2,253,840
Subtotal SOW-2 (Tasks 1-6)	7,341,699	1,025,543	8,367,242	-	8,367,242	4,090,755	4,276,487
RE Solutions O&M Labor (Task 7)	1,971,900	(465,534)	1,506,366	-	1,506,366	396,741	1,109,625
Unscheduled Operation & Maintenance Work (Task 7)	1,028,100	(536,820)	491,280	-	491,280	401,923	89,357
Subtotal SOW-2 (Task 7)	3,000,000	(1,002,354)	1,997,646	-	1,997,646	798,664	1,198,982
Subtotal - Projected SOW-2 Operations & Maintenance Expenses	\$10,341,698	\$23,189	\$10,364,888	\$0	\$10,364,888	\$4,889,419	\$5,475,469
Total Projected SOW-1 and SOW-2 Expenses	\$16,378,498	(\$873,542)	\$15,504,956	\$0	\$15,504,956	\$7,352,554	\$8,152,401

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 including D&O payment (\$0.27M) less Estimate to Complete thru 12/31/27 (\$8.15M) as of 6/30/2026	(\$7,879,707)
Current & Projected CRA Cash Account Funding Variance thru 12/31/27 (\$9.87M - \$8.15M) as of 6/30/2026	\$1,718,839

APPENDIX "F"
to Work Order #004
to Master Agreement between RE | Solutions, LLC and SL Carson Builders, LLC
The District at South Bay
Street Improvement Work
Guaranteed Maximum Price - Schedule of Values as of 06/30/2026

														Buyout & Deferred				Cash Payments		
			Original	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Current	Scope	PCOs --	PCOs --	Estimate at	(Including	Estimate	
Cost Code	Description	Trade Subcontractor	Contract SOV	PCCO #001	PCCO #002	PCCO #003	PCCO #004	PCCO #005	PCCO #006	PCCO #007	PCCO #008	PCCO #009	Contract SOV	(as of 12/31/2025)	Out for Approval	Open for Review	Completion as of 06/30/26	Retainage) as of 06/30/26	to Complete as of 06/30/26	
17123	Survey	Psomas	\$346,230										\$384,730				\$384,730	69,985	\$314,745	
310000	Earthwork	AMPCO	\$3,025,582	\$43,343	\$915,674	\$55,568		\$4,625,175	(\$85,001)	\$42,535	\$125,541	\$8,817	\$8,757,234		\$457,515	\$55,818	\$9,270,567	2,700,605	\$6,569,962	
312116	Env- Landfill Cap SAL		\$0			\$771,304				\$1,215			\$772,519		\$1,827,343	\$134,128	\$2,733,990	60,262	\$2,673,728	
312500	Erosion and Sediment /SWPPP	BMP Solutions	\$147,725			\$18,790							\$166,515			\$426,393	\$592,908	15,420	\$577,488	
316200	Caissons/Foundations (Allowance)		\$810,000				(\$810,000)						\$0				\$0	-	-	
316400	IFC - Structural		\$0				\$2,257,499						\$2,257,499			(\$16,772)	\$2,240,727	176,009	\$2,064,718	
321216	Asphalt Paving	Sully-Miller	\$3,201,359										\$3,201,359				\$3,201,359	-	\$3,201,359	
321313	Site Concrete	Sully-Miller	\$2,345,620										\$2,345,620				\$2,345,620	-	\$2,345,620	
321723	Pavement Specialties		\$236,750										\$236,750				\$236,750	-	\$236,750	
328000	Landscape and Irrigation	Sperber Landscape	\$2,330,857										\$2,330,857				\$2,330,857	23,080	\$2,307,777	
330000	Underground Wet Utilities	Sully-Miller	\$8,101,745	(\$15,477)			\$212,611		\$341,980	(\$6,562)	\$138,870	\$37,076	\$8,810,243		\$549,764	\$307,751	\$9,667,758	5,628,668	\$4,039,090	
337000	Dry Utilities (Allowance)		\$6,600,000										\$6,623,109			\$531,242	\$7,154,351	-	\$7,154,351	
344113	Traffic Signals & Street Lights	[Baker Electric] - tbd	\$5,044,252										\$5,044,252			\$97,718	\$5,141,970	45,500	\$5,096,470	
818010	Buy Out Reserve (Deferred Scope)		\$0										\$0	\$2,453,751			\$2,453,751	-	\$2,453,751	
	Buy Out Allowance Over/(Under)		\$0										\$0	(\$399,399)			(\$399,399)	-	(\$399,399)	
818020	Job Specific (GCCS)	ICS	\$0		\$3,188,531						\$315,503	\$69,273	\$3,573,307		\$1,191,120	\$258,559	\$5,022,986	306,074	\$4,716,912	
	SubTotal Direct Trade Costs		\$32,190,120	\$27,866	\$4,104,205	\$845,662	\$1,660,110	\$4,625,175	\$256,979	\$37,188	\$618,414	\$138,275	\$44,503,994	\$2,054,352	\$4,025,742	\$1,794,837	\$52,378,925	\$9,025,603	\$43,353,322	
919000	General Conditions (18 months)	from Appendix C-3	\$2,581,577					\$235,546					\$2,817,123				\$2,817,123	1,397,132	\$1,419,991	
10000	General Requirements (18 months)	from Appendix C-4	\$1,408,541					\$7,355					\$1,415,896				\$1,415,896	164,618	\$1,251,278	
922050	Contractor Contingency	4.00%	\$1,447,210			\$30,852	\$57,900	\$9,716					\$1,545,678				\$1,545,678	-	\$1,545,678	
	Preconstruction Services -NIC	Excluded	\$0										\$0				\$0	-	-	
922030	Builders' Risk Insurance	0.25%	\$101,349	\$75	\$11,077	\$2,365	\$4,635	\$13,155	\$694	\$100	\$1,669	\$373	\$135,492				\$135,492	135,119	\$373	
919015	Sub Default Insurance	1.35%	\$434,567	\$376	\$55,407	\$11,418	\$22,411	\$62,440	\$3,470	\$502	\$8,349	\$1,867	\$600,807				\$600,807	598,940	\$1,867	
922010	General Liability Insurance	1.10%	\$445,937	\$331	\$48,735	\$10,403	\$20,391	\$57,881	\$3,053	\$443	\$7,344	\$1,642	\$596,160				\$596,160	594,518	\$1,642	
	Performance & Payment Bond - NIC	0.00%	\$0										\$0				\$0	-	-	
	Gross Receipts Tax - NIC	0.00%	\$0										\$0				\$0	-	-	
922100	Contractor Fee	5.00%	\$1,930,465	\$1,433	\$210,971	\$45,036	\$88,272	\$250,563	\$13,210	\$1,912	\$31,788	\$7,108	\$2,580,758				\$2,580,758	592,520	\$1,988,238	
	SubTotal Soft Costs		\$8,349,646	\$2,215	\$326,190	\$100,074	\$193,609	\$636,656	\$20,427	\$2,957	\$49,150	\$10,990	\$9,691,914	\$0	\$0	\$0	\$9,691,914	\$3,482,847	\$6,209,067	
	Grand Total - SLCB Contract Values		\$40,539,766	\$30,081	\$4,430,395	\$945,736	\$1,853,719	\$5,261,831	\$277,406	\$40,145	\$667,564	\$149,265	\$13,656,142	\$2,054,352	\$4,025,742	\$1,794,837	\$7,874,931			
	New Grand Total - SLCB Contract Values after PCCOs and PCOs			\$40,569,847	\$45,000,242	\$45,945,978	\$47,799,697	\$53,061,528	\$53,338,934	\$53,379,079	\$54,046,643	\$54,195,908	\$54,195,908	\$56,250,260	\$60,276,002	\$62,070,839	\$62,070,839	\$12,508,450	\$49,562,389	
Additional Estimated Costs in RES Financial Model for SLCB																				
	Estimated Total Buffer Zone Costs		\$9,821,517	\$0	(\$3,441,945)	(\$925,452)	\$0	(\$4,992,769)	(\$134,631)	(\$21,085)	\$0	(\$74,779)	\$230,856	\$0	(\$230,856)	\$0	\$0	\$0	\$0	
	Estimated Waste Consolidation		\$2,967,760	(\$30,081)	\$0	\$0	\$0	\$0	\$0	\$0	(\$382,138)	\$0	\$2,555,541	\$0	(\$2,112,910)	(\$442,631)	\$0	\$0	\$0	
	SubTotal Remaining Estimated Buffer Zone & Waste Costs		\$12,789,277	(\$30,081)	(\$3,441,945)	(\$925,452)	\$0	(\$4,992,769)	(\$134,631)	(\$21,085)	(\$382,138)	(\$74,779)	\$2,786,397	\$0	(\$2,343,766)	(\$442,631)	\$0	\$0	\$0	
Net PCOs "Out" and Net PCOs "Open"																				
	New Grand Total in RES Financial Model		\$53,329,043	\$53,329,043	\$54,317,493	\$54,337,777	\$56,191,496	\$56,460,558	\$56,603,333	\$56,622,393	\$56,907,819	\$56,982,305	\$56,982,305	\$59,036,657	\$60,718,633	\$62,070,839	\$62,070,839	\$12,508,450	\$49,562,389	

Additional Costs NOT in RES Financial Model:

Owner Contingency for unknown conditions (5% ?) - leave this out of scope (3/4/26)
Pylon Signs and Electrical Connections - leave out of this scope (3/4/26)
Landscape and Irrigation of 405 Slopes - leave out of this scope (3/4/26)
Torrance Lateral landscaping/irrigation -- leave out of this scope (3/4/26)
City/County/Private Inspection Fees paid by City of Carson
Del Amo Median - will be in a PCO (3/4/26)

Note:

RES financial model's monthly cash flow projections use
SLCB's estimates for "Current Contract SOV";

\$6.575M in net Buyout Allowances, Deferred Scope, and
Open/Out PCOs are included on this Appendix F and in Budget
and S&U exhibits, but are not included in RES monthly cash
flow projections

As of 6/30/26, 100% of original \$12.8M ROM for Buffer Zone
and Waste Consolidation has been incorporated into PCCO
and/or PCOs and any future BZ/Waste PCOs will increase the
cost of the work.

Approved PCCOs reducing

Cumming's BZ/Waste ROM	
PCCO #001	\$30,081
PCCO #002	\$3,441,945
PCCO #003	\$59,986
PCCO #003	\$865,466
PCCO #005	\$4,992,769
PCCO #006	\$134,631
PCCO #007	\$21,085
PCCO #008	\$382,138
PCCO #009	\$149,265
total	\$10,077,366

PCOs OUT reducing

Cumming's BZ/Waste ROM	
pc0#081	\$1,113,508
pc0#077	\$713,835
pc0#054	\$1,191,120
total	\$3,018,463

PCOs OPEN reducing

Cumming's BZ/Waste ROM	
pc0#065b	\$116,856
pc0#064	\$258,559
pc0#063	\$49,944
pc0#048	\$17,272
total	\$442,631

PCOs OUT increasing

Cumming's BZ/Waste ROM	
portion of pc0#077 that exceeds \$12.8M ROM	\$674,697

Attachment D
O&M Monthly Update



Operation and Maintenance Update

Former Cal Compact Landfill

June 2026 Activities

July 8, 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 June

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

Proposed Activities in July

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



Placing Backfill On Top of Cell 1 Buffer Zone. View East on Lenardo Drive

Health and Safety



3,154 Days With No O&M Operations Safety Incident

Daily Safety Meetings @ 6:00 am

Focus: Buddy System

- HAZCOM Requirement
- Monitor/Observe:
 - Behavior changes
 - Check ins
 - PPE
 - Transfer knowledge



Stormwater Management

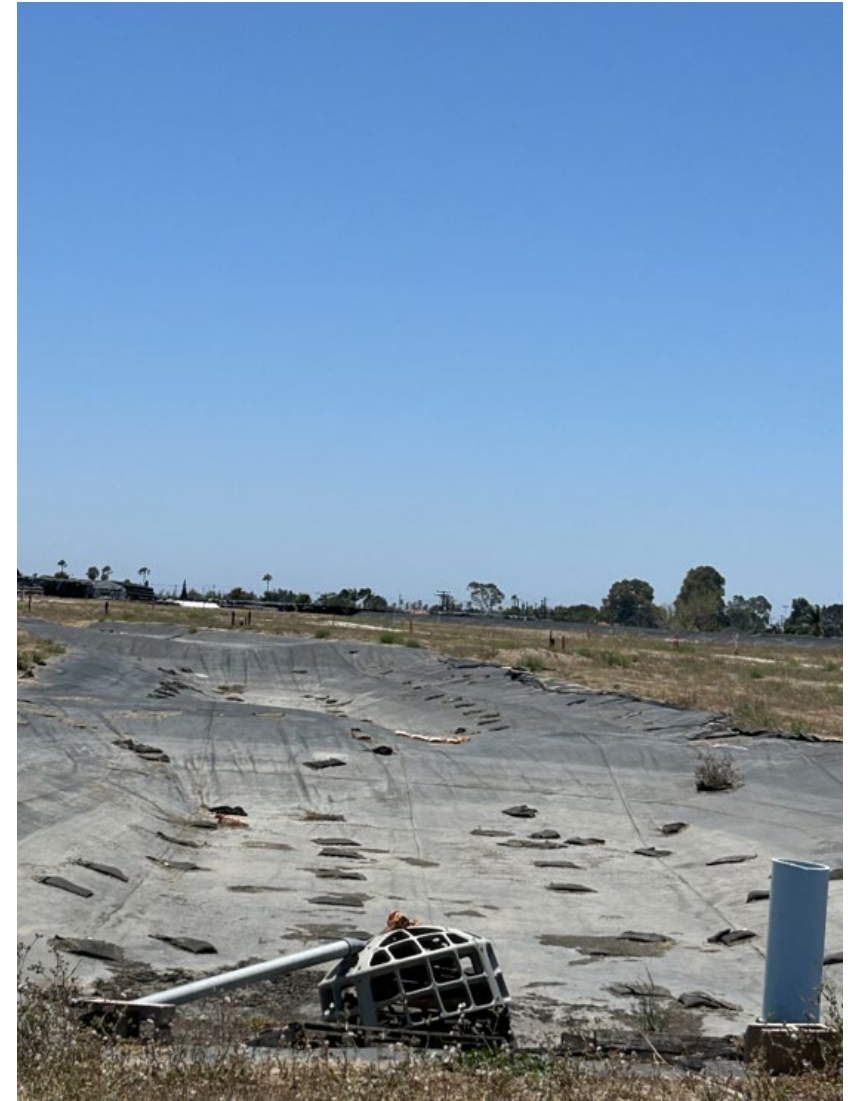
May Rainfall Total: 0.00 in

- RES Trailer Weather Station

No Stormwater Discharged

On-Site Inspections (MBI):

- June 4, 10, 17, 24



Basin F, View South



Stormwater Management

Stormwater BMP Action Items:

- None

Stormwater Accumulation at End of the Reporting Period:

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



Site Entrance BMPs In Working Condition. View South of Stamps from Del Amo



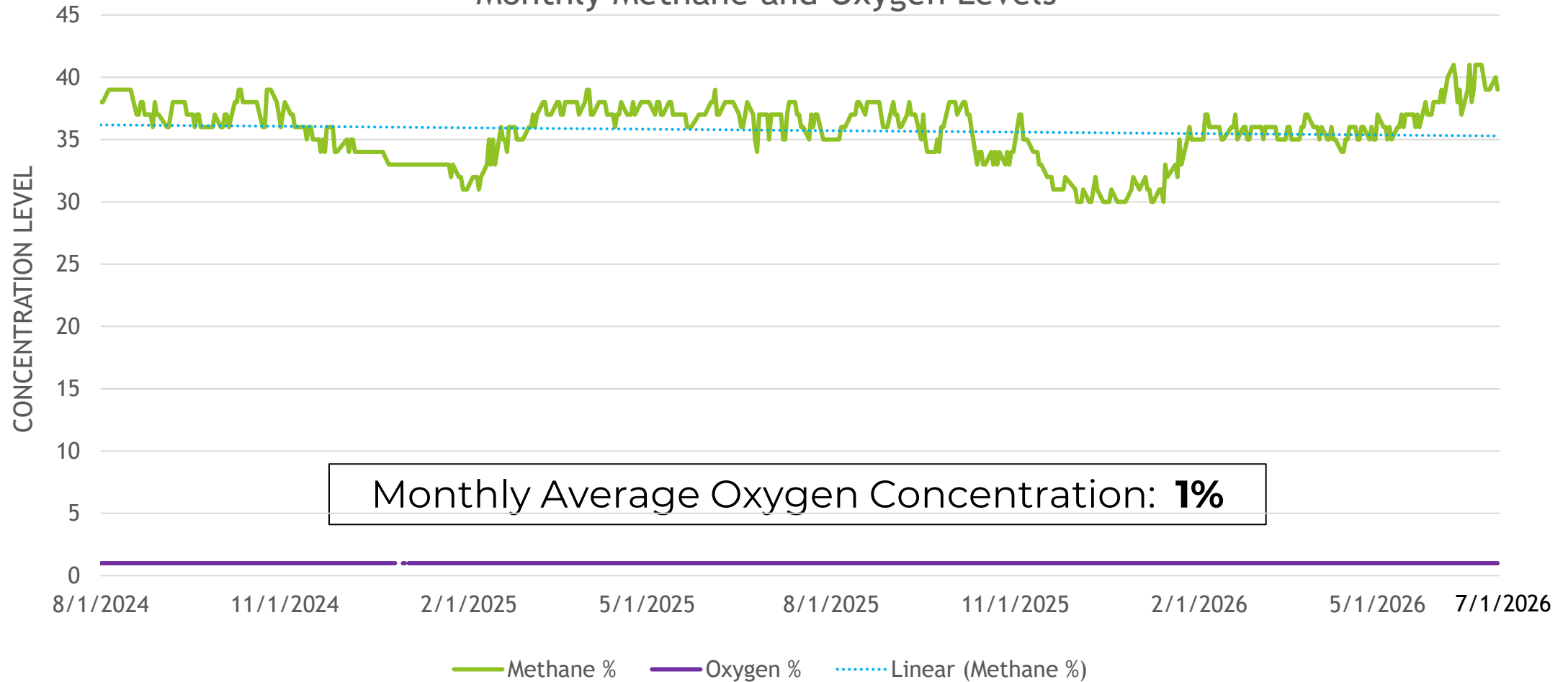
Gas Collection and Control System (GCCS) - Rule 1150.1

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



GCCS – Landfill Gas Trends (June)

Monthly Methane and Oxygen Levels



Historical Average
Methane Concentration:
35.7%

Monthly Average
Methane
Concentration: **39.2%**

Historical Average
Oxygen Concentration:
1%

GCCS – Landfill Gas Inlet Flow (June)

