



Carson Reclamation Authority

Monday, October 5, 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. PUBLIC EMPLOYEE APPOINTMENT / EMPLOYMENT PERFORMANCE EVALUATION / DISCIPLINE / DISMISSAL
 - A closed session will be held pursuant to Government Code section 54957 (b)(1) for purposes of considering the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee (for the position of the Chief Operating Officer).
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 - A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Carson Reclamation Authority to consider negotiations with Carson Goose Owner, with whom the Authority is negotiating, and to give direction to its negotiator(s) John Raymond, Executive Director of the Authority regarding that certain real property at 20400 S. Main Street, in Carson. The City's real property negotiator will seek direction from the City Council regarding the 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

3. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: AUGUST 18, 2026 (SPECIAL)
RECOMMENDED ACTION
– 1. APPROVE the minutes as listed.
4. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: SEPTEMBER 8, 2026 (REGULAR)
RECOMMENDED ACTION
– 1. APPROVE the minutes as listed.

CONSENT

5. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-17-CRJPA
RECOMMENDED ACTION
– 1. WAIVE further reading and ADOPT RESOLUTION NO. 26-17-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY BOARD ALLOWING CLAIMS AND DEMANDS IN THE AMOUNT OF \$47,946.55 DEMAND CHECK NUMBERS 1859 THROUGH 1866."
6. CONSIDER RESOLUTION NO. 26-14-CRJPA, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY
RECOMMENDED ACTION
– 1. WAIVE further reading and ADOPT Resolution No. 26-14-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY"; and,
– 2. AUTHORIZE the Chair to execute the resolution and the Amended and Restated Bylaws.
7. CONSIDER A COMMERCIAL GENERAL LIABILITY POLICY FROM UNITED SPECIALTY INSURANCE COMPANY (PRIMARY) AND ENDURANCE AMERICAN SPECIALTY INSURANCE COMPANY AND VENTURE UNDERWRITERS, LLC, EXCESS CARRIERS, PROCURED THROUGH MARSH RISK & INSURANCE SERVICES IN AN AGGREGATE LIMIT OF \$10,000,000 (\$1,000,000 PRIMARY/\$4,000,000 PLUS \$5,000,000 EXCESS) AT A PREMIUM AMOUNT NOT TO EXCEED \$125,384
RECOMMENDED ACTION
– 1. APPROVE a Commercial General Liability Policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate/\$2,000,000 products-completed operations basis; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Venture Underwriters, LLC for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage, procured through Marsh Risk & Insurance Services, with a total cost of \$125,384 including broker commission and surplus lines taxes; and,
– 2. AUTHORIZE the Executive Director to bind the Policy.

8. CONSIDER A PROPERTY INSURANCE POLICY WITH STARR TECHNICAL RISKS AGENCY, INC. WITH A LIMIT OF \$62,202,525 AND WITH A 5% OF TOTAL INSURED VALUE EARTHQUAKE SUBLIMIT AT A TOTAL PREMIUM NOT TO EXCEED \$389,963 AND SURPLUS LINES TAX OF \$12,401 FOR A TOTAL OF \$402,364, PROCURED THROUGH MARSH USA, INC.

RECOMMENDED ACTION

- 1. APPROVE a property insurance policy with Starr Technical Risks Agency, Inc. with a limit of \$62,202,525 and with a 5% of total insured value earthquake sub-limit at a total premium not to exceed \$389,963 and surplus lines tax of \$12,401 for a total of \$402,364, procured through Marsh USA, Inc.; and,
- 2. AUTHORIZE the Executive Director to bind the Policy.

9. CONSIDER APPROVAL OF AN EMPLOYEE SECONDMENT AND COST-REIMBURSEMENT AGREEMENT WITH THE CITY OF CARSON FOR THE CHIEF OPERATING OFFICER POSITION

RECOMMENDED ACTION

- 1. APPROVE the Employee Secondment and Cost-Reimbursement Agreement between the City of Carson and the Authority; and,
- 2. AUTHORIZE the Authority Chair to execute the Agreement following approval as to form by the Authority Counsel.

DISCUSSION

10. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTHS ENDING JULY 31, 2026 AND AUGUST 31, 2026

RECOMMENDED ACTION

- 1. RECEIVE and FILE this report

11. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT

RECOMMENDED ACTION

- 1. RECEIVE and FILE the report.

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

RECOMMENDED ACTION

- 1. RECEIVE and FILE the report.

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: October 1, 2026



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 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

Monday, October 5, 2026, 4:00 PM

APPROVAL OF MINUTES 4.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
SEPTEMBER 8, 2026 (REGULAR)

I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Tuesday, September 8, 2026 [Regular Meeting]

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ALTERNATIVES

None.

IV. BACKGROUND

None.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. September 8, 2026 - CRA Meeting Minutes [Regular]
2. Subsequent Item No.10
 - a. Staff Report - Professional Services Agreement to De Maximis, Inc. To complete and independent Technical Efficiency Audit
 - b. Reimbursement Agreement between Carson Goose Owner and CRA for De Maximis, Inc.
 - c. Agreement for Contract Services between De Maximis, Inc. and the CRA

Attachments

[9.8.2026 - Minutes \[Regular Meeting\]](#)

[2026.9.8 - Subsequent Need Item No. 10 - De Maximis Efficiency Audit](#)



**Carson Reclamation Authority
REGULAR MEETING
MINUTES**

**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

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

Chair Davis-Holmes called the meeting to order at 4:03 p.m.

ROLL CALL (AUTHORITY SECRETARY)

Deputy Authority Secretary Kourtney Cullors 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:

**Chief Operating Officer Dr. Robert Lennox
Executive Director John Raymond
Authority Treasurer Monica Cooper**

Absent:

**Authority Deputy Counsel Danny Aleshire
Authority Secretary Dr. Khaleah K. Bradshaw**

FLAG SALUTE

The Pledge of Allegiance was led by Board Member Hopson.

INVOCATION

The Invocation was given by Board Member Thomas.

CLOSED SESSION

The Closed Session item was not considered due to the absence of the Authority Counsel.

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)

Deputy Authority Secretary Cullors reported none.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

The Closed Session item was not considered therefore the announcement was not made.

RECESS INTO CLOSED SESSION

The Closed Session item was not considered therefore no recess was taken.

RECONVENE INTO OPEN SESSION

The Closed Session item was not considered therefore no recess was taken.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

The Closed Session item was not considered therefore no report was provided.

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

Deputy Authority Secretary Cullors reported none.

APPROVAL OF MINUTES

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

AUGUST 3, 2026 (REGULAR) - 5:36 PM

RECOMMENDED ACTION

— 1. APPROVE the minutes as listed.

Item No. 2 was approved by a vote of 5-0-0-0-0 - Motion to approve made by Vice -Chair Hicks, Second by Board Member Hopson.

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

AUGUST 18, 2026 (SPECIAL)- 5:39 PM

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

Item No. 3 was not considered.

CONSENT

Items No. 4, 5, and 6 were approved by a vote of 5-0-0-0-0 - by Motion of Board Member Thomas, Second by Board Member Aldridge.

4. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS

RESOLUTION NO. 26-16-CRJPA- 4:07 PM

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

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

7. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT - 4:29 PM

RECOMMENDED ACTION

- 1. RECEIVE and FILE the report.

Item No. 7 was pulled from Consent for discussion by Vice-Chair Hicks.

Vice-Chair Hicks requested an update on the Lenardo Drive regarding funding.

Executive Director Raymond shared that funding for Lenardo as follows: 23mil from Measure R / Measure M Funds, 26mil was from a Lease Revenue Bond, \$750k came from the Evolve Housing Traffic Mitigation Fee for the traffic signals, 8mil from a Metro Grant already awarded but pending disbursement, 12.5mil from a CGO commitment in their Project Agreement pending for Lenardo, and a 7.5mil in a cost overrun account from a provision on the Amendment to Option Agreement from the overall money from CGO considered from future funding - totaling about 70.5mil.

Vice-chair Hicks stated concerns and asked about the CRA having enough funding for the road to be completed, and where are the funds due from Faring. Executive Director Raymond shared that we are still working with Faring who has requested backup documents for payment and that commitments of money are available through the end of year and will be reviewing in the spring.

COO offered to bring up an accounting for funding in the next meeting and will include a trial balance that is seen on different staff reports.

Board Member Thomas requested that this item be held up too.

Chair Davis-Holmes requested this item to be brought back in October and broken down into layman's terms.

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

Item No. 8 was pulled from Consent for discussion by Vice-Chair Hicks.

Vice-chair Hicks shared concerns about the carry cost and who is paying, and wants the item back next meeting adding the fiscal impact.

Board Member Thomas requested item 8 to be brought back in October as well.

Chair Davis-Holmes wants this item to also be broken down into layman's terms and be presented in closed session for a full detailed discussion so all the board members are aware of what is happening.

Executive Director Raymond shared that this item is simply a monthly update with full details, and that agreements are not related to O&M costs.

COO Lennox offered to bring back this item in October with a trial balance report, and will include a summary within the body of the staff report. Things are already in motion to reconcile multiple issues regarding billing and the likes, sharing where the CRA stands.

DISCUSSION

COO Lennox requested that a subsequent item be added to this agenda titled:

CONSIDER AWARDING A PROFESSIONAL SERVICES AGREEMENT TO DE MAXIMIS, INC. TO COMPLETE AN INDEPENDENT TECHNICAL EFFICIENCY AUDIT OF EXISTING ENVIRONMENTAL MONITORING, O&M, AND REGULATORY REPORTING ASSOCIATED WITH PORTIONS OF THE 157 ACRE CAL COMPACT LANDFILL PROJECT SITE.

Chair Davis-Holmes requested that the item be numbered Item No. 10, but taken up prior to Item No. 9.

ACTION: The request to place this item on the agenda as a subsequent item, as item No. 10, was approved by a vote of 5-0-0-0-0, by Motion of Chair Davis-Holmes, Second by Board Member Thomas.

10. CONSIDER AWARDING A PROFESSIONAL SERVICES AGREEMENT TO DE MAXIMIS, INC. TO COMPLETE AN INDEPENDENT TECHNICAL EFFICIENCY AUDIT OF EXISTING ENVIRONMENTAL MONITORING, O&M, AND REGULATORY REPORTING ASSOCIATED WITH PORTIONS OF THE 157 ACRE CAL COMPACT LANDFILL PROJECT SITE.

1. AWARD and APPROVE a Professional Services Agreement with De Maximis, Inc. in an amount not to exceed \$50,000 to complete an independent technical efficiency audit of existing environmental monitoring, O&M, and regulatory reporting associated with the 157 acre landfill project site; and,
2. APPROVE a Deposit and Reimbursement Agreement with the Carson Reclamation Authority and Carson Goose Owner (CGO), LLC for costs associated with completing the efficiency audit requested by CGO; and
3. AUTHORIZE the Authority Chair to execute the Professional Services Agreement

ACTION: Item No. 10 was approved by a vote of 5-0-0-0-0 - by Motion of Vice-chair Hicks, Second by Board Member Aldridge.

Board Member Thomas requested the effective date of this audit and Chair Davis-Holmes stated "as soon as we get the check by CGO, who will be covering this cost".

Board Member Aldridge requested the completion date of this audit asking if it will be delaying ongoing work, and COO Lennox explained that this would be simultaneous without impeding any of the current work being done and shouldn't take more than 60 days. Board Member Aldridge shared concerns regarding if findings would delay work and COO Lennox shared that any changes would be structural difference for cost savings, that these would be brought back to the board for consideration.

Executive Director Raymond clarified that this is not a financial audit, that this is an operational audit such as with permits with AQMD and DTSC, and De Maximis will look at practices and filed reports, and spend time onsite viewing ongoing work and that recommendations will be made to those agencies but all regulatory controlled actions must be made to those agencies who have their processes which must be followed.

9. CONSIDER A PRESENTATION ON THE STATUS OF LENARDO DRIVE CONSTRUCTION

Executive Director Raymond provided a PowerPoint Presentation and shared a video of Lenardo Drive explaining all that has happened on the site.

Board Member Aldridge asked about the initial figure of the high 40mil and now 70mil plus, and Executive Director Raymond explained that the original contract was 40mil and shared what scope of work that figure did not include. Executive Director Raymond explained that electrical would come from a different budget and some of the unexpected issues and the length of time that was needed to handle change orders, and believes that most of the major issues have been identified.

Board Member Aldridge requested the scheduled date and Raymond shared that there is the function of the electrical but expected hopefully mid 2027.

Board Member Aldridge requested a bike lane but Executive Director Raymond explained that a study was done and there is not much space available so sidewalks will be relied upon for bikes.

Chair Davis-Holmes added that at the end of the day, Lenardo Drive is a City street and if more money is need, the City will be requested that money.

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

Chair Davis-Holmes invited RES Representative Staurt Miner to speak.

RES Representative Stuart Miner shared that he's been on this project for many years and expressed being impressed with the City of Carson and the Board for the tenacity of taking on the most complicated brownfield project in the State of California. He shared about some of his firm's projects of redeveloping often difficult projects. He offered sharing any information on this project at the Board's request.

Mr. Miner clarified issues brought about earlier in the meeting in relation to the Vertical Developer regarding backup information requested and shared that they have been in full compliance with the invoicing requirements of their contract.

Mr. Miner welcomes the operational audit but reminded all that DTSC has stringent regulations placed on the property which must be complied with.

Board Member Thomas thanked Mr. Miner. She requested that all parties meet in one room and share all information rather than hearing one thing from one side, and a different from another. A meeting should be scheduled. Mr. Stuart agreed.

Chair Davis-Holmes requested to staff to set up a meeting to clear all matters and thanked staff.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

None.

ADJOURNMENT

Chair Davis-Holmes adjourned the meeting at 5:51 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 CONSENT

To: Carson Reclamation Authority

From: Dr. Robert Lennox, Chief Operating Officer

Subject: CONSIDER AWARDDING A PROFESSIONAL SERVICES AGREEMENT TO DE MAXIMIS, INC. TO COMPLETE AN INDEPENDENT TECHNICAL EFFICIENCY AUDIT OF EXISTING ENVIRONMENTAL MONITORING, O&M, AND REGULATORY REPORTING ASSOCIATED WITH PORTIONS OF THE 157 ACRE CAL COMPACT LANDFILL PROJECT SITE

I. SUMMARY

At the request of Carson Goose Owner, LLC (CGO), CRA staff have been asked to pursue a technical efficiency audit of the existing environmental monitoring, remedial, and operations and maintenance (O&M) activities associated with portions of the 157 acre Cal Compact closed landfill. CGO believes there may exist opportunities to reduce the scope and cost of such activities while remaining in compliance with the California Department of Toxic Substances Control, the Los Angeles County Local Enforcement Agency, and the South Coast Air Quality Management District remediation requirements. CGO has agreed to reimbursing CRA for the full amount of the audit in a single upfront payment of \$50,000.

As such, staff is requesting approval of a Reimbursement Agreement with CGO for the cost of the audit and approval of a Contract Agreement with De Maximis, Inc., to conduct the audit.

II. RECOMMENDATION

TAKE the following actions:

1. AWARD and APPROVE a Professional Services Agreement with De Maximis, Inc. in an amount not to exceed \$50,000 to complete an independent technical efficiency audit of existing environmental monitoring, O&M, and regulatory reporting associated with the 157 acre landfill project site; and,
2. APPROVE a Deposit and Reimbursement Agreement with the Carson Reclamation Authority and Carson Goose Owner (CGO), LLC for costs associated with completing the efficiency audit requested by CGO; and
3. AUTHORIZE the Authority Chair to execute the Professional Services Agreement and the Deposit and Reimbursement Agreement, subject to approval as to form by the CRA Attorney.

III. ALTERNATIVES

TAKE any other action the Authority Board deems appropriate, and consistent with the requirements of applicable law.

IV. BACKGROUND

The 157 acre Cal Compact site formerly operated as a Class II municipal solid waste landfill between 1959 and 1964, with landfill operations reportedly ceasing in February 1965. Historical investigations indicate that refuse was placed through excavation, burial, and subsequent soil cover, with waste thicknesses reaching approximately 55 feet in certain areas. Existing soil cover across the site generally ranges from approximately three to 30 feet in thickness.

With the exception of the former haul roads (identified as Lenardo Drive and Old Stamps Drive) and a portion of the southern property where landfill materials were excavated and replaced with clean soil during installation of a storm drain, the majority of the site was utilized for waste disposal. As a result, the landfill consists of five distinct waste management areas separated by the former haul roads and the excavated southern section.

The property is subject to the typical environmental monitoring, remedial, and operations and maintenance (O&M) activities associated with a closed landfill. Existing engineering controls and remedial systems include a clay landfill cap, a landfill gas extraction and treatment system, and a groundwater extraction and treatment system. Regulatory oversight of the property is provided by several agencies, including the California Department of Toxic Substances Control, the Los Angeles County Local Enforcement Agency, and the South Coast Air Quality Management District.

The property is planned for future mixed-use redevelopment to be implemented in multiple phases. During site development, the aforementioned regulatory agencies will retain jurisdiction over activities falling within their respective areas of oversight. In addition, the City of Carson will oversee project approvals, entitlements, and other aspects of the redevelopment. Development-related monitoring and mitigation activities are currently being implemented and are expected to continue throughout the phased construction process. New buildings constructed as part of the redevelopment will incorporate engineered vapor intrusion mitigation systems, which will become part of the property's long-term operations and maintenance program alongside the existing landfill remedial systems.

If approved by the Board, De Maximis will conduct an independent technical review of the existing environmental monitoring, O&M, and regulatory reporting program associated with the closed landfill. The objective of this review is to evaluate the overall effectiveness and efficiency of the current environmental management program, identify opportunities for optimization, and provide recommendations that support both regulatory compliance and the site's future redevelopment. The review will be conducted in a professional and collaborative manner with the CRA's existing environmental consultant and applicable regulatory agencies, recognizing the importance of maintaining continuity while objectively evaluating current practices. The De Maximis review will be conducted independently and objectively, with recommendations based on sound engineering judgment, regulatory requirements, and industry best practices, while recognizing the importance of maintaining productive working relationships among all project stakeholders.

Additionally, CGO has committed to fully reimbursing the CRA for the cost to conduct the audit, in a single upfront payment of \$50,000.

V. FISCAL IMPACT

There is no anticipated fiscal impact as a result of approving both agreements as the reimbursement agreement requires a full upfront payment by CGO for the entire cost of the auditing services prior to any invoice payments to the consultant, De Maximis, Inc.

VI. EXHIBITS

1. CGO Reimbursement Agreement
2. De Amaximis Contract Services Agreement

Attachments

[CGO Reimbursement Agreement for De Maximis 4935-7641-2108 v.6.pdf](#)

[Carson - De Maximis Environmental Consulting Agreement \(2185563.3\) 8-28-2026.pdf](#)

**REIMBURSEMENT AGREEMENT
BY AND BETWEEN
THE CARSON RECLAMATION AUTHORITY
AND
CARSON GOOSE OWNER, LLC**

THIS REIMBURSEMENT AGREEMENT (“Agreement”) is executed this 8th day of September, 2026 (**“Effective Date”**), by and between the **CARSON RECLAMATION AUTHORITY**, a California joint powers authority (**“Authority”**), and **CARSON GOOSE OWNER, LLC**, a Delaware limited liability company (**“Reimbursing Party”**). The Authority and Reimbursing Party may be referred to collectively as the **“Parties,”** or individually as a **“Party.”**

RECITALS

WHEREAS, the Authority is the owner of that certain 157-acre parcel of real property (the **“Site”**), located at 20400 S. Main Street, City of Carson, California, and commonly known as the former Cal Compact Landfill; and

WHEREAS, the Site was previously operated as a Class 2 landfill between 1958 and 1965, and is subject to (i) a Remedial Action Plan, approved by the California Department of Toxic Substances Control (**“DTSC”**) on October 25, 1995; (ii) a Consent Decree entered into with DTSC in December 1995; and (iii) other environmental regulatory requirements, laws and regulations applicable to the Site due to the presence of hazardous substances and contamination upon the Site; and

WHEREAS, Concurrently herewith Authority is entering into an Agreement for Contract Services in the form attached hereto as Exhibit A (the Consultant Agreement) with De Maximis, Inc.) (together with its affiliates, agents, and personnel performing services under the Consultant Agreement, the **“Consultant”**), an environmental project management and coordination firm, to, among other things, provide an independent technical review of the existing environmental monitoring, operations and maintenance, and regulatory reporting program regarding the Site; and

WHEREAS, Reimbursing Party has agreed to reimburse the Authority for the full costs incurred by the Authority in connection with the Consultant Agreement; and

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

TERMS

1. **Incorporation of Recitals.** The Parties hereby incorporate the foregoing Recitals as though fully set forth herein.

2. **Consultant Agreement.** Authority shall deliver to Reimbursing Party any official reports issued by Consultant with respect to the Site or the work conducted thereon. Further, in

the event the Authority intends to amend the Consultant Agreement, it shall meet and confer in good faith with Reimbursing Party.

3. **Reimbursing Party's Responsibility for Authority Costs.** Subject to the terms of this Agreement, Reimbursing Party shall be responsible for all costs and fees incurred by the Authority for the following (collectively, "**Authority Costs**"): (i) the preparation and negotiation of the Consultant Agreement (ii) all costs, fees, and expenses required to be paid by Authority to Consultant under the Consultant Agreement and (iii) any and all legal fees, costs or expenses to enforce the Consultant.

(a) Reimbursing Party shall within ten (10) business days following the Effective Date of this Agreement, deposit with the Authority the amount of \$50,000 as a deposit for Reimbursing Party's obligations under this Agreement (the "**CGO Deposit**").