GCCS

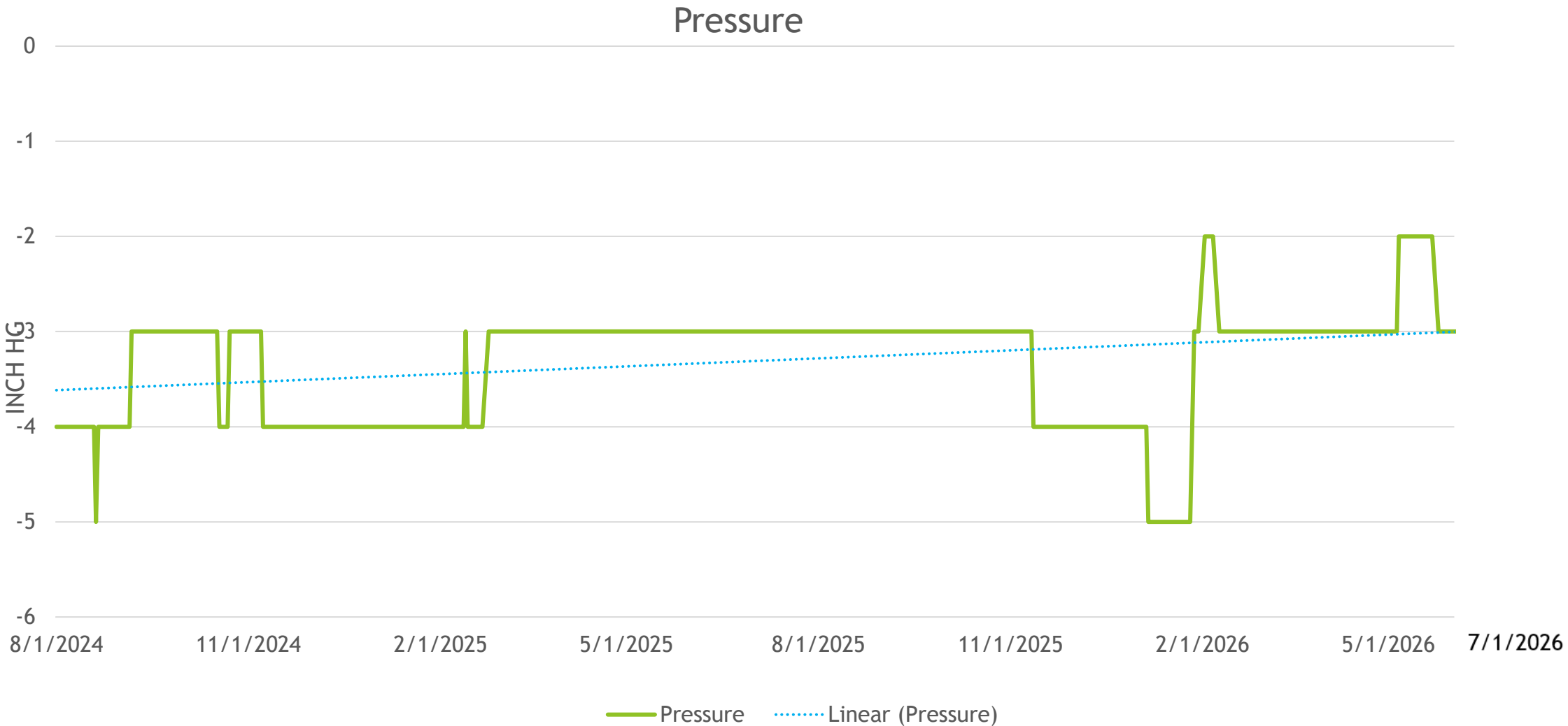


-Historical Average Flow Rate: 208 SCFM

-Monthly Average Flow Rate: 190 SCFM



GCCS – Landfill Gas Pressure (June)



Historical Average Vacuum: -3.2"

Monthly Average Vacuum: -3.0"



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 (June Average Methane 39.2%)

Low cost of enrichment gas:

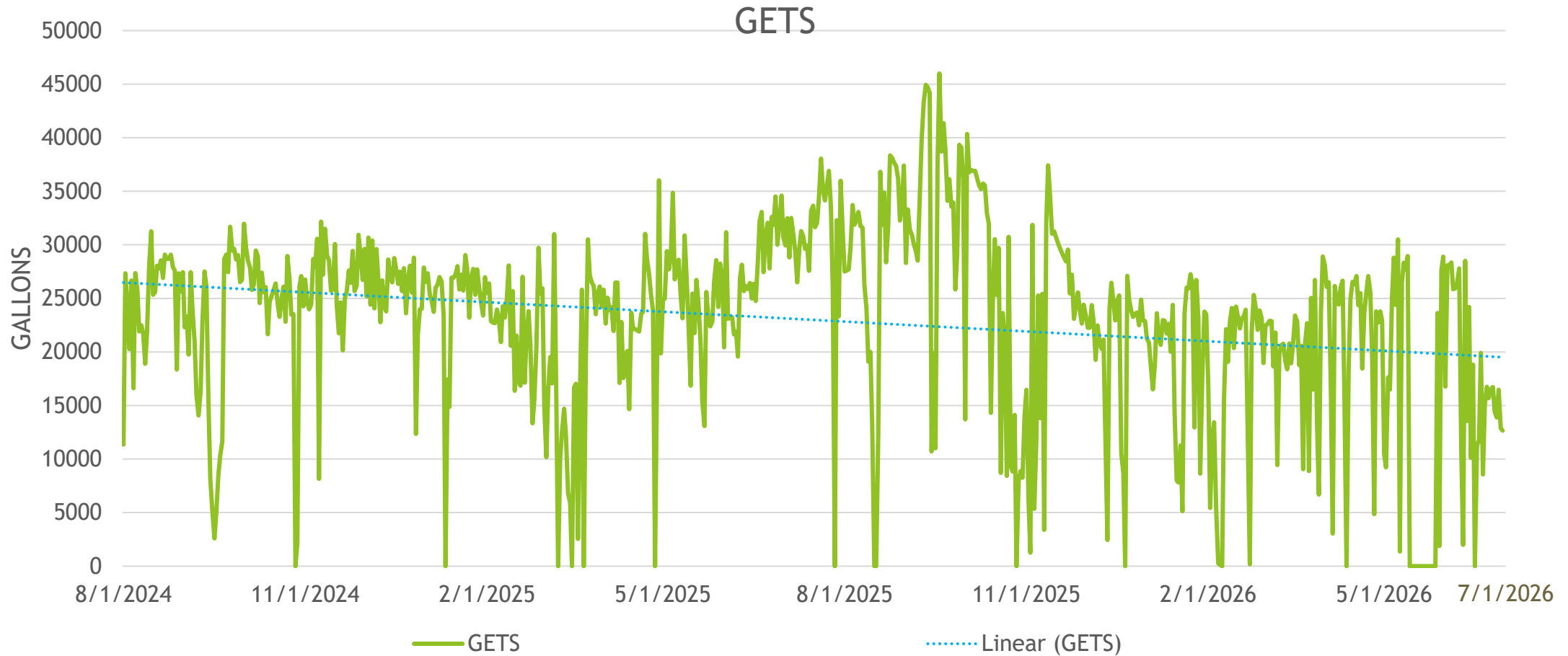
- Flare 150 used for landfill gas treatment
- Fresh GAC and permanganate is installed and ready for use as methane levels and cost considerations warrant.



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

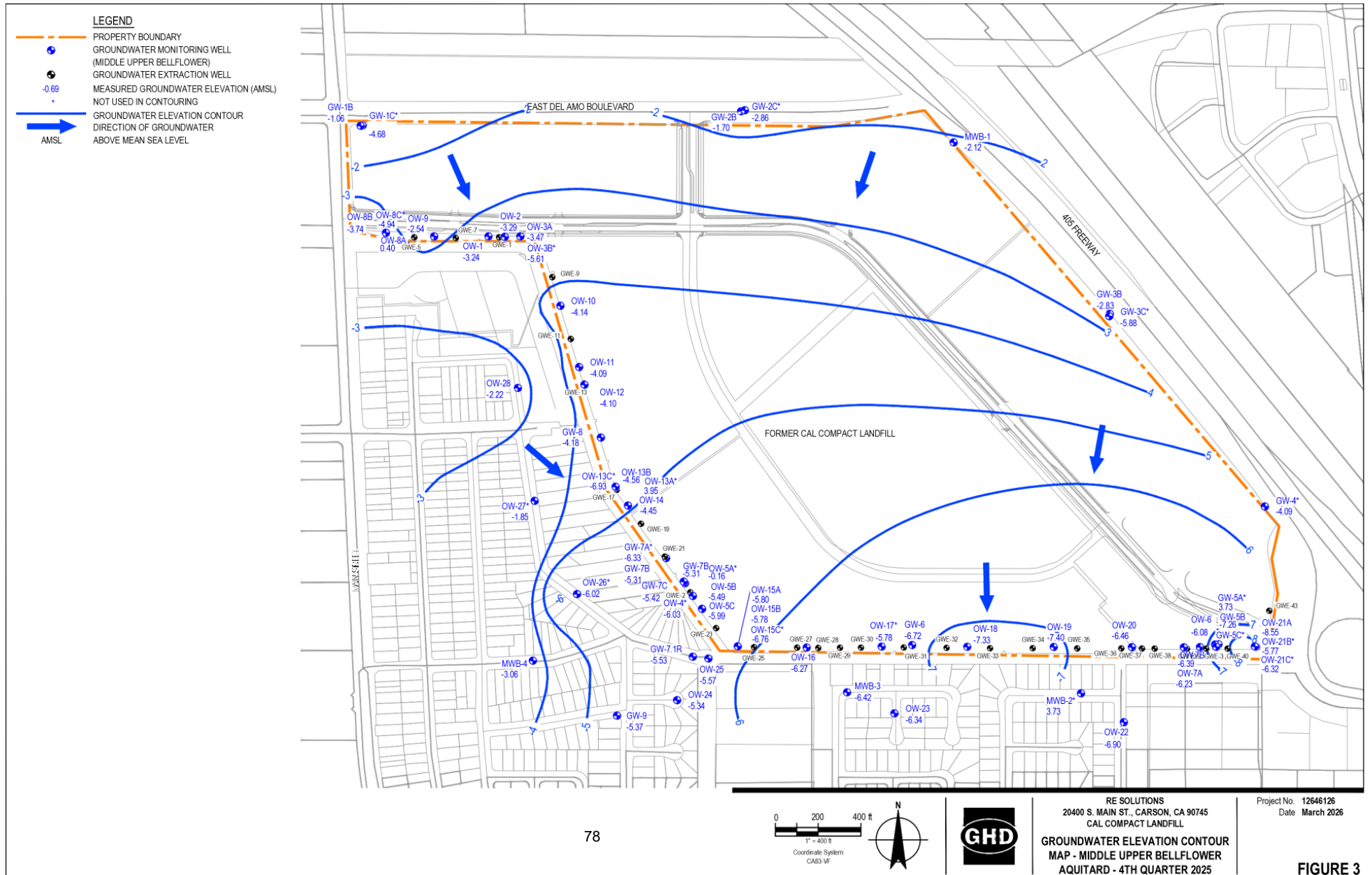


Average Daily Flow of 17,265 gpd; 12 gpm*



Historical Average Daily Flow of 22,994 gpd; 16 gpm*

*Within Allowable Discharge Limits





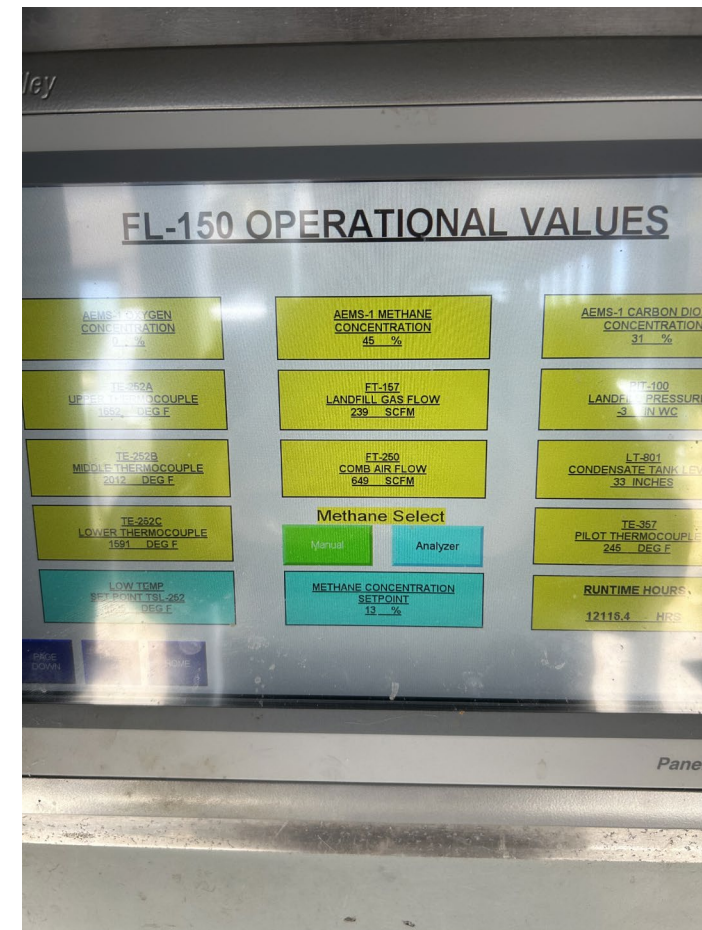
GETS and GCCS Operations (June)

GETS Online 90%

- 3 Shutdowns

CCCS Online 91%

- 2 Shutdowns



CGGS Control Panel and Dashboard Screen



GETS Off-Line



Date Shutdown	Shutdown Duration	Reason	Corrective Action
6/6/2026*	9 Hours	Discharge Tank High Liquid Alarm	Troubleshoot & Clear Alarm
6/7/2026*	29 Hours	Power Interruption	Troubleshoot & Clear Alarm
6/12/2026*	34.5 Hours	Power Interruption	Troubleshoot & Clear Alarm

*Weekend





GCCS Off-Line



Date Shutdown	Shutdown Duration	Reason	Corrective Action
6/7/2026*	29 Hours	Power Interruption	Troubleshoot & Clear Alarm
6/12/2026*	34.5 Hours	Power Interruption	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 June 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 exceeded 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)											
6/3/26	7:58	52	59	53	60	50	53	56	60	49	52	55	Visible haze present, AQI: 68, Humidity: 80%
	10:51	56	55	50	58	53	55	51	50	50	51	49	Visible haze present, AQI: 67, Humidity: 72%
	13:13	33	32	35	30	31	20	15	26	26	30	29	
6/5/26	7:40	90	89	86	83	88	91	88	86	89	94	89	Visible haze present, AQI: 67, Humidity: 88%
	10:25	74	71	75	65	61	69	78	63	68	60	64	Visible haze present, AQI: 72, Humidity: 87%
	13:35	46	41	38	31	37	34	45	36	38	32	31	
6/12/26	7:50	63	66	54	62	57	53	51	52	49	47	46	Visible haze present, AQI: 44, Humidity: 90%
	10:35	35	23	25	20	19	21	15	23	20	22	18	
	13:30	28	24	20	23	25	29	26	25	24	22	28	
6/24/26	7:24	63	56	53	61	75	60	88	68	53	54	72	Visible haze present, AQI: 52, Humidity: 89%
	10:20	44	40	38	36	44	35	49	30	29	45	25	
	13:08	47	22	25	43	28	19	16	16	17	11	31	



PANM June 2026 Monitoring Data, Continued

Dust as PM₁₀ – Fixed Stations

- Daily average PM₁₀ concentrations are shown for upwind (AM-5, AM-14) and downwind (AM-3, AM-4, AM-6) stations. Delta values represent the difference between downwind and upwind concentrations (downwind minus upwind)
- 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)						
6/1/26	34.00	26.53	35.24	31.11	40.53	(6.53)	(14.00)
6/2/26	28.75	23.24	29.99	27.06	35.51	(6.76)	(12.26)
6/3/26	30.60	24.93	32.07	29.15	38.24	(7.63)	(13.31)
6/4/26	28.05	22.43	28.37	25.58	34.74	(6.69)	(12.31)
6/5/26	41.05	32.82	42.74	38.52	53.79	(12.75)	(20.97)
6/6/26	19.00	14.50	19.12	17.64	22.29	(3.29)	(7.79)
6/7/26	19.29	14.97	20.08	18.48	23.11	(3.82)	(8.13)
6/8/26	22.74	17.84	23.97	22.18	28.76	(6.03)	(10.92)
6/9/26	24.02	19.31	25.13	22.37	32.50	(8.47)	(13.18)
6/10/26	18.49	14.83	18.43	16.70	25.27	(6.78)	(10.44)
6/11/26	18.92	15.01	18.59	16.72	24.25	(5.34)	(9.24)
6/12/26	21.53	18.53	21.50	19.78	26.38	(4.85)	(7.85)
6/13/26	15.51	12.94	15.71	14.40	18.65	(3.15)	(5.71)
6/14/26	20.06	16.75	21.14	19.20	24.06	(4.00)	(7.30)
6/15/26	19.89	16.37	20.89	18.97	23.98	(4.09)	(7.61)
6/16/26	19.56	16.30	20.55	18.69	23.88	(4.32)	(7.57)
6/17/26	19.39	15.23	20.05	18.25	23.78	(4.38)	(8.55)
6/18/26	9.88	7.03	9.11	8.41	10.96	(1.08)	(3.94)
6/19/26	7.20	5.70	7.31	6.42	8.66	(1.46)	(2.95)
6/20/26	8.37	6.78	9.09	7.75	17.97	(9.60)	(11.19)
6/21/26	7.55	6.30	8.08	6.71	8.72	(1.17)	(2.42)
6/22/26	11.57	9.31	12.10	10.64	14.60	(3.03)	(5.29)
6/23/26	18.39	15.31	19.32	16.88	23.84	(5.45)	(8.54)
6/24/26	27.11	22.39	28.34	25.03	34.70	(7.59)	(12.31)
6/25/26	22.94	19.27	23.77	21.35	28.72	(5.79)	(9.45)
6/26/26	17.55	14.73	18.08	16.18	22.78	(5.23)	(8.05)
6/27/26	12.54	10.01	12.85	11.41	14.83	(2.29)	(4.82)
6/28/26	13.97	10.89	14.45	13.30	16.43	(2.46)	(5.54)
6/29/26	20.76	16.42	22.07	19.41	25.44	(4.68)	(9.03)
6/30/26 ⁸⁴	14.75	12.15	16.37	14.30	17.54	(2.79)	(5.39)
Screening Level	---	---	---	---	---	50	50



PANM June 2026 Instantaneous Monitoring Data

Methane

- No detections.

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

- No detections.

Noise

- No exceedances.

Meteorological

- No rain measured (0.00 inches) at AM-5 Davis Weather Station.





PANM June 2026 Monthly Sampling Status

Bi-weekly Sampling June 2, 3, and 16, 2026

VOCs

- First Round: 20 of 65 analytes detected
- Second Round: 22 of 65 analytes detected

- All detections below screening levels except:
 - First Round:
 - (4) detections of acrolein**
 - above EPA RSL* of $0.021 \mu\text{g}/\text{m}^3$ and OEHHA 8-Hr REL of $0.7 \mu\text{g}/\text{m}^3$
 - Second Round:
 - (5) 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 summ⁸⁶ 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 June 2026 Monthly Sampling Status, Continued



Bi-weekly Sampling June 2, 3, and 16, 2026

Polycyclic Aromatic Hydrocarbons (PAHs)

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

- 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:
 - (2) detections of 1-methylnaphthalene (above EPA RSL* of $0.0031 \mu\text{g}/\text{m}^3$)



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

PANM June 2026 Monthly Sampling Status, Continued



Bi-weekly Sampling June 2, 3, and 16, 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 June



O&M:

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



CONSTRUCTION:

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



Upcoming O&M Activities (July)

Activity	WE 7/10	WE 7/17	WE 7/24	WE 7/31
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			X	
1150.1 Interior Well Head Monitoring	X	X	X	
Monthly Maintenance (Air Stripper/Compressor)				X
Grid Monitoring - Instantaneous Surface Monitoring			X	X
Grid Monitoring - Integrated Surface Sampling				X





Corrective Actions and Continuous Improvement

Operations and Maintenance

- GETS GAC and PPA media replacement conducted June 2, 2026
 - GAC Vessel 200
 - KMNO₄ Vessel 100
- Installed new remote access to LOC control panel
- FlowMark technology – Scale prevention
- Automated PANM Sampling Equipment
 - Pilot test to be installed late July





Corrective Actions and Continuous Improvement

Construction

Continuing work in the Buffer Zone and GCCS header

June 26: 1166 impacted soil >1000 ppm discovered

- Remained in place
- Covered with plastic sheeting and 1' clean fill
- Pending delivery of sealable containers.