(b) Prior to making any payments to Consultant under the terms of the Consulting Agreement, Authority shall deliver to Reimbursing Party [to chris@faring.com and alex@faring.com] for review the invoice submitted by Consultant to Authority detailing all work performed and expenses incurred under the term of the Consulting Agreement, including all backup submitted by Consultant in connection therewith. If Reimbursing Party requests clarification or additional backup for any invoice, Authority shall promptly deliver such requests to Consultant. In no event shall Reimbursing Party hold up payment related to Consultant Agreement.

(c) Within ten (10) business days following Reimbursing Party's receipt of such invoice and accompanying backup, Reimbursing Party shall respond to Authority either approving such invoice and authorizing payment, or shall set forth its objections to the invoice and/or accompanying backup, in which event such objections shall be promptly submitted by Authority to Consultant for resolution. Any objections by Reimbursing Party and Authority shall meet and confer in good faith. If Reimbursing Party fails to respond to Authority's submission of an invoice for approval within ten (10) business days following Reimbursing Authority's receipt thereof, the invoice shall be deemed approved for payment.

(d) Upon issuance by Reimbursing Party of approval of Consultant's invoice, Authority shall promptly pay the approved invoice amount to Consultant in accordance with the terms of the Consulting Agreement.

(e) Reimbursing Party shall, within fifteen (15) business days of receipt of an invoice from the Authority, pay to the Authority any and all additional Authority Costs so authorized.

3.1 **Reimbursement of Unexpended Funds.** If any deposited sums by Reimbursing Party exceed the actual Authority Costs incurred by the Authority pursuant to the terms of the Consultant Agreement and this Agreement, the Authority shall refund to Reimbursing Party the amount of such excess within fifteen (15) business days following the completion of the services by the Consultant under the Consultant Agreement.

3.2 **Compliance with Authority Costs Reimbursement & Additional Provisions.** In the event that Reimbursing Party does not reimburse the Authority Costs as

provided in this Section 2 within fifteen (15) business days of written demand therefor, the Authority may authorize Consultant to immediately cease all work and may take such further action as the Authority deems appropriate.

3.3 **Accounting.** The Authority shall keep an accounting of the Authority Costs and all deposits made by Reimbursing Party, including the CGO Deposit, and within fifteen (15) business days following Reimbursing Party's written request, the Authority shall provide Reimbursing Party with a statement of such accounting. Failure of the Authority to provide any accounting shall not excuse Reimbursing Party's duty to perform any act, including the duty to make full and timely payments required under this Section 23.

4. **Term; Termination; and Extensions of Term.** This Agreement shall remain in effect for a period of one (1) year from the Effective Date (the "**Term**"). In the event that Reimbursing Party's reimbursement obligations are expected to extend beyond the expiration of the Term, Reimbursing Party and the Authority will enter into an amendment to this Agreement to extend the Term until Reimbursing Party meets all of its obligations contained herein.

5. **Remedies.** In the event of a breach by Reimbursing Party, the Authority may, in addition to any other remedies, seek to recover the Authority Costs plus reasonable attorneys' fees in enforcing this Agreement. This provision will not be interpreted to curtail any of the Authority's remedies at law or equity against Reimbursing Party for any violation of its codes, nor shall it be interpreted as a waiver of any defense of Reimbursing Party.

6. **Conflicts of Interest.**

6.1 **No Financial Relationship.** Reimbursing Party acknowledges the requirements of Government Code sections 1090 *et seq.* (the "**1090 Laws**") and warrants that it has not entered into any financial or transactional relationships or arrangements that would violate the 1090 Laws, nor shall Reimbursing Party solicit, participate in, or facilitate a violation of the 1090 Laws.

6.2 **Reimbursing Party's Representations & Warranties.** Reimbursing Party represents and warrants that for the 12-month period preceding the Effective Date it has not entered into any arrangement to pay financial consideration to, and has not made any payment to, any Authority official, agent or employee that would create a legally cognizable conflict of interest as defined in the Political Reform Act (Government Code §§ 87100 *et seq.*).

7. **Reimbursing Party Acknowledgements.** Reimbursing Party acknowledges and agrees that, with respect to the Consultant Agreement: the Authority has sole discretion to direct the work and evaluate the performance of the employees and contractors/consultants assigned to work with the Consultant pursuant to the Consultant Agreement, and the Authority retains the right to terminate or replace, at any time, any such person.

8. **Indemnification and Hold Harmless.**

8.1 **Indemnification.** Reimbursing Party agrees to defend, indemnify and hold harmless the Authority, its elected or appointed officials, agents, officers, employees, and attorneys from any claims, demands, causes or causes of action, damages, or proceedings against the Authority or its elected or appointed officials, agents, officers, employees, or attorneys arising out of or related to this Agreement or the Consultant Agreement with the Consultant (the “**Claims or Demands**”). The Authority will promptly notify Reimbursing Party of any such claim, action, or proceeding against the Authority, and Reimbursing Party will pay the Authority’s associated legal costs and will advance funds assessed by the Authority to pay for defense of the matter by the City Attorney. The Authority will cooperate fully in the defense. Notwithstanding the foregoing, the Authority retains the right to settle or abandon the matter without Reimbursing Party’s consent, but should it do so, the Authority shall waive the indemnification herein, except the Authority’s decision to settle or abandon a matter following an adverse judgment or failure to appeal shall not cause a waiver of the indemnification rights herein. Reimbursing Party shall provide a deposit to the Authority in the amount of 100% of the Authority’s estimate, in its sole and absolute discretion, with respect to costs of any such Claims or Demands, including the cost of any award of attorney’s fees, and shall make additional deposits as requested by the Authority to keep the deposit at such level during the pendency of any such Claims or Demands. The Authority may ask for further security in the form of a deed of trust to land of equivalent value. If Reimbursing Party fails to provide or maintain the deposit, the Authority may abandon the action and Reimbursing Party shall pay all costs resulting therefrom and the Authority shall have no liability to Reimbursing Party.

8.2 **Authority Right to Abandon.** If Reimbursing Party fails to timely pay the agreed-upon deposit or to replenish the deposit with respect to any Claims or Demands, the Authority may also abandon any action or litigation without liability to Reimbursing Party and may recover from Reimbursing Party any attorneys’ fees and other costs for which the Authority may be liable as a result of abandonment of any of the Claims or Demands.

8.3 **Exception.** The obligations of Reimbursing Party under this Section 78 shall not apply to any claims, actions, or proceedings arising out of the gross negligence or willful misconduct of the Authority, its elected or appointed officials, agents, officers, employees, or attorneys.

8.4 **Survival of Indemnity & Hold Harmless Obligations.** All indemnity and hold harmless provisions set forth in this Section 78 shall survive the expiration or termination of this Agreement.

9. **Assignment.** Reimbursing Party may not assign this Agreement to any other entity unless agreed to in writing by the Authority and upon proof of the financial viability of the successor entity to fulfill the obligations set forth under this Agreement.

10. **Relationship Between the Parties.** The Parties agree that this Agreement does not operate to create the relationship of partnership, joint venture, or agency between the Authority and Reimbursing Party. Nothing herein shall be deemed to make Reimbursing Party an agent of the Authority.

11. **Authority to Enter Agreement.** Reimbursing Party warrants that it has the legal capacity to enter into this Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

12. **Notices.** All notices, demands, invoices, and communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To Authority: Carson Reclamation Authority
701 East Carson St.
Carson, CA 90745
Attention: Executive Director
Email: jraymond@carsonca.gov

Copy to: Aleshire & Wynder, LLP
1 Park Plaza, Suite 1000
Irvine, CA 92614
Attn: Sunny Soltani
Email: ssoltani@awattorneys.com

To Reimbursing Party: Carson Goose Owner, LLC
659 N. Robertson Boulevard
West Hollywood, California 90069
Attn: Chris Trueblood and Alex Smith
Email: chris@faring.com and alex@faring.com

Depending upon the method of transmittal, notice shall be deemed received as follows: by messenger, as of the date delivered; by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail; and by email, upon the sender's receipt of an email from the recipient acknowledging receipt.

13. **Cooperation; Further Acts.** The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

14. **No Third Party Beneficiaries.** There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

15. **Invalidity; Severability.** If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

16. **Consent to Jurisdiction and Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Los Angeles, California. Each Party waives

the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Reimbursing Party expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure section 394.

17. **Time is of the Essence.** Time is of the essence with respect to this Agreement.

18. **Counterparts.** This Agreement may be signed in counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, facsimiles or electronic. All such counterparts shall together constitute but one and the same Agreement. In order to expedite the transaction contemplated herein, telecopied,.pdf, DocuSign or other electronically delivered signatures may be used in place of original signatures on this Agreement. The Parties intend to be bound by the signatures on the telecopied,.pdf, DocuSign or other electronically delivered document, are aware that the other party or parties will rely on the telecopied, .pdf, DocuSign or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

19. **Entire Agreement.** This Agreement contains the entire agreement between the Parties and supersedes any prior oral or written statements or agreements between the Parties with respect to the subject matter of this Agreement.

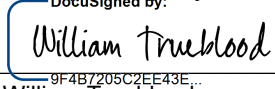
20. **Qualification; Authority.** Reimbursing Party represents and warrants that it has the legal capacity to enter into the Agreement. Each Party warrants that the individuals who have signed the Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party. Each individual executing this Agreement on behalf of Reimbursing Party represents, warrants and covenants to the Authority that (a) Reimbursing Party is duly formed and authorized to do business in the state of its formation, (b) such person is duly authorized to execute and deliver this Agreement on behalf of Reimbursing Party in accordance with authority granted under the organizational documents of Reimbursing Party, and (c) Reimbursing Party is bound under the terms of this Agreement.

[SIGNATURES OF PARTIES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

REIMBURSING PARTY:

CARSON GOOSE OWNER, LLC, a Delaware limited liability company

By: 
Name: William Trueblood
Title: Manager

By: _____
Name: _____
Title: _____

AUTHORITY:

Carson Reclamation Authority, a California joints powers authority

John Raymond
Executive Director

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny Soltani
City Attorney / Authority Counsel

ATTEST:

Dr. Khaleah K. Bradshaw
City Clerk

EXHIBIT A
CONSULTANT AGREEMENT

[ATTACHED]

**AGREEMENT FOR CONTRACT SERVICES
BETWEEN THE CARSON RECLAMATION AUTHORITY AND
DE MAXIMIS, INC.**

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

A. The CRA is the owner of that certain 157-acre parcel of real property (the “Site”), located at 20400 S. Main Street, City of Carson, California, and commonly known as the former Cal Compact Landfill. The Site was previously operated as a Class 2 landfill between 1958 and 1965. The Site is subject to (i) a Remedial Action Plan (“RAP”), approved by the California Department of Toxic Substances Control (“DTSC”) on October 25, 1995; (ii) a Consent Decree entered into with DTSC in December 1995 (“Consent Decree”); and (iii) other environmental regulatory requirements, laws and regulations applicable to the Site due to the presence of hazardous substances and contamination upon the Site.

B. The CRA has a need for certain services from Consultant to, among other things, provide an independent technical review of the existing environmental monitoring, operations and maintenance, and regulatory reporting program regarding the Site.

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

NOW, THEREFORE, the Parties hereto agree as follows:

1. SERVICES OF CONSULTANT

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

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

1.3 Licenses, Permits, Fees and Assessments. Consultant shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the Services required by this Agreement.

1.4 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the “Special Requirements” attached hereto as Exhibit “B” and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit “B” and any other provisions of this Agreement, the provisions of Exhibit “B” shall govern.

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

2. COMPENSATION

2.1 Contract Sum. For the Services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the “Schedule of Compensation” attached hereto as Exhibit “C” and incorporated herein by this reference, but not exceeding the maximum contract amount of **Fifty Thousand Dollars (\$50,000.00)** (“Contract Sum”).

2.2 Invoices. Each month, Consultant shall furnish to CRA an original invoice for all work performed and expenses incurred during the preceding month in a form approved by CRA. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of this Agreement. The invoice shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall also be detailed by such categories. Consultant shall not invoice CRA for any duplicate services performed by more than one person.

The CRA shall independently review each invoice submitted by Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant

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

2.3 Additional Services. CRA shall have the right at any time during the performance of the Services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the CRA Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual cost of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in the compensation due to Consultant of up to Fifteen Thousand Dollars (\$15,000) over and above the Contract Sum for such additional work, or in the time to perform of up to ninety (90) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the CRA Board. must be approved by CRA. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

3. PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance must be approved in writing by CRA.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against the CRA for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of this Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the Services but not exceeding six (6) months from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

4. COORDINATION OF WORK

4.1 Representative of Consultant. **Jack Keener, Project Manager of Consultant**, is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work and Services specified herein and make all decisions in connection therewith. All personnel of Consultant and any authorized agents shall be under the exclusive direction of the representative of Consultant. Consultant shall utilize only competent personnel to perform the Services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, and shall keep RES informed of any changes.

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

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

4.4 Independent Consultant. Neither CRA nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the Services required herein, except as otherwise set forth. Consultant shall perform all Services required herein as an independent contractor of CRA with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of CRA, or that it is a member of a joint enterprise with CRA.

5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. The Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to CRA, during the entire term of this Agreement including any extension thereof, the following policies of insurance which shall cover all elected and appointed officers, employees and agents of the CRA, City and their affiliated agencies, as well as the entities set forth on Exhibit "E" attached hereto (collectively, the "Insured Parties"):

(a) Commercial General Liability Insurance (Occurrence Form CG0001 or equivalent). A policy of comprehensive general liability insurance written on a per occurrence basis for bodily injury, personal injury and property damage. The policy of insurance shall be in an amount not less than \$1,000,000.00 per occurrence or if a general aggregate limit is

used, either the general aggregate limit shall apply separately to this contract/location, or the general aggregate limit shall be twice the occurrence limit.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for the Consultant against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Consultant in the course of carrying out the work or Services contemplated in this Agreement.

(c) Automotive Insurance (Form CA 0001 (Ed 1/87) including "any auto" and endorsement CA 0025 or equivalent). A policy of comprehensive automobile liability insurance written on a per occurrence for bodily injury and property damage in an amount not less than either (i) bodily injury liability limits of \$100,000 per person and \$300,000 per occurrence and property damage liability limits of \$150,000 per occurrence or (ii) combined single limit liability of \$1,000,000. Said policy shall include coverage for owned, non-owned, leased, hired cars, and any other automobile.

(d) Professional Liability. Professional liability insurance appropriate to the Consultant's profession and containing limits of liability of no less than \$1,000,000 per occurrence and in the aggregate. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to services performed under this Agreement. The insurance must be maintained for at least 5 consecutive years following the completion of Consultant's Services or the termination of this Agreement. During this additional 5-year period, Consultant shall annually and upon request of CRA submit written evidence of this continuous coverage.

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

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

(g) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

5.2 General Insurance Requirements.

Unless otherwise approved in writing by CRA, all of the above policies of insurance shall be primary insurance and shall name the Insured Parties and any insurance maintained by CRA, or City and their respective officers, employees or agents may apply in excess of, and not contribute with Consultant's insurance. The insurer is deemed hereof to waive all rights of

subrogation and contribution it may have against the Insured Parties, their respective officers, employees and agents and insurers. The insurance policy must specify that where the primary insured does not satisfy the self-insured retention, any additional insured may satisfy the self-insured retention. All of said policies of insurance shall provide that said insurance may not be amended or cancelled by the insurer or any Party hereto without providing thirty (30) days prior written notice by certified mail return receipt requested to CRA. In the event any of said policies of insurance are cancelled, the Consultant shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section 5 to the Contract Officer. No work or Services under this Agreement shall commence until the Consultant has provided CRA with Certificates of Insurance, additional insured endorsement forms or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by CRA. CRA reserves the right to inspect complete, certified copies of and endorsement to all required insurance policies at any time. Any failure to comply with the reporting or other provisions of the policies including breaches or warranties shall not affect coverage provided to CRA.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived in writing by CRA due to unique circumstances.

5.3 Indemnification. To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless CRA, City and its affiliated agencies, and their respective officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, except claims or liabilities occurring as a result of Indemnified Parties' sole negligence or willful acts or omissions. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive the termination of this Agreement.

6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records. Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to CRA and Services performed hereunder (the "books and records"), as shall be necessary to perform the Services required by this Agreement and enable the Contract Officer to evaluate the performance of such Services and shall keep such records for a period of three years following completion of the Services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of Consultant, including the right to inspect, copy, audit and make records and transcripts from such records.

6.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement or as the Contract Officer shall require.

6.3 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than CRA without prior written authorization from the Contract Officer.

(b) Consultant shall not, without prior written authorization from the Contract Officer or unless requested by CRA's Legal Counsel, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives CRA notice of such court order or subpoena.

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

(d) Consultant shall promptly notify CRA should Consultant be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any Party regarding this Agreement and the work performed thereunder. CRA retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with CRA and to provide CRA with the opportunity to review any response to discovery requests provided by Consultant.

6.4 Ownership of Documents. All studies, surveys, data, notes, computer files, reports, records, drawings, specifications, maps, designs, photographs, documents and other materials (the "documents and materials") prepared by Consultant in its performance of this Agreement shall be the property of CRA and shall be delivered to CRA upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by CRA of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for CRA. Notwithstanding the foregoing, the Consultant shall retain all common law, statutory, and other reserved rights, including copyrights to its standard design elements and Consultant details and CRA shall be granted a non-exclusive license to reproduce such design elements and details relative to the Site.

7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue any legal action against the CRA or the City and City's affiliated agencies or any of their respective officers, directors, shareholders, members, partners and employees under this Agreement.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

7.3 Termination Prior to Expiration of Term.

(a) CRA Termination Rights.

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

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

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

7.4 Termination for Default of Consultant. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, CRA may, after compliance with the provisions of Section 7.3(a)(i), take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the Services required hereunder exceeds the compensation herein stipulated (provided that CRA shall use reasonable efforts to mitigate such damages), and CRA may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed CRA as previously stated.

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

terminated and shall be null and void, except for those provisions that expressly survive termination.

8. MISCELLANEOUS

8.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class

8.2 Non-liability of CRA Officers and Employees. No officer, Board member, or employee of CRA shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by CRA or for any amount, which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either Party desires or is required to give to the other Party or any other person shall be in writing and either served personally, electronically (email) or sent by prepaid, first-class mail, in the case of CRA, to the attention of the Contract Officer (with her/his name and title), CARSON RECLAMATION AUTHORITY, 701 E. Carson St., Carson, California 90745 (with a copy to Sunny Soltani, Aleshire & Wynder LLP, 1 Park Plaza, Suite 1000, Irvine, California 92614); and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either Party may change its address by notifying the other Party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties hereunder unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

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

shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either Party to this Agreement is required to initiate or defend or made a Party to any action or proceeding in any way connected with this Agreement, the prevailing Party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.9 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

8.10 Warranty & Representation of Non-Collusion. No official, officer, or employee of CRA, City or its affiliated agencies has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of CRA, City or its affiliated agencies participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any of CRA, City or its affiliated agencies official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any of CRA, City or its affiliated agencies official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

8.11 Unauthorized Aliens. Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. § 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or Services covered by this Agreement, and should the any liability or sanctions be imposed against the CRA, City or City's affiliated agencies for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse the CRA, City and City's affiliated agencies, as applicable, for the

cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the CRA, as applicable.

8.12 Corporate Authority. The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

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

[Signatures on the following page.]

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

“CRA”:

CARSON RECLAMATION AUTHORITY, a
California joint powers authority

Name: John Raymond
Title: Executive Director

ATTEST:

By: _____
Name/Title:

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny K. Soltani, Esq.
Legal Counsel for CRA

“CONSULTANT”:

DE MAXIMIS, INC.,
a Tennessee corporation

By:  _____
Name: Robert W. Rule
Title: President and CFO

By:  _____
Name: Bruce R Thompson
Title: Chief Executive Officer and Secretary

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF Tennessee

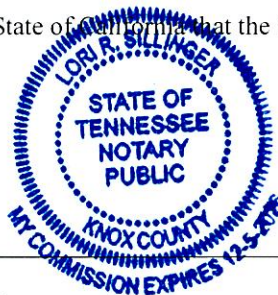
COUNTY OF KNOX

On August 28 2026, before me, Lori R. Sillinger a Notary Public, personally appeared Robert W Rule, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lori R. Sillinger



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐

INDIVIDUAL

☐

CORPORATE OFFICER

TITLE(S)

☐

PARTNER(S)

☐

LIMITED

☐

GENERAL

☐

ATTORNEY-IN-FACT

☐

TRUSTEE(S)

☐

GUARDIAN/CONSERVATOR

☐

OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF Tennessee

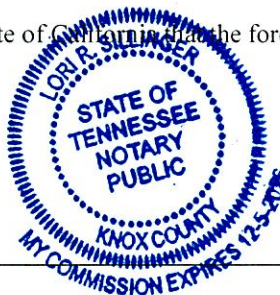
COUNTY OF KNOX

On August 28 2026, before me, Lori R. Sillinger a Notary Public, personally appeared Bruce R Thompson, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lori R Sillinger



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐

INDIVIDUAL

☐

CORPORATE OFFICER

TITLE(S)

☐

PARTNER(S)

☐

LIMITED

☐

GENERAL

☐

ATTORNEY-IN-FACT

☐

TRUSTEE(S)

☐

GUARDIAN/CONSERVATOR

☐

OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT “A”

SCOPE OF SERVICES

I. Consultant will perform the following Services:

Consultant will conduct an independent technical review of the existing environmental monitoring, operations and maintenance (“O&M”), and regulatory reporting program associated with the Site. The objective of this review is to evaluate the overall effectiveness and efficiency of the current environmental management program, identify opportunities for optimization, and provide recommendations that support both regulatory compliance and the Site's future redevelopment. The review will be conducted in a professional and collaborative manner with the CRA's existing environmental consultants and applicable regulatory agencies (including DTSC), recognizing the importance of maintaining continuity while objectively evaluating current practices.