Permit Compliance and Reporting Milestones

Submitted Reports:

- Revised Management Approach to Phased Occupancy (MAPO)
- May 2026 PANM Report
- Revised Cast-in-Drilled-Hole (CIDH) Pile and Caisson Work Plan and RTC
- Revised Off-Site Sources Desktop Study Work Plan 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 (EKI)



Permit Compliance and Reporting Milestones

Upcoming Reports

- June 2026 PANM Report
- Post Closure Land Use Plan (PCLUP)
- Decision Unit Development and Occupancy Plan (DUDOP)
- Revised 5-Year Review and RTC
- Self-Monitoring Report to LACSD (GETS Discharge)
- Surcharge Report to LACSD (GETS Discharge)
- SCAQMD 1150.1 2nd Quarter 2026 Report
- 2nd Quarter 2026 GETS O&M Status Report
- 2nd Quarter 2026 Groundwater Monitoring Report
- Revised SAP/QAPP and RTC
- Revised GCCS O&M Manual 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 June 2026**

July 14, 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 June 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.

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).

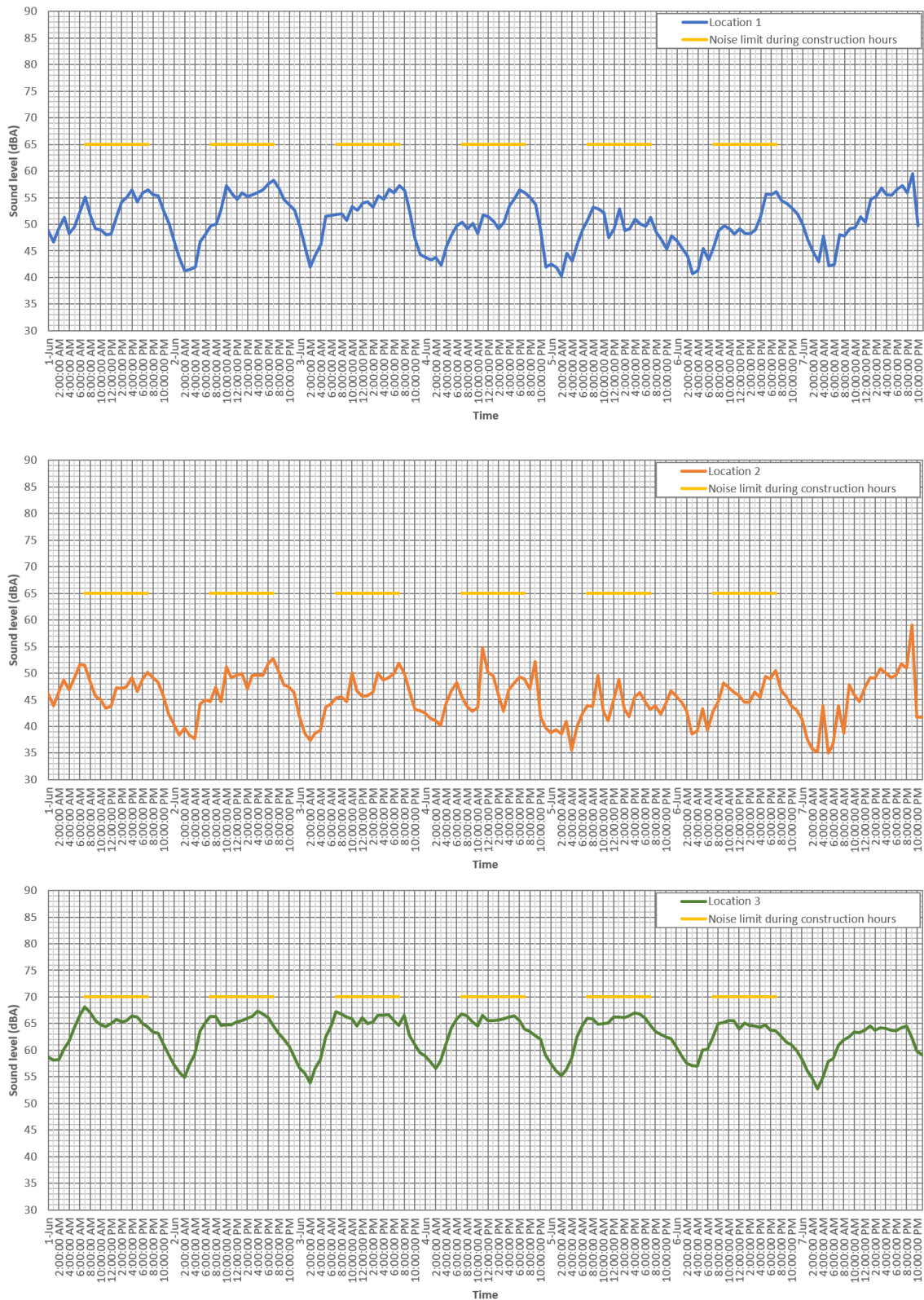


Figure 2 Measured sound levels from June 1 to June 7, 2026

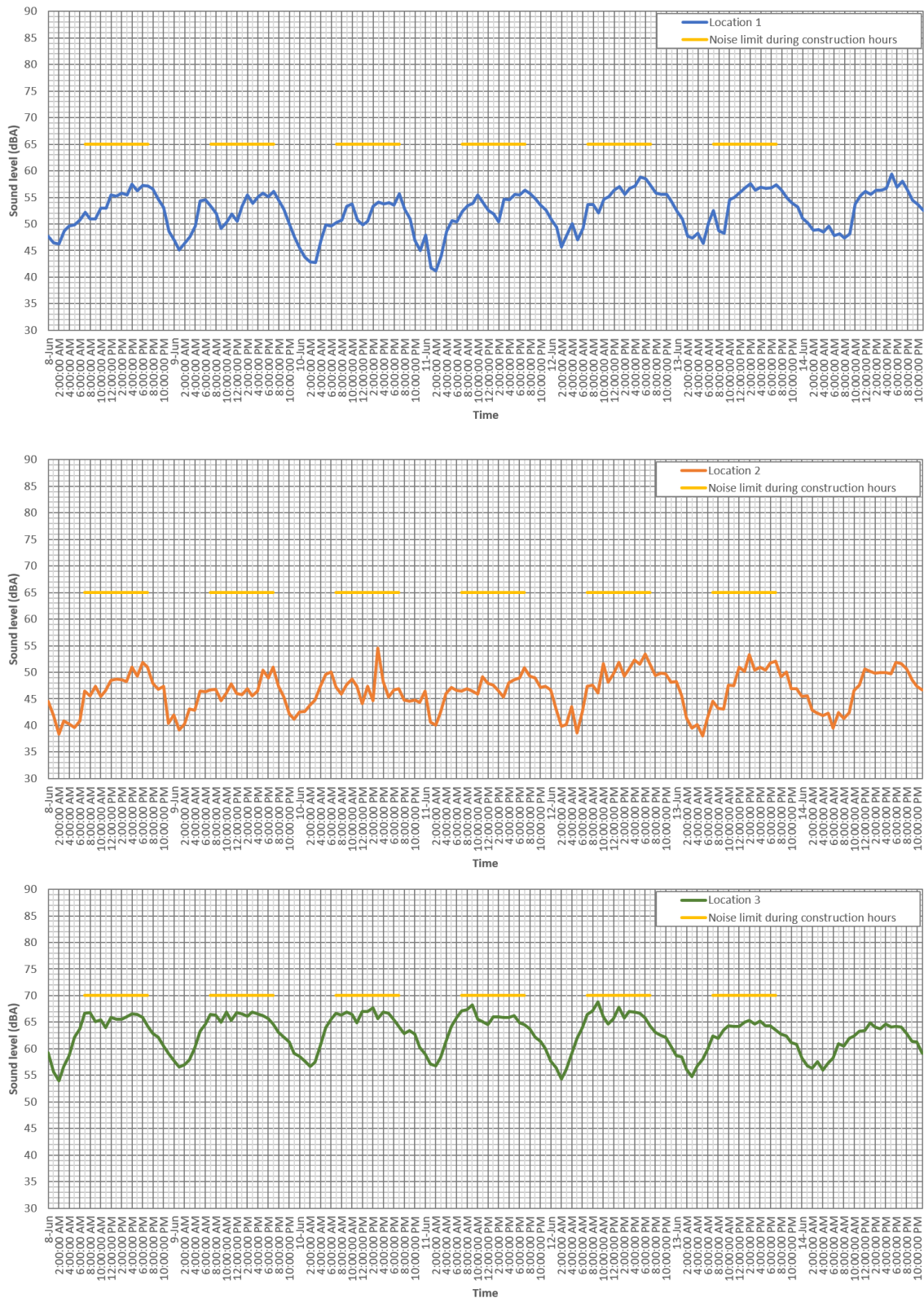


Figure 3 Measured sound levels from June 8 to June 14, 2026

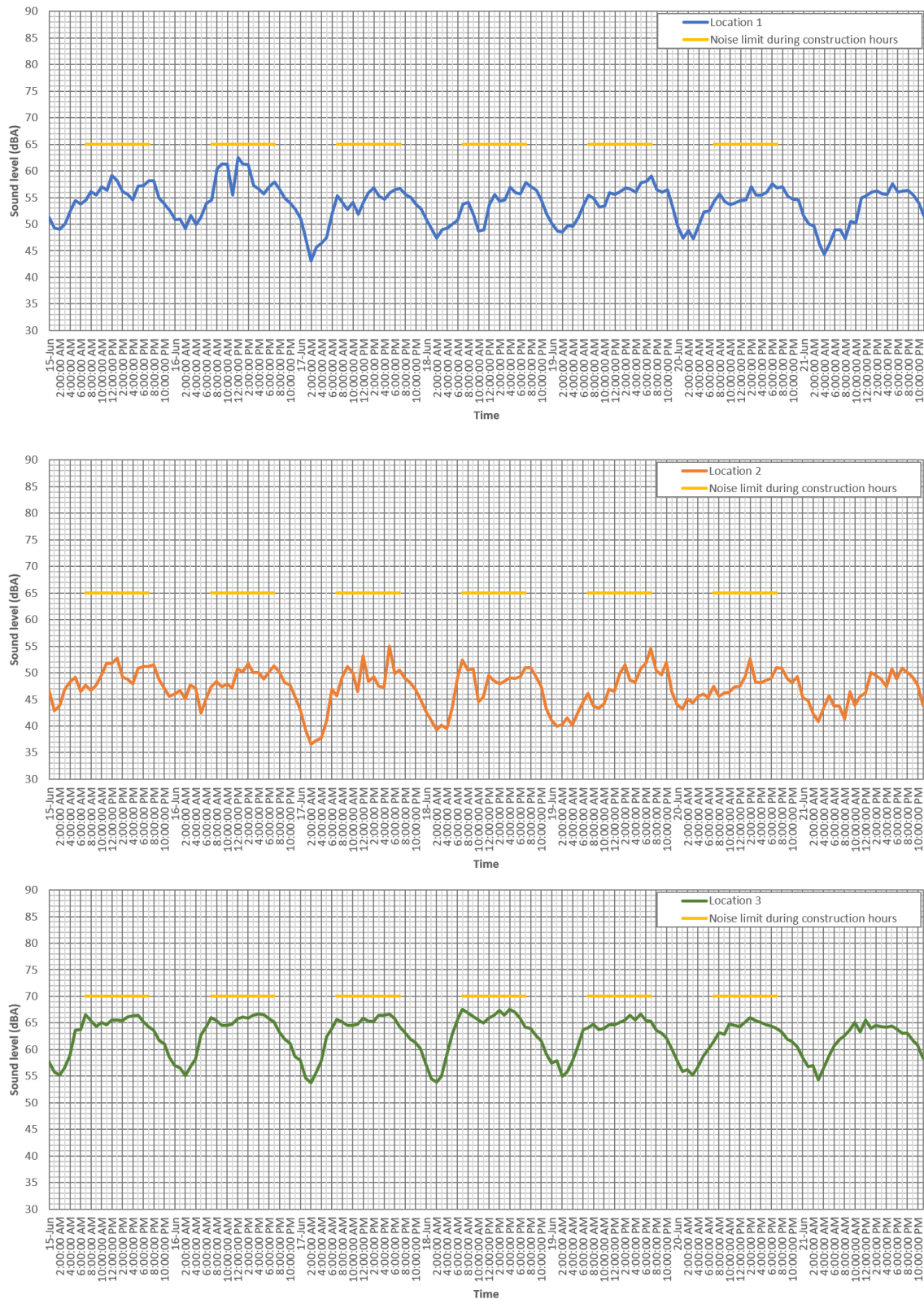


Figure 4 Measured sound levels from June 15 to June 21, 2026

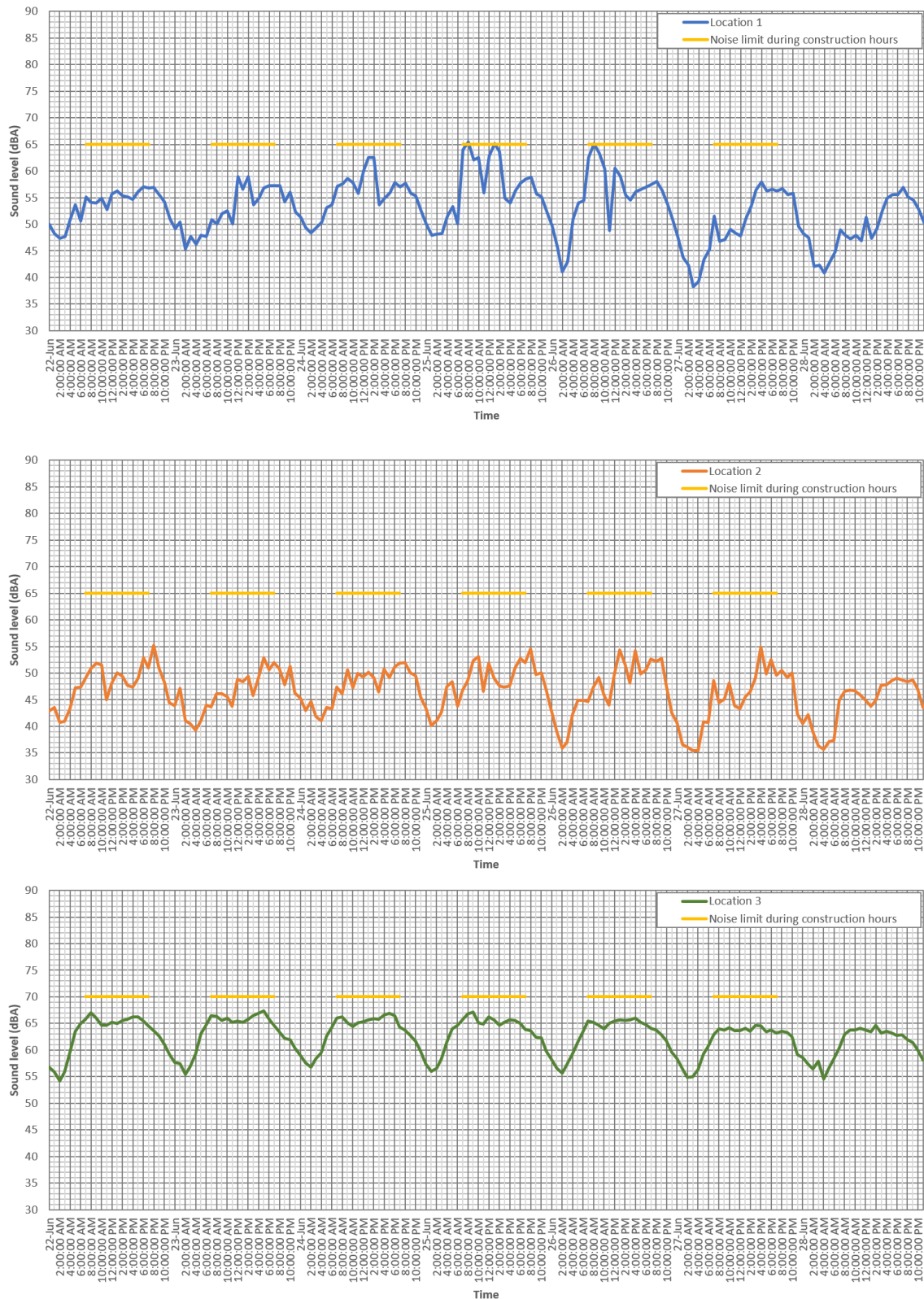


Figure 5 Measured sound levels from June 22 to June 28, 2026

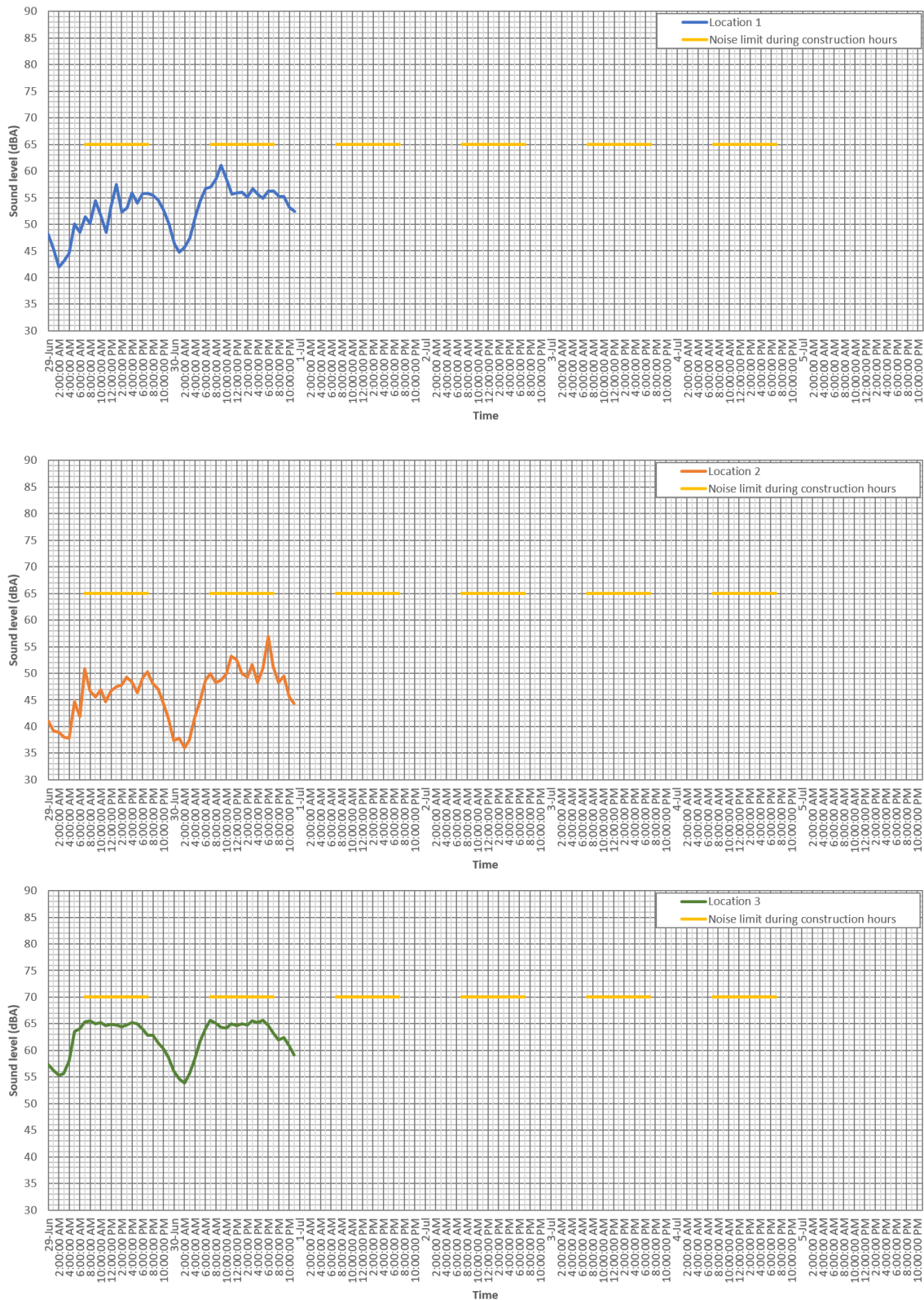


Figure 6 Measured sound levels on June 29 and June 30, 2026

Table 1 Measured Noise Levels at Location 1

Hourly Average Sound Levels, dBA, Leq-1hr																																	
Time	June																																
	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	48.8	46.7	49.5	43.8	42.5	46.9	50.1	47.7	46.9	45.3	47.9	50.8	52.4	51.1	51.3	50.8	50.9	50.8	50.0	49.6	51.6	50.0	49.2	51.3	49.9	49.7	47.7	48.2	48.1	46.3			
1:00 AM	46.7	43.7	45.9	43.3	41.8	45.4	46.4	46.4	45.1	43.7	41.7	49.4	50.9	50.2	49.3	51.0	47.4	49.0	48.7	47.3	50.0	48.3	50.4	49.4	47.9	45.7	43.8	47.5	45.3	44.8			
2:00 AM	49.3	41.3	41.9	43.7	40.3	44.0	47.0	46.2	46.3	42.9	41.2	45.7	47.7	48.8	49.0	49.2	43.1	47.3	48.5	48.8	49.6	47.4	45.3	48.4	48.1	41.1	42.3	42.1	41.9	45.7			
3:00 AM	51.3	41.5	44.3	42.3	44.5	40.7	44.8	48.7	47.6	42.7	44.0	47.9	47.4	48.9	50.1	51.6	45.7	48.9	49.7	47.2	46.2	47.7	47.7	49.4	48.2	43.0	38.2	42.3	43.2	47.5			
4:00 AM	48.3	42.0	46.2	45.9	43.1	41.3	43.0	49.6	49.6	46.9	48.6	50.0	48.2	48.5	52.3	49.9	46.5	49.3	49.6	49.7	44.3	50.7	46.2	50.4	51.5	51.0	39.3	40.8	44.5	51.4			
5:00 AM	49.5	46.7	51.5	48.1	46.5	45.4	47.8	49.8	54.3	49.8	50.6	47.0	46.3	49.6	54.4	51.3	47.5	50.1	51.3	52.3	46.3	53.6	47.9	53.1	53.3	54.0	43.4	42.9	50.0	54.3			
6:00 AM	52.3	48.1	51.6	49.7	49.2	43.3	42.2	50.7	54.5	49.6	50.4	49.1	50.3	47.8	53.8	53.9	51.9	50.7	53.6	52.5	48.9	50.6	47.7	53.6	50.1	54.4	45.2	44.8	48.5	56.7			
7:00 AM	55.1	49.7	51.9	50.4	50.8	45.6	42.4	52.2	53.3	50.3	52.3	53.6	52.5	48.1	54.5	54.6	55.3	53.8	55.5	54.3	48.9	55.1	50.8	57.1	64.0	62.5	51.5	48.9	51.4	57.0			
8:00 AM	51.8	50.1	52.0	49.2	53.2	48.8	48.0	50.9	52.0	50.7	53.4	53.7	48.7	47.4	56.1	60.4	54.0	54.1	54.8	55.7	47.2	54.1	50.0	57.6	65.5	65.1	46.8	47.9	50.2	58.6			
9:00 AM	49.1	52.7	50.7	50.2	52.9	49.7	47.8	51.0	49.1	53.3	53.9	52.1	48.3	48.1	55.5	61.3	52.7	51.6	53.2	54.2	50.5	54.0	52.0	58.6	62.1	63.3	47.1	47.2	54.4	61.1			
10:00 AM	48.9	57.2	53.3	48.2	52.2	49.1	49.1	53.0	50.3	53.8	55.5	54.7	54.6	53.8	57.0	61.3	54.1	48.7	53.4	53.7	50.3	54.9	52.5	57.8	62.5	60.4	49.0	47.9	51.6	58.5			
11:00 AM	48.0	55.8	52.6	51.7	47.5	48.1	49.4	53.0	51.8	50.7	54.0	55.1	55.0	55.3	56.3	55.4	51.8	48.9	55.9	54.0	54.9	52.7	50.0	55.8	55.9	48.8	48.4	46.9	48.5	55.7			
12:00 PM	48.1	54.7	54.0	51.4	49.2	49.1	51.4	55.4	50.5	49.8	52.5	56.4	55.9	56.1	59.2	62.5	54.2	53.6	55.6	54.4	55.3	55.7	58.9	60.1	62.9	60.5	47.8	51.3	53.3	55.9			
1:00 PM	51.3	55.9	54.2	50.5	52.9	48.3	50.4	55.2	53.3	50.5	51.8	57.0	56.8	55.6	58.1	61.3	55.9	55.6	56.1	54.5	56.0	56.2	56.6	62.5	65.1	59.1	51.1	47.4	57.5	56.0			
2:00 PM	54.2	55.2	53.2	49.1	48.8	48.2	54.7	55.8	55.5	53.3	50.4	55.6	57.6	56.3	56.1	61.2	56.8	54.3	56.8	57.0	56.2	55.3	58.9	62.5	63.7	55.5	53.4	49.2	52.3	55.1			
3:00 PM	55.1	55.6	55.3	50.4	49.1	48.9	55.2	55.4	53.9	54.1	54.7	56.7	56.4	56.4	55.6	57.2	55.2	54.6	56.6	55.5	55.7	55.1	53.6	53.6	54.9	54.6	56.5	52.5	53.1	56.7			
4:00 PM	56.5	56.0	54.7	53.4	50.9	51.5	56.8	57.5	55.1	53.8	54.6	57.1	56.9	56.7	54.6	56.6	54.7	56.9	56.0	55.4	55.6	54.7	54.9	54.9	54.0	56.1	57.9	54.9	55.9	55.6			
5:00 PM	54.2	56.5	56.6	54.9	50.1	55.7	55.6	56.2	55.8	54.0	55.6	58.8	56.7	59.4	57.1	55.7	55.9	55.9	57.8	56.0	57.6	56.1	56.8	55.9	56.4	56.6	56.2	55.6	54.0	54.9			
6:00 PM	55.9	57.6	55.9	56.5	49.6	55.6	55.5	57.2	55.1	53.5	55.5	58.5	56.8	56.9	57.3	57.0	56.5	55.7	58.0	57.6	56.0	57.0	57.2	57.8	57.7	57.0	56.6	55.6	55.8	56.2			
7:00 PM	56.5	58.3	57.2	55.9	51.3	56.1	56.6	57.1	56.1	55.7	56.4	57.3	57.4	58.0	58.2	57.9	56.7	57.8	59.0	56.8	56.2	56.8	57.3	57.0	58.5	57.5	56.2	56.9	55.8	56.2			
8:00 PM	55.6	56.7	56.3	55.0	48.6	54.4	57.2	56.6	54.3	52.8	55.7	55.8	56.3	56.5	58.2	56.5	55.6	57.0	56.5	57.0	56.3	56.9	57.2	57.7	58.8	58.0	56.7	55.1	55.5	55.2			
9:00 PM	55.3	54.7	52.1	53.7	47.1	53.9	55.9	54.7	52.7	50.9	54.7	55.6	54.9	54.4	54.9	54.9	55.0	56.3	56.0	55.2	55.5	55.6	54.2	55.8	55.7	56.4	55.6	54.5	54.5	55.2			
10:00 PM	52.5	53.7	47.4	49.0	45.3	53.0	59.5	53.1	50.1	46.9	53.5	55.6	53.9	53.6	53.8	54.0	53.8	54.5	56.5	54.7	54.0	54.2	56.0	55.3	55.2	53.8	55.8	52.7	52.6	53.2			
11:00 PM	50.2	52.6	44.3	41.9	47.8	51.8	49.7	48.6	47.5	45.0	52.6	54.2	53.2	52.5	52.5	52.7	52.9	51.8	53.4	54.6	51.4	51.1	52.3	52.5	52.4	51.1	49.6	50.3	50.0	52.4			

Table 2 Measured Noise Levels at Location 2

Hourly Average Sound Levels, dBA, Leq-1hr																															
Time	June																														
	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	46.1	40.4	41.8	42.5	38.8	45.7	41.4	44.5	42.0	42.5	46.5	46.7	48.3	45.4	46.7	46.0	43.1	42.7	41.1	44.0	45.3	42.9	43.9	45.3	43.4	42.9	40.6	40.5	41.1	37.3	
1:00 AM	43.9	38.3	38.7	41.5	39.4	44.5	37.6	41.8	39.1	42.6	40.6	43.1	45.5	45.5	42.9	46.7	39.2	41.0	39.9	43.2	44.8	43.5	47.1	43.0	40.1	38.9	36.6	42.2	39.1	37.8	
2:00 AM	46.6	39.7	37.3	41.1	38.6	43.0	37.6	38.3	40.3	43.9	40.0	39.8	41.4	42.8	43.9	45.1	36.5	39.3	40.3	45.1	42.4	40.7	41.0	44.6	41.1	35.9	36.1	38.9	38.9	36.0	
3:00 AM	48.7	38.4	38.7	40.1	40.9	38.6	35.8	40.8	43.1	44.8	42.5	40.2	39.5	42.3	46.8	47.7	37.2	40.1	41.5	44.3	40.8	40.9	40.5	41.8	42.6	37.0	35.4	36.3	38.0	37.4	
4:00 AM	46.9	37.7	39.3	44.3	35.5	39.1	35.2	40.3	42.8	47.4	46.0	43.5	40.2	41.8	48.3	47.1	37.7	39.5	40.2	45.5	43.4	43.3	39.3	41.1	47.5	42.2	35.4	35.7	37.8	41.7	
5:00 AM	49.2	44.2	43.6	46.7	39.9	43.3	43.9	39.6	46.4	49.6	47.1	38.6	38.0	42.3	49.2	42.4	40.9	43.4	42.5	46.0	45.7	47.2	41.1	43.5	48.4	44.9	40.8	37.1	44.6	44.9	
6:00 AM	51.6	45.0	44.2	48.2	42.4	39.2	35.0	40.8	46.3	50.0	46.6	42.6	41.4	39.5	46.4	45.2	46.9	49.2	44.5	45.3	43.8	47.3	44.0	43.3	43.8	44.9	40.7	37.3	41.8	48.7	
7:00 AM	51.5	44.7	45.3	45.7	43.9	42.7	36.7	46.4	46.7	47.2	46.4	47.4	44.5	42.4	47.7	47.3	45.7	52.4	46.1	47.5	43.7	49.0	43.6	47.3	46.7	44.6	48.6	44.9	50.8	49.9	
8:00 AM	48.5	47.3	45.5	43.8	43.7	44.7	43.9	45.5	46.8	45.9	46.9	47.6	43.2	41.3	46.7	48.4	49.1	50.5	43.8	45.5	41.3	50.8	46.1	46.1	48.6	47.4	44.4	46.6	46.7	48.2	
9:00 AM	45.7	44.6	44.7	42.8	49.6	48.1	38.7	47.3	44.6	47.7	46.4	46.1	43.1	42.4	47.7	47.4	51.2	50.7	43.3	46.2	46.5	51.9	46.1	50.6	52.3	49.1	45.1	46.8	45.5	48.7	
10:00 AM	45.0	51.2	50.1	43.5	42.8	47.4	47.8	45.4	46.1	48.7	45.9	51.6	47.6	46.6	49.6	47.9	49.9	44.5	44.2	46.3	43.9	51.5	45.6	47.2	53.1	45.8	48.1	46.7	46.9	49.9	
11:00 AM	43.4	49.2	46.7	54.8	41.0	46.4	46.0	46.6	47.8	47.4	49.2	48.1	47.5	47.6	51.7	47.1	46.4	45.4	46.9	47.4	45.6	45.0	43.7	49.9	46.6	44.0	43.9	45.9	44.6	53.2	
12:00 PM	43.8	49.6	45.7	50.2	44.9	45.8	44.7	48.5	46.0	44.1	47.9	49.7	51.0	50.6	51.7	50.7	53.2	49.5	46.5	47.5	46.2	48.1	48.8	49.3	51.9	49.7	43.3	44.9	46.7	52.5	
1:00 PM	47.2	49.9	45.8	49.5	48.8	44.5	47.2	48.7	45.8	47.3	47.6	51.9	50.2	50.2	52.7	50.2	48.4	48.5	49.8	49.4	50.0	50.0	48.4	50.2	49.0	54.3	45.6	43.8	47.5	49.9	
2:00 PM	47.1	47.0	46.5	45.8	43.3	44.5	49.1	48.6	46.9	44.6	46.4	49.3	53.3	49.8	49.2	51.7	49.3	47.9	51.5	52.6	49.5	49.4	49.4	49.2	47.6	51.6	46.4	44.9	47.8	49.3	
3:00 PM	47.5	49.6	50.0	42.8	41.8	46.5	49.0	48.3	45.6	54.6	45.3	50.6	50.4	49.9	48.8	50.0	47.5	48.4	48.6	48.3	48.8	47.7	45.8	46.5	47.4	48.1	49.2	47.7	49.3	51.6	
4:00 PM	49.2	49.6	48.7	46.9	45.4	45.4	50.8	51.0	46.5	48.3	48.0	52.3	50.9	49.9	47.9	50.0	47.2	49.0	48.2	48.1	47.4	47.3	49.0	50.7	47.6	54.2	54.9	47.8	48.4	48.3	
5:00 PM	46.6	49.6	49.1	48.1	46.3	49.4	50.1	49.3	50.4	45.3	48.6	51.5	50.4	49.7	50.8	48.8	55.0	48.9	50.7	48.6	50.7	49.0	52.9	49.2	50.9	49.8	49.8	48.6	46.3	51.0	
6:00 PM	48.9	51.8	49.9	49.3	44.6	48.9	49.1	51.9	48.9	46.7	48.9	53.4	51.7	51.8	51.2	50.2	49.8	49.3	51.9	48.9	48.8	52.9	50.6	51.2	52.7	50.6	52.5	49.0	49.1	56.9	
7:00 PM	50.2	52.8	51.8	48.9	43.2	50.5	49.6	51.0	50.9	46.9	50.8	51.5	52.1	51.6	51.2	51.3	50.5	50.9	54.5	50.9	50.8	51.0	52.0	51.8	52.0	52.6	49.6	48.7	50.3	51.3	
8:00 PM	49.2	50.4	50.1	47.0	43.9	46.8	51.7	47.9	47.3	44.8	49.3	49.4	49.1	50.6	51.5	50.2	48.9	51.0	50.4	50.8	50.1	55.2	50.8	52.0	54.6	52.2	50.5	48.4	48.0	48.2	
9:00 PM	48.3	47.8	46.6	52.2	42.3	45.6	51.0	46.8	45.3	44.5	48.9	49.8	50.1	48.6	48.7	48.1	48.1	49.3	49.6	48.9	49.1	50.8	47.8	50.0	49.7	52.8	49.1	48.7	47.0	49.5	
10:00 PM	45.5	47.4	43.2	41.8	44.2	43.9	59.1	47.4	42.2	44.8	47.1	49.7	46.9	47.4	47.0	47.7	46.8	47.4	52.0	48.1	47.7	48.2	51.3	49.5	50.0	47.6	50.1	47.0	44.2	45.5	
11:00 PM	42.4	46.3	43.0	39.8	46.7	43.1	41.7	40.4	41.2	44.3	47.4	48.1	46.9	46.7	45.6	45.5	45.0	43.3	46.4	49.3	43.9	44.4	46.2	45.6	46.9	42.5	42.3	43.5	41.5	44.3	