Consultant's review will be conducted independently and objectively, with recommendations based on sound engineering judgment, regulatory requirements, and industry best practices, while recognizing the importance of maintaining productive working relationships among all project stakeholders.

The scope of work will include the following:

Project Initiation and Document Review

- Participate in project kickoff meetings if requested.
- Review available project documents, including monitoring plans, O&M plans, regulatory permits, technical reports, historical monitoring data, regulatory correspondence, and other relevant project records.
- Identify key data gaps or inconsistencies in existing documentation that may affect evaluation of program performance or cost efficiency.
- Coordinate with the CRA and/or existing consultant regarding data access, file formats, and historical record organization.

Environmental Program Evaluation

- Evaluate the current environmental monitoring and remedial programs to confirm such programs are technically and economically justified, and consistent with regulatory requirements.
- Review monitoring frequencies, analytical parameters, monitoring locations, and historical data trends to identify potential opportunities for optimization.

- Compare existing program elements to typical practices at similarly regulated closed landfill facilities in California to identify potential deviations from industry norms.
- Assess whether monitoring results are being effectively used to inform program adjustments and decision-making.

Operations and Maintenance Review

- Review current O&M activities including landfill cover maintenance, monitoring system maintenance, site inspections, and other routine maintenance activities.
- Identify opportunities to improve operational efficiency while maintaining regulatory compliance.
- Evaluate adequacy of maintenance frequencies, documentation practices, and field procedures related to observed Site conditions and regulatory requirements.
- Assess whether O&M activities are appropriately aligned with actual system performance and Site conditions.

Review of Monitoring During Active Construction Activities

- Review monitoring and environmental compliance practices associated with ongoing construction activities.
- Identify opportunities to improve operational efficiency while maintaining regulatory compliance.
- Evaluate coordination between construction activities and environmental monitoring requirements to identify potential redundancies or inefficiencies.
- Review whether construction-related monitoring is appropriately integrated with long-term post-closure monitoring requirements.

Regulatory and Reporting Review

- Evaluate existing reporting practices, permit compliance, and regulatory communications to identify opportunities to streamline reporting and improve overall program administration.
- Review interactions with regulatory agencies to identify opportunities for improved coordination and streamlined permitting or reporting.
- Assess consistency of reporting formats, data presentation, and regulatory

submittals to identify potential efficiencies or standardization opportunities.

- Evaluate whether reporting efforts are aligned with regulatory intent and decision-making needs.

Field Observation

- Conduct Site visits to observe existing Site conditions and, where practical, ongoing O&M and construction oversight activities.
- Document field conditions relevant to monitoring infrastructure, remedial systems, and maintenance practices.
- Evaluate general site accessibility, system condition, and field implementation practices related to documented procedures.

Post Construction O&M Strategy

- Review anticipated post-development operations and maintenance requirements, including long-term monitoring, engineered control systems, inspection programs, and budget projections to support efficient long-term Site management.
- Evaluate how existing monitoring and remedial systems may transition into long-term redevelopment O&M requirements.
- Identify opportunities to consolidate or optimize long-term monitoring and maintenance obligations following phased development.

Recommendations

- Prepare a summary of findings identifying opportunities to improve program efficiency, reduce unnecessary costs, enhance operational effectiveness, and support future redevelopment objectives.
- Recommendations may include modifications to monitoring programs, reporting procedures, O&M activities, and overall program management.
- Prioritize recommendations based on anticipated implementation effort, cost savings potential, regulatory feasibility, and redevelopment compatibility.

II. As part of the Services, Consultant will prepare and deliver the following tangible work products to the CRA:

- A.** The documents, modeling, studies, memoranda and other information noted in Section I above.
- B.** Technical memorandum summarizing the review, observations, findings, and recommendations.

- C. Presentation of findings to the CRA Board, if requested.
- III. **In addition to the requirements of Section 6.2, during performance of the Services, Consultant will keep the CRA updated of the status of performance by delivering the following status reports:**
 - A. Weekly account of completed tasks and status of progress to the CRA.
 - B. Email and telephonic communications with the CRA, as requested.
- IV. **All work product is subject to review and acceptance by the CRA, and must be revised by the Consultant without additional charge to the CRA until found satisfactory and accepted by the CRA.**
- V. **Consultant will utilize the following personnel to accomplish the Services:**
 - A. Jack Keener
 - B. Spencer Lapiers
 - C. Audrey Ketcham
 - D. Jennifer Clay
 - E. Alex Moreno
 - F. Ed Robles
 - G. Dave Clayman
 - H. Nicolas Underwood
 - I. Such other employees/personnel as may be approved by the CRA.

EXHIBIT “B”

SPECIAL REQUIREMENTS (Superseding Contract Boilerplate)

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

I. The following language shall be added to the end of Section 4.1 (Representative of Consultant):

“The Parties agree that Consultant’s affiliates, O&M, Inc. and de maximis Data Management Solutions, Inc., for which Consultant has authority and control over, shall be authorized to perform some or all of the Services under this Agreement.”

II. Section 4.3 (Prohibition Against Subcontracting or Assignment) shall be modified as follows.

“Except as otherwise set forth in Section 4.1, Consultant shall not contract with any entity to perform in whole or in part the work or Services required hereunder without the express written approval of CRA. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of CRA. Any such prohibited assignment or transfer shall be void.”

EXHIBIT "C"

SCHEDULE OF COMPENSATION

- I. Consultant shall be compensated on a time and materials basis for the Services rendered under this Agreement on a monthly basis in accordance with the hourly rates set forth below, following Consultant's submission of a valid invoice.**
- II. A retention of ten percent (10%) may be held from each payment as a contract retention to be paid as a part of the final payment upon satisfactory completion of Services.**
- III. CRA will compensate Consultant for the Services performed upon submission of a valid invoice, in accordance with Section 2.2. Each invoice is to include:**
- A.** Line items for all the work performed, the number of hours worked, and the hourly rate.
 - B.** Line items for all materials and equipment properly charged to the Services.
 - C.** Line items for all other approved reimbursable expenses claimed, with supporting documentation.
 - D.** Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.
- IV. The total compensation for the Services shall not exceed \$50,000, as provided in Section 2.1 of this Agreement.**
- VI. Consultant's billing rates for all personnel are shown below:**

Service Category	Title	Rate
Project Management and Business Support Services	Senior Project Coordinator	\$ 240.00
	Land Services Manager	\$ 205.00
	Project Manager	\$ 205.00
	Project Geologist I	\$ 175.00
	Project Geologist II	\$ 200.00
	Project Engineer I	\$ 175.00
	Project Engineer II	\$ 200.00
	Project Procurement Officer I	\$ 165.00
	Project Procurement Officer II	\$ 195.00
	Project Accounting Officer I	\$ 145.00
	Project Accounting Officer II	\$ 165.00

Project Operations and Field Services	Operations Manager	\$	150.00
	Operator I	\$	100.00
	Operator II	\$	115.00
	Operator III	\$	135.00
	Technician I	\$	90.00
	Technician II	\$	100.00
	Technician III	\$	110.00

Data Management and Processing Services	Environmental Chemist	\$	195.00
	Data Technician	\$	131.00
	Sr. Environmental Chemist	\$	167.00
	Graphics/ UI/UX Designer	\$	220.00
	Project Administrator	\$	170.00
	Data Analyst I	\$	150.00
	Data Analyst II	\$	170.00
	Software QA Engineer	\$	210.00
	Business Analyst	\$	210.00
	Sr. Data Analyst I	\$	167.00
	Sr. Data Analyst II	\$	195.00
	Software Engineer I	\$	178.00
	Software Engineer II	\$	205.00
	Sr. Software Engineer	\$	215.00
	Senior Project Director	\$	216.00
	Data Solutions Architect	\$	167.00
	Data Scientist	\$	250.00
	Software Development Manager	\$	275.00

EXHIBIT “D”

SCHEDULE OF PERFORMANCE

- I. Consultant shall perform all Services timely and in accordance with the requirements and deadlines of the Contract Officer.**
- II. The Contract Officer may approve extensions for performance of the Services in accordance with Section 3.2.**



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 26-17-CRJPA

I. SUMMARY

RESOLUTION NO. 26-17-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$47,946.55.

II. RECOMMENDATION

WAIVE further reading and **ADOPT** RESOLUTION NO. 26-17-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY BOARD ALLOWING CLAIMS AND DEMANDS IN THE AMOUNT OF \$47,946.55 DEMAND CHECK NUMBERS 1859 THROUGH 1866."

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 October 5, 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 **\$47,946.55**.

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 5TH DAY OF OCTOBER, 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. 26-17-CRJPA, adopted by the City of Carson City Council at its meeting held on October 5, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 5TH DAY OF
OCTOBER, 2026 AT
CARSON, CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN
RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #26-17-CRJPA - Checks Only

Attachments

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

AP CHECK RECONCILIATION REGISTER

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

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1859	09/02/2026	PRINTED	004417 SOCALGAS	10,830.76		Aug '26 gas utility	
1860	09/02/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	10,133.69		Aug '26 electric utility	
1861	09/17/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	3,823.01		Aug '26 water utility	
1862	09/17/2026	PRINTED	000070 LOS ANGELES COUNTY DEPT O	950.09		Annual Torrance Lateral rent	
1863	09/24/2026	PRINTED	000797 ALESHIRE AND WYNDER LLP	159.60		Jul '26 legal fees	
1864	09/24/2026	PRINTED	001180 COUNTY OF LOS ANGELES	2,501.07		DPW inspections	
1865	09/24/2026	PRINTED	004417 SOCALGAS	10,092.11		Sep '26 gas utility	
1866	09/24/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	9,456.22		Sep '26 electric utility	
8 CHECKS				CASH ACCOUNT TOTAL	47,946.55	.00	



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

CONSENT 7.

To: Carson Reclamation Authority
From: Dr. Robert Lennox, Chief Operating Officer
Subject: CONSIDER RESOLUTION NO. 26-14-CRJPA, APPROVING THE AMENDED AND
RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY

I. SUMMARY

Given recent changes to the personnel within the Carson Reclamation Authority (CRA) operations, the Authority Board is to consider amending the Bylaws to reflect updates in the alignment of the recently created Chief Operating Officer position to address its authorities, supervision, and accountability structure within the organization. As such, approval and adopting of Resolution No. 26-14-CRJPA is required to amend and restate the Bylaws for the Carson Reclamation Authority.

II. RECOMMENDATION

TAKE the following actions:

1. **WAIVE** further reading and **ADOPT** Resolution No. 26-14-CRJPA, "A RESOLUTION OF THE CARSON RECLAMATION JOINT POWERS AUTHORITY, APPROVING THE AMENDED AND RESTATED BYLAWS FOR THE CARSON RECLAMATION AUTHORITY"; and,
2. **AUTHORIZE** the Chair to execute the resolution and the Amended and Restated Bylaws.

III. ALTERNATIVES

TAKE any other action the Authority Board deems appropriate, and consistent with the requirements of applicable law.

IV. BACKGROUND

The Carson Reclamation Authority is a joint powers agency formed between the Carson Housing Authority, the Community Facilities District No. 2012-1 of the City of Carson, and the Community Facilities District No. 2012-2 of the City of Carson. Pursuant to its bylaws and joint exercise of powers agreement, the Reclamation Authority is governed by a five member board of directors whose membership whose appointments are made by the Housing Authority Chair and ratified by the Housing Authority Board for four of the members, and one member nominated by the Community Facilities District No. 2012-1 and the Community Facilities District No. 2012-2 Board Chair and Ratified by the Districts' Board.

Section 5.04 of the Reclamation Authority's Bylaws states: "These Bylaws may be amended at any time and from time to time by majority vote of the Board."

On August 18, 2026, the Authority Board adopted Resolution No. 26-12-CRJPA, creating the position of Chief Operating Officer. As such, the CRA Bylaws are in need of updating to establish authorities of the position, supervision responsibilities, staff alignment, and general duties. Notable proposed changes to the Bylaws include:

Section 3.01. Administrative Directors. The Authority's managing administrative staff ("Directors") shall be a Chief Operating Officer, an Executive Director, a Treasurer, a Secretary, and a General Counsel, which positions shall be filled as follows:

- a. The Chief Operating Officer ("COO") shall be appointed by the Board and shall primarily perform oversight and supervision of all Directors on behalf of, and as prescribed by, the Board from time to time. The COO shall generally serve as the primary interface and liaison between the Authority and City staff and ensure coordination of the activities performed by the Authority with the City. The duties of the COO may also entail budgetary and accounting functions of the Authority, public outreach, coordination with the Authority's contractors / consultants and any site developers, and working with Authority staff, consultants, and developers responsible for facilitating the remediation and development of contaminated sites within the Authority's jurisdiction.

The clean version of the fully Amended and Restated Bylaws is included as Exhibit No. 1 to the Resolution.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 26-14-CRJPA
2. Amended and Restated Bylaws (Exhibit 1 to Resolution No. 26-14-CRJPA)

Attachments

[Resolution No. 26-14-CRJPA - CRA Bylaws](#)

[Amended and Restated Bylaws - CRA \(Oct 2026\)](#)

RESOLUTION NO. 26-14-CRJPA

A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY APPROVING THE AUTHORITY'S AMENDED AND RESTATED BYLAWS

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, on June 8, 2016 the Bylaws were amended by Resolution No. 16-10-CRJPA, amending Section 2.06 of the Bylaws by adding Section 2.06.01 to establishes the time of 4:30 p.m. on the first Tuesday of each month as the regular meeting time of the Authority's Board.

WHEREAS, on May 21, 2021 the Bylaws were amended by Resolution No. 21-02-CRJPA, amending the Bylaws Sections 2.02 to amend the categories of Board appointees and Section 5.03 clarifying the Authority's fiscal year.

WHEREAS, on February 2, 2026 the Bylaws were amended by Resolution No. 26-03-CRJPA, amending the Bylaws Sections 2.02 to amend the responsibilities of administrative director, the ability of the Board to remove directors, defined tasks of the Executive Assistant, Secretary, and signature authorities.

NOW, THEREFORE, 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. The Amended and Restated Bylaws of the Authority are attached as Exhibit 1 to this Resolution, which incorporates the inclusion of the Chief Operating Officer by amending and restating sections 3.01 a) (new), b), 3.04, 3.06, and 5.01, 5.02 of the Bylaws, are hereby approved.

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 to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the Carson Reclamation Authority on this 5th day of October 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 5th day of October, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Authority Secretary

AMENDED AND RESTATED BYLAWS OF THE CARSON RECLAMATION AUTHORITY

The Bylaws of Carson Reclamation Authority (“Authority”) were originally entered into on January 20, 2015, by the Members (as defined below), pursuant to the Agreement (as defined below). These Amended and Restated Bylaws of the Authority (“A&R Bylaws”) are entered into as of October 5, 2026.

ARTICLE I

DEFINITIONS AND INITIAL TERMS

Section 1.01. Basic Definitions. All capitalized terms used herein shall have the respective meanings given such terms in the Joint Powers Agreement of the Carson Reclamation Authority, dated as of February 17, 2015 (as amended or restated from time to time, the “Agreement”), by and among the COMMUNITY FACILITIES DISTRICT NO. 2012-1 OF THE CITY OF CARSON (THE BOULEVARDS AT SOUTH BAY – REMEDIAL SYSTEMS OM&M), a public body formed pursuant to the Mello-Roos Community Facilities Act of 1982 (“CFD 2012-1”); the COMMUNITY FACILITIES DISTRICT NO. 2012-2 OF THE CITY OF CARSON (THE BOULEVARDS AT SOUTH BAY – CAPITAL IMPROVEMENTS), a public body formed pursuant to the Mello-Roos Community Facilities Act of 1982 (“CFD 2012-2”; together with CFD 2012-1, collectively, the “Districts”); and the CITY OF CARSON HOUSING AUTHORITY, public entity formed pursuant to Government Code Sections 34200 *et seq.* (“Housing Authority”). The Districts and Housing Authority are herein collectively called the “Members” and each individually a “Member”. The Agreement was entered into in accordance with Government Code Sections 6500, *et seq.* (the “Joint Powers Law”).

Section 1.02. Offices. The principal office of the Authority for the transaction of business shall be 701 E Carson Street, Carson, California 90745. The Board may, however, fix and change from time to time the principal office from one location to another within the City of Carson by noting the change of address in the minutes of the meeting of the Board at which the address was fixed or changed. The fixing or changing of such address shall be processed as an amendment to these A&R Bylaws.

Section 1.03. New Members. New members of the Authority may be admitted to membership by amendment of the Agreement in accordance with the provisions of the Agreement.

ARTICLE II

BOARD

Section 2.01. Powers. Subject to the limitations of the Agreement, the terms of these A&R Bylaws, and the laws of the State of California, the powers of this Authority shall be vested in and exercised by and its property controlled and its affairs conducted by the Board of the Authority. The Authority may exercise any powers of its Members in carrying out the remediation and rehabilitation of Properties within the territory of the City of Carson in accordance with all laws of the State of California. These powers include any improvements on property related to

environmental clean-up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control (“DTSC”) or any other State or Federal environmental agency. The Authority’s powers may extend beyond mere property remediation to development, planning, and implementation of projects on Properties owned by the Authority. Without limiting the generality of the foregoing, the Authority may exercise all powers provided in State Law which the Housing Authority may exercise on this date or hereafter.

Section 2.02. Number. The Board shall have five (5) members (“Officers”), who shall be appointed or designated as follows:

- a) One designation shall be the Chair of the Housing Authority Board;
- b) One appointment by the Chair of the Districts’ Board subject to ratification by a majority vote of the Districts’ Board;
- c) One seat on the Board shall be filled by a member of the Carson Planning Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority Board;
- d) One seat on the Board shall be filled by a member of the Carson Environmental Commission or the Public Works Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority; and
- e) One seat on the Board shall be filled by a member of the Carson Economic Development Commission, which appointment shall be made by the Chair of the Housing Authority subject to ratification by a majority vote of the Housing Authority.

The term for all Officers on the Board shall be for a period of five years. Officers can be earlier removed from the Board via majority vote of the Board, in which case a new appointment shall be made. The positions of Chair and Vice Chair shall be appointed by majority vote of the Board.

Section 2.03. Chair. The Chair shall preside at all meetings of the Board and exercise and perform such other powers and duties as may be from time to time assigned to the Chair by the Board or as prescribed by these A&R Bylaws.

The Chair shall, subject to control by the Board, preside at all meetings of the Board. The Chair shall be *ex officio* member of all standing committees, if any, and shall have the general powers and duties of management usually vested in the office of Chair of a public corporation and shall have such other powers and duties as may be prescribed by the Board or by these A&R Bylaws.

Section 2.04. Vice Chair. In the absence or disability of the Chair, the Vice Chair shall perform all the duties of the Chair and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chair. The Vice Chair shall have such other powers and perform such other duties as may from time to time be prescribed, respectively, by the Board or by these A&R Bylaws.

Section 2.05. Compensation. Officers shall serve without compensation but each Officer may be reimbursed his/her necessary and actual expenses, including travel incident to his services as Officer, pursuant to resolution of the Board. Any Officer of the Board may elect, however, to decline said reimbursement.

Section 2.06. Regular Meetings. Regular meetings of the Board shall be held at 4:00 p.m. on the first Monday of each calendar month in the City Council Chambers; provided, however, if such fixed date falls upon a legal holiday, then, the regular meeting shall take place upon the next succeeding business day at the same hour. No notice of any regular meeting of the Board need be given to the Board Officers. The Board may, however, fix and change from time to time the regular meeting time to another date or time pursuant to a resolution adopted by a majority of the Board, and by noting the change of the date / time in the minutes of the meeting of the Board.

Section 2.07. Special Meetings. A special meeting may be called and held at any time in accordance with the Ralph M. Brown Act, as set forth Chapter 9 of Part 1 of Division 2 of Title 5 of the California Government Code ("Brown Act").

Section 2.08. Public Meetings; Notice of Meetings. All proceedings of the Board shall be subject to the provisions of the Brown Act, and notice of the meetings of the Authority shall be given in accordance with the Brown Act.

Section 2.09. Consent to Meetings. The transactions of the Board at any meeting however called and noticed or wherever held, shall be as valid as though done at a meeting duly held after call and notice if a quorum is present and if either before or after the meeting each Board Officer not present signs a written waiver of notice or a consent to the holding of such meeting or approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made a part of the minutes of the meeting.

Section 2.10. Quorum. A quorum shall consist of a majority of the Officers of the Board unless a greater number is expressly required by statute, by the Agreement, or by these A&R Bylaws. Every act or decision done or made by a majority of the Officers present at a meeting duly held at which a quorum is present, shall be the act of the Board, unless a higher vote threshold is specified by statute, by the Agreement, or by these A&R Bylaws.

Section 2.11. Order of Business. The order of business at the regular meeting of the Board and, so far as possible, at all other meetings of the Board, shall be essentially as follows, or conducted in the form business that is conducted by the Housing Authority of the City:

- (a) Report on the number of Officers present in person or by proxy in order to determine the existence of a quorum.
- (b) Reading of the notice of the meeting and proof of the delivery or mailing thereof, or the waiver or waivers of notice of the meeting then filed, as the case may be.
- (c) Reading of unapproved minutes of previous meetings of the Board and the taking of action with respect to approval thereof.

- (d) Presentation and consideration of reports of Authority staff and committees.
- (e) Unfinished business.
- (f) New business or future agenda items.
- (g) Adjournment.

Notwithstanding the foregoing, the Authority may by resolution revise its order of business. Roberts Rules of Order shall apply to the deliberations of the Authority Board.