Table 3 Measured Noise Levels at Location 3

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	June																															
	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	58.7	57.3	56.7	58.9	57.6	60.6	58.3	59.3	57.8	58.6	59.0	57.7	58.7	58.2	57.7	57.0	58.0	57.2	57.4	57.9	58.5	56.8	57.7	59.0	57.3	58.2	58.3	58.6	57.3	56.1		
1:00 AM	58.1	55.9	55.7	57.8	56.1	58.9	56.1	55.6	56.6	57.7	57.1	56.4	58.5	56.8	55.8	56.5	54.6	54.5	57.9	55.9	56.8	55.9	57.5	57.6	56.0	56.5	56.4	57.3	56.2	54.6		
2:00 AM	58.2	54.9	53.9	56.6	55.2	57.6	56.1	54.0	57.0	56.7	56.8	54.3	56.1	56.3	55.2	55.1	53.7	53.9	55.0	56.2	57.0	54.2	55.4	56.8	56.5	55.6	54.9	56.4	55.3	53.9		
3:00 AM	60.2	57.2	56.5	58.0	56.3	57.1	54.7	56.7	57.9	57.5	58.4	56.1	54.8	57.6	56.6	56.7	55.5	55.0	55.8	55.2	54.3	55.9	56.9	58.3	58.3	57.3	55.0	57.9	55.7	55.5		
4:00 AM	61.7	59.3	58.2	61.2	58.5	57.0	52.7	58.7	60.1	60.6	61.4	59.0	56.8	56.0	58.9	58.2	57.8	59.0	57.8	56.8	56.6	59.6	59.2	59.5	61.5	59.2	56.3	54.5	58.0	58.4		
5:00 AM	64.3	63.6	62.5	64.2	62.5	60.0	54.9	62.2	63.3	64.0	64.2	61.9	58.0	57.3	63.6	62.7	62.4	62.9	60.6	58.8	58.8	63.5	63.1	62.6	64.0	61.5	59.3	56.7	63.5	61.7		
6:00 AM	66.6	65.2	64.5	65.9	64.7	60.1	57.9	63.8	64.7	65.6	65.9	64.0	59.8	58.2	63.8	64.3	64.0	65.7	63.7	60.0	60.6	65.0	64.8	64.3	64.7	63.5	60.7	58.3	64.1	64.1		
7:00 AM	68.1	66.3	67.2	66.8	66.0	62.4	58.4	66.7	66.5	66.7	67.1	66.5	62.4	60.9	66.6	66.0	65.7	67.6	64.1	61.5	61.8	65.8	66.4	66.0	65.7	65.4	62.8	60.4	65.3	65.7		
8:00 AM	67.1	66.3	66.8	66.4	65.9	65.0	60.9	66.8	66.3	66.3	67.3	67.1	62.0	60.5	65.4	65.4	65.2	66.9	64.8	63.2	62.6	67.0	66.3	66.2	66.8	65.2	64.0	63.0	65.5	65.1		
9:00 AM	65.5	64.7	66.2	65.3	64.9	65.2	62.0	65.1	65.0	66.9	68.2	68.8	63.5	62.0	64.3	64.5	64.5	66.2	63.8	62.9	63.8	66.0	65.5	65.1	67.1	64.6	63.7	63.8	65.0	64.3		
10:00 AM	64.8	64.8	65.9	64.5	65.0	65.6	62.5	65.4	66.9	66.4	65.5	66.0	64.3	62.4	65.1	64.5	64.5	65.5	64.0	64.8	65.1	64.6	66.0	64.4	65.1	64.0	64.2	63.8	65.2	64.2		
11:00 AM	64.4	64.8	64.5	66.6	65.1	65.5	63.4	64.0	65.3	64.9	65.1	64.6	64.2	63.3	64.7	64.8	64.8	65.0	64.7	64.5	63.3	64.7	65.2	65.1	64.9	65.0	63.6	64.1	64.7	65.0		
12:00 PM	65.0	65.3	66.1	65.5	66.2	64.0	63.3	65.9	66.8	67.0	64.5	65.7	64.2	63.4	65.5	65.8	65.9	65.9	64.6	64.3	65.5	65.2	65.4	65.3	66.2	65.4	63.6	63.7	64.9	64.7		
1:00 PM	65.8	65.5	65.0	65.5	66.2	65.1	63.8	65.6	66.6	67.0	66.0	67.8	65.0	64.9	65.6	66.1	65.3	66.4	65.1	65.2	64.0	65.0	65.2	65.7	65.7	65.7	64.1	63.4	64.8	65.0		
2:00 PM	65.3	66.0	65.3	65.7	66.1	64.7	64.5	65.5	66.1	67.7	66.0	65.8	65.3	64.1	65.4	65.9	65.3	67.4	65.6	66.0	64.5	65.5	65.8	65.9	64.7	65.5	63.5	64.7	64.4	64.8		
3:00 PM	65.5	66.3	66.6	65.9	66.5	64.5	63.7	66.0	66.9	65.7	65.9	67.0	64.7	63.8	66.1	66.5	66.5	66.5	66.5	65.4	64.3	65.8	66.5	65.8	65.2	65.7	64.6	63.2	64.8	65.6		
4:00 PM	66.4	67.3	66.6	66.2	67.0	64.3	64.2	66.6	66.6	66.9	65.9	66.9	65.2	64.7	66.3	66.7	66.5	67.6	65.6	65.1	64.2	66.2	66.9	66.6	65.7	66.0	64.5	63.5	65.2	65.2		
5:00 PM	66.2	66.8	66.7	66.5	66.8	64.8	64.1	66.5	66.2	66.7	66.2	66.7	64.3	64.1	66.5	66.6	66.7	67.0	66.7	64.7	64.4	66.2	67.3	66.9	65.5	65.2	63.4	63.2	65.0	65.7		
6:00 PM	65.0	66.1	65.6	65.6	66.0	63.8	63.7	65.9	65.7	65.4	64.9	65.8	64.3	64.2	65.2	65.8	65.8	65.8	65.4	64.4	63.9	65.4	65.8	66.5	65.0	64.8	63.8	62.7	64.0	64.6		
7:00 PM	64.4	64.7	64.7	64.0	64.8	63.6	63.6	64.3	64.7	64.2	64.5	64.3	63.5	64.1	64.3	65.2	64.3	64.2	65.3	64.0	63.1	64.5	64.6	64.3	63.9	64.1	63.2	62.9	62.9	63.3		
8:00 PM	63.4	63.2	66.6	63.5	63.5	62.6	64.2	62.8	63.1	62.8	63.7	63.1	62.7	62.8	63.6	63.3	63.2	64.0	63.6	63.3	63.1	63.6	63.4	63.8	63.6	63.7	63.5	61.9	62.9	62.0		
9:00 PM	63.2	62.1	62.7	62.7	63.0	61.5	64.5	62.2	62.2	63.4	62.2	62.5	62.4	61.4	61.7	61.9	61.9	62.6	63.1	62.0	61.7	62.6	62.2	62.7	62.4	62.8	63.3	61.4	61.4	62.4		
10:00 PM	61.1	60.7	61.0	62.1	62.5	61.1	62.3	60.5	61.3	62.7	61.4	62.2	61.2	61.3	61.0	61.2	61.3	61.6	62.2	61.5	60.8	61.0	61.9	61.6	62.3	61.7	62.5	60.0	60.3	60.8		
11:00 PM	59.2	58.8	59.6	59.1	62.2	59.9	59.8	59.1	59.1	60.3	60.0	60.5	60.8	59.1	58.6	58.7	60.2	59.2	60.1	60.5	58.3	59.2	60.4	59.8	59.8	59.6	59.1	58.1	58.7	59.1		

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?
6/1/26	0	-	0	-	0	-
6/2/26	0	-	0	-	0	-
6/3/26	0	-	0	-	0	-
6/4/26	0	-	0	-	0	-
6/5/26	0	-	0	-	0	-
6/6/26	0	-	0	-	0	-
6/7/26	0	-	0	-	0	-
6/8/26	0	-	0	-	0	-
6/9/26	0	-	0	-	0	-
6/10/26	0	-	0	-	0	-
6/11/26	0	-	0	-	0	-
6/12/26	0	-	0	-	0	-
6/13/26	0	-	0	-	0	-
6/14/26	0	-	0	-	0	-
6/15/26	0	-	0	-	0	-
6/16/26	0	-	0	-	0	-
6/17/26	0	-	0	-	0	-
6/18/26	0	-	0	-	0	-
6/19/26	0	-	0	-	0	-
6/20/26	0	-	0	-	0	-
6/21/26	0	-	0	-	0	-
6/22/26	0	-	0	-	0	-
6/23/26	0	-	0	-	0	-
6/24/26	0	-	0	-	0	-
6/25/26	2: 8:00 am (65.5 dBA) ¹ 1:00 pm (65.1 dBA) ¹	No No	0	-	0	-
6/26/26	1: 8:00 am (65.1 dBA) ¹	No	0	-	0	-
6/27/26	0	-	0	-	0	-
6/28/26	0	-	0	-	0	-
6/29/26	0	-	0	-	0	-
6/30/26	0	-	0	-	0	-
Notes: Exceedance caused by unknown offsite noise sources. Onsite staff confirmed the exceedance was unrelated to the project.						

Attachment G

Reports

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

5-Jun-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	late payrolls
Cascade Drilling	active	DAS 142 labor	5/23/2026	59	
Frank's Industrial	active	none	5/24/2026	238	
Mayfield	active	none	5/2/2026	209	late payrolls
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	5/30/2026	73	
Ampco sub-tier ASAP	active	none	5/22/2026	42	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	
Ampco sub-tier GO Rodriguez Trucking	active	none	5/30/2026	73	
BMP	active	none	5/29/2026	33	
Innovative Concrete Solutions	active	none	5/24/2026	25	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	5/30/2026	7	
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	5/24/2026	47	
PSOMAS	active	none	5/21/2026	44	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	late payrolls
Sully sub-tier A&A Ready Mix	active	none	5/3/2026	35	late payrolls
Sully sub-tier CMB Structures	active	none	5/24/2026	32	
Sully sub-tier Core & Main	active	certificate of understanding	5/17/2026	35	Payroll w/e 2/22 skipped, w/e 3/22 misnumbered
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	5/22/2026	37	
Sully sub-tier Underground Builders	active	none	5/30/2026	18	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

12-Jun-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	late payrolls
Cascade Drilling	active	DAS 142 labor	5/30/2026	60	
Frank's Industrial	active	none	5/24/2026	238	
Mayfield	active	none	5/2/2026	209	late payrolls
Oakridge Landscape	active	none	5/9/2026	131	dir ecpr uploads are late. Late payrolls
Verdantas	active	none	5/8/2026	43	late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	6/6/2026	74	
Ampco sub-tier ASAP	active	none	5/22/2026	42	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	
Ampco sub-tier GO Rodriguez Trucking	active	none	6/6/2026	74	
BMP	active	none	5/29/2026	33	DIR ecpr uploads are late
Innovative Concrete Solutions	active	none	5/31/2026	26	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	6/6/2026	8	
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	none			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	5/24/2026	47	
PSOMAS	active	none	5/21/2026	44	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	late payrolls
Sully sub-tier A&A Ready Mix	active	none	6/7/2026	40	
Sully sub-tier CMB Structures	active	none	5/24/2026	32	
Sully sub-tier Core & Main	active	certificate of understanding	5/17/2026	35	Payroll w/e 2/22 skipped
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	5/22/2026	37	
Sully sub-tier Underground Builders	active	none	6/6/2026	19	
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

19-Jun-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	final affidavit, training funds	6/7/2026	83	final requested
Cascade Drilling	active	DAS 142 labor	5/30/2026	60	
Frank's Industrial	active	none	5/24/2026	238	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	6/13/2026	136	dir ecpr uploads are late.
Verdantas	active	none	6/5/2026	47	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	6/6/2026	74	
Ampco sub-tier ASAP	active	none	5/22/2026	42	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	
Ampco sub-tier GO Rodriguez Trucking	active	none	6/13/2026	75	
BMP	active	none	6/12/2026	35	DIR ecpr uploads are late
Innovative Concrete Solutions	active	none	6/7/2026	27	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	6/13/2026	9	
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	none			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	none			not yet onsite
Largo sub-tier Zefiro	pending	none			not yet onsite
Power Plus	active	none	5/24/2026	47	
PSOMAS	active	none	5/21/2026	44	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	late payrolls
Sully sub-tier A&A Ready Mix	active	none	6/7/2026	40	
Sully sub-tier CMB Structures	active	none	5/24/2026	32	
Sully sub-tier Core & Main	active	none	6/14/2026	39	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	6/5/2026	39	
Sully sub-tier Underground Builders	active	none	6/6/2026	19	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

26-Jun-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	final affidavit, training funds	6/7/2026	83	final requested
Cascade Drilling	active	DAS 142 labor	6/13/2026	62	
Frank's Industrial	active	none	6/14/2026	241	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	6/13/2026	136	dir ecpr uploads are late.
Verdantas	active	none	6/5/2026	47	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	6/20/2026	76	
Ampco sub-tier ASAP	active	none	6/19/2026	46	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	
Ampco sub-tier GO Rodriguez Trucking	active	none	6/20/2026	76	
BMP	active	none	6/19/2026	36	
Innovative Concrete Solutions	active	none	6/7/2026	27	
Innovative sub-tier RJ Allen Inc.	pending	all start forms			not yet onsite
Largo Concrete	active	none	6/20/2026	10	
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	none			not yet onsite
Largo sub-tier Nor Cal Pipe	pending	none			not yet onsite
Largo sub-tier Zefiro	pending	none			not yet onsite
Power Plus	active	none	6/7/2026	49	
PSOMAS	active	none	6/11/2026	47	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/2/2026	40	late payrolls
Sully sub-tier A&A Ready Mix	active	none	6/7/2026	40	
Sully sub-tier CMB Structures	active	none	6/14/2026	35	
Sully sub-tier Core & Main	active	none	6/14/2026	39	
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	6/5/2026	39	
Sully sub-tier Underground Builders	active	none	6/6/2026	19	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	

Attachment H

MMRP(Mitigation Monitoring and Reporting Program)

June 2026



Redevelopment. Redefined.

Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
I. Aesthetics											
Mitigation Measure B-1: The buildings in PA3 at the western boundary of the Project Site (i.e., Buildings A and D) shall maintain a 70-foot setback from the property line adjacent to the Torrance Lateral. The minimum setback for all buildings greater than 60 feet in height along the Torrance Lateral, adjacent to residential uses, shall be 250 feet.			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Sign placement and design is being managed by CRA.
Mitigation Measure B-2: The distribution, placement, and orientation of signs along the I-405 Freeway shall be in substantial compliance with the signage concepts and in compliance with the sign standards in the 2021 Specific Plan Amendment.		●	●	●	Prior to issuance of a building permit for PA2 (for building/wall mounted signage. During administrative review for freeway pylon signs	Applicant(s) Vertical; and City, CRA, and applicable sign owner (for freeway pylon signs)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Sign placement and design is being managed by CRA.
Mitigation Measure B-3a: If any portion of the illuminated surface of the sign is visible from a residential use within 1,000 feet of said sign at night, then the proposed modified Project sign luminance shall be reduced to less than 300 cd/m2 at night.	●	●	●	●	Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure B-3b: If any portion of the illuminated surface of the sign is visible from a residential use within 1,000 feet of said sign, sign area and/or sign luminance shall be limited so that the light trespass illuminance is less than 0.74 foot-candle at said residential property line.	●	●	●	●	"Prior to issuance of a building permit for PA1, PA2, and PA3 During administrative review for freeway pylon signs"	Applicant(s) Vertical; City, CRA, and applicable sign owner (for freeway pylon signs)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026 RE SOLUTIONS Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure B-4: All Project development shall undergo site plan review by the Community Development Director (or a designee) to ensure that the following design measures have been implemented: •Landscaping. All Landscaping shall be consistent with a plant palette of native trees, shrubs, and groundcovers that shall add uniformity to the Project Site. Plants shall be selected to support and complement the themes of the various Project components. Specially themed landscaping treatments shall occur at key locations (e.g., freeway edge and channel slope). Of more detailed note: 1.continuous shrub and ground cover plantings shall be provided in the medians and edges of internal streets with vertical landscape and/or sculptural hardscape elements on average every 50 feet along the edges. 2.A minimum of 5% landscape coverage shall be provided in parking lots, including landscaping adjacent to edges of parking fields. 3.50% landscape coverage of visible concrete surfaces shall be provided on the edges of parking structures adjacent and visible to residences, not inclusive of commercial over podium. •Buildings. Buildings shall include the following design features: varied and articulated building façades, with a variety of architectural accent materials for exterior treatment at visually accessible locations. •Accessory Facilities and Walls. Wall facades shall be varied and articulated. Accessory facilities such as trash bins, storage areas, etc., shall be covered and screened as set forth in the 2021 Specific Plan Amendment. •Lighting. Lighting shall be limited in intensity, light control methods, and pole heights, so as to be directed on site, and not interfere with off-site activities. •Signage. A comprehensive sign program shall be prepared for each Planning Area that provides the final design, size, location, and illuminance of signage within a Planning Area. As part of the application submittal for the comprehensive sign program, if necessary, a technical lighting study shall be prepared to ensure that the proposed signs comply with Mitigation Measures B-3a and B-3b regarding illuminance, and that no spillover or adverse effects to adjacent residential uses shall occur.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A1: Sign lighting luminance shall not exceed 500 candelas per square meter (cd/m2) at night from 45 minutes after sunset until 45 minutes prior to sunrise, and 10,000 cd/m2 during day-time hours from 45 minutes after sunrise until 45 minutes prior to sunset.	•	•	•		Prior to issuance of a building permit/Pre-Construction; Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Design of signs along the 405 are being managed by the CRA. Vertical applicants are N/A as of the date of this report.
2021 SEIR PDF-A2: Sign lighting where sign illumination has the potential to exceed 500 cd/m2 will include an electronic control mechanism to reduce sign luminance to 500 cd/m2 at any time when ambient sunlight is less than 100 foot-candles (fc).	•	•	•		Prior to issuance of a building permit/Pre-Construction; Prior to issuance of a certificate of occupancy	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-A3: Sign owners and/or Applicants shall submit documentation for the City's review and approval verifying the luminance of applicable signage and confirm that the electronic control mechanism is functioning so as to achieve the necessary transition of luminance as required by 2021 SEIR PDF-A1 and PDF-A2 on an annual basis, or as otherwise required by the Community Development Director (or a designee). If the City determines based on the review of the documentation that adjustments are necessary, the sign owners and/or Applicants responsible for the signage shall make the adjustments to the satisfaction of the City.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Sign owner and/or Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A4: On PA3, vegetation and tree canopy along project perimeter near offsite residents adjacent to project area shall be improved and maintained. Trees should be selected by a registered arborist as appropriate for the location. Tree canopy coverage along the perimeter shall have a width of at least 20 feet with continuous unbroken coverage within 5 years subject to any limitations posed by the underlying geotechnical conditions or the specimen requirements, or other limitations, in the Specific Plan.			●		At plan check/Pre- construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
III. Air Quality											
Mitigation Measure G-1: SCAQMD Rule 403 requirements are regulations that are part of the unmitigated modeling scenario; therefore, this mitigation measure is now 2021 SEIR PDF-C3. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. Maintenance records and data sheets, including design specifications and emissions control tier classification shall be maintained on site and furnished to the lead agency or regulatory agencies upon request. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD, City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Subcontractor equipment verified to be in compliance with this mitigation measure.
Mitigation Measure G-3: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD, City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Subcontractor equipment verified to be in compliance with this mitigation measure.
Mitigation Measure G-4: This measure was replaced by 2021 SEIR PDF-C4 as it is a quantified part of the unmitigated modeling scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-5: This measure was replaced by 2021 SEIR PDF-C5 as it is a quantified part of the unmitigated modeling scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-6: This measure was replaced by 2021 SEIR PDF-C1 requiring some Tier 4 and zero- emissions construction equipment. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-7: To reduce VOC emissions associated with construction activities, painting within each of the Planning Areas would not overlap and would also use low-VOC paints pursuant to SCAQMD Rule 1113. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	N/A	N/A	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-8: Each Applicant shall comply with SCAQMD Rule 402 to reduce potential nuisance impacts due to odors from construction activities. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Onsite activities were performed within compliance with SCAQMD Rule 402 during the reporting period.
Mitigation Measure G-9: All construction vehicle tires shall be washed at the time these vehicles exit the Project Site, or use vehicle tracking pad per approved SWPPP. (Applicable to PA1, PA2, and PA3.	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	The horizontal applicant is in compliance with California Construction General Permit and retains W/DID# 4 19C374699. Tracking pad is installed at Site exit. Pressure washer is located near Site exit.
Mitigation Measure G-10: All fill material carried by haul trucks shall be covered by a tarp or other means	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	No fill material was imported during this reporting period. Haul trucks transferring fill materials on-site were covered by tarps or other means.

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-11: Any intensive dust- generating activity such as grinding concrete shall be controlled to the greatest extent feasible. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	No intensive dust-generating activities such as grinding concrete occurred during this reporting period. Soil disturbance activities were on-going, and monitoring was performed as required by SCAQMD Rules 402, 403, and 1466.
Mitigation Measure G-12: Each Applicant shall provide documentation to the City indicating both on- and off- site air-borne risks associated with construction have been evaluated to the satisfaction of DTSC (in accordance with all DTSC requirements/regulations), and at a minimum, perimeter air monitoring shall be completed for dust, particulates, and constituents determined to be Constituents of Concern (COCs). (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Perimeter monitoring was performed as specified in the Ambient Air Quality Management Plan that was approved by DTSC on March 14, 2024.
Mitigation Measure G-13: All point source facilities shall obtain all required permits from SCAQMD. The issuance of these permits by SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criterial air pollutants.	●	●	●		Prior to the issuance of a grading permit/Pre- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Applicable SCAQMD Permits G10641 , G29908, G34146, G34147, G34155, and G34156 were obtained prior to the start of construction. BACT measures were implemented to reduce emissions of criterial air pollutants.
Mitigation Measure G-14: This measure was combined with a 2018 SEIR PDF; refer to 2021 SEIR PDF-03. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-15: This measure was replaced by 2021 SEIR PDF-O7 as it is an updated regulatory requirement modeled as part of the unmitigated scenario. PA1 and PA3 would be required to comply with the 2019 Title 24 Energy Efficiency Standards whereas PA2 would still be held to the CALGreen standards at the time of the issuance of the building permit. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-16: All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.	●	●	●		Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-17: Building materials shall comply with all applicable SCAQMD rules and regulations. The 2021 Project shall incorporate the use of low-VOC architectural coating pursuant to SCAQMD Rule 1113 for repainting and maintenance/touch-up of the non-residential buildings and residential buildings for all common/non-living space/outdoor areas. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Operation	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-18: Each Applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Construction/ Ongoing during Post- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Deliveries are coordinated the prior day with RES and scheduled during off-peak traffic periods.
Mitigation Measure G-19: Each Applicant shall coordinate with the MTA and the City of Carson and Los Angeles Department of Transportation to provide information with regard to local bus and rail services. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-20: During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.	●	●	●		Site Plan Review/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-21: Each Applicant shall pay a fair-share contribution for a low-emissions shuttle service between the Project Site and other major activity centers within the 2021 Project vicinity (i.e., the Metro Rail Blue Line station at Del Amo Boulevard and Santa Fe Avenue and the Carson Transfer Station at the South Bay Pavilion). (Applicable to PA1, PA2, and PA3(b). Not applicable to PA3(a) as it is an industrial land use.)	●	●	●		Prior to Certificate of Occupancy/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-22: This measure is included as part of 2021 SEIR PDF-05. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

June 2026 RE SOLUTIONS Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-23: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-24: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-25: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-26: Mitigation Measure G-26 is removed as the revisions to Mitigation Measure G-7 incorporates schedule changes and low-VOC content coating use. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-27: The on-site residential units shall not contain any hearths, either wood burning, natural gas, or propane. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-28: This measure is replaced by 2021 SEIR PDF-O6 as it is part of the unmitigated scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-29: The 2021 Project shall designate at least 8 percent of all commercial parking spaces for priority parking for carpool/vanpool and/or clean air vehicles and comply with California Green Building Standards Code (CALGreen). (Applicable to PA2.)		●			Prior to issuance of building permit/Pre-Construction; Prior to issuance of Certificate of Occupancy/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-C1: Mobile off-road construction equipment (wheeled or tracked) and all diesel-fueled off-road construction equipment used during construction of the 2021 Project shall meet the USEPA Tier 4 final standards, either as original equipment or equipment retrofitted to meet the Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, then the equipment shall, at a minimum, meet the Tier 3 standard. Zero-emissions construction equipment shall be incorporated when commercially available at no more than a 30 percent price differential compared to non-zero-emissions equipment. For purposes of this project design feature, “commercially available” is defined as equipment built by the original manufacturer and available for lease or hire within 20 miles of the City of Carson and available in a similar timeframe to fossil-fueled options. If Tier 4 Final engine equipment or zero-emissions equipment is not commercially available, the contractor must show proof that the equipment is not commercially available by providing letters from at least two independent rental companies, each of which must own or operate a construction equipment fleet with total maximum horsepower of greater than 2,500 horsepower, for each piece of off-road equipment where the Tier 4 Final engine or zero-emissions equipment is not available. This requirement shall be incorporated into applicable bid documents, purchase orders, and contracts with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. A copy of each unit’s certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. (Modified from a 2018 SEIR PDF) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	This is part of the subcontractors bid package and contract. Please see attached list. SLCB is compliant with Tier 4. See list below: Excavator (CAT) - EIN CB7Y75 745 Dump Truck (CAT) - EIN 3T60I354 745 Dump Truck (CAT) - EIN 3T60I996 GTH-5519 Telehandler (Genie) - EIN KB6K34 210L Skip Loader (John Deere) -EIN KC3M94 410L Skip Loader (John Deere) -EIN 253406 BOBCAT (SVL 75-3) - EIN RD9R48 644 Dozer (John Deere) -EIN VD6L59 245G Excavator (John Deere) - EIN HY9M43 Excavator (HITACHI) - EIN EY5R75 350 Excavator (John Deere) - EIN DD6X63 950M D5 Dozer (Quinn CAT) - EIN WJ9P54 D6TXL Dozer (CAT) - EIN AK8H93 ROLLER (XCMG) - EIN CV123PDU 710L BACKHOE (John Deere) - EIN TA7E59
2021 SEIR PDF-C2: Limiting excavations to avoid exposing landfill contents. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Excavation contractors complied with the SCAQMD 1150.1/1166 Compliance Plan dated February 2025, which established maximum workface surface area that can be excavated at any one time. Confirmation of compliance to this Plan is documented in daily 1166 field monitoring reports.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-C3: General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403. Grading in PA1 and PA3 shall be prohibited on days when the SCAQMD Air Quality Index Forecast exceeds 100 for particulates or ozone for the Project Site. (Modified from 2018 SEIR Mitigation Measure G-1) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	General Contractors applied dust control measures and complied with the SCAQMD Rule 403, which establishes Best Management Practices for dust control. Perimeter Air Monitoring performed by the Applicant either confirms compliance or provides the basis for any needed Corrective Action. No days occurred within the reporting period where AQI exceeded 100.
2021 SEIR PDF-C4: Electric hook-ups to the power grid or battery power shall be used rather than temporary diesel- or gasoline-powered generators for electric construction tools, such as saws, drills, and compressors, whenever feasible. For PA3 and PA1, mobile off-road construction equipment of less than 50 horsepower shall be electric. including: air compressors, concrete/industrial saws, welders and plate compactors. Mobile off-road construction equipment with a power rating of 19 kilowatts or less shall be battery powered. If generators need to be used to reach remote portions of the site, non-diesel generators shall be used. (Modified from 2018 SEIR Mitigation Measure G-4) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Battery powered tools were utilized when feasible.
2021 SEIR PDF-C5: All construction vehicles shall be prohibited from idling in excess of 5 minutes per occurrence and location, both on and off site. (Applicable to PA2.) All construction vehicles shall be prohibited from idling in excess of 2 minutes per occurrence and location, both on and off site. Individual pieces of diesel-powered off-road diesel equipment shall be prohibited from being in the “on” position for more than 10 hours per day. (Modified from 2018 SEIR Mitigation Measure G-5) (Applicable to PA1 and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C5. Cumming and Snyder-Langston were notified of requirements. Vehicles were not observed to be idling. SLCB and subs are compliant.
2021 SEIR PDF-C6: All fleet-contracted on-road heavy- duty haul trucks used for remediation and construction hauling activities shall be model year 2014 or newer if diesel fueled. The requirement for the use of 2014 or newer vehicles does not apply to delivery trucks or other non-contracted fleets. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C6. Cumming and Snyder-Langston were notified of requirements. SLCB and subs are compliant.
2021 SEIR PDF-C7: Contractors shall conduct routine inspections (at least once per calendar week during active construction) to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts. Inspection reports shall be maintained on site throughout the construction period. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C7. Cumming and Snyder-Langston were notified of requirements. Reports are prepare daily. SLCB is compliant.

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2021 SEIR PDF-C8: 2021 Project contractors shall provide information on transit and ride sharing program and services to construction employees. As can be safely accommodated (at the sole discretion of the construction Site Supervisor), provide for meal options on site, or shuttle buses between the site and nearby meal destinations for use by construction contractors. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C8. Cumming and Snyder-Langston were notified of requirements.
2021 SEIR PDF-C9: During construction, the amount of daily grading disturbance area shall be limited to 10 acres (excluding remediation activities). (Applicable to PA3.)			●		Ongoing during Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O1: The 2021 Project would include an impervious barrier to control odiferous and air toxic emissions in compliance with the approved RAP. (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a building permit/Pre- Construction; Prior to issuance of a certificate of occupancy/ Post- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O2: All stationary-source emissions sources (e.g., landfill gas flares, emergency generator) would utilize Best Available Control Technology (BACT) to meet SCAQMD requirements, and would maintain appropriate SCAQMD permits.) (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	1.The landfill gas (LFG) flare operated within SCAQMD limits 2.The landfill gas (LFG) GAC system operated within SCAQMD limits, 3.LFG was processed through both the flare and GAC and was operated within SCAQMD limits 4.Emergency generator was not utilized.
2021 SEIR PDF-O3: Land uses within the Project Site shall not allow for high levels of potential (i) toxic contaminants or (ii) odors. All TAC sources shall be permitted through SCAQMD as appropriate. (Modified from a 2018 SEIR PDF and 2018 SEIR Mitigation Measure G-14) (Applicable to PA1, PA2, and PA3.)	●	●	●		Site Plan Review/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	TAC sources were observed to be within SCAQMD limits.
2021 SEIR PDF-O4: All residential and non-residential buildings shall meet or exceed the more stringent of the 2019 California Title 24 Efficiency standards or others adopted by the City. (Modified from 2018 SEIR Mitigation Measure G-15) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/ Post- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.

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	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-05: The Applicant(s) of each planning area within the Project Site shall implement the following trip demand measures:											
a) Provide bicycle racks located at convenient locations throughout the 2021 Project. (Modified from 2018 SEIR Mitigation Measure G-22) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/Post-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
b) Provide bicycle paths along the main routes throughout the Project Site consistent with the 2021 Specific Plan Amendment. (Modified from 2018 SEIR Mitigation Measure G-23) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
c) Provide convenient pedestrian access throughout the Project Site. (Modified from 2018 SEIR Mitigation Measure G-24) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
d) Provide on-site shower facilities for use by all employees bicycling/walking to work. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre-Construction; Prior to issuance of a certificate of	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
e) Light industrial tenants shall provide preferential parking for employees using vehicles displaying valid "clean air vehicle" decals issued by the California Department of Motor Vehicles. Percentage of parking to be allotted by facility shall be governed by City or CALGreen standards. (Applicable to the light industrial uses in PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
f) Each light industrial tenant within PA3(a) shall be responsible for having a designated coordinator to oversee a carpool match or other ride-share program for the facility. The programs for all tenants shall be interlinked to provide expanded resources for ride-share/carpool opportunities. (Applicable to the light industrial uses in PA3(a).)			●		Ongoing during operation of PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

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Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-06: The 2021 Project shall incorporate outdoor electrical outlets such that 10 percent of outdoor landscaping equipment can be electrically powered. (2018 SEIR Mitigation Measure G-28) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-07: Electric vehicle charging stations shall be provided as follows:											
a) The Applicant of PA1 shall provide passenger vehicle charging stations for a minimum of 6 percent of parking spaces (169 spaces). Compliance shall be in accordance with CALGreen Code applicable at the time building permits are issued. (Applicable to PA1.)	●				At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA1/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
b) The Applicant of PA3 shall provide passenger vehicle charging stations for a minimum of 10 percent parking spaces (82 spaces). Compliance shall be in accordance with CALGreen Code applicable at the time building permits are issued. (Applicable to PA3.)			●		At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA3/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
c) Each of the Applicant(s) of PA1 and PA3 shall install Level 2 or better electric vehicle charging stations for a combined total of 325 spaces on site between the beginning of construction and December 2039 (the 325 spaces are in addition to the CALGreen Code requirement of 169 spaces in PA1 and 82 spaces in PA3). If on-site charging stations cannot be accommodated, charging stations may be distributed throughout the city. The 325 electro voltaic (EV) supplied spaces will be provided for passenger and light-duty vehicles. Level 4 EV charging for trucks can be substituted at 0.11 truck spaces for every passenger vehicle space in PA3. Passenger and light-duty vehicle and truck charging requirements can be satisfied on or off site; however, on-site charging will be prioritized. (Applicable to PA1 and PA3.)	●		●		At plan check/Pre-Construction; Prior to issuance of a certificate of occupancy for PA1 and PA3/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
d) Provide infrastructure, as the parking area is developed, to support the energy load for electric truck vehicle charging. Truck charging infrastructure shall be designed to support a minimum of 25 percent of the truck parking spaces for each of the light industrial use in PA3(a). (Applicable to the uses in PA3(a).)			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

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	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
e) Meet CALGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking. (Applicable to the light industrial uses in PA3.)			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-08: All on-site equipment, such as forklifts and yard trucks shall be electric with the necessary electrical infrastructure and charging stations provided. (Applicable to PA3.)			●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-09: When not in use all truck engines shall be turned off. Idling will be limited to 2 minutes or less per occurrence and location for PA3. Idling and operation restrictions shall be posted for view from both on-site and off-site personnel. Appropriate signage shall identify idling restrictions and contact information to report violations to CARB and SCAQMD within PA3. Idling restrictions of 5 minutes or less per occurrence and location are applicable to PA1 and PA2. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Subcontractors performing construction on Lenardo confirmed this mitigation measure was implemented.
2021 SEIR PDF-010: All dock doors shall be equipped with electric plugs for electric transportation refrigeration units (TRUs). All TRUs operating on site would be required to be electric (no diesel-powered TRUs permitted at all in PA3(a)) and certification and maintenance records shall be maintained for all TRUs. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	N/A	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-011: To the extent feasible and permitted by local codes and regulations, all emergency-standby generators shall be non-diesel. If diesel generators are required, generators will conform to EPA Tier 4 emissions standards. (Applicable to the light industrial uses in PA3(a).)			●		At plan check/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	A diesel emergency-standby generator at the Landfill Operations Center is fully permitted by SCAQMD. Future emergency-standby generators are the responsibility of the vertical applicant.

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	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-012: Restrict queuing on public streets where there are sensitive air quality receptors (e.g., residential or recreation related uses). Tenants shall train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. Staff in charge of keeping vehicle records shall be trained in diesel technologies and compliance with CARB regulations by attending CARB-approved courses as well as maintaining on-site records demonstrating compliance. (Applicable to uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-013: As applicable, tenants shall be required to enroll in U.S. EPA’s SmartWay program and shall use carriers that are SmartWay carriers. (Applicable to the uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-014: Tenants shall be provided with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets. (Applicable to the uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-015: All light industrial buildings shall implement a combination of sky lights and solar photovoltaic (PV) infrastructure such that a minimum of 25 percent of the rooftops will include solar PV arrays at buildout. In addition, 25 percent of the rooftops not otherwise covered with solar shall be structurally designed and installed to accommodate solar in the future. (Applicable to uses in PA3(a).)			●		Prior to issuance of building permits/Pre-Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-016: For the uses within PA3(a), leasing preference shall be given to prospective tenants with facility-owned and operated fleet that is alternative/ zero-emissions. At a minimum, warehouse tenants/owners and/or operators shall ensure that all truck fleets accessing the 2021 Project’s light industrial uses shall meet or exceed the 2014 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Light Industrial tenants shall ensure that of all trucks of model year 2021 and newer 75 percent will be zero- or near- zero-emissions vehicles by 2035, and 100 percent zero- or near-zero-emissions vehicles by 2040. Facility operators shall maintain records on site demonstrating compliance with this requirement and shall make records available to inspection by local jurisdiction, air districts, and the State upon request. (Applicable to the uses in PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-017: For the uses within PA3(a), building structures, walls or vegetation between the dock doors/truck loading areas and any sensitive receptors located within 1,000 feet of the loading areas shall be installed. (Applicable to the light industrial uses in PA3(a).)			●		Prior to issuance of building permits/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-018: For the uses within PA3(a), the following signage shall be posted:										7/2/2026	
a) Both interior- and exterior-facing signs shall be posted, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, SCAQMD, and the building manager. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
b) Signage shall be posted that clearly identifies the designated entry and exit points from the public street for trucks and service vehicles in order to minimize entrances directly adjacent to sensitive receptors. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
c) Signage shall be posted indicating that all parking and maintenance of trucks must be within designated on-site areas and not within surrounding community or public streets. (Applicable to PA3(a).)			●		Prior to issuance of a certificate of occupancy for PA3(a)/Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-019: For the uses within PA3, cool pavement shall be used to the maximum extent feasible unless prevented by geotechnical conditions associated with the existing landfill. (Applicable to the light industrial uses in PA3.)			●		Prior to issuance of building permits/Pre-Construction; Prior to issuance of a certificate of occupancy for PA3/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-020: For the uses within PA3(a), PA3(a) employees shall be provided dining options onsite or shuttle service shall be provided between the facility and nearby dining destinations. (Applicable to the light industrial uses in PA3(a).)			●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
IV. Biological Resources											
Mitigation Measure K: Impacts to nesting birds would be avoided in PA3 by conducting all construction activities outside of the bird nesting season (i.e., from September 15 to February 14 for most birds, from July 1 to January 1 for raptors). However, if construction activities must occur during the nesting season, the following measures shall apply: A.Prior to work during the bird nesting season (February 15 to September 15 for most birds, January 1 to June 31 for raptors), a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 7 days prior to construction activities, including any ground-disturbing activities (e.g., staging, mobilization, grading), as well as prior to any vegetation removal within the Project Site. The results of the pre-construction survey shall be valid for 7 days; if vegetation removal activities do not commence within 7 days following the survey or if activities cease for more than 7 consecutive days, a new pre-construction nesting bird survey shall be conducted before construction resumes. B.If any active nests are found during a pre- construction nesting bird survey, a buffer of up to 300 feet for most bird species and 500 feet for raptors, or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), shall be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist may also recommend other measures to minimize disturbances to active nests that may include but are not limited to limiting the duration of certain activities, placing sound barriers (e.g., noise blankets), or visual barriers (e.g., straw bales), and/or providing full-time monitoring by a qualified biologist. C.As a provisional additional mitigation element, in case surveys identify burrowing owl as present on site, such occurrence shall be documented and CDFW shall be notified. Although it is considered highly unlikely that a pair of burrowing owls might attempt to nest on the site (due to disturbance, limited food resources, and presence of coyotes), if an active burrowing owl nest is encountered, a minimum buffer of 500 feet shall be delineated, flagged, and avoided by construction activity until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). A qualified biologist may recommend other measures as noted in Item B, above. However, CDFW will be consulted prior to any reduction of avoidance buffers or implementation of other measures, such as passive relocation.	●	●	●		Prior to construction during the bird nesting season/Pre- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	A wildlife survey was performed within 7 days of starting construction activities for Lenardo Drive. Morning Dove nests were identified at one location on Lenardo Drive and one on PA3 within the Site. A "do not enter" area was established with flags at these locations. A biologist re-surveyed the Site and observed the nesting on Lenardo Drive was vacant and the aera was cleared for construction activities. The nesting in PA3 was observed to have new eggs and remained flagged. A re-survey of PA3 area was conducted in mid- August 2025 and the area was cleared.