Section 2.12. Nonliability for Debts. The private property of the Officers shall be exempt from execution or other liability for any debts, liabilities or obligations of the Authority and no Officer shall be liable or responsible for any debts, liabilities or obligations of the Authority. All of the privileges and immunities from liability, exemption from laws, ordinances, and rules, all pension, relief, disability, workmen's compensation, and other benefits which apply to the activity of Officers, agents, or employees of the Authority when performing their respective functions within the territorial limits of a Member shall apply to them to the same degree and extent while engaged in the performance of any of their functions and duties under the provisions of the Agreement Chapter 5 of Title 1 of Division 7 of the California Government Code, commencing with Section 6500. However, none of the Officers, agents or employees of the Authority shall be deemed to be employed by any of the Members or to be subject to any of the requirements of such Members by reason of their employment by the Authority.

ARTICLE III

AUTHORITY ADMINISTRATION

Section 3.01. Administrative Directors. The Authority's managing administrative staff ("Directors") shall be a Chief Operating Officer, an Executive Director, a Treasurer, a Secretary, and a General Counsel, which positions shall be filled as follows:

- a) The Chief Operating Officer ("COO") shall be appointed by the Board and shall primarily perform oversight and supervision of all Directors on behalf of, and as prescribed by, the Board from time to time. The COO shall generally serve as the primary interface and liaison between the Authority and City staff and ensure coordination of the activities performed by the Authority with the City. The duties of the COO may also entail budgetary and accounting functions of the Authority, public outreach, coordination with the Authority's contractors / consultants and any site developers, and working with Authority staff, consultants, and developers responsible for facilitating the remediation and development of contaminated sites within the Authority's jurisdiction.
- b) The Executive Director of the Housing Authority shall serve as Executive Director of the Authority. The Executive Director shall have full authority and responsibility to implement the purposes and objectives of the Authority, subject only to the general authority of the Board and supervision by the COO, and specific definition of duties, responsibilities and compensation by a contract approved by the Board.

The duties of the Executive Director may be executed by the COO or delegated to subordinate employees or performed through contractual services.

- c) The Treasurer shall be appointed by the Board from either a director, manager, or employee of a Member agency to hold the office of Treasurer/Auditor for the Authority, which appointment shall consider the accounting and financial experience, expertise and knowledge of the proposed appointee to Treasurer/Auditor. Alternatively, the Board may approve a professional services contract with a certified public accountant to fulfill the Treasurer/Auditor functions. Such person or persons shall possess the powers and duties of, and shall perform all Treasurer/Auditor functions for the Authority, including those required or authorized by California Government Code Sections 6505, 6505.5, and 6505.6. The Treasurer/Auditor is the depository and has custody of all of the money of the Authority. The Treasurer/Auditor is also responsible for receipt and disbursement of said money, payment of all warrants and obligations of the Authority, and financial reporting on at least a quarterly basis to the Authority and its Members.
- d) The Secretary of the Housing Authority, or his or her designee, shall serve as the Secretary of the Board, except that in the event the Secretary to the Housing Authority is appointed to sit on the Board, then the position of Authority Secretary shall pass to the Executive Assistant of the Authority.
- e) The General Counsel to the Housing Authority shall serve as the Authority's General Counsel. The Board, by resolution, may appoint such other legal counsel as the Board so desires.

When the duties do not conflict, one person may hold more than one of these positions. The Board may appoint such assistants to act in the place of the Directors (other than the Executive Director) as the Board shall from time to time deem appropriate.

Section 3.02. Subordinate Officers. The Board may elect or authorize the appointment of such further employees, consultants, contractors, or staff in addition to those hereinabove mentioned as the business of the Authority may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in these A&R Bylaws, or as the Board from time to time may authorize or determine by resolution or by contract.

Section 3.03. Removal of Directors. Any Director may be removed, either with or without cause, by a majority of the Board at any regular or special meeting of the Authority. Should a vacancy occur in any office as a result of death, resignation, removal, disqualification or any other cause, the Board may delegate the powers and duties of such office to any other Directors until such time as a successor for said office has been filled.

Section 3.04. Executive Director. The Executive Director shall perform such functions as are customary in the exercise of such a position, and as may be more specifically provided by the Board from time to time. The Executive Director shall have charge of the day-to-day administration of the Authority, all other Directors, and Authority staff, and shall execute the directives of the Board. The Executive Director may sign all contracts on behalf of the Authority

that do not exceed a monetary expenditure, or assumption of potential liabilities, exceeding such amount as may be provided by resolution of the Board.

Section 3.05. Secretary. The Secretary shall attend all meetings of the Board, and shall keep or cause to be kept a book of minutes at the principal office or at such other place as the Board may order, of all meetings of the Board, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at Board meetings and the proceedings thereof. The Secretary shall give or cause to be given notice of all meetings of the Board of the Authority, shall keep the corporate records' in safe custody any shall have such other powers and perform such other duties as may be prescribed by the Board or these A&R Bylaws.

Section 3.06. Executive Assistant. The Executive Assistant of the Authority may attend meetings of the Board on behalf of the Secretary, as and when required, and shall record or cause to be recorded the proceedings thereof, including the preparation of draft minutes for consideration by the Secretary. The Executive Assistant shall assist the Secretary in the preparation and distribution of meeting agendas, posting of notices, and maintenance of the Authority's records, and shall perform such administrative, clerical, and ministerial duties, as may be directed by the Secretary, the Executive Director, the COO, or the Board.

Section 3.07. Treasurer. Pursuant to Section 6505.5 of the Joint Powers Law, the Treasurer established under the Agreement shall be the chief financial officer of the Authority and, as such, shall perform the functions set forth in Section 6505.5 of the Joint Powers Law. Pursuant to Section 6505.1 of the Joint Powers Law, the Treasurer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto. As Treasurer of the Authority, the Treasurer has custody of all of the accounts, funds and money of the Authority from whatever source.

The Treasurer shall draw warrants to pay demands against the Authority when the demands have been approved by the Board and shall assure that there is strict accountability of all funds and reporting of all receipts and disbursements of the Authority.

In the event that the Treasurer holds moneys for the account of the Authority or the Members thereto, the Treasurer shall verify and report in writing at least quarterly to the Board and the Members the amount of money so held, the amount of receipts since the last such report, and the amount paid out since the last such report.

Section 3.08. Audits. Pursuant to Section 6505.5 of the Joint Powers Law, the Treasurer shall ensure performance of the functions of the auditor of the Authority, as such functions are set forth in Section 6505.5 of the Joint Powers Law. If the Treasurer is not qualified to perform such audit functions as required by the Joint Powers Law, then the Treasurer shall have the power and authority, with Board approval, to retain the services of a certified public accountant via professional services agreement.

The records and accounts of the Authority shall be audited annually by an independent certified public accountant. All audit costs will be borne by the Authority. These reports shall be filed within twelve (12) months after the end of the fiscal year of the Authority under audit with

each Member and also with the Los Angeles County auditor and shall be sent to any public agency or person in California that submits a written request to the Authority.

ARTICLE IV

GENERAL PROVISIONS

Section 5.01. Payment of Money, Signatures. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Authority and any and all securities owned by or held by the Authority requiring signature for transfer shall be signed or endorsed by either (i) the Treasurer, (ii) the Board Chair, the (iii) COO, and/or the (iv) the Executive Director, as applicable, under Article III or 5.02 of these A&R Bylaws, or other applicable provisions of the Agreement.

Section 5.02. Execution of Contracts. Unless provided otherwise under applicable law, the Executive Director, COO, or the Chair shall also be an authorized signatory on any bonds and/or contracts of the Authority.

The Board, except as stated in the Agreement or in these A&R Bylaws, may authorize by resolution any Director, employee, agent or agents, to enter into any contract or execute any contract or execute any instrument in the name of and on behalf of the Authority and such authorization may be general or confined to specific instances and unless so authorized by the Board, no Director, employee, agent or employee shall have any power or authority to bind the Authority by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

Section 5.03. Fiscal Year. The fiscal year(s) of the Authority shall be July 1 through June 30 of each year.

Section 5.04. Amendment of Bylaws. These A&R Bylaws may be amended at any time and from time to time by majority vote of the Board.

Section 5.05. Conflicts. In the event that there is a conflict between these A&R Bylaws and the Agreement, the terms of the Agreement shall control.

CHAIR

Lula Davis-Holmes
Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw
Authority Secretary



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

CONSENT 8.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER A COMMERCIAL GENERAL LIABILITY POLICY FROM UNITED SPECIALTY INSURANCE COMPANY (PRIMARY) AND ENDURANCE AMERICAN SPECIALTY INSURANCE COMPANY AND VENTURE UNDERWRITERS, LLC, EXCESS CARRIERS, PROCURED THROUGH MARSH RISK & INSURANCE SERVICES IN AN AGGREGATE LIMIT OF \$10,000,000 (\$1,000,000 PRIMARY/\$4,000,000 PLUS \$5,000,000 EXCESS) AT A PREMIUM AMOUNT NOT TO EXCEED \$125,384

I. SUMMARY

This action authorizes the Executive Director to approve and bind a commercial general liability policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Venture Underwriters, LLC for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage. The premium including Surplus Lines Taxes and commissions is \$125,384 for this one-year policy.

II. RECOMMENDATION

TAKE the following action:

1. **APPROVE** a Commercial General Liability Policy with United Specialty Insurance Company (primary carrier) on a \$1,000,000 per occurrence/\$2,000,000 general aggregate/ \$2,000,000 products-completed operations basis; Endurance American Specialty Insurance for \$4,000,000 in excess of the first \$1,000,000; and Venture Underwriters, LLC) for \$5,000,000 in excess of the first \$5,000,000, for a total of \$10,000,000 in coverage, procured through Marsh Risk & Insurance Services, with a total cost of \$125,384 including broker commission and surplus lines taxes; and,
2. **AUTHORIZE** the Executive Director to bind the Policy.

III. ALTERNATIVES

TAKE another action deemed acceptable by the Authority Board.

IV. BACKGROUND

For the development of general liability insurance coverage in 2017-2018, the CRA worked with its brokers and with CAM-Carson, LLC to develop a General Liability "Owner Controlled Insurance Program" (OCIP). An OCIP covered multiple owners and contractors and placed the claims management process in the hands of the property owner, as the policy sits in excess of the corporate GL coverage provided by the contractors on site (who would frequently have the primary liability for a GL incident) and was managed by a contractual OCIP administrator. The OCIP was bound in September 2018 for a period of five years and expired on September 12, 2023.

Since the CRA was not in construction mode in 2023, it was anticipated that the CRA would be covered as an additional insured by the GL coverage procured by the Cell 3, 4, and 5 Developer, Carson Goose Owner, LLC ("Developer") pursuant to the Insurance Administration Agreement (IAA) and would not have to acquire replacement coverage for the OCIP. At this point the CRA is now engaged in O&M and construction activity on Lenardo Road and the Cell 2 buffer, which commenced in June, 2025. A separate GL policy (road-only) was obtained to accommodate the additional construction liability.

The Developer has not yet closed on the acquisition of Cells 3, 4, and 5 and it will be some time before they can close on the property. Since the CRA is now under construction with Lenardo before the Developer begins any construction activity on Cells 3, 4, and 5, the CRA acquired this O&M-related GL policy and the separate road-only policy because it couldn't wait to come under the Developer's insurance policies/program. The Developer's insurance obligations were changed in the 4th Amendment to the Option Agreement, and are proposed to be changed further in the A&R Option Agreement for Cells 3, 4, and 5 once that is approved.

Below is the existing obligation and language in the 4th Amendment from Dec. 2023:

"2.4 Insurance Payments. Section 6.5 of the Third Amendment is hereby deleted and is amended and restated by this Fourth Amendment to Read as follows:

6.5 Insurance Payments. Developer has paid the premium, taxes and fees for the Property Insurance and the General Liability Insurance described in Section 4.1(l) and (m) above, which benefits the Authority. On the Closing, Developer will be responsible for making the existing PLL Payment which benefits the Authority. On the earlier of the Closing or the date that the Bridge Payment is due to Beazley, Developer will be responsible for making the Bridge PLL Payment, which will benefit the Authority."

The Property and GL payments described above were paid by the Developer. Since the Closing has not occurred, the Developer has not made the existing PLL payment (which was a pro rata share of the remaining balance the Authority paid for the 10-year policy in 2017, but now which only one year left in its term) but did fund the Bridge PLL in its entirety.

The A&R Option Agreement proposes to obligate the Developer to reimburse the CRA's costs associated with the renewal of the existing Program Policy. But that payment depends on the future execution of the A&R Option Agreement. Therefore, the CRA is currently obligated to pay for the GL renewal and the Property Insurance Renewal.

V. FISCAL IMPACT

The quoted premium is \$125,384 including broker commission and excess coverage.

VI. EXHIBITS

1. Marsh 2026-2027 GL and Excess Renewal Quote Summary

Attachments

[GL and Excess Insurance Proposal \[CRA 26-27\] 09.23.26.Revised](#)

Carson Reclamation Authority
2026 - 2027 General Liability Insurance
Primary Layer

MARSH

		Expiring	
Insurance Program	General Liability Venture	General Liability Venture	
Insuring Paper	United Specialty Insurance Company	United Specialty Insurance Company	
AM Best Rating	A X	A X	
Admitted/Non-Admitted	Non-Admitted	Non-Admitted	
Term	10/12/2025 - 10/12/2026	10/12/2026 - 10/12/2027	
Costs			
Exposure Basis (Costs)	\$5,000,000	\$4,700,000	
Rate per \$1,000 Costs	\$11.25	\$11.60	3%
Auditable / Non-Auditable	Auditable	Auditable	
Estimated Premium	\$56,250.00	\$54,520.00	
Policy Fee	\$1,000.00	\$1,000.00	
Surplus Lines Taxes and Fees (CA 3.18%)	\$1,795.43	\$1,765.54	
Estimated Costs (excluding Terrorism/TRIA)	\$59,045	\$57,286	-3%
Optional: TRIA coverage (including taxes and fees)	\$5,625.00	\$5,452.00 +SL Tax	
Optional: Employee Benefits Liability Premium	Not Quoted	Not Quoted	
Minimum Earned Premium	25.0%	25.0%	
Marsh Commission	12.5%	12.5%	
Coverage			
Each Occurrence	\$1,000,000	\$1,000,000	
General Aggregate	\$2,000,000	\$2,000,000	
Products-Completed Operations	\$2,000,000	\$2,000,000	
Personal & Advertising Injury	\$1,000,000	\$1,000,000	
Damage to Premises Rented to You	\$50,000	\$50,000	
Medical Coverage	\$5,000	\$5,000	
Deductible	\$10,000 Each Occurrence \$5,000 Medical Payments - Per Claimant	\$10,000 Per Occurrence including expenses \$5,000 Medical Payments - Per Claimant	
Endorsements and Exclusions			
	CGL Coverage Form (CG 00 01 12/07)	CGL Coverage Form (CG 00 01 12/07)	
	Exclusion Violation of Statutes that Govern Emails Fax Phone Calls or Other Methods of Sending Material or Information	CG 00 67 (03/05) - EXCLUSION - VIOLATION OF STATUTES THAT GOVERN EMAILS, FAX, PHONE CALLS OR OTHER METHODS OF SENDING MATERIAL OR INFORMATION	
	Exclusion Access or Disclosure of Confidential or Personal Information and Data Related Liability - Limited Liability Exception Not Included	Exclusion Access or Disclosure of Confidential or Personal Information and Data Related Liability - Limited Liability Exception Not Included	
	Employment Related Practices Exclusion	CG 21 47 (12/07) - EMPLOYMENT-RELATED PRACTICES EXCLUSION	
	Total Pollution Exclusion	CG 21 49 (09/99) - TOTAL POLLUTION EXCLUSION ENDORSEMENT	
	Exclusion - Exterior Insulation and Finish Systems	Exclusion - Exterior Insulation and Finish Systems	
	Exclusion of Terrorism if not selected	Exclusion of Terrorism if not selected	
	Amendment of Insured Contract Definition	Amendment of Insured Contract Definition	
	Common Policy Conditions	Common Policy Conditions	
	Nuclear Energy Liability Exclusion (Broad Form)	Nuclear Energy Liability Exclusion (Broad Form)	
	US Treasury Department's Office of Forien National Assets Control (OFAC) Advisory Notice to Policyholders	US Treasury Department's Office of Forien National Assets Control (OFAC) Advisory Notice to Policyholders	
	Absolute Asbestos and Lead Exclusion	Absolute Asbestos and Lead Exclusion	

Carson Reclamation Authority
 2026 - 2027 General Liability Insurance
 Primary Layer



Expiring		
Insurance Program	General Liability Venture	General Liability Venture
	CGL Amendment to Insuring Agreement and Additional Exclusions and Definitions -Pollution Exclusion -Personal & Advertising Injury Exclusion to an "employee" of the Insured -Each Occurrence Limit application -Exclusions to: -Punitive or Exemplary Damage, Fines and Penalties -Abuse or Molestation -Pre-Existing Injury or Damage -Operations Covered by a Project Policy -Athletic Activities -Cross Suits -Silica, Silica Dust or Mixed Dust -Imported Drywall Materials -Misrepresentation or Omission in Application -Repair of Non-Defective Work -Site Containment -Amendment of Definitions: -Employee to include leased workers -Temporary Workers	CGL Amendment to Insuring Agreement and Additional Exclusions and Definitions -Pollution Exclusion -Personal & Advertising Injury Exclusion to an "employee" of the Insured -Each Occurrence Limit application -Exclusions to: -Punitive or Exemplary Damage, Fines and Penalties -Abuse or Molestation -Pre-Existing Injury or Damage -Operations Covered by a Project Policy -Athletic Activities -Cross Suits -Silica, Silica Dust or Mixed Dust -Imported Drywall Materials -Misrepresentation or Omission in Application -Repair of Non-Defective Work -Site Containment -Amendment of Definitions: -Employee to include leased workers -Temporary Workers

Carson Reclamation Authority
2026 - 2027 General Liability Insurance
Primary Layer

MARSH

Expiring	
Insurance Program	General Liability Venture
Absolute Chlorine-Chlorate Exclusion	Absolute Chlorine-Chlorate Exclusion
Absolute PFA (PER-OR POLYFLUOROALKYL SUBSTANCES) Exclusion	Absolute PFA (PER-OR POLYFLUOROALKYL SUBSTANCES) Exclusion
Composite Rate Endorsement	Composite Rate Endorsement
Condominium, Townhome and Tract Exclusion	Condominium, Townhome and Tract Exclusion
Contractors Warranty and Conditions	Contractors Warranty and Conditions
-Contractor must have at least equal insurance as this policy	-Contractor must have at least equal insurance as this policy
-If condition not met the deductible increases to \$50,000	-If condition not met the deductible increases to \$50,001
Deductible Endorsement	Deductible Endorsement
Digging and Excavation Exclusion	Digging and Excavation Exclusion
Discrimination and Civil Rights Liability Exclusion	
Employee Benefits Liability Coverage (if coverage is taken)	Employee Benefits Liability Coverage (if coverage is taken)
Exclusion for Communicable Disease Sexual Action and Sexual Harassment	Exclusion for Communicable Disease Sexual Action and Sexual Harassment
Exclusion for Radioactive Contamination Chemical Biological Biochemical and or Electromagnetic Liability	Exclusion for Radioactive Contamination Chemical Biological Biochemical and or Electromagnetic Liability
Exclusion for Work Performed for and Products or Equipment Provided to Electrical Related Public Utilities in CA	Exclusion for Work Performed for and Products or Equipment Provided to Electrical Related Public Utilities in CA
Fungi or Bacteria Exclusion	Fungi or Bacteria Exclusion
Health Hazard and Electromagnetic Radiation Exclusion	Health Hazard and Electromagnetic Radiation Exclusion
Heating Devices or Processes Exclusion	Heating Devices or Processes Exclusion
Minimum and Deposit Premium	Minimum and Deposit Premium
New York Operations Exclusion	New York Operations Exclusion
Other Insurance Amendatory	Other Insurance Amendatory
Policy Limitation Total Aggregate Limit for all Construction Projects - Site is 1 project	POLICY LIMITATION - TOTAL AGGREGATE LIMIT FOR ALL CONSTRUCTION PROJECTS - \$5,000,000
Premium Audit	Premium Audit
Premium Basis	Premium Basis
Professional Liability Exclusion	Professional Liability Exclusion
Service of Suit	Service of Suit
Subsidence Exclusion	Subsidence Exclusion
Trade or Economic Sanctions Exclusion	Trade or Economic Sanctions Exclusion
Wildfire and Wildfire Liability Exclusion	
Wrap Up and Project Policy Exclusion (Limited Off Site Exception)	Wrap Up and Project Policy Exclusion (Limited Off Site Exception)
	WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - LOS ANGELES COUNTY FLOOD CONTROL
	NAMED INSURED ENDORSEMENT - RE Solutions, LLC – for Horizontal and infrastructure development management - ONLY – 157 acres of land to be developed at 20400 Main Street in Carson, California
	VEN 151 00 (12/23) - CYBER LOSS EXCLUSION
	LIMITATION OF COVERAGE TO DESIGNATED PREMISES, PROJECT OR OPERATION - Operation, maintenance and redevelopment of 157 acre former landfill located at 20400 Main Street in Carson, California, including associated infrastructure development and operation and maintenance of remedial systems
Subjectivities	
Signed Applications - Acord 125/126/131 and Supplemental	*Completed, signed and dated TRIA form *Acord application, dated and signed *Supplemental application – dated and signed *Favorable Sub-Contractor agreement *SL Tax form *Signed and dated D-1 (all CA policies) *Completed, signed and dated SL -2 (all CA policies)

Note: The details and estimated figures provided in this document are summaries only. Please refer to the actual quote for detailed terms and conditions.