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Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
VII. Geology and Soils											
Mitigation Measure E-1: In accordance with City of Carson Municipal Code, each Applicant shall comply with site-specific recommendations set forth in engineering geology and geotechnical reports prepared to the satisfaction of the City of Carson Building Official, as follows: •The engineering geology report shall be prepared and signed by a California Certified Engineering Geologist and the geotechnical report shall be prepared and signed by a California Registered Civil Engineer experienced in the area of geotechnical engineering. Geology and geotechnical reports shall include site-specific studies and analyses for all potential geologic and/or geotechnical hazards. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable. •Geology and geotechnical reports may be prepared separately or together. •Where the studies indicate, compensating siting and design features shall be required. •Laboratory testing of soils shall demonstrate the suitability of underlying native soils to support driven piles to the satisfaction of the City of Carson Building Official.	•	•	•		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Project Geotechnical Reports were prepared by Leighton Engineering and signed by certified Engineers/Geologists
Mitigation Measure E-2: Due to the classification of portions of the Project Site as a liquefaction zone, each Applicant shall demonstrate that liquefaction either: A.Poses a sufficiently low hazard to satisfy the defined acceptable risk criteria, in accordance with CGS Special Bulletin 117A, B.Implements suitable mitigation measures to effectively reduce the hazard to acceptable levels (CCR Title 14, Section 3721). The analysis of liquefaction risk shall be prepared by a registered civil engineer and shall be submitted to the satisfaction of the City building official.	•	•	•		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Liquefaction potentials were discussed in Leighton Consulting, Inc.'s May 28, 2008 report, and were rated as low.
Mitigation Measure E-3: Any roads realigned from the existing configuration, or otherwise located in areas underlain by waste soils, shall comply with site-specific recommendations as set forth in engineering, geology, and geotechnical reports prepared to the satisfaction of the City of Carson building officials.	•	•	•		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
IX. Hazards and Hazardous Materials											
Mitigation Measure D-1: To the extent each Applicant desires to refine or modify requirements in the RAP, the Applicant shall provide documentation to the City indicating DTSC approval of such refinements or modifications prior to commencement of construction.	•	•	•		Prior to issuance of grading permit/Pre-Construction	Applicant(s) Horizontal	Department of Toxic Substances Control (DTSC), CRA	California Environmental Protection Agency (Cal EPA), DTSC, CRA	N/A	7/2/2026	Not applicable to the project as of the date of this report.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure D-2: Each Applicant shall provide documentation to the City indicating DTSC shall permit any proposed residential uses prior to issuance of a building permit for residential development.	●	●	●		Prior to issuance of building permit/Pre-Construction	Applicant(s) Horizontal	DTSC	Cal EPA, DTSC, CRA	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure D-3: Each Applicant shall provide documentation to the City indicating that both on- and off-site risks associated with RAP construction have been evaluated to the satisfaction of the DTSC, and at a minimum, perimeter air monitoring shall be completed for dust, particulates, and constituents determined to be Constituents of Concern (COCs). Should the air monitoring indicate any violations of air quality as defined in the RAP, then construction activities causing the exceedance shall cease until modifications have been implemented to remedy the exceedances.	●	●	●		Prior to issuance of grading or building permits/Pre- Construction; Ongoing during Construction	Applicant(s) Horizontal	DTSC, CRA	Cal EPA, DTSC, CRA	JB	7/2/2026	Perimeter air monitoring for dust, particulates, and COCs was performed in this reporting period. There were no violations of Air Quality as defined in the RAP.
Mitigation Measure D-4: Each Applicant shall provide to the City documentation indicating that (1) a cell- specific risk assessment has been prepared by the Applicant and approved by DTSC demonstrating that the risk of exposure for occupancy of that cell is within acceptable levels to DTSC and (2) DTSC has approved a remedial action completion report documenting that the remedial systems are properly functioning prior to issuance of a Certificate of Occupancy.	●	●	●		Prior to issuance of a Certificate of Occupancy	Applicant(s) Horizontal	DTSC, CRA	Cal EPA, DTSC, CRA	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure D-5: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure D-6: Each Applicant’s construction contractor shall incorporate the contingency plan recommended under the July 9, 2008, Oil/Water Well Investigation report by Arcadis into construction specifications. The contingency plan shall be physically on site during any earthwork activities and implemented in the event that a previously unknown well is encountered at the Project Site.	●	●	●		Prior to issuance of any grading, excavation, haul route, foundation, or building permits/Pre-Construction; Ongoing during Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Construction activities are not currently planned in the area of the two Oil wells and single Water well. A copy of the contingency plan is available on-site and has been provided to the General Contractor..

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

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-2: A deep dynamic compaction (DDC) Pilot Program was performed in April 2008 by Tetra Tech to observe and review vibration impacts of DDC activities (2018 SEIR p. IV.H-17). Therefore, this mitigation measure has been implemented, and it is removed from this 2021 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-3: Continuous vibration monitoring shall be conducted on an ongoing basis during DDC and pile driving activities. All vibration levels measured by the monitors shall be logged with documentation of the measurements provided to the City. If DDC and/or pile driving vibration levels at any time exceed the 0.2 inch per second (in/s) PPV (at the residential side of Torrance Lateral) or 2.0 in/s PPV (at Development District 3 [DD3]) threshold levels, DDC and/or pile driving activity shall immediately stop, until modified construction methods are established that would reduce the vibration levels to less than the applicable threshold levels, as defined above.	●	●	●		Ongoing during Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Deep Dynamic Compaction is not planned for the site. Pile driving was not performed during this reporting period.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-4: A construction and construction-related monitor satisfactory to the Community Development Director (or a designee) shall be retained by each Applicant to document compliance with the mitigation measures. Said Monitor's qualifications, identification, address, and telephone number shall be listed in the contracts and shall be placed in the pertinent files of the Community, Development Department. The Monitor will be required to monitor all construction and construction-related activities on the Project Site on a periodic basis; keep all written records, which shall be open for public inspection; and to file monthly reports with the City and appropriate permit granting authorities. In addition: 1.Information shall be provided on a weekly basis regarding construction activities and their duration. A Construction Relations Officer shall be established and funded by the Applicant, and approved by the Community Development Director (or a designee), to act as a liaison with neighbors and residents concerning on-site construction activity. As part of this mitigation measure, the Applicant shall establish a 24-hour telephone construction hotline, which will be staffed between the hours of 8:00 a.m. and 5:00 p.m. on a Monday through Saturday basis throughout the 2021 Project's entire construction period for the purposes of answering questions and resolving disputes with adjacent property owners. The hotline number shall be posted on the Project Site. 2.The Applicant shall require in all construction and construction-related contracts and subcontracts, provisions requiring compliance with special environmental conditions included in all relevant entitlement approval actions of the City of Carson. Such provisions shall also include retention of the power to effect prompt corrective action by the Applicant, its representative, or prime contractor, subcontractor, or operator to correct noticed noncompliance. 3.During construction, loading and staging areas must be located on site and away from occupied noise- sensitive uses surrounding the Project Site as determined by the Community Development Director.	•	•	•		Prior to issuance of any grading, excavation, haul route, foundation, or building permits/Pre-Construction;	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	The Construction and Construction-related Monitor is Mike Sullivan. His contact information is: •Office Phone (310) 956-5942 •Cell Phone (303) 562-5875 •Office location: 20400 South Main Street Carson, California, 90745.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure H-5: Mitigation Measure H-5 is no longer required as daytime and nighttime impacts associated with parking lot noise have been analyzed in this 2021 SEIR, and impacts have been found to be less than significant without the incorporation of mitigation. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-6: All parking structures shall be located a minimum of 150 feet from an off-site residential structure use located to the south and west (across the Torrance Lateral) unless the exterior wall of the parking structure that faces the off-site residential use is a solid wall or provides acoustical louvers (or equivalent noise reduction measures).	●	●			Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure H-7: Mitigation Measure H-7 is not required as the daytime and nighttime operation, even with the inclusion of trucks on the Project Site, have been studied in this 2021 SEIR, and impacts have been found to be less than significant without the incorporation of mitigation. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-8: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-9: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure H-10: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.1-7: Each Applicant shall ensure that adequate water pressure is available to meet Code- required fire flow. Based on the size of the buildings, proximity of other structures, and construction type, a maximum fire flow up to 4,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for up to a four-hour duration may be required	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Lenardo Drive backbone Wet Utility Plans have been approved by the City & County.
Mitigation Measure 1.1-8: Fire hydrant spacing shall be as required by the LACoFD according to Los Angeles County Fire Code, which is anticipated to be 300 feet and meeting the following requirements: •No portion of a lot’s frontage shall be more than •200 feet via vehicular access from a properly spaced fire hydrant; •No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant; •Additional hydrants shall be required if spacing exceeds specified distances; •When a cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block; •A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use; and •Turning radii in a commercial zone shall not be less than 32 feet. The measurement shall be determined at the centerline of the road. A turning area shall be provided for all driveways exceeding 150 feet in length at the end of all cul-de-sacs, to the satisfaction of the LACoFD.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Fire hydrant locations have been incorporated into the Lenardo Drive wet utility design, and Wet Utility Plans approved by the City and County.
Mitigation Measure 1.1-9: All on-site driveways and roadways shall provide a minimum unobstructed (clear- to-sky) width of 28 feet. The on-site driveways shall be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of, an exterior wall on one side of the proposed structure or as otherwise required by the LACoFD according to Los Angeles County Fire Code.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-10: All on-site driveways shall be provided as required by the LACoFD according to Los Angeles County Fire Code, which is anticipated to be a minimum unobstructed (clear-to-sky) width of 28 feet but may be increased under the following conditions: •If parallel parking is allowed on one side of the access roadway/driveway, the roadway width shall be 34 feet; and •If parallel parking is allowed on both sides of the access roadway/driveway, the roadway width shall be 36 feet in a residential area or 42 feet in a commercial area.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.1-11: The entrance to any street or driveway with parking restrictions shall be posted with LACoFD-approved signs stating “NO PARKING – FIRE LANE” in 3-inch-high letters, at intermittent distances of 150 feet. Any access-way that is less than 34 feet in width shall be labeled “Fire Lane” on the final tract map and final building plans.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.

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Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.1-12: The following standards apply to the 2021 Project's residential component or as otherwise required by the LACoFD according to Los Angeles County Fire Code: •A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length; •The length of the cul-de-sac may be increased to 1,000 feet if a minimum 36-foot-wide roadway is provided; and •An LACoFD-approved turning radius shall be provided at the terminus of all residential cul-de-sac	•		•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical (Residential only).	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-13: This measure was removed from the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure I.1-14: All access devices and gates shall meet the following requirements or as otherwise required by the LACoFD according to Los Angeles County Fire Code: •Any single-gated opening used for ingress and egress shall be a minimum of 26 feet clear-to-sky; •Any divided gate opening (when each gate is used for a single direction of travel, i.e., ingress or egress) shall be a minimum width of 20 feet clear to sky; •Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a •minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; •All limited access devices shall be of a type approved by LACoFD; and •Gate plans shall be submitted to LACoFD prior to installation. These plans shall show all locations, widths, and details of the proposed gates.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	LACoFD	LACoFD	JB	7/2/2026	Access to the Site meets the details presented in the Measure.
Mitigation Measure I.1-15: All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to LACoFD for review prior to implementation.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-16: Provide three sets of alternate route (detour) plans with a tentative schedule of planned closures prior to the beginning of construction. Complete architectural/structural plans are not necessary.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-17: Any temporary bridges shall be designed, constructed, and maintained to support a live load of at least 70,000 pounds. A minimum vertical clearance of 13'6" shall be required throughout construction.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	There are no temporary bridges of any type currently anticipated for the development.
Mitigation Measure I.1-18: Disruptions to water services shall be coordinated with LACoFD, and alternate water sources shall be provided for fire protection during such disruptions.	•	•	•		As needed during Construction; As needed during Operation	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Not applicable to the project as of the date of this report.

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Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Police											
Mitigation Measure 1.2-1: The Applicant shall provide private security services within PA2 and PA3 that are occupied by commercial development. On-site security services shall maintain an ongoing dialogue with the Sheriff's Department so as to maximize the value of the security service provided.	●	●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	7/2/2026	24 hour Site security is provided during construction of Lenardo Drive. Security within PA2 and PA3 are the responsibility of the vertical contractor and future tenants.
Mitigation Measure 1.2-2: This 2021 SEIR deletes this mitigation measure in lieu of Mitigation Measure 1.2-8, which requires the payment of an annual CFD fee to fund Sheriff's Department services, facilities, and equipment that would offset the impacts of the 2021 Project. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure 1.2-3: The Applicant shall install video cameras throughout the commercial development within PA2 and PA3 with a digitally recorded feed to the substation that is also accessible via the internet at the Carson Sheriff's Station.		●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-4: The Applicant shall develop jointly with the Sheriff's Department a community policing plan, subject to final review and approval by the Sheriff's Department.		●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-5: Each Applicant shall develop a private security plan that shall be provided to the Sheriff's Department for input on the adequacy of the private security plan and provide further recommendations, as necessary, to be incorporated into the private security plan.	●	●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-6: The management of the entertainment venues (e.g., performance pavilion) located within the Project Site shall annually notify the Sheriff's Station in advance of planned activities.		●	●		Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 1.2-7: The Sheriff’s Department Crime Prevention Unit shall be contacted for advice on crime prevention programs that could be incorporated into the Project, including Neighborhood Watch.	●	●	●		Prior to issuance of a certificate of occupancy/ Ongoing during Operation	Applicant(s) Vertical	City of Carson Public Safety Services Division	City of Carson Public Safety Services Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.2-8: Applicant(s) of PA1, PA2, and PA3 shall pay an annual Citywide Community Facilities District (CFD) fee payment as part of their fair-share contribution for Sheriff department services, facilities, and equipment that is required to offset the impacts of the Project.	●	●	●		Prior to issuance of a building permit; on ongoing annually	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Parks and Recreation											
Mitigation Measure 1.4-1: Residential uses of the 2021 Project shall provide park and recreation facilities that would be met through the provision of park space, on- site improvements, and/or, the payment of in-lieu Development Impact Fees (DIF).	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.4-2: Residential uses of the 2021 Project shall meet the intent of Municipal Code Sections 9128.15 and 9128.54 through the provision of private open space as defined therein and/or the provision of additional amenities that meet the recreational needs of Project residents, e.g., health clubs.	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure 1.4-3: Public open space for residential uses of the 2021 Project shall be calculated on a per-unit basis: For PA1: –Studio and 1-Bedroom Units: a minimum of 150 sf per unit –2-Bedroom Units: a minimum of 220 sf per unit –3+–Bedroom Units: a minimum of 250 sf per unit –All with a minimum dimension of 15 feet in any direction	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Libraries											
Mitigation Measure 1.5-1: Applicants for residential uses shall pay a fair-share contribution for the improvement of library facilities that are required to offset impacts of the 2021 Project, subject to approval of the County of Los Angeles Public Library.	●	●			Prior to the issuance of a building permit/Pre- Construction	Applicant(s) Vertical (Residential only)	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026



Redevelopment. Redefined.

Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
XVII. Transportation											
Mitigation Measure C-1: A Construction Traffic Management Plan shall be developed by the contractor and approved by the City of Carson to alleviate construction period impacts, which may include but is not limited to the following measures: •In the unlikely case that on-site truck staging areas are insufficient, provide off-site truck staging in a legal area (per the local jurisdiction's municipal code) furnished by the construction truck contractor. •Anticipated truck access to the Project Site will be off Lenardo Drive and Stamps Drive. •Schedule deliveries and pick-ups of construction materials during non-peak commute travel periods (e.g., early morning, midday) to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods. •As a vehicular travel lane, parking lane, bicycle lane, and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Carson, should be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures. •Establish requirements for loading/unloading and storage of materials on the Project Site, including the locations where parking spaces would be affected, the length of time traffic travel lanes would be blocked, and sidewalk closures or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses and residences. •Ensure that access will remain unobstructed for land uses in proximity to the Project Site during project construction. •Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences.	•	•	-		Prior to issuance of a grading permit/Pre-Construction; during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable			JB	7/2/2026	The Construction Traffic Management Plan is being implemented.
Mitigation Measure C-2: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-2.1: Mitigation Measure C-2.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-3: Mitigation Measure C-3, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-10.1: Mitigation Measure C- 10.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-11: Mitigation Measure C-11, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-12: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-13: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-14: Mitigation Measure C-14, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-15: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-16: Mitigation Measure C-16, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-17: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-18: The PA1, PA2, and PA3 Applicant(s) shall implement a Transportation Demand Management (TDM) Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The TDM Program shall be subject to review and approval prior to issuance of certificate of occupancies by the City of Carson Department of Public Works subject to the requirements specified below. Mandatory strategies in the TDM Program shall include the TDM strategies summarized below. This TDM program is estimated to reduce total VMT per service population by about 2 percent based on the trip reduction methodology described in the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures report. •Unbundled Parking—Unbundling parking typically separates the cost of purchasing or renting parking spaces from the cost of the purchasing or renting a dwelling unit. Saving money on a dwelling unit by forgoing a parking space acts as an incentive that minimizes auto ownership. Similarly, paying for parking (by purchasing or leasing a space) acts as a disincentive that discourages auto ownership and trip-making. (Applicable to PA1.) •Rideshare Programs—Rideshare programs typically include the provision of an on-site transit and rideshare information center that provides assistance to help people form carpools or access transit alternatives. Rideshare programs often also include priority parking for carpools. Rideshare programs are more commonly provided for Project Site employees but residents could also benefit from a similar program. (Applicable to PA1 and PA3.) •Transit Pass Discount Program—Transit pass discount programs are typically negotiated with transit service providers to purchase transit passes in bulk and, therefore, at a discounted rate. Discounted passes are then sold to interested residents or employees, helping them to obtain price discounts through the economies of scale of bulk purchasing. Transit pass discount programs are generally provided to Project Site employees but could also be sold to residents. (Applicable to PA1 and PA3.) •Bicycle Parking and Bike Share Program—The 2021 Project shall include bicycle facilities within the Project Site as well as short-term bicycle parking. The 2021 Project could provide additional	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Public Works, Traffic Engineering Division	City of Carson Department of Public Works, Traffic Engineering Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026



Redevelopment. Redefined.

Table II-1 Mitigation Monitoring and Reporting Program

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

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure J.1-7: To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the 2021 Project for the following activities: (1) dust control, (2) soil compaction, and (3) concrete mixing.	●	●	●		Ongoing during Pre- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Reclaimed water is used to implement dust control.
Mitigation Measure J.1-8: Water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Los Angeles County Fire Department.	●	●	●		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	JB	7/2/2026	Wet Utility Plans approved by the City.
Wastewater											
Mitigation Measure J.2-1: All required sewer improvements shall be designed and constructed according to the standards of the City of Carson and County of Los Angeles.	●	●	●		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Horizontal	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Sewer Plans approved by the City and LACO.
Mitigation Measure J.2-2: Fee payment is required prior to the issuance of a permit to connect to district sewer facilities.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.2-3: The Building and Safety and Planning Divisions of the Community Development Department shall review building plans to ensure that water-reducing measures are utilized, as required by Title 24 of the California Administrative Code. These measures include, but are not limited to, water-conserving dishwashers, low-volume toilet tanks, and flow-control devices for faucets.	●	●	●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026  Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure J.2-4: When available, the 2021 Project shall use reclaimed water for the irrigation system and for other appropriate purposes such as during construction.	•	•	•		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	JB	7/2/2026	Reclaimed water is used to implement dust control.
Solid Waste											
Mitigation Measure J.3-1: All structures constructed or uses established within any part of the Project Site shall be designed to be permanently equipped with clearly marked, durable, source-sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-2: Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities.	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-3: Each Applicant shall coordinate with the City of Carson to continuously maintain in good order for the convenience of patrons, employees, and residents clearly marked, durable, and separate recycling bins on the same lot, or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.