Carson Reclamation Authority
2026 - 2027 Excess Liability Insurance
\$4M excess Primary

MARSH

Expiring

Insurance Program	Excess Liability - \$4M x Primary Sompo	Excess Liability - \$4M x Primary Sompo
Insuring Paper	Sompo	Sompo
AM Best Rating		
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Term	10/12/2025 - 10/12/2026	10/12/2026 - 10/12/2027
Costs		
Exposure Basis (Costs)	\$5,000,000.00	\$4,700,000.00
Rate per \$1,000 Costs	\$6.76	\$7.4468
Auditable / Non-Auditable	Auditable	Auditable
Estimated Premium	\$33,806.00	\$35,000.00
Surplus Lines Taxes and Fees (CA 3.18%)	\$1,059.13	\$1,113.00
Estimated Costs (excluding Terrorism/TRIA)	\$34,865.13	\$36,113.00
Optional: TRIA coverage (including taxes and fees)	\$1,690.30	\$1,750.00 +SL Tax
Minimum Earned Premium	25% Minimum Earned Premium 90% Minimum Annual Premium	25% Minimum Earned Premium 90% Minimum Annual Premium
Marsh Commission	12.5%	12.5%
Coverage		
Each Occurrence	\$4,000,000	\$4,000,000
Aggregate	\$4,000,000	\$4,000,000
Endorsements and Exclusions		
	Absolute Asbestos Exclusion	Absolute Asbestos Exclusion
	Absolute Communicable Disease Exclusion	Absolute Communicable Disease Exclusion
	Absolute Pollution Exclusion	Absolute Pollution Exclusion
	Care, Custody or Control Exclusion	Care, Custody or Control Exclusion
	Cyber Liability Exclusion	Cyber Liability Exclusion
	Exclusion-Violation of Information Statutes	Exclusion-Violation of Information Statutes
	Nuclear Energy Liability Exclusion	Nuclear Energy Liability Exclusion
	Sub-Limited Coverage Exclusion	Sub-Limited Coverage Exclusion
	Vertical Construction Exclusion	Vertical Construction Exclusion
	War Liability Exclusion	War Liability Exclusion
	Bankruptcy or Insolvency Condition Endorsement	Bankruptcy or Insolvency Condition Endorsement
	Claim Notice with Eclaim Notice	Claim Notice with Eclaim Notice
	Exclusion of Certified Acts of Terrorism and Exclusion of Other Acts	Exclusion of Certified Acts of Terrorism and Exclusion of Other Acts
	Limitation Of Coverage To Designated Premises Or Project	Limitation Of Coverage To Designated Premises Or Project
	Premium Audit Endorsement	Premium Audit Endorsement
	Service Of Suit Endorsement	Service Of Suit Endorsement
	SN - California	SN - California
	U.S. Treasury Department's Office of Foreign Assets Control (OFAC)	U.S. Treasury Department's Office of Foreign Assets Control (OFAC)
		Wildfire Exclusion
Subjectivities		
	Signed TRIA form	1. A copy of the GL policy is required as soon as possible or within 45-60 days of the effective date of this policy Prior to Issuance 2. A signed terrorism acceptance / rejection notice At Time of Binding 3. Copies of all Underlying binders At Time of Binding 4. Our policy will not be broader than any underlying or excess layer 5. Underlying policy numbers At Time of Binding

Note: The details and estimated figures provided in this document are summaries only. Please refer to the actual quote for detailed terms and conditions.

Carson Reclamation Authority
2026 - 2027 Excess Liability Insurance
\$5M excess \$4M Excess Primary

MARSH

		Expiring
Insurance Program	Excess Liability - \$5M x \$5M Ambridge	Excess Liability - 5x4xP United Specialty Insurance Company
Insuring Paper	Certain Underwriters at Lloyds	Venture Underwriters LLC
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Term	10/12/2025 - 10/12/2026	10/12/2026 - 10/12/2027
Costs		
Exposure Basis (Costs)	\$5,000,000.00	\$4,700,000.00
Rate per \$1,000 Costs	\$5.647	\$6.383
Auditable / Non-Auditable	Auditable	Auditable
Estimated Premium	\$28,237.00	\$30,000.00
Policy Fee	\$500.00	\$1,000.00
Surplus Lines Taxes and Fees (CA 3.18%)	\$913.84	\$985.80
Estimated Costs (excluding Terrorism/TRIA)	\$29,650.84	\$31,985.80
Optional: TRIA coverage (including taxes and fees)	\$1,411.85	\$3,000.00 +SL Tax
Minimum Earned Premium	25% Minimum Earned Premium	25.0%
Marsh Commission	12.5%	12.5%
Coverage		
Each Occurrence	\$5,000,000	\$5,000,000
Aggregate	\$5,000,000	\$5,000,000
Endorsements and Exclusions		
	Lloyd's Certificate Jacket	Commercial Excess Liability Coverage Form CX 00 01 09 08
	Complaints Procedure	Excess Liability Declarations and Schedule of Underlying Insurance CX DS 01 09 08
	Lines Clause	Anti-Stacking Endorsement VENX 016 00 01 23
	Several Liability Notice LSW1001	Cyber Loss Exclusion VENX 015 00 11 22
	Security Schedule	Communicable Disease Exclusion CX 21 17 04 13
	US Treasury Departments Advisory Notice (OFAC)	Total Pollution Exclusion CX 21 02 04 13
	Sanctions Limitation and Exclusion Clause	
	Anti-Stacking of Limits	TRIA - IF COVERAGE IS ACCEPTED Exclusion of Other Acts of Terrorism committed Outside the US. Coverage CX 21 31 09 08
	Communicable Disease Exclusion	TRIA - IF COVERAGE IS REJECTED Exclusion of Certified Acts of Terrorism CX 21 33 09 08
	Consolidated Insurance (Wrap Up) Program Exclusion	MANDATORY STATE ENDORSEMENTS (AS APPLICABLE) TBD as Required by State
	Continuous or Progressive Injury or Damage Exclusion	Nuclear Energy Liability Exclusion CX 21 01 09 08
	Cyber and Electronid Data Exclusion	Service of Suit Endorsement USIC VEN 019 10 13 07
	Residential Conversion Exclusion	OFAC Notice to Policyholders IL P 001 04
	Pending or Prior Litigation Exclusion	Trade or Economic Sanctions VENX 012 00 08 20
	Total Pollution Exclusion	Absolute Asbestos and Lead Exclusion VENX 014 00 (10/20)
	Basis of Premium	Human Trafficking, Abduction, or False Imprisonment Exclusion VENX 030 00 10 24
	Designated Premises Limiation	Absolute PFA Exclusion VENX 029 00 10 24
	Premium Audit	Exclusion - Work Performed for Electrical Utilities in CA VENX 005 00 11 19
	Owned Auto Exclusion	Exclusion For Radioactive Contamination, Chemical, Biological, Biochemical, and/or Electromagnetic Liability
	Perfluorunated Compounds or Per and Polyfluoroalkyl Substances (PFAS) Exclusion	
Subjectivities		
	Signed TRIA and Acord forms	* Properly Completed Surplus Lines Tax Form. Required Within 10 Days of Binding. * TRIA Letter Signed and Dated by the applicant's owner or Senior Officer. Required Within 10 Days of Binding. * Please provide us with the Underlying Policy or Binder(s). Required Within 10 Days of Binding. * Properly Completed, Signed and Dated ACORD Applications 125 and 131. Required Within 10 Days of Binding. * Properly Completed, Signed and Dated Contractors Supplemental Application. Required Within 10 Days of Binding. * An acceptable Sub-Contractor's Agreement including (1) hold harmless in favor of insured, (2) General Liability limits of at least 1/2/2/1, and (3) insured named as Additional Insured. Required Within 10 days of Binding.

Note: The details and estimated figures provided in this document are summaries only. Please refer to the actual quote for detailed terms and conditions.

Carson Reclamation Authority
2026 - 2027 GL and Excess Summary



Insurance Program	Insurer	Base Premium	Policy Fee	Tax	Total	Expiring
General Liability - \$1M Occurrence / \$2M Agg	United Specialty Insurance Company	\$54,520	\$1,000	\$1,766	\$57,286	\$59,045
Excess Liability - \$4M x Primary	Endurance American Specialty Insurance Company	\$35,000	\$0	\$1,113	\$36,113	\$34,865
Excess Liability - \$5M x \$5M	Venture Underwriters LLC	\$30,000	\$1,000	\$986	\$31,986	\$29,651
Total					\$125,384	\$123,561
YOY Increase					\$1,823	



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

CONSENT 9.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER A PROPERTY INSURANCE POLICY WITH STARR TECHNICAL RISKS AGENCY, INC. WITH A LIMIT OF \$62,202,525 AND WITH A 5% OF TOTAL INSURED VALUE EARTHQUAKE SUBLIMIT AT A TOTAL PREMIUM NOT TO EXCEED \$389,963 AND SURPLUS LINES TAX OF \$12,401 FOR A TOTAL OF \$402,364, PROCURED THROUGH MARSH USA, INC.

I. SUMMARY

This action is the renewal of the Property Insurance Policy (Policy) originally acquired by the CRA in October 2021 and renewed in 2022, 2023, 2024, and 2025 and authorizes the Executive Director to approve and bind a renewal of the PIP on behalf of the CRA.

The proposal presented here for the CRA Board's approval is for the full requested limit of \$62,202,525, which was increased 3% from 2025 after a large increase in 2023 from the previous estimated value of \$39,599,519 and a slight increase in 2025. All insurers in the current property insurance environment have, over the past several years, required their insureds to update the total insured value (TIV) of their properties. In 2023 the CRA had to undertake a replacement cost exercise for the Landfill Operations Center, the installed remedial systems, and the on-site inventory.

The insurance carrier is the current insurer, Starr Technical Risks Agency, Inc. and the premium is \$389,963 with \$12,401 in Surplus Lines Taxes for a total of \$402,364, down over \$23,000 from last year. The rate on line decreased this year from \$0.68 per \$100 of insured value to \$0.63. There is also no \$3,500 Engineering Fee this year because it pays for an inspection of the site every other year. Staff recommends keeping the Self Insured Retention (SIR) at \$500,000, which represented the largest opportunity for cost savings from the original \$100,000 SIR. The CRA is working with its brokers on ways to reduce the annual cost burden since property insurance will likely be a permanent annual obligation.

II. RECOMMENDATION

TAKE the following actions:

1. **APPROVE** a property insurance policy with Starr Technical Risks Agency, Inc. with a limit of \$62,202,525 and with a 5% of total insured value earthquake sub-limit at a total premium not to exceed \$389,963 and surplus lines tax of \$12,401 for a total of \$402,364, procured through Marsh USA, Inc.; and,
2. **AUTHORIZE** the Executive Director to approve and bind coverage on the Policy.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

In 2017 the CRA procured Comprehensive General Liability (GL) and Builder's Risk (BR) insurance policies for the former Cal Compact Landfill site (Site). These policies differ from the Pollution Legal Liability and Contractor's Pollution Liability in that they do not insure against pollution risk, but rather insure against risks that typically occur on a construction project. Those original policies were replaced in 2018 by a comprehensive "wrap" insurance program developed jointly with CAM-Carson LLC (CAM), called an Owner Controlled Insurance Program (OCIP).

From 2017 until 2021, the CRA had a Builder's Risk (BR) policy on the Site instead of property insurance because of the ongoing construction of the remedial systems (the premium of which was paid by the CRA) and the horizontal construction (the premium of which was paid for primarily by CAM). In 2020, the CRA Board approved the renewal of the BR policy for a year at a cost of \$82,611.30 plus Surplus Lines Taxes and Stamping Fees of \$2,643.53; that policy ended on October 12, 2021. No renewals to the BR were available after that date because no construction was occurring.

When the CRA renewed its share of the BR policy in October 2020 it excluded Cell 2, which was the responsibility of CAM under the wrap agreements and was covered by the existing wrap program. Instead, the 2020 renewal protected the investments that CRA or its predecessors made in the construction of civil or remedial infrastructure on Cells 1, 3, 4, and 5. The wrap program expired, and with the return of CAM to the project, CAM had the responsibility to develop a new wrap program on Cell 2 if that's the direction they were to choose. Carson Goose Owner, LLC (CGO), the developer of Cells 3, 4, and 5, is developing such a program on those cells.

In 2021, CRA Staff procured a property insurance policy from Starr Technical Risks Agency, Inc. through the CRA's broker, Marsh USA, Inc., for the requested limit of \$39,599,519, with a \$5,000,000 sublimit for earthquake. (This means a claim arising from an earthquake would have a limit of \$5,000,000; it is better than an earthquake exclusion and a significant portion of the premium is dedicated to this earthquake coverage.) The \$39,599,519 represented the value of the CRA's installed remedial systems including the Landfill Operation System, the Gas Collection and Control System, the Groundwater Extraction and Treatment System, and certain landfill liner. The total premium was \$276,980 in 2021. There were also \$4,680 in engineering and inspection fees which were in addition to the premium but there was no Surplus Lines Tax as is common on several other CRA policies, as the insuring paper was with Ace American Insurance Company, an admitted carrier in California.

In 2022, given the dramatic increase in premiums in 2021 from the previous 2020 BR policy renewal, Marsh started soliciting renewal quotes early from the current insurer and additional quotes from other insurance markets under similar terms as 2021 (i.e., the coverage would be for property insurance on already-constructed improvements until the resumption of construction).

Notwithstanding the additional time the Broker had in the market, the only quote received by the CRA for renewal of the Policy was from the current insurer, Starr Technical Risks Agency, Inc.. Due to significant the nature of the risk presented by the Site and volatility in the property insurance market, there were no other takers for the policy. There are fewer carriers in the property insurance market and the carriers' appetite for risks such as an incomplete remedial system on an unclosed landfill is smaller, and the insurer increased premiums as a hedge against higher construction costs.

The 2022 renewal premium was \$304,678. In 2023, the full requested limit rose to \$58,631,848, up from the previous estimated value of \$39,599,519. Based on the extreme volatility in the property insurance market globally, all insurers in the property insurance environment required their insureds to update the Total Insured Value ("TIV") of their properties, and as a result the CRA had to undertake a replacement cost exercise for the Landfill Operations Center, the installed remedial systems, and the on-site inventory. The previous several years saw significant construction cost escalation and the CRA used construction cost guidebooks. The 2023 premium was \$515,164, or 14.2% percent higher than 2022's, which was 9.2% higher than 2021's, but the 69.1% increase in the total cost was due to higher rates compounded by the significantly increased TIV for the same coverage as well as a \$3,500 inspection Fee (not applied in 2022) and \$15,877 in Surplus Lines Taxes.

The premium in 2024 was \$419,378.30 with surplus lines taxes of \$13,336.23, for a total cost of \$431,682.42 and in 2025 the total was \$425,970, about 1% less than in 2024. The insurance carrier proposed is still the current insurer, Starr Technical Risks Agency, Inc..

Since the CRA was not in construction mode in 2023, it was anticipated that the CRA would be covered as an additional insured by the GL and Builder's Risk/Property coverage procured by the Cell 3, 4, and 5 Developer, Carson Goose Owner, LLC ("Developer") pursuant to the Insurance Administration Agreement (IAA). At this point the CRA is now engaged in O&M and construction activity on Lenardo Drive and the Cell 1 and 2 buffers, which commenced in June, 2025. A separate GL policy (road-only) was obtained to accommodate the additional construction liability and the CRA continues to carry Property coverage.

The Developer has not yet closed on the acquisition of Cells 3, 4, and 5 and it will be some time before they can close on the property. The Developer's insurance obligations were changed in the 4th Amendment to the Option Agreement, and are proposed to be changed further in the A&R Option Agreement for Cells 3, 4, and 5 once that is approved. Below is the existing obligation and language in the 4th Amendment from Dec. 2023:

"2.4 Insurance Payments. Section 6.5 of the Third Amendment is hereby deleted and is amended and restated by this Fourth Amendment to Read as follows:

6.5 Insurance Payments. Developer has paid the premium, taxes and fees for the Property Insurance and the General Liability Insurance described in Section 4.1(l) and (m) above, which benefits the Authority. On the Closing, Developer will be responsible for making the existing PLL Payment which benefits the Authority. On the earlier of the Closing or the date that the Bridge Payment is due to Beazley, Developer will be responsible for making the Bridge PLL Payment, which will benefit the Authority."

The Property and GL payments described above were paid by the Developer. Since the Closing has not occurred, the Developer has not made the existing PLL payment (which was a pro rata share of the remaining balance the Authority paid for the 10-year policy in 2017, but now which only one year left in its term) but did fund the Bridge PLL in its entirety.

The A&R Option Agreement proposes to obligate the Developer to reimburse the CRA's costs associated with the renewal of the existing Property Policy. But that payment depends on the future execution of the A&R Option Agreement. Therefore, the CRA is currently obligated to pay for both the GL renewal and the Property Insurance renewal.

V. FISCAL IMPACT

The total cost of the Policy with Surplus Lines Taxes is \$402,364.

VI. EXHIBITS

1. 2026-27 Property Proposal (Revised)

Attachments

[26-27 CRA - Property Renewal Proposal](#)

Carson Reclamation Authority
2026 - 2027 Property Insurance Renewal

Insurance Program	Expiring Starr Technical Risks	Renewal Starr Technical Risks
Insuring Paper	Starr Surplus Lines Insurance Company	Starr Surplus Lines Insurance Company
AM Best Rating	A XV	A XV
Admitted/Non-Admitted	Non-Admitted	Non-Admitted
Term	10/12/2025 - 10/12/2026	10/12/2026 - 10/12/2027
Coverage		
Primary Limits		
Property Damage	\$60,390,803	\$62,202,525
Earthquake (Annual Aggregate)	\$5,000,000	\$5,000,000
Flood (Annual Aggregate)	\$5,000,000	\$5,000,000
Coastal Windstorm	\$60,390,803	\$62,202,525
Business Interruption (Time Element)	Not Covered	Not Covered
Contingent Business Interruption and Extra Expense	Not Covered	Not Covered
Extra Expense	\$100,000	\$100,000
Ordinary Payroll Expenses	Not Covered	Not Covered
Soft Costs	Not Covered	Not Covered
Additional Limits and Sublimits		
Accounts Receivable	\$250,000	\$250,000
Boiler & Machinery Sublimits:		
Ammonia Contamination (Any One Accident)	\$250,000	\$250,000
Consequential Damage (Any One Accident)	\$250,000	\$250,000
Contaminants or Pollutants (Annual Aggregate)	\$25,000	\$25,000
Expediting Expenses (Any One Accident)	\$250,000	\$250,000
Hazardous Substances (Any One Accident)	\$250,000	\$250,000
Water Damage (Any One Accident)	\$250,000	\$250,000
Civil / Military Authority	2 Consecutive Weeks	2 Consecutive Weeks
Contaminants or Pollutants (Annual Aggregate)	\$25,000	\$25,000
Cost of Inventory and Appraisal	\$100,000	\$100,000
Debris Removal	Greater of \$500,000 or 25% of Loss	Greater of \$500,000 or 25% of Loss
Demolition and Increased Cost of Construction	\$1,000,000	\$1,000,000
Electronic Media and Records	\$100,000	\$100,000
Errors and Omissions	\$2,000,000	\$2,000,000
Expediting Cost	\$100,000	\$100,000
Fire Department Charges	\$100,000	\$100,000
Ingress / Egress	2 Consecutive Weeks	2 Consecutive Weeks
Loss Adjustment Expenses	\$100,000	\$100,000
Miscellaneous Unnamed Locations	\$100,000	\$100,000
Newly Acquired Property (90 Day Reporting Requirement)	\$2,000,000	\$2,000,000
Personal Property Temporarily Off Premises	\$25,000	\$25,000
Service Interruption (Physical Damage Only)	\$100,000	\$100,000
Transit	\$25,000	\$25,000
Underground Pipes, Bridges, and Roadways (if reported on the Statement of Values)	\$500,000	\$500,000
Valuable Papers and Records	\$250,000	\$250,000
Deductibles		
All Other Perils	\$500,000	\$500,000
Earthquake	5% of TIV at risk per location subject to \$250,000 minimum per occurrence	5% of TIV at risk per location subject to \$250,000 minimum per occurrence
Flood	\$500,000 except Zones A, V, and Subzones - 2% of TIV at risk per location subject to \$500,000 minimum for contents and \$500,000 for buildings per occurrence	\$500,000 except Zones A, V, and Subzones - 2% of TIV at risk per location subject to \$500,000 minimum for contents and \$500,000 for buildings per occurrence
Coastal Windstorm	5% of TIV at risk per location subject to \$250,000 per occurrence	5% of TIV at risk per location subject to \$250,000 per occurrence
Extra Expense	\$500,000	\$500,000
Off Premises Service Interruption	24 Hours	24 Hours

Carson Reclamation Authority
2026 - 2027 Property Insurance Renewal

Insurance Program	Expiring Starr Technical Risks	Renewal Starr Technical Risks
Costs		
Property Exposure - Property TIV	\$60,390,803	\$62,202,525
Property Premium	\$409,342	\$389,963
Rate per \$100 Property Exposure	\$0.68	\$0.63
Inspection Fee	\$3,500	\$0
Surplus Lines Taxes and Fees	\$13,128	\$12,401
Estimated Total Cost	\$425,970	\$402,364
Optional: Terrorism (Certified & Non-Certified)	Declined	\$12,859
Minimum Premium	No Minimum Earned Premium	No Minimum Earned Premium
Payment Terms	30 days from inception	30 days from inception
Marsh Commission	10%	10%
Endorsements and Exclusions		
Asbestos Exclusion	X	X
Authorities Endorsement	X	X
Biological, Chemical, or Nuclear Exclusion	X	X
Certificates of Insurance Endorsement	X	X
Communicable Disease Exclusion (New Form)	X	X
Cyber Physical or Non-Physical Damage Exclusion	X	X
Mold Exclusion	X	X
Political Risk Exclusion	X	X
Replacement Cost Endorsement	X	X
Terrorism Exclusion (unless otherwise elected)	X	X
Total Terrorism Exclusion	X	X
Trade or Economic Sanctions Endorsement	X	X
Transmission and Distribution lines, line transformers, towers and poles, equipment or apparatus connected therewith, located beyond 1,000 ft. from any Insured premises - Exclusion	X	X
Subjectivities		
Signed Statement of Values		
Signed TRIA Selection Form		

Note: The details and estimated figures provided in this document are summaries only. Please refer to the actual quote for detailed terms and conditions.



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

CONSENT 10.

To: Carson Reclamation Authority

From: Sunny K. Soltani, Authority Counsel

Subject: CONSIDER APPROVAL OF AN EMPLOYEE SECONDMENT AND COST-REIMBURSEMENT AGREEMENT WITH THE CITY OF CARSON FOR THE CHIEF OPERATING OFFICER POSITION

I. SUMMARY

The proposed Employee Secondment and Cost-Reimbursement Agreement ("Agreement") would provide for the City of Carson ("City") to loan a City employee to the Carson Reclamation Authority ("Authority"), on a half-time basis, to serve in the Authority's Chief Operating Officer ("COO") position for a twelve-month term.

II. RECOMMENDATION

TAKE the following actions:

1. **APPROVE** the Employee Secondment and Cost-Reimbursement Agreement between the City of Carson and the Authority; and,
2. **AUTHORIZE** the Authority Chair to execute the Agreement following approval as to form by the Authority Counsel.

III. ALTERNATIVES

TAKE another action deemed appropriate by the Board.

IV. BACKGROUND

The Authority is undertaking the development of the 157-acre former Carson landfill as a project known as the "District."

Section 3.02 of the Authority's Bylaws authorizes the Board to appoint additional staff as the business of the Authority requires, by resolution or contract. The Authority adopted Resolution No. 26-12-CRJPA on August 3, 2026 to create the Chief Operating Officer position. The attached Agreement is the instrument by which the position is proposed to be staffed.

The Agreement (Attachment A) allows the Authority to obtain the half-time services of an experienced City executive to serve as the Authority's Chief Operating Officer ("COO"), without separately recruiting and hiring for the position. The employee remains solely an at-will City employee, and the City continues to be responsible for hiring, supervision, discipline, payroll, and benefits. The Authority directs the substance and objectives of the assignment and reimburses the City for its share of the cost.

In summary, the Agreement provides the following:

- The City loans a City employee to the Authority, on a half-time basis measured over the twelve-month term, to serve as the Authority's Chief Operating Officer.
- The term is twelve (12) months, terminable by either party on not less than sixty (60) days' notice.
- The Agreement effective date is retroactive to August 1, 2026
- The Authority reimburses the City for 50% of the employee's salary and funds a \$54,000 non-pensionable assignment bonus, paid in arrears.

V. FISCAL IMPACT

The fiscal impact of the Agreement to the Authority, over the twelve-month term, is the reimbursement to the City of fifty percent (50%) of the assigned employee's annual base salary of \$149,375.20, plus a non-pensionable assignment bonus of \$54,000, for a total of \$203,375.20. If approved, this amount will be reimbursed to the City over the 12 month term.

VI. EXHIBITS

1. Employee Secondment and Cost-Reimbursement Agreement between the City of Carson and the Carson Reclamation Authority
2. Exhibit A to the Agreement - Chief Operating Officer Classification Specification

Attachments

[Carson-CRA Employee Secondment Agreement -9.30.26 final](#)

[CRA - Chief Operating Officer Job Specifications](#)

EMPLOYEE SECONDMENT AND COST-REIMBURSEMENT AGREEMENT

This Employee Secondment (Loan) and Cost-Reimbursement Agreement (this “Agreement”) is made and entered into as of August 1, 2026 (the “Effective Date”), by and between the **CITY OF CARSON**, a California charter city (the “City”), and the **CARSON RECLAMATION AUTHORITY**, a joint powers authority and public entity (the “CRA”). The City and the CRA are each a “Party” and together the “Parties.” This Agreement is made with reference to **Dr. Robert Lennox**, the City’s Assistant City Manager (the “Employee”).

Recitals

A. The City is a California charter city. The CRA is a joint powers authority and a public entity, separate and distinct from the City, and the City is not a member of the CRA.

B. The CRA is undertaking the development of the project known as Cal Compact on the 157-acre former Carson landfill and requires experienced executive and operational support to advance that project.

C. The Employee is employed by the City as its Assistant City Manager, an at-will, unclassified, exempt position. Upon expiration or termination of the CRA assignment, the Employee returns to his at-will position with the City.

D. The City is willing to loan the Employee to the CRA on a half-time basis over the course of twelve months to serve as the CRA’s Chief Operating Officer for The District, and the CRA desires to obtain those services and to reimburse the City on the terms set forth below. The Employee’s half-time commitment to the CRA means approximately fifty percent (50%) of his working time measured over the course of the twelve (12) month term, and not on a daily or weekly basis.

E. The City Manager is authorized to enter into and execute this Agreement on behalf of the City under his authority to make hiring, personnel, and other administrative decisions for the City pursuant to the City Charter; the governing body of the CRA has authorized and approved this Agreement; and the Parties have set forth their complete agreement here.

F. The Employee took no part, in any official capacity, in negotiating, recommending, or approving this Agreement; each Party's considered and approved this Agreement independently; and the Employee has been advised to obtain independent legal and tax counsel regarding his own interests.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Loan of Employee; Employment Status

1.1 Loan of Employee. The City shall loan the Employee to the CRA on a half-time basis to serve as the CRA's Chief Operating Officer for The District, on the terms set forth in this Agreement.

1.2 The Employee remains a City employee. The Employee remains at all times solely an employee of the City for all purposes, including payroll and retirement reporting. This Agreement does not create an employment relationship between the Employee and the CRA.

1.3 City retains control. The City retains sole authority over the Employee's hiring, supervision, evaluation, discipline, and termination, and the Employee remains at-will as to the City. The City shall continue to administer, without change, the Employee's salary, benefits, retirement membership, leave, workers' compensation, and payroll. The City shall pay all compensation owed to the Employee.

1.4 CRA role limited. The CRA has no authority to hire, discipline, terminate, or set the compensation of the Employee. The CRA's role is limited to directing the substance and objectives of the CRA assignment and reimbursing the City as provided in this Agreement.

2. Assignment; Duties; Time Allocation

2.1 Time allocation. The Employee shall devote approximately fifty percent (50%) of his working time to CRA matters and the remaining approximately fifty percent (50%) to his City Assistant City Manager duties, in each case measured on average over the term of this Agreement and not on a daily or weekly basis. Regardless of the actual allocation of working time in any period, the CRA's reimbursement obligation under Section 4.2 is fixed at fifty percent (50%) of the Employee's City salary.

2.2 CRA duties. The Employee's CRA duties are described in **Exhibit A** and are duties for The District that are distinct from, and in addition to, the Employee's Assistant City Manager duties. The CRA duties are not out-of-class or acting-assignment duties within the City and do not change the Employee's City classification.

2.3 Direction and supervision. On CRA matters, the Employee shall take direction as to the substance and objectives of the assignment from the CRA Board or its designee.

2.4 Continuity and replacement. Any replacement or reassignment of the individual performing the CRA assignment is within the City's sole authority as employer. If the Employee becomes unable or unavailable to perform the CRA assignment, or if the CRA Board and the City Manager determine that a change is warranted, the City shall, after consultation with the CRA, designate a replacement or discontinue the assignment; the CRA is not obligated to reimburse for a replacement it has not accepted.

2.5 Standard of performance. The City shall make the Employee available to perform the CRA assignment consistent with the professional standards of a senior public-sector executive having knowledge and expertise in the services provided.

2.6 Responsibility of CRA duties. The Employee shall be responsible for the CRA duties described in this Agreement and in Exhibit A only from and after the date on which he begins the Assignment (Effective Date) and shall have no responsibility under this Agreement for any matter arising before that date.

3. Term and Termination

3.1 Term. This Agreement is effective on the Effective Date August 1, 2026 and continues for twelve (12) months, unless terminated earlier in accordance with this Section.

3.2 Termination. Either Party may terminate this Agreement at any time, with or without cause, upon not less than sixty (60) days' prior written notice to the other Party. Unless the notice of termination directs otherwise, the City shall continue to make the Employee available to the CRA through the effective date of termination, and the CRA shall reimburse the City for services performed through that date. Termination of this Agreement does not affect the Employee's continuing employment with the City.

3.3 No automatic renewal. This Agreement does not renew automatically. Any extension or renewal must be made in a writing approved by both Parties.

3.4 Effect of termination. Termination does not relieve the CRA of its obligation to reimburse the City for amounts accrued through the effective date of termination. Within thirty (30) days after termination, the Employee, through the City, shall deliver to the CRA the CRA-related records and work product generated under the CRA assignment.

4. Compensation and Reimbursement

4.1 Employee Salary. The City shall pay the Employee's full City salary and the Assignment Bonus described in Section 4.3 through the City's payroll. All amounts paid to the Employee shall be reported by the City on the City's Form W-2. The Employee shall not receive any payment directly from the CRA under this Agreement.

4.2 Reimbursement of salary share. The CRA shall reimburse the City for fifty percent (50%) of the Employee's City salary for the time allocated to CRA work under Section 2.1.

4.3 Assignment Bonus. For the additional and distinct CRA duties described in Exhibit A, the Employee shall earn an assignment bonus of Fifty-Four Thousand Dollars (\$54,000) over the twelve (12) month term (the "Assignment Bonus") in arrears payable in Twenty-five (25) installments of Two Thousand Seventy-Six and 92/100 Dollars (\$2,076.92) and a final installment of Two Thousand Seventy-Seven Dollars (\$2,077.00), together totaling \$54,000. No portion of the Assignment Bonus is earned or payable in

advance of the corresponding CRA services regardless of how the Employee allocates working time within the term. The Assignment Bonus is payable only for the Employee's continued service in the CRA assignment. No installment accrues after the CRA assignment ends or is terminated by either Party.

4.4 Reimbursement of Assignment Bonus and effect of non-payment. The CRA shall fund the Assignment Bonus by paying the City for the full amount. Non-payment may result in the immediate suspension of this Agreement. The CRA remains obligated to reimburse the City for all amounts accrued through the effective date the assignment ends.

4.5 Payment. CRA shall bear the entire cost of the CRA assignment and the City shall bear no cost under this Agreement. The City shall invoice the CRA monthly in arrears for all amounts reimbursable under this Section 4, and the CRA shall pay each invoice within thirty (30) days after the invoice date.

5. Character of the Assignment Bonus

5.1 Additional, non-recurring compensation. The Assignment Bonus is additional, non-recurring compensation paid solely for the Employee's distinct, limited-term CRA assignment. It is paid in addition to the Employee's City base salary, is fixed in the total amount stated in Section 4, and ends with the term of this Agreement. The Assignment Bonus does not change the Employee's base salary, salary range, or classification and is not part of the City's salary schedule.

5.2 Not pensionable. The Parties intend, and the City will treat, the Assignment Bonus as non-pensionable compensation paid to the Employee alone for this distinct, limited-term assignment. The Assignment Bonus is separate from the City's classification and compensation plan and is established for this individual assignment rather than for any group or class of employees. The City will report the Assignment Bonus separately from the Employee's reportable retirement compensation, will not report it to CalPERS as pensionable compensation, and the Assignment Bonus has no effect on the Employee's retirement benefit.

5.3 Non-pensionable treatment; funding contingency. . The Assignment Bonus is intended and will be treated as non-pensionable compensation that does not count toward his retirement benefit, and that he is not relying on its inclusion in retirement compensation. If any portion of the Assignment Bonus is later determined to be reportable or to require additional employee-side contributions or taxes, the Employee is responsible for those amounts, which the City may recover by any lawful means, including offset. The Employee has been advised to obtain independent legal and tax advice. Each installment of the Assignment Bonus is contingent on the CRA's funding of that installment, and that the Employee has no right to any installment the CRA does not fund, including upon termination of this Agreement or exhaustion of CRA funds.

5.4 **Taxes.** The Assignment Bonus is wages and is subject to applicable tax withholding and employer payroll obligations, which the City shall administer in the ordinary course and the CRA shall reimburse to the extent provided in Section 4.

6. Records; Inspection; Retention

6.1 The City shall keep records of the services provided and the amounts paid under this Agreement sufficient to permit an accurate determination of the CRA's reimbursement obligations.

6.2 The City shall make its records concerning this Agreement available to the CRA for inspection and copying at any reasonable time and shall retain those records for not less than three (3) years after the services under this Agreement are completed.

7. Liability; Indemnification

Responsibility for own acts. Each Party is responsible for the acts and omissions of itself, its officials, officers, employees, and agents in the performance of this Agreement. To the fullest extent permitted by law, and except to the extent of the other Party's negligence or willful misconduct, each Party shall defend and indemnify the other Party, and its officials, officers, employees, and agents, from and against any claim, loss, liability, or expense arising out of the indemnifying Party's performance of this Agreement. This Section survives expiration or termination of this Agreement.

8. General Provisions

8.1 **Governing law; venue.** This Agreement is governed by the laws of the State of California. Any action arising out of or relating to this Agreement shall be brought in the Superior Court of the State of California, County of Los Angeles.

8.2 **Entire agreement.** This Agreement, together with Exhibit A, is the entire agreement of the Parties as to its subject matter and supersedes all prior negotiations, understandings, and agreements.

8.3 **Amendment.** This Agreement may be amended only by a writing signed by both Parties.

8.4 **No assignment.** Neither Party may assign or transfer this Agreement, in whole or in part, without the prior written consent of the other Party.

8.5 **No third-party beneficiary.** This Agreement is for the benefit of the Parties only and does not create any right or benefit in, or any enforceable claim by, any third party, including the Employee, except that the Employee is bound by, and the City may enforce against the Employee, Section 5.

8.6 **No waiver.** A Party's waiver of any breach of this Agreement is not a waiver of any other or subsequent breach.

8.7 **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remaining provisions continue in full force and effect.

8.8 **Notices.** All notices under this Agreement shall be in writing and delivered to the Parties' designated representatives.

To Authority: Carson Reclamation Authority
701 East Carson St.
Carson, CA 90745
Attn: Board Cahir
Email: **ldavis-holmes@carsonca.gov**

Copy to: Aleshire & Wynder, LLP
1 Park Plaza, Suite 1000
Irvine, CA 92614
Attn: Sunny Soltani
Email: **ssoltani@awattorneys.com**

To City: City of Carson
701 E. Carson Street,
Carson, CA 90745
Attn: David Roberts
Email: **droberts@carsonca.gov**

Depending upon the method of transmittal, notice shall be deemed received as follows: by messenger, as of the date delivered; by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail; and by email, upon the sender's receipt of an email from the recipient acknowledging receipt.

8.9 **Counterparts.** This Agreement may be executed in counterparts, each of which is deemed an original and all of which together constitute one instrument.

[SIGNATURES OF PARTIES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY:

City of Carson

By: _____

Name: David C. Roberts, Jr.

Title: City Manager

AUTHORITY:

Carson Reclamation Authority, a California joint powers authority

Lula Davis-Holmes

Authority Chair

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Sunny Soltani

City Attorney / Authority Counsel

ATTEST:

Dr. Khaleah K. Bradshaw

City Clerk

EXHIBIT A — CRA District-Project Duties

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

Monday, October 5, 2026, 4:00 PM

DISCUSSION 11.

To: Carson Reclamation Authority

From: Monica Cooper, Authority Treasurer

Subject: CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTHS ENDING JULY 31, 2026 AND AUGUST 31, 2026

I. SUMMARY

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

Available cash as of July 31, 2026: \$224,075.41

Available cash as of August 31, 2026: \$202,991.17

Balance of reserve funds as of July 31, 2026: \$13,521,773.96

Balance of reserve funds as of August 31, 2026: \$13,521,896.45

II. RECOMMENDATION

RECEIVE and **FILE** this report.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

The monthly Investment and Cash report is submitted to the Carson Reclamation Authority Board to ensure the legislative body is kept abreast of the value of the reserve funds and available cash. The Treasurer attests to the Authority's assets and not the sufficiency.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson Reclamation Authority Reserve Holdings

Attachments

[CRA Report July and August 2026](#)



Reclamation Authority
Reserve Holdings
As of August 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Carson Reclamation Authority						
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	3.863	187.32	187.32	187.32	0.00
Sub Total / Average Carson Reclamation Authority		3.863	187.32	187.32	187.32	0.00
Carson Reclamation Authority #2						
BNY Cash Reserve Cash	MM7946	0.090	11,222,667.45	11,222,667.45	11,222,667.45	82.89
FAMC 4 5/19/2028	31428JF5	4.068	1,000,000.00	998,702.45	994,160.00	7.39
FHLB 4 3/23/2029	3130B9WT3	4.000	1,000,000.00	1,000,000.00	989,840.00	7.39
Morgan Stanley Bank 4 4/17/2028	61778ESY8	4.000	249,000.00	249,000.00	248,208.48	1.84
Sub Total / Average Carson Reclamation Authority #2		0.748	13,471,667.45	13,470,369.90	13,454,875.93	99.50
Carson Reclamation Authority Remediation						
D. Treasury Cash Management Cash	946933	3.590	66,833.20	66,833.20	66,833.20	0.49
Sub Total / Average Carson Reclamation Authority Remediation		3.590	66,833.20	66,833.20	66,833.20	0.49
Total / Average		0.762	13,538,687.97	13,537,390.42	13,521,896.45	100



Reclamation Authority
Reserve Holdings
As of July 31, 2026

Description	CUSIP/Ticker	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
Carson Reclamation Authority						
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	3.840	187.32	187.32	187.32	0.00
Sub Total / Average Carson Reclamation Authority		3.840	187.32	187.32	187.32	0.00
Carson Reclamation Authority #2						
BNY Cash Reserve Cash	MM7946	0.900	11,222,189.61	11,222,189.61	11,222,189.61	82.89
FAMC 4 5/19/2028	31428JJF5	4.068	1,000,000.00	998,702.45	994,660.00	7.39
FHLB 4 3/23/2029	3130B9WT3	4.000	1,000,000.00	1,000,000.00	990,130.00	7.39
Morgan Stanley Bank 4 4/17/2028	61778ESY8	4.000	249,000.00	249,000.00	247,974.19	1.84
Sub Total / Average Carson Reclamation Authority #2		1.423	13,471,189.61	13,469,892.06	13,454,953.80	99.51
Carson Reclamation Authority Remediation						
D. Treasury Cash Management Cash	946933	3.560	66,632.84	66,632.84	66,632.84	0.49
Sub Total / Average Carson Reclamation Authority Remediation		3.560	66,632.84	66,632.84	66,632.84	0.49
Total / Average		1.433	13,538,009.77	13,536,712.22	13,521,773.96	100



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

DISCUSSION 12.

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. Three budget-related documents are attached: a copy of the Design-Preconstruction and Construction Management Budget, the Design-Preconstruction and Construction Management Budget broken down by Sources and Uses of Funds, and the latest budget estimate ("Appendix F").

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, 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 CRA 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.

The CRA attends weekly meetings with the Contractors and Engineers to track the progress on the work and resolve remaining issues, which are discussed among all the contracted parties and are tracked week to week.

Most of the street work is now pivoting to preparing for the Super El Nino – laying down 18" of base material and covering most of the street with plastic and sandbags to prevent saturation of soil. Installation of the 18" of CMB will make the street to really start to look like a street. Downside is greater difficulty in installing dry utility infrastructure next Spring.

Status of Utilities

Recycled Water (West Basin Municipal Water District). Installation of the lines in Lenardo is nearly complete. In late August there was a break near the main line close to Main Street (alongside Cell 1) that turned out to be one of the 2" laterals. The break caused considerable flooding in North Lenardo which took crews several days to dewater. The contractor turned off the water and was able to isolate and repair the break in a manner that meets West Basin's design standards. Just the 2" laterals need to be replaced with copper, which is standard; the 700' of main line that was installed in 2011 does not. A claim on the contractor's Builder's Risk policy is being processed to cover the cost of the damage.

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 approved by the CRA is September. In addition to needing to finalize the Rental Agreement for access, the schedule is complicated by utility work 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 on the storm drain pipe is completed on Lenardo and Stamps. Storm drains catch basins on Del Amo in front of Evolve apartments and on the CCLF side of Del Amo were completed in August, and crews are now 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 for the "backbone" conduit are at Transtech for review., and the CRA submitted an application in September for primary power at each of the three points of connection. 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. A Pre-Hearing Conference with the Administrative Law Judge was held on September 28 and a calendar of hearings is forthcoming.

Uncertainty about electrical design/service has disrupted the construction of elements that require power – streetlights, traffic signals, irrigation controllers, sump pumps. While the planning and design of the backbone system is proceeding through plan check, the subcontract for backbone installation has been paused until the provider (SCE or other) is determined, as there are important differences in the underground equipment.

However, some foundation work for traffic signals can proceed based on the current design (and obtaining necessary easements). Most of the signals located on the edge of the street will require "cast in drilled hole" (CIDH) piles. The pile driving plan was conditionally approved by DTSC but there are some outstanding conditions before work can begin on CIDH piles on site. This work, performed by the concrete contractor, will be subject to weather delays during rain, like other work, but it would also create some work for the traffic signal contractor for conduits and stub-outs. The traffic signal contractor is ordering the traffic signal/streetlight poles and equipment because it has a 28 week lead time.