June 2026 RE SOLUTIONS Redevelopment. Redefined.											
Table II-1 Mitigation Monitoring and Reporting Program											
Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure J.3-4: Any existing on-site roads that are torn up shall be ground on site and recycled into the new road base.	•	•	•		Prior to the issuance of the first occupancy permit/Post- Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-5: Compaction facilities for non-recyclable materials shall be provided in every occupied building greater than 20,000 square feet in size to reduce both the total volume of solid waste produced and the number of trips required for collection, to the extent feasible.	•	•	•		At site plan review/Pre- Construction; Prior to issuance of Certificate of Occupancy	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-6:All construction debris shall be recycled in a practical, available, accessible manner, to the extent feasible, during the construction phase.	•	•	•		Ongoing during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	JB	7/2/2026	General Contractor recycled construction debris when applicable.
Sources											
*SOURCE: ESA 2022. N/A = Not Applicable a.The 2018 mitigation measures have been carried forward to this 2021 Draft SEIR and are reflected herein. In some cases, the 2018 Final SEIR mitigation measures have been revised to address the potential impacts that may result from the 2021 Project. Edits to the 2018 Final SEIR mitigation measures are provided as strikethrough for removed text and double underline for added text. In addition, new mitigation measures that are proposed to reduce impacts resulting from the 2021 Project are shown entirely with double underline. b.These mitigation measures are both reflected in the 2021 Specific Plan Amendment and considered regulatory requirements. c.These mitigation measures are reflected in the 2021 Specific Plan Amendment. d.These mitigation measures are considered regulatory requirements."											



RES Master Invoice -- Site Management & O&M + Enhanced Lenardo

Invoice No. 108 Date: 8/15/2026 Amount Due: **\$377,442.08**
Due Date to RES: 9/10/2026

SOW #1 Site Management

Subcontractors	Invoice No.	Invoice Date	Invoice Period	Invoice Period	Amount	Payable from RES to
			(Start)	(Finish)		Subcontractors
Bill.com	26077683828	7/28/2026	6/28/2026	7/27/2026	\$504.25	\$504.25
Diamond Environmental Services	7105152	8/3/2026	8/3/2026	8/30/2026	\$1,012.84	\$1,012.84
Irri-Care	19309	8/3/2026	8/3/2026	8/3/2026	\$115.00	\$115.00
National Construction Rentals	8294209	8/3/2026	8/4/2026	8/31/2026	\$13.26	\$13.26
Orkin	299386356	7/20/2026	7/1/2026	7/31/2026	\$127.35	\$127.35
Securitas	12626037	7/9/2026	6/26/2026	7/9/2026	\$11,653.34	\$11,653.34
Securitas	12635826	7/23/2026	7/10/2026	7/23/2026	\$10,507.41	\$10,507.41
Securitas	12656388	8/6/2026	7/24/2026	8/6/2026	\$11,410.93	\$11,410.93
Sunbelt	157245455-0030	7/11/2026	6/26/2026	7/23/2026	\$6,502.93	\$6,502.93
Sunbelt	157245455-0031	8/8/2026	7/24/2026	8/20/2026	\$6,502.93	\$6,502.93
MRB Accounting Services LLC July 2026	1632	8/3/2026	7/1/2026	7/31/2026	\$1,116.00	\$0.00
Stice & Berrien LLP June 2026	41701	7/17/2026	6/1/2026	6/30/2026	\$5,165.00	\$0.00
LA DPH Payment (PCLUP review)	5678	8/17/2026	7/1/2026	7/31/2026	\$853.54	\$0.00
RE Solutions LLC Labor	5678	8/17/2026	7/1/2026	7/31/2026	\$57,436.40	\$0.00
Subtotal SOW #1 Subcontractors					\$112,921.18	\$48,350.24
Office, Admin & Trailer Costs						
Mobile Modular	2894692	4/14/2026	4/14/2026	4/14/2026	\$781.54	\$781.54
Mobile Modular	2935610	7/15/2026	7/15/2026	8/13/2026	\$6,121.14	\$6,121.14
Mobile Modular	302376538	7/13/2026	7/13/2026	8/11/2026	\$353.71	\$353.71
Vonage	INV13179876	8/2/2026	8/2/2026	9/1/2026	\$152.29	\$152.29
Western Building Maintenance	5807	8/1/2026	7/1/2026	7/31/2026	\$1,921.21	\$1,921.21
RE Solutions Office Expenses	5678	8/17/2026	7/1/2026	7/31/2026	\$5,189.20	\$0.00
Subtotal SOW #1 Office, Admin & Trailer Costs					\$14,519.09	\$9,329.89
Stormwater Management						
Michael Baker International	1292735	7/14/2026	4/6/2026	7/5/2026	\$11,250.81	\$11,250.81
Oakridge Landscape, Inc.	121925	5/31/2026	5/11/2026	5/22/2026	\$21,504.00	\$21,504.00
Oakridge Landscape, Inc.	121926	5/20/2026	5/20/2026	5/20/2026	\$2,803.00	\$2,803.00
RE Solutions LLC Labor	5678	8/17/2026	7/1/2026	7/31/2026	\$901.25	\$0.00
Subtotal SOW #1 Stormwater Management					\$36,459.06	\$35,557.81
Subtotal SOW #1 Site Management					\$163,899.33	\$93,237.94

SOW #2 Remedial Systems Operation & Maintenance

O&M (Tasks 1-6)	Invoice No.	Invoice Date	Invoice Period	Invoice Period	Amount	Payable from RES to
			(Start)	(Finish)		Subcontractors
ATMAA, Inc.	45675	8/4/2026	7/1/2026	7/22/2026	\$3,275.00	\$3,275.00
Blaine Tech Services	28LCS-260727DT1	8/3/2026	7/27/2026	7/27/2026	\$18,811.00	\$18,811.00
Eurofins	6500011306	7/28/2026	7/9/2026	7/23/2026	\$8,501.25	\$8,501.25
Eurofins	6500011416	7/29/2026	7/23/2026	7/23/2026	\$1,635.00	\$1,635.00
Eurofins	5700296434	7/31/2026	7/17/2026	7/17/2026	\$815.00	\$815.00
Friedman & Bruya	26NAAGHD0430-1	4/30/2026	4/23/2026	4/23/2026	\$1,156.25	\$1,156.25
Friedman & Bruya	26NAAGHD0724-1	7/24/2026	7/9/2026	7/9/2026	\$925.00	\$925.00
GHD	340-0194782	8/7/2026	7/1/2026	7/31/2026	\$94,597.24	\$94,597.24
OnSite Environmental Services	11089	7/30/2026	7/17/2026	7/17/2026	\$200.68	\$200.68
OnSite Environmental Services	11090	7/30/2026	6/27/2026	7/24/2026	\$1,417.16	\$1,417.16
Pine Environmental	US1-260047388	7/31/2026	7/20/2026	7/22/2026	\$118.30	\$118.30
QED	59914	7/30/2026	7/24/2026	7/24/2026	\$8,838.09	\$8,838.09
RE Solutions LLC Vehicle Expenses	5678	8/17/2026	7/1/2026	7/31/2026	\$8,355.85	\$0.00
RE Solutions LLC Supplies	5678	8/17/2026	7/1/2026	7/31/2026	\$2,086.15	\$0.00
RE Solutions LLC (Tasks 1-6) Labor	5678	8/17/2026	7/1/2026	7/31/2026	\$85,721.27	\$0.00
Subtotal SOW #2 O&M (Tasks 1-6)					\$236,453.24	\$140,289.97
Unscheduled O&M Work (Task 7)						
WAR #2024-014 Cascade (Well Redevelopment)	12673853	7/9/2026	7/6/2026	7/7/2026	\$9,050.00	\$9,050.00
WAR #2024-014 Cascade (Credit from MI#107)	12673623	6/25/2026	6/7/2026	6/20/2026	(\$69,664.00)	\$0.00
WAR #2024-014 (Well Redevelopment)	5678	8/17/2026	7/1/2026	7/31/2026	\$3,831.60	\$0.00
WAR #2024-025 (DTSC Doc Updates)	5678	8/17/2026	7/1/2026	7/31/2026	\$11,409.23	\$0.00
WAR #2025-029 - Flowmark Water Treatment (Water Treatment System)	INV029039	4/3/2026	3/18/2026	3/18/2026	\$3,357.96	\$3,357.96
WAR #2025-030 Annual O&M Permit Fees (SCAQMD)	5678	8/17/2026	7/1/2026	7/31/2026	\$195.12	\$0.00
WAR #2025-031 (Kaeser Compressor Maintenance - Fluids)	5678	8/17/2026	7/1/2026	7/31/2026	\$1,807.65	\$0.00
WAR #2025-032 (GWE Lateral Cleanouts)	5678	8/17/2026	7/1/2026	7/31/2026	\$4,943.93	\$0.00
Subtotal SOW #2 Unscheduled O&M Work (Task 7)					(\$35,068.51)	\$12,407.96
Subtotal SOW #2 Remedial Systems Operation and Maintenance					\$201,384.73	\$152,697.93

SOW #5 Enhanced Lenardo

Enhanced Lenardo	Invoice No.	Invoice Date	Invoice Period	Invoice Period	Amount	Payable from RES to
			(Start)	(Finish)		Subcontractors
Michael Baker International	1292736	7/14/2026	4/6/2026	7/5/2026	\$574.00	\$574.00
RE Solutions LLC Enhanced Lenardo Labor	8678	8/17/2026	7/1/2026	7/31/2026	\$11,584.02	\$0.00
Subtotal SOW #5 Enhanced Lenardo					\$12,158.02	\$574.00

Master Invoice Totals	\$377,442.08	\$246,509.87
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Payable from CRA Cash Account **\$377,442.08**
Payable from EFAA O&M Account **\$0.00**
Payable from EFAA Construction Account **\$0.00**



RES Master Invoice -- Site Management & O&M + Enhanced Lenardo

Invoice No. 107 Date: 7/15/2026 Amount Due: \$524,300.75
Due Date to RES: 8/10/2026

SOW #1 Site Management

Subcontractors	Invoice No.	Invoice Date	Invoice Period (Start)	Invoice Period (Finish)	Amount	Payable from RES to Subcontractors
Bill.com	26067072911	6/28/2026	5/28/2026	6/27/2026	\$491.53	\$491.53
Built Rite	27262	7/13/2026	7/13/2026	7/13/2026	\$9,877.00	\$9,877.00
Diamond Environmental Services	7044642	7/6/2026	7/6/2026	8/2/2026	\$1,038.59	\$1,038.59
National Construction Rentals	8265255	7/6/2026	7/7/2026	8/3/2026	\$13.26	\$13.26
Orkin	297894699	6/18/2026	6/1/2026	6/30/2026	\$127.35	\$127.35
Securitas	12594592	6/11/2026	5/29/2026	6/11/2026	\$11,392.92	\$11,392.92
Securitas	12606425	6/25/2026	6/12/2026	6/25/2026	\$10,516.08	\$10,516.08
Sunbelt	157245455-0029	6/13/2026	5/29/2026	6/25/2026	\$6,502.93	\$6,502.93
MRB Accounting Services LLC May 2026	1623	7/1/2026	6/1/2026	6/30/2026	\$2,214.00	\$0.00
Stice & Berrien LLP May 2026	41631	6/24/2026	5/1/2026	5/31/2026	\$6,105.00	\$0.00
RE Solutions LLC Labor	5674	7/15/2026	6/1/2026	6/30/2026	\$86,548.35	\$0.00
Subtotal SOW #1 Subcontractors					\$134,827.01	\$39,959.66
Office, Admin & Trailer Costs						
Mobile Modular	2915152	5/29/2026	5/29/2026	5/29/2026	\$416.75	\$416.75
Mobile Modular	302349239	6/13/2026	6/13/2026	7/12/2026	\$353.71	\$353.71
Mobile Modular	2922348	6/15/2026	6/15/2026	7/14/2026	\$6,121.14	\$6,121.14
Vonage	INVI3090467	7/2/2026	7/2/2026	8/1/2026	\$152.29	\$152.29
RE Solutions Travel Expenses	5674	7/15/2026	6/1/2026	6/30/2026	\$1,262.19	\$0.00
RE Solutions Office Expenses	5674	7/15/2026	6/1/2026	6/30/2026	\$3,258.27	\$0.00
Subtotal SOW #1 Office, Admin & Trailer Costs					\$11,564.35	\$7,043.89
Stormwater Management						
RE Solutions LLC Labor	5674	7/15/2026	6/1/2026	6/30/2026	\$901.25	\$0.00
Subtotal SOW #1 Stormwater Management					\$901.25	\$0.00
Subtotal SOW #1 Site Management					\$147,292.61	\$47,003.55

SOW #2 Remedial Systems Operation & Maintenance

O&M (Tasks 1-6)	Invoice No.	Invoice Date	Invoice Period (Start)	Invoice Period (Finish)	Amount	Payable from RES to Subcontractors
ATMAA, Inc.	45372	6/19/2026	5/11/2026	5/11/2026	\$1,140.00	\$1,140.00
ATMAA, Inc.	45461	7/3/2026	6/3/2026	6/18/2026	\$2,935.00	\$2,935.00
American Integrated Services, Inc	2049639	2/17/2026	1/27/2026	1/27/2026	\$1,600.00	\$1,600.00
Eurofins	5700284367	5/15/2026	1/14/2026	1/14/2026	\$45.00	\$45.00
Eurofins	6500010003	6/29/2026	5/29/2026	6/18/2026	\$14,171.25	\$14,171.25
Friedman & Bruya	26NAAGHD0526-1	5/26/2026	5/7/2026	5/7/2026	\$925.00	\$925.00
Friedman & Bruya	26NAAGHD0605-1	6/5/2026	5/29/2026	5/29/2026	\$1,156.25	\$1,156.25
Friedman & Bruya	26NAAGHD0619-1	6/19/2026	6/4/2026	6/4/2026	\$925.00	\$925.00
Friedman & Bruya	26NAAGHD0625-1	6/25/2026	6/18/2026	6/18/2026	\$1,156.25	\$1,156.25
GHD	340-0191881	7/8/2026	6/1/2026	6/30/2026	\$70,906.30	\$70,906.30
OnSite Environmental Services	10866	6/17/2026	5/30/2026	6/26/2026	\$1,417.16	\$1,417.16
OnSite Environmental Services	11015	7/2/2026	5/18/2026	5/18/2026	\$1,894.14	\$1,894.14
QED	53453	6/19/2026	6/18/2026	6/18/2026	\$502.59	\$502.59
RE Solutions LLC Vehicle Expenses	5674	7/15/2026	6/1/2026	6/30/2026	\$5,764.37	\$0.00
RE Solutions LLC Supplies	5674	7/15/2026	6/1/2026	6/30/2026	\$629.37	\$0.00
RE Solutions LLC (Tasks 1-6) Labor	5674	7/15/2026	6/1/2026	6/30/2026	\$70,894.92	\$0.00
Subtotal SOW #2 O&M (Tasks 1-6)					\$176,062.60	\$98,773.94
Unscheduled O&M Work (Task 7)						
WAR #2024-014 Cascade (Well Redevelopment)	12673623	6/25/2026	6/7/2026	6/20/2026	\$69,664.00	\$69,664.00
WAR # 2025-035 Frank's Industrial Services, Inc.	22411	5/28/2026	4/28/2026	4/28/2026	\$1,865.63	\$1,865.63
WAR # 2025-038 Frank's Industrial Services, Inc.	22422	6/17/2026	5/15/2026	5/28/2026	\$9,547.98	\$9,547.98
WAR # 2025-037 Frank's Industrial Services, Inc.	22423	6/17/2026	6/2/2026	6/2/2026	\$6,766.47	\$6,766.47
WAR # 2025-009 Frank's Industrial Services, Inc.	22424	6/17/2026	6/11/2026	6/12/2026	\$7,535.00	\$7,535.00
WAR # 2025-036 Frank's Industrial Services, Inc.	22443	6/24/2026	6/24/2026	6/24/2026	\$11,600.00	\$11,600.00
WAR # 2025-024 Frank's Industrial Services, Inc.	22448	6/29/2026	5/1/2026	5/1/2026	\$6,218.87	\$6,218.87
WAR # 2025-009 Frank's Industrial Services, Inc.	22449	6/29/2026	6/18/2026	6/18/2026	\$3,250.00	\$3,250.00
WAR # 2025-024 Frank's Industrial Services, Inc.	22450	6/29/2026	6/15/2026	6/17/2026	\$2,950.00	\$2,950.00
WAR #2025-039 GHD (Equipment Repair)	340-0191898	7/8/2026	6/1/2026	6/30/2026	\$2,452.42	\$2,452.42
WAR #2024-027 Purcor Pest Solutions	13907804	6/18/2026	6/18/2026	6/18/2026	\$1,860.40	\$1,860.40
WAR 2025-033 Carbon Supply Inc. (GETS Vessel Media Replacement)	CSI 614-26	6/2/2026	6/2/2026	6/2/2026	\$13,812.50	\$0.00
WAR #2024-014 (Well Redevelopment)	5674	7/15/2026	6/1/2026	6/30/2026	\$3,592.13	\$0.00
WAR #2024-025 (DTSC Doc Updates)	5674	7/15/2026	6/1/2026	6/30/2026	\$38,542.60	\$0.00
WAR #2025-009 Bi-Annual Alarm Testing	5674	7/15/2026	6/1/2026	6/30/2026	\$2,510.63	\$0.00
WAR #2025-032 (GWE Lateral Cleanouts)	5674	7/15/2026	6/1/2026	6/30/2026	\$1,058.33	\$0.00
WAR #2025-033 (GETS Vessel Media Replacement)	5674	7/15/2026	6/1/2026	6/30/2026	\$1,686.62	\$0.00
WAR #2025-036 (LOC Controller Upgrade)	5674	7/15/2026	6/1/2026	6/30/2026	\$2,108.93	\$0.00
WAR #2025-037 (LOC Ceiling Light Bulb Replacement)	5674	7/15/2026	6/1/2026	6/30/2026	\$1,735.55	\$0.00
WAR #2025-038 (GETS Motor Replacement (Emergency))	5674	7/15/2026	6/1/2026	6/30/2026	\$1,864.30	\$0.00
WAR #2025-039 (GHD Air Monitoring Equipment Repairs)	5674	7/15/2026	6/1/2026	6/30/2026	\$257.50	\$0.00
Subtotal SOW #2 Unscheduled O&M Work (Task 7)					\$190,879.86	\$123,710.77
Subtotal SOW #2 Remedial Systems Operation and Maintenance					\$366,942.46	\$222,484.71

SOW #5 Enhanced Lenardo

Enhanced Lenardo	Invoice No.	Invoice Date	Invoice Period (Start)	Invoice Period (Finish)	Amount	Payable from RES to Subcontractors
RE Solutions LLC Enhanced Lenardo Labor	5674	7/15/2026	6/1/2026	6/30/2026	\$10,065.68	\$0.00
Subtotal SOW #5 Enhanced Lenardo					\$10,065.68	\$0.00

Master Invoice Totals					\$524,300.75	\$269,488.26
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Payable from CRA Cash Account

\$524,300.75

Payable from EFAA O&M Account

\$0.00

Payable from EFAA Construction Account

\$0.00



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Tuesday, September 8, 2026, 4:00 PM

DISCUSSION 9.

To: Carson Reclamation Authority
From: John Raymond, Executive Director
Subject: CONSIDER A PRESENTATION ON THE STATUS OF LENARDO DRIVE CONSTRUCTION

I. SUMMARY

A PowerPoint presentation will be provided but Executive Director John Raymond.

II. RECOMMENDATION

RECEIVE and **FILE**

III. ALTERNATIVES

IV. BACKGROUND

V. FISCAL IMPACT

VI. EXHIBITS

1. Lenardo Drive PowerPoint Presentation