Street Improvement Plans

- Street Improvement Plans. Plans are now approved now that the Easement Agreement with the Evolve Apartments was recorded.
- Traffic Signal Plans. Plans are approved and Easement from Evolve property for traffic signal at Stamps and Del Amo is now recorded. 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 and 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. Cell 2 and Cell 1 buffers along Stamps are completed.
- GCCS Header Replacement. ICS is working to replace all the installed GCCS header line. Original plans called for replacing line only in Lenardo Depression and to leave installed pipe in place, 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 also now well into the installation of the 13 GCCS vaults on Lenardo (Cell 2).

V. FISCAL IMPACT

The Lenardo Drive project is funded by five main sources: the 2019 Measure R/Measure M bond issue (\$23,000,000), the 2024 City of Carson Lease Revenue Bonds (\$26,000,000), DIF funds for traffic signal improvements (\$750,000), the Lenardo Drive Developer Contribution (\$12,500,000), and a Measure M grant from Metro (\$8,000,000).

In reviewing the July 31 Summary, the total amount of cash payments made by the CRA via the RES design and construction management contracts for both scopes of work (Construction and Preconstruction) is \$21,629,409. Adding the amount of the August 5 and September 5 billings for both scopes, which were \$2,576,160 and \$2,645,153, respectively, brings the total amount paid via RES so far to \$26,850,772, or 38.2% of budgeted revenue. When including the \$3,408,380 in payments made directly by the CRA (not via the RES contracts), the total amount spent by the CRA is \$30,259,102, or 43.1% of budgeted revenue. The direct CRA payments were for a pre-construction contract as well as certain owner-paid fees and permits, especially for utilities and LA County plan checking.

On the \$8 million Metro Measure M grant, the grant agreement is on the City Council Agenda on October 6th.

Other future change orders will include changes to Lenardo Drive at the south end (near the bridge) which would make it more adaptable for a variety of future uses considered for Cell 2. These are changes from the original design that was bid in 2025 but were made before any of those improvements were constructed on that end of the street to not have to tear out any newly-installed facilities. The south end of Lenardo has been a soft "no work" area for most of 2026 due to the redesign and the need to install the GCCS header. Work is commencing again in that area starting with catch basins 20 and 22. The revised Street Improvement Plan incorporating the new traffic signal locations and the relocated driveway were submitted to the City last week for approval.

Three budget reports have been included in the report as well, to be discussed:

The SLCB Appendix F is the General Contractor's (SLCB) budget – the hard cost of the project – and it tracks the budget from the original contract amount and then progressively adds changes orders and the bidding of additional scope. It also breaks the work down by task or building trade.

The second is the Design-Preconstruction and Construction Budget which shows the original contract amount and changes all firms involved in the project, from the general contractor to all the engineers and construction managers. This captures both the hard and soft costs of the project.

The third, called the Design-Preconstruction and Construction Budget S&U (Sources and Uses) is in a similar layout to the second document but then shows how these funds are allocated across the multiple funds' sources and accounts. It's helpful for showing the status of various funding accounts.

VI. EXHIBITS

1. SLCB Appendix F
2. Design-Preconstruction and Construction Budget
3. Design-Preconstruction and Construction Budget S&U (Sources and Uses)

Attachments

[2026_07_31 - SLCB Appendix F.pdf](#)

[2026_07_31 - Design-Preconstruction and Construction Management Budget.pdf](#)

[2026_07_31 - Design-Preconstruction and Construction Management S&U.pdf](#)

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 07/31/2026																				
Cost Code	Description	Trade Subcontractor	Original Contract SOV	Approved PCCO #001	Approved PCCO #002	Approved PCCO #003	Approved PCCO #004	Approved PCCO #005	Approved PCCO #006	Approved PCCO #007	Approved PCCO #008	Approved PCCO #009	Approved PCCO #010	Current Contract SOV	Buyout & Deferred Scope (as of 12/31/2025)	PCOs -- Out for Approval	PCOs -- Open for Review	Estimate at Completion as of 07/31/26	Cash Payments (Including Retainage) as of 07/31/26	Estimate to Complete as of 07/31/26
17123	Survey	Psomas	\$346,230								\$38,500			\$384,730					75,095	\$309,635
310000	Earthwork	AMPCO	\$3,025,582	\$43,343	\$915,674	\$55,568		\$4,625,175	(\$85,001)	\$42,535	\$125,541	\$8,817	\$1,031,526	\$9,788,760		\$349,987		\$10,138,747	3,021,255	\$7,117,492
312116	Env- Landfill Cap SAL		\$0			\$771,304				\$1,215				\$772,519		\$871,307	\$164,241	\$1,808,067	71,220	\$1,736,847
312500	Erosion and Sediment /SWPPP	BMP Solutions	\$147,725			\$18,790								\$166,515			\$432,267	\$598,782	16,470	\$582,312
316200	Caissons/Foundations (Allowance)		\$810,000				(\$810,000)							\$0				\$0	-	-
316400	IFC - Structural		\$0				\$2,257,499							\$0			(\$16,772)	\$2,240,727	176,009	\$2,064,718
321216	Asphalt Paving	Sully-Miller	\$3,201,359											\$3,201,359			\$180,036	\$3,381,395	-	\$3,381,395
321313	Site Concrete	Sully-Miller	\$2,345,620											\$2,345,620			\$180,000	\$2,525,620	-	\$2,525,620
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		\$549,763	\$903,117	\$10,263,123	5,921,509	\$4,341,614
337000	Dry Utilities (Allowance)		\$6,600,000										\$23,109	\$6,623,109				\$6,623,109	-	\$6,623,109
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	\$0			\$0	-	\$0
	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	\$1,103,424	\$4,676,731		\$261,366	\$4,938,097	516,088	\$4,422,009
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	\$2,134,950	\$46,638,944	(\$399,399)	\$1,771,057	\$2,201,973	\$50,212,575	\$9,866,226	\$40,346,349
919000	General Conditions (18 months)	from Appendix C-3	\$2,581,577					\$235,546						\$2,817,123				\$2,817,123	1,519,535	\$1,297,588
10000	General Requirements (18 months)	from Appendix C-4	\$1,408,541					\$7,355						\$1,415,896				\$1,415,896	208,535	\$1,207,361
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	\$5,762	\$141,254				\$141,254	135,492	\$5,762
919015	Sub Default Insurance	1.35%	\$434,567	\$376	\$55,407	\$11,418	\$22,411	\$62,440	\$3,470	\$502	\$8,349	\$1,867	\$28,822	\$629,629				\$629,629	600,807	\$28,822
922010	General Liability Insurance	1.10%	\$445,937	\$331	\$48,735	\$10,403	\$20,391	\$57,881	\$3,053	\$443	\$7,344	\$1,642	\$25,349	\$621,509				\$621,509	596,160	\$25,349
	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	\$109,745	\$2,690,503			\$0	\$2,690,503	645,190	\$2,045,313
SubTotal Soft Costs			\$8,349,646	\$2,215	\$326,190	\$100,074	\$193,609	\$636,656	\$20,427	\$2,957	\$49,150	\$10,990	\$169,678	\$9,861,592	\$0	\$0	\$0	\$9,861,592	\$3,705,719	\$6,155,873
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	\$2,304,628	\$15,960,770	(\$399,399)	\$1,771,057	\$2,201,973	\$3,573,631		
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	\$56,500,536	\$56,500,536	\$56,101,137	\$57,872,194	\$60,074,167	\$60,074,167	\$13,571,945	\$46,502,222
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)	(\$14,001)	\$0	(\$74,779)	(\$237,940)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Estimated Waste Consolidation		\$2,967,760	(\$30,081)	\$0	\$0	\$0	\$0	\$0	\$0	(\$382,138)	\$0	(\$2,066,688)	\$488,853	\$0	(\$488,853)	\$0	\$0	\$0	\$0
SubTotal Remaining Estimated Buffer Zone & Waste ROM			\$12,789,277	(\$30,081)	(\$3,441,945)	(\$925,452)	\$0	(\$4,992,769)	(\$134,631)	(\$14,001)	(\$382,138)	(\$74,779)	(\$2,304,628)	\$488,853	\$0	(\$488,853)	\$0	\$0	\$0	\$0
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	\$56,629,477	\$56,914,903	\$56,989,389	\$56,989,389	\$56,989,389	\$56,589,990	\$57,872,194	\$60,074,167	\$60,074,167	\$13,571,945	\$46,502,222
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";																				
\$6.0M 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 Buffer Zone and Waste Consolidation ROM has been incorporated into PCCO and/or PCOs, and any future BZ/Waste PCOs will increase the original budgeted cost of the work.																				

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

January 1, 2025 through December 31, 2027

7/31/2026

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

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact F	\$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 7/31/2026	(\$20,934,301)

	Total Cash Payments to RES	(\$21,629,409)
	Total Cash Payments made by City of Carson	(\$2,001,400)
	Total City of Carson Interest Earned on Measures R&M as reported through 7/31/2026	\$2,696,508

Current City of Carson Fund Balances as of 7/31/2026	\$27,408,719
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 7/31/2026	\$47,908,719

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 7/31/2026	Current Contract SOV as of 7/31/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 7/31/2026	Estimate at Completion SOV as of 7/31/2026	Cash Payments as of 7/31/2026	Estimate to Complete as of 7/31/2026
Forecast RES SOW-3 Construction Expenses:							
SOW-3 Construction Labor	-	-	-	-	-	-	-
Electrical Design Consultants	80,000	(80,000)	-	-	-	-	-
Cummings Curley & Associates	20,000	(20,000)	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-
EKI	593,541	-	-	(593,541)	-	-	-
KPFF	-	12,325	12,325	-	12,325	5,600	6,725
Labor Compliance Management	43,887	-	43,887	-	43,887	29,245	14,642
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	291,427	26,925
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	78,065	144,935
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,043	3,660,346	56,989,389	3,084,778	60,074,167	13,571,945	46,502,222
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	(38,143)	3,108,006	124,562	3,232,568	855,230	2,377,337
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$3,634,528	\$60,794,959	\$2,615,799	\$64,004,299	\$14,837,003	\$49,167,295
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	955,344	351,494
Electrical Design Consultants	210,000	482,698	692,698	-	692,698	400,815	291,882
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	3,333,369	1,054,431
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	611,723	1,171,723	574,739	596,984
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	114,405	33,992
SL Carson Builders	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	-	180,000	65,634	114,366
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,720,157	\$261,764	\$6,981,921	\$2,290,426	\$9,272,347	\$6,792,406	\$2,479,941
Total RES SOW-3 and SOW-4 Budget	\$64,474,129	\$3,896,292	\$67,776,880	\$4,906,225	\$73,276,645	\$21,629,409	\$51,647,236
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 7/31/2026	\$1,100,883	\$900,517	\$2,001,400	\$0	\$2,001,400	\$2,001,400	\$0
Total City of Carson + RES Budget	\$66,981,992	\$4,796,809	\$71,185,259	\$4,906,225	\$76,685,025	\$25,037,789	\$51,647,236

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 (\$27.4M) less Estimate to Complete (\$51.6) as of 7/31/2026	(\$24,238,517)
Current & Projected City of Carson Funding Variance (\$47.9M - \$51.6M) as of 7/31/2026	(\$3,738,517)

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

January 1, 2025 through December 31, 2027

as of 7/31/2026

Current and Potential City of Carson Sources of Funds							
Total Sources of Funds	Measure R / Measure M Bonds **	Measure R / Measure M Bonds Traffic Signals	Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)	
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 7/31/2026	(\$20,934,301)	(\$14,960,885)	(\$1,557,103)	\$0	(\$4,416,313)	\$0	\$0
*Current City of Carson Fund Balances as of 7/31/2026	\$27,408,719	\$4,132,135	\$942,897	\$750,000	\$21,583,687	\$0	\$0
Projected City of Carson A/R Funds (\$12.5M Lenardo Developer Payment + \$8M SBOGOG Grant)	\$20,500,000	\$0	\$0	\$0	\$0	\$12,500,000	\$8,000,000
Total Potential City of Carson Funds as of month ending 7/31/2026	\$47,908,719	\$4,132,135	\$942,897	\$750,000	\$21,583,687	\$12,500,000	\$8,000,000

	Current Contract SOV as of 7/31/2026	Net Potential PCOs/ Budget Revisions as of 7/31/2026	Estimate at Completion SOV as of 7/31/2026	Cash Payments as of 7/31/2026	Estimate to Complete as of 7/31/2026	Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic Signals	Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)
SOW-3 Construction Expenses	7/31/2026	7/31/2026	7/31/2026	7/31/2026	7/31/2026	****Remaining Costs as of 7/31/26					
Electrical Design Consultants	-	-	-	-	-	-	-	-	-	-	-
Cummings Curley & Associates	-	-	-	-	-	-	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-	-	-	-	-
EKI	-	(593,541)	-	-	-	-	-	-	-	-	-
KPFF	12,325	-	12,325	5,600	6,725	6,725	-	-	-	-	-
Labor Compliance Management	43,887	-	43,887	29,245	14,642	14,642	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	291,427	26,925	26,925	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	94,509	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	78,065	144,935	144,935	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,989,389	3,084,778	60,074,167	13,571,945	46,502,222	12,589,801	2,167,837	750,000	23,404,533	-	7,590,051
RE Solutions (5% Management Fee & Reimbursements)	3,108,006	124,562	3,232,568	855,230	2,377,337	2,377,337	-	-	-	-	-
Subtotal - SOW-3 Construction Expenses	\$60,794,959	\$2,615,799	\$64,004,299	\$14,837,003	\$49,167,295	\$15,254,874	\$2,167,837	\$750,000	\$23,404,533	\$0	\$7,590,051
SOW-4 Design/PreConstruction Expenses						****Remaining Costs as of 7/31/26					
RE Solutions (SOW-4 Labor)	1,306,838	-	1,306,838	955,344	351,494	351,494	-	-	-	-	-
Electrical Design Consultants	692,698	-	692,698	400,815	291,882	291,882	-	-	-	-	-
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	3,333,369	1,054,431	-	-	-	1,054,431	-	-
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	611,723	1,171,723	574,739	596,984	596,984	-	-	-	-	-
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	114,405	33,992	33,992	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	65,634	114,366	114,366	-	-	-	-	-
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,981,921	\$2,290,426	\$9,272,347	\$6,792,406	\$2,479,941	\$1,425,510	\$0	\$0	\$1,054,431	\$0	\$0
Total Uses of Funds by Source***	\$67,776,880	\$4,906,225	\$73,276,645	\$21,629,409	\$51,647,236	\$16,680,384	\$2,167,837	\$750,000	\$24,458,964	\$0	\$7,590,051

Current & Projected City of Carson Funding Variance (\$47.9M - \$51.6M) as of 7/31/2026 (\$3,738,517) (\$12,548,249) (\$1,224,940) \$0 (\$2,875,277) \$12,500,000 \$409,949

Current City of Carson Fund Balances (\$27.4M) less Estimate to Complete (\$51.6M) as of 7/31/2026 (\$24,238,517)

* Measures R&M Bonds include \$2.7M in interest earned as reported through 7/31/2026

** 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



**Carson Reclamation
Authority**

701 East Carson Street

Report to Carson Reclamation Authority

Monday, October 5, 2026, 4:00 PM

DISCUSSION 13.

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 reports 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 [July 2026]

Attachments

[EXH. No. 1 - O&M July 2026 Monthly Progress Report \[10.5.2026\]](#)

The District at South Bay

MONTHLY JOB PROGRESS

REPORT

For July 2026

submitted September 30, 2026 to:



TABLE OF CONTENTS

(click links to navigate through document)

Attachment A

Executive Summary.....PG 3

Attachment B

Project BudgetPG 9

Attachment C

Monthly Project Schedule Report.....PG 15

Attachment D

O&M Monthly Update.....PG 66

Attachment E

Meeting Minutes.....PG 98

Attachment F

Noise and Vibration Report.....PG 293

Attachment G

Reports.....PG 306

Attachment H

MMRP.....PG 312

(Mitigation Monitoring and Reporting Program)

Attachment A

Executive Summary

EXECUTIVE SUMMARY –JULY 2026

CONSTRUCTION

Construction activities during July 2026 continued to advance site development and environmental remediation work, while several work areas remained affected by permitting, design, and permitting constraints. Along Stamps Drive, AMPCO completed fine grading of the Cell 1 buffer zone flow line between Stations 10+50 and 14+50 before demobilizing on July 17. ECA remains scheduled to return when approximately 1,500 linear feet of buffer zone is ready for liner installation.

Storm drain and catch basin work continued along DelAmo Boulevard and Stamps drive. Domestic water work remains constrained at the Avalon Bridge pending the temporary construction easement required to complete installation beneath the bridge.

GCCS vault construction along Central and North Lenardo remained constrained pending availability of AQMD-approved storage bins for any high VOC soil (above 1000 ppm) and clarification from EKI regarding additional equipment and safety procedures required for excavation of the high VOC waste material. Waste was also identified as encroaching into the proposed vault foundation area, requiring additional coordination before the activity can proceed. EKI's guidance on rule 1166 soil only applied for readings greater than 50 ppm and less than 1000 ppm. We needed this additional guidance from EKI for soil with VOC content greater than 1000 ppm. Largo's return to work remains dependent on resolution of the pile work plan, pile matrix approval, no -work-zone limitations, and required easements for traffic signal construction.

ENVIRONMENTAL COORDINATION

Environmental and regulatory coordination during July focused primarily on SCAQMD Rule 1166 requirements and management of VOC-impacted soil. SCAQMD denied the requested revisions to the Alternate Compliance Plan, including proposed changes to workface monitoring frequency and provisions that would have allowed high-VOC soil to be reconsolidated on site. As a result, the existing requirements for monitoring and off-site disposal remain in effect.

Approximately 72 cubic yards of Rule 1166 material were being managed on site as of July 8 and were covered with black Visqueen pending off-site disposal. Removal of the Rule 1166 soil was completed on July 20, and remaining excavated soil was removed by July 24. As of July 22, approximately 25,961 cubic yards of trash, including Rule 1166 soil, had been removed against the 29,000-cubic-yard allowance.

DTSC was on site during the week of July 27 to observe groundwater monitoring and sampling of Lower Operable Unit wells. The LOU sampling is a DTSC-managed activity and is not the responsibility of the CRA or its contractors.

EKI also evaluated the need to extend the existing SCAQMD permit to construct and operate vertical and horizontal extraction wells. SCAQMD confirmed that an extension filing was not required provided the existing permit remains current.

SAFETY PERFORMANCE

The project maintained 280 consecutive safe calendar days of July 22, 2026.

Following the June evaluation of air-horn audibility across active work areas, the project team continued evaluating improvements to the emergency notification system. A second test was planned to determine whether improved horns and potential electrical safety devices near the guard shack and LOC would provide adequate notification to personnel in South Lenardo and other areas where the existing alarm was difficult to hear.

An attempted copper-wire theft occurred just outside the project site on July 11 and resulted in a fatal electrocution. SCE subsequently deenergized temporary power in the area to address the safety concern. RE | Solutions coordinated with SCE regarding re-energization of the temporary power drop serving Cell 2.

MITIGATION MONITORING

Construction continued in accordance with applicable project mitigation measures during July. Perimeter air monitoring for dust, particulates, and constituents continued throughout the reporting period, with no air-quality violations reported.

Construction equipment and operating practices were monitored for compliance with applicable emissions-control measures. Subcontractor equipment remained in compliance with equipment maintenance and emissions requirements, vehicle idling restrictions remained in effect, and soil-disturbance activities continued to be monitored in accordance with applicable SCAQMD requirements. Site controls, including the vehicle tracking pad, tire-cleaning measures, and covering of haul trucks transporting fill material on site, remained in place.

SCHEDULE & PERMITTING

The June project schedule remains the schedule used for July reporting while the July schedule undergoes scope revisions. The current schedule reflects a 300-day delay from December 5, 2025 revision, with substantial completion forecast for February 10, 2028 and

final completion forecast for March 9, 2028. The next schedule update remains pending Cumming's review of the scope revisions.

Available work fronts continue to affect construction sequencing. AMPCO demobilized on July 17. Sully-Miller is currently anticipated to run out of work on September 17, and ICS on September 15. ECA will return when approximately 1500 linear feet of buffer zone is available for liner installation, while Largo's return remains dependent on pile-related approvals, no-work-zone limitations, and easements.

Permitting and design coordination continued for wet and dry utilities, power distribution, traffic signals, streetlights, and related infrastructure. The temporary construction easement at the Avalon Bridge remains a significant administrative constraint to completion of the domestic water line beneath the bridge. Power distribution design also remains under development, with a third submittal anticipated to incorporate revisions associated with the proposed big-box tenant design.

MBI noted that design changes are contingent on Methane mitigation and the addition of venting for poles and pull boxes. JR will get an easement agreement in front of City Council by 8/4/2026. Evolve conflicts will also require easement.

FINANCIAL STATUS & OUTLOOK

As of July 31, 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 \$76.7 million, a decrease of approximately \$1.6 million from last month.

The current SOW-3 Construction Estimate at Completion is projected to be approximately \$64.0 million, a reduction of approximately \$2.1 million from last month. This is largely the result of removing \$2.45 million of Deferred Scope costs from the SL Carson Builders Estimate at Completion. That scope and cost is included in the original GMP contract amount of \$40.5 million, and in previous months was inadvertently double counted as an additional line item in the "Buyout & Deferred Scope (as of 12/31/2025)" column of the SLCB Appendix F exhibit. Alternatively, that \$2.45 million could be shown with a negative cash flow sign that would further reduce the SLCB Estimate to Complete, but we have elected to leave it at zero as the Deferred Scope items will need to be constructed and paid for at some point in the future.

The current SOW-4 Design/PreConstruction Estimate at Completion is projected to be approximately \$9.3 million. This is an increase of approximately \$468 thousand from last month, the result of additional scope and costs included in Amendment 13 to the Michael Baker International contract.

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 \$2,804 (for a total of \$3.4 million since October 2024).

The CRA reported to RES that as of July 31, 2026, a total of \$27.4 million was available in city of Carson-controlled funds to pay the remaining SOW-3 and SOW-4 Estimate to Complete of \$51.6 million, a potential funding variance of approximately **(\$24.2 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 **(\$3.7 million)**. The CRA also reported to RES that \$14.0 million in new city funds has been approved for an additional scope of work for the benefit of Faring/CGO, and RES is now tracking the expenditure of those funds as part of the weekly RES-CRA “Cash Flow Ledger” meeting and exhibit even though those funds are not available sources to be used for completion of the Phase 2 Development Improvements .

And as of July 31, 2026, the CRA reported to RES that it held only \$224,261 in the “CRA Cash Account” that is used to pay ongoing SOW-1, SOW-2 and SOW-5 costs. As such, the CRA does not have sufficient funds to pay the current RES Master Invoice (MI#108 totaling \$377,442, submitted on August 19, 2026) or any future Master Invoices. Total O&M reimbursements and Authority Funding Support payments due to the CRA from Faring/CGO as of the date of this executive summary were reported to be a little over \$2.3 million (note this number does not account for a \$500,000 payment made by Faring/CGO on 7/16/2026). This is an ongoing issue and has been discussed repeatedly with CRA staff; documented in multiple emails between RES, CRA staff and CRA counsel; and detailed in a formal memorandum sent to CRA staff and CRA counsel on July 13, 2026.

Current forecasts for the next 60-day period indicate approximately \$6.15 million in city of Carson-funded expenditures for SOW-3 and SOW-4, and approximately \$905 thousand in CRA-funded expenditures for SOW-1, SOW-2 and SOW-5.

OVERALL PROJECT STATUS

The project continued to make progress during July; however, construction activity became increasingly affected by limited available work fronts, outstanding design decisions, permitting, and easement requirements. Environmental and mitigation obligations continued to be successfully managed as active remediation work progressed, including completion of the required off-site removal of Rule 1166 impacted soil. With several contractors completing available work or approaching work limitations, resolving

outstanding approvals and opening additional work areas will be increasingly important to maintaining project momentum in the coming months.

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 7/31/2026

		Monthly Budget Estimate / Actuals for month ending 8/31/2026	Monthly Budget Estimate / Actuals for month ending 9/30/2026	Total 60-Day Rolling Budget
Forecast SOW-1 Site Management Expenses:				
SOW-1 Site Management Labor	RE Solutions Site Management Labor	57,436	43,237	100,673
SOW-1 Site Management Expenses	Vendors & Subcontractors	55,485	42,309	97,794
SOW-1 Site Management Expenses	Stormwater Management	36,459	54,167	90,626
SOW-1 Site Management Expenses	RE Solutions Office, Admin & Trailer Costs	14,519	13,226	27,745
Subtotal - SOW-1 Site Management Expenses		\$163,899	\$152,939	\$316,839
Forecast SOW-2 Operation & Maintenance Expenses				
SOW-2 O&M Labor	RE Solutions O&M Labor (Tasks 1-6)	85,721	112,925	198,647
SOW-2 O&M Expenses	Remedial Systems Operation & Maintenance (Tasks 1-6)	150,732	135,075	285,807
Subtotal SOW-2 (Tasks 1-6)		236,453	248,001	484,454
SOW-2 O&M Labor	RE Solutions O&M Labor (Task 7)	22,188	12,207	34,395
SOW-2 O&M Expenses	Unscheduled Operation & Maintenance Work (Task 7)	(57,256)	54,775	(2,481)
Subtotal SOW-2 (Task 7)		(35,069)	66,982	31,914
Subtotal - SOW-2 O&M Expenses		\$201,385	\$314,983	\$516,368
Forecast SOW-5 Enhanced Lenardo Expenses				
SOW-5 Enhanced Lenardo Labor	RE Solutions (SOW- 5 Labor)	11,584	20,000	31,584
SOW-5 Enhanced Lenardo Expenses	Michael Baker International	574	15,000	15,574
SOW-5 Enhanced Lenardo Expenses	SL Carson Builders	-	25,000	25,000
Subtotal - SOW-5 Enhanced Lenardo Expenses		\$12,158	\$60,000	\$72,158
		MI #108	MI #109	
Total 60-Day CRA Cash Account Funds Required		\$377,442	\$527,922	\$905,364
Forecast SOW-3 Construction Expenses:				
SOW-3 Construction Expenses	Electrical Design Consultants	-	-	-
SOW-3 Construction Expenses	Cummings Curley & Associates	-	-	-
SOW-3 Construction Expenses	EKI	-	-	-
SOW-3 Construction Expenses	KPFF	-	2,465	2,465
SOW-3 Construction Expenses	Labor Compliance Management	1,900	1,900	3,800
SOW-3 Construction Expenses	Leighton Consulting (Verdantas)	24,930	30,642	55,572
SOW-3 Construction Expenses	Michael Baker International	-	20,000	20,000
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	1,690,669	3,146,442	4,837,111
SOW-3 Construction Expenses	RE Solutions (5% Management Fee & Reimbursements)	82,095	153,382	235,477
Subtotal - SOW-3 Construction Expenses		\$1,805,234	\$3,367,949	\$5,173,183
Forecast SOW-4 Design/PreConstruction Expenses				
SOW-4 Design/PreConstruction Labor	RE Solutions (SOW- 4 Labor)	20,839	-	20,839
SOW-4 Design/PreConstruction Expenses	Electrical Design Consultants	120,031	96,783	216,815
SOW-4 Design/PreConstruction Expenses	Cummings Curley & Associates	-	2,034	2,034
SOW-4 Design/PreConstruction Expenses	Cumming Management Group	-	-	-
SOW-4 Design/PreConstruction Expenses	EKI	628,864	86,881	715,745
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	-	-	-
SOW-4 Design/PreConstruction Expenses	SL Carson Builders	-	-	-
SOW-4 Design/PreConstruction Expenses	RE Solutions (Expenses)	1,192	5,000	6,192
Subtotal - SOW-4 Design/PreConstruction Expenses		\$770,927	\$208,155	\$979,082
		CMI #2012-015	CMI #2012-016	
Total 60-Day City of Carson Account Funds Required		\$2,576,161	\$3,576,104	\$6,152,265

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

January 1, 2025 through December 31, 2027

7/31/2026

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

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact F	\$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 7/31/2026	(\$20,934,301)

	Total Cash Payments to RES	(\$21,629,409)
	Total Cash Payments made by City of Carson	(\$2,001,400)
	Total City of Carson Interest Earned on Measures R&M as reported through 7/31/2026	\$2,696,508

Current City of Carson Fund Balances as of 7/31/2026	\$27,408,719
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 7/31/2026	\$47,908,719

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 7/31/2026	Current Contract SOV as of 7/31/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 7/31/2026	Estimate at Completion SOV as of 7/31/2026	Cash Payments as of 7/31/2026	Estimate to Complete as of 7/31/2026
Forecast RES SOW-3 Construction Expenses:							
SOW-3 Construction Labor	-	-	-	-	-	-	-
Electrical Design Consultants	80,000	(80,000)	-	-	-	-	-
Cummings Curley & Associates	20,000	(20,000)	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-
EKI	593,541	-	-	(593,541)	-	-	-
KPFF	-	12,325	12,325	-	12,325	5,600	6,725
Labor Compliance Management	43,887	-	43,887	-	43,887	29,245	14,642
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	291,427	26,925
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	78,065	144,935
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,043	3,660,346	56,989,389	3,084,778	60,074,167	13,571,945	46,502,222
RE Solutions (5% Management Fee & Reimbursements)	3,146,149	(38,143)	3,108,006	124,562	3,232,568	855,230	2,377,337
Subtotal - SOW-3 Construction Expenses	\$57,753,972	\$3,634,528	\$60,794,959	\$2,615,799	\$64,004,299	\$14,837,003	\$49,167,295
Forecast RES SOW-4 Design/PreConstruction Expenses							
RE Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	955,344	351,494
Electrical Design Consultants	210,000	482,698	692,698	-	692,698	400,815	291,882
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	3,333,369	1,054,431
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	611,723	1,171,723	574,739	596,984
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	114,405	33,992
SL Carson Builders	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	-	180,000	65,634	114,366
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,720,157	\$261,764	\$6,981,921	\$2,290,426	\$9,272,347	\$6,792,406	\$2,479,941
Total RES SOW-3 and SOW-4 Budget	\$64,474,129	\$3,896,292	\$67,776,880	\$4,906,225	\$73,276,645	\$21,629,409	\$51,647,236
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 7/31/2026	\$1,100,883	\$900,517	\$2,001,400	\$0	\$2,001,400	\$2,001,400	\$0
Total City of Carson + RES Budget	\$66,981,992	\$4,796,809	\$71,185,259	\$4,906,225	\$76,685,025	\$25,037,789	\$51,647,236

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 (\$27.4M) less Estimate to Complete (\$51.6) as of 7/31/2026	(\$24,238,517)
Current & Projected City of Carson Funding Variance (\$47.9M - \$51.6M) as of 7/31/2026	(\$3,738,517)

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

January 1, 2025 through December 31, 2027

as of 7/31/2026

Current and Potential City of Carson Sources of Funds							
Total Sources of Funds	Measure R / Measure M Bonds **	Measure R / Measure M Bonds Traffic Signals	Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)	
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 7/31/2026	(\$20,934,301)	(\$14,960,885)	(\$1,557,103)	\$0	(\$4,416,313)	\$0	\$0
*Current City of Carson Fund Balances as of 7/31/2026	\$27,408,719	\$4,132,135	\$942,897	\$750,000	\$21,583,687	\$0	\$0
Projected City of Carson A/R Funds (\$12.5M Lenardo Developer Payment + \$8M SBOG Grant)	\$20,500,000	\$0	\$0	\$0	\$0	\$12,500,000	\$8,000,000
Total Potential City of Carson Funds as of month ending 7/31/2026	\$47,908,719	\$4,132,135	\$942,897	\$750,000	\$21,583,687	\$12,500,000	\$8,000,000

	Current Contract SOV as of 7/31/2026	Net Potential PCOs/ Budget Revisions as of 7/31/2026	Estimate at Completion SOV as of 7/31/2026	Cash Payments as of 7/31/2026	Estimate to Complete as of 7/31/2026	Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic Signals	Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro Reimbursement (\$8.0M)
SOW-3 Construction Expenses	7/31/2026	7/31/2026	7/31/2026	7/31/2026	7/31/2026	****Remaining Costs as of 7/31/26					
Electrical Design Consultants	-	-	-	-	-	-	-	-	-	-	-
Cummings Curley & Associates	-	-	-	-	-	-	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-	-	-	-	-
EKI	-	(593,541)	-	-	-	-	-	-	-	-	-
KPFF	12,325	-	12,325	5,600	6,725	6,725	-	-	-	-	-
Labor Compliance Management	43,887	-	43,887	29,245	14,642	14,642	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	291,427	26,925	26,925	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	94,509	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	78,065	144,935	144,935	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,989,389	3,084,778	60,074,167	13,571,945	46,502,222	12,589,801	2,167,837	750,000	23,404,533	-	7,590,051
RE Solutions (5% Management Fee & Reimbursements)	3,108,006	124,562	3,232,568	855,230	2,377,337	2,377,337	-	-	-	-	-
Subtotal - SOW-3 Construction Expenses	\$60,794,959	\$2,615,799	\$64,004,299	\$14,837,003	\$49,167,295	\$15,254,874	\$2,167,837	\$750,000	\$23,404,533	\$0	\$7,590,051
SOW-4 Design/PreConstruction Expenses						****Remaining Costs as of 7/31/26					
RE Solutions (SOW-4 Labor)	1,306,838	-	1,306,838	955,344	351,494	351,494	-	-	-	-	-
Electrical Design Consultants	692,698	-	692,698	400,815	291,882	291,882	-	-	-	-	-
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	3,333,369	1,054,431	-	-	-	1,054,431	-	-
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	611,723	1,171,723	574,739	596,984	596,984	-	-	-	-	-
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	114,405	33,992	33,992	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE Solutions (Expenses)	180,000	-	180,000	65,634	114,366	114,366	-	-	-	-	-
Subtotal - SOW-4 Design/PreConstruction Expenses	\$6,981,921	\$2,290,426	\$9,272,347	\$6,792,406	\$2,479,941	\$1,425,510	\$0	\$0	\$1,054,431	\$0	\$0
Total Uses of Funds by Source***	\$67,776,880	\$4,906,225	\$73,276,645	\$21,629,409	\$51,647,236	\$16,680,384	\$2,167,837	\$750,000	\$24,458,964	\$0	\$7,590,051

Current & Projected City of Carson Funding Variance (\$47.9M - \$51.6M) as of 7/31/2026 (\$3,738,517) (\$12,548,249) (\$1,224,940) \$0 (\$2,875,277) \$12,500,000 \$409,949

Current City of Carson Fund Balances (\$27.4M) less Estimate to Complete (\$51.6M) as of 7/31/2026 (\$24,238,517)

* Measures R&M Bonds include \$2.7M in interest earned as reported through 7/31/2026

** 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

7/31/2026

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

Original Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$2.75M in Carry Costs + \$2.65M in CFD)	\$12,380,364
Current Projected CRA Cash Account Funds over 36-Months	(\$980k in Cash + \$6.0M in MFP + \$12.25M in Carry Costs (cells 3,4,5 & 2) + \$0 in CFD)	\$19,230,764
CRA Cash Account Balance as of start of "project" on 10/1/2024		\$1,606,068
Cash Payments from 10/1/2024 through 12/31/2024		(\$625,302)
CRA Cash Account Balance as of 1/1/2025		\$980,764
Net Change in Cash (sum of all Payments and Deposits) from 1/1/2025 through 5/31/2026		(\$756,503)
Current CRA Cash Account Balance ***including \$500k payment from CGO*** as of 7/31/2026		\$224,261
Faring/CGO A/R Invoices in CRA Cash Flow Ledger as of 7/31/2026		\$2,315,212
Projected CRA Cash Account A/R Funds from Faring/CGO Remaining as of 7/31/2026		\$7,508,333
Total Current and Projected CRA Cash Account A/R Funds Remaining as of 7/31/2026		\$10,047,806

	Original 3-Year SOV as of 1/1/2025	Net Changes increasing / (decreasing) SOV as of 7/31/2026	Current 3-Year SOV as of 7/31/2026	Net Potential Changes increasing / (decreasing) SOV as of 7/31/2026	Revised Potential 3-Year SOV as of 7/31/2026	Cash Payments as of 7/31/2026	Estimated 3-Year Cash to Complete as of 7/31/2026
Projected SOW-1 Site Management Expenses:							
RE Solutions Site Management Labor	693,876	704,196	1,398,072	-	1,398,072	924,387	473,684
Vendors & Subcontractors	2,105,239	(469,498)	1,635,741	-	1,635,741	947,306	688,435
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	365,624	220,447
Subtotal - Projected SOW-1 Site Management Expenses	\$6,036,800	(\$896,732)	\$5,140,068	\$0	\$5,140,068	\$2,610,428	\$2,529,640
Projected Operations & Maintenance Expenses:							
RE Solutions O&M Labor (Tasks 1-6)	2,933,511	902,692	3,836,204	-	3,836,204	1,884,451	1,951,752
Remedial Systems Operation & Maintenance (Tasks 1-6)	4,408,188	122,851	4,531,039	-	4,531,039	2,382,367	2,148,672
Subtotal SOW-2 (Tasks 1-6)	7,341,699	1,025,543	8,367,242	-	8,367,242	4,266,818	4,100,424
RE Solutions O&M Labor (Task 7)	1,971,900	(465,534)	1,506,366	-	1,506,366	450,098	1,056,268
Unscheduled Operation & Maintenance Work (Task 7)	1,028,100	(536,820)	491,280	-	491,280	539,446	-
Subtotal SOW-2 (Task 7)	3,000,000	(1,002,354)	1,997,646	-	1,997,646	989,544	1,056,268
Subtotal - Projected SOW-2 Operations & Maintenance Expenses	\$10,341,698	\$23,189	\$10,364,888	\$0	\$10,364,888	\$5,256,362	\$5,156,692
Total Projected SOW-1 and SOW-2 Expenses	\$16,378,498	(\$873,542)	\$15,504,956	\$0	\$15,504,956	\$7,866,789	\$7,686,332

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 (\$224k) less Estimate to Complete thru 12/31/27 (\$7.7M) as of 7/31/2026	(\$7,462,071)
Current & Projected CRA Cash Account Funding Variance thru 12/31/27 (\$10.0M - \$7.7M) as of 7/31/2026	\$2,361,474

			Original Contract SOV	Approved PCCO #001	Approved PCCO #002	Approved PCCO #003	Approved PCCO #004	Approved PCCO #005	Approved PCCO #006	Approved PCCO #007	Approved PCCO #008	Approved PCCO #009	Approved PCCO #010	Current Contract SOV	Buyout & Deferred Scope (as of 12/31/2025)	PCOs -- Out for Approval	PCOs -- Open for Review	Estimate at Completion as of 07/31/26	Cash Payments (Including Retainage) as of 07/31/26	Estimate to Complete as of 07/31/26
Cost Code	Description	Trade Subcontractor																		
17123	Survey	Psmas	\$346,230								\$38,500			\$384,730				\$384,730	75,095	\$309,635
310000	Earthwork	AMPCO	\$3,025,582	\$43,343	\$915,674	\$55,568		\$4,625,175	(\$85,001)	\$42,535	\$125,541	\$8,817	\$1,031,526	\$9,788,760		\$349,987		\$10,138,747	3,021,255	\$7,117,492
312116	Env- Landfill Cap SAL		\$0			\$771,304				\$1,215				\$772,519		\$871,307	\$164,241	\$1,808,067	71,220	\$1,736,847
312500	Erosion and Sediment /SWPPP	BMP Solutions	\$147,725			\$18,790								\$166,515			\$432,267	\$598,782	16,470	\$582,312
316200	Caissons/Foundation (Allowance)		\$810,000											\$0				\$0	-	-
316400	IFC - Structural		\$0				\$2,257,499							\$0				\$0	-	-
321216	Asphalt Paving	Sully-Miller	\$3,201,359											\$2,257,499				\$2,240,727	176,009	\$2,064,718
321313	Site Concrete	Sully-Miller	\$2,345,620											\$3,201,359			\$180,036	\$3,381,395	-	\$3,381,395
321723	Pavement Specialties		\$236,750											\$2,345,620			\$180,000	\$2,525,620	-	\$2,525,620
328000	Landscape and Irrigation	Sperber Landscape	\$2,330,857											\$236,750				\$236,750	-	\$236,750
330000	Underground Wet Utilities	Sully-Miller	\$8,101,745	(\$15,477)		\$212,611		\$341,980	(\$6,562)	\$138,870		\$37,076		\$2,330,857				\$2,330,857	23,080	\$2,307,777
337000	Dry Utilities (Allowance)		\$6,600,000											\$8,810,243		\$549,763	\$903,117	\$10,263,123	5,921,509	\$4,341,614
344113	Traffic Signals & Street Lights	[Baker Electric] - tbd	\$5,044,252									\$23,109		\$6,623,109				\$6,623,109	-	\$6,623,109
818010	Buy Out Reserve (Deferred Scope)		\$0											\$5,044,252			\$97,718	\$5,141,970	45,500	\$5,096,470
	Buy Out Allowance Over/(Under)		\$0											\$0	\$0			\$0	-	\$0
	Job Specific (GCCS)	ICS	\$0		\$3,188,531									\$4,676,731	(\$399,399)		\$261,366	\$4,938,097	516,088	\$4,422,009
818020	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	\$2,134,950	\$46,638,944	(\$399,399)	\$1,771,057	\$2,201,973	\$50,212,575	\$9,866,226	\$40,346,349
919000	General Conditions (18 months)	from Appendix C-3	\$2,581,577					\$235,546						\$2,817,123				\$2,817,123	1,519,535	\$1,297,588
10000	General Requirements (18 months)	from Appendix C-4	\$1,408,541					\$7,355						\$1,415,896				\$1,415,896	208,535	\$1,207,361
922050	Contractor Contingency		\$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	\$1,069	\$373	\$5,762	\$141,254				\$141,254	135,492	\$5,762
919015	Sub Default Insurance	1.35%	\$434,567	\$376	\$55,407	\$11,418	\$22,411	\$62,440	\$3,470	\$502	\$8,349	\$1,867	\$28,822	\$629,629				\$629,629	600,807	

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

	<i>Executed PCCO \$ Amount</i>	<i>\$ Applied to \$12.8M BZWaste ROM</i>	<i>\$ Applied to Original GMP SOW</i>
PCCO #001	\$30,081	\$30,081	\$0
PCCO #002	\$4,430,395	\$3,441,945	\$988,450
PCCO #003	\$945,736	\$925,452	\$20,284
PCCO #004	\$1,853,719	\$0	\$1,853,719
PCCO #005	\$5,261,831	\$4,992,769	\$269,062
PCCO #006	\$277,406	\$134,631	\$142,775
PCCO #007	\$40,145	\$14,001	\$26,144
PCCO #008	\$667,564	\$382,138	\$285,426
PCCO #009	\$149,265	\$74,719	\$74,486
PCCO #010	\$230,628	\$230,628	\$0
total	\$15,960,770	\$12,300,424	\$3,660,346

<i>PCOs OUT</i>	
<i>that could reduce remaining</i>	
<i>\$489k BZ/Waste ROM</i>	
(portion of) pco#077	\$713,835
pco#063	\$49,944
total	\$763,779

<i>PCOs OPEN</i>	
<i>that could reduce remaining</i>	
<i>\$489k BZ/Waste ROM</i>	
pco#065b	\$116,856
pco#065	\$30,113
pco#064	\$258,559
pco#048	\$17,272
total	\$422,800

<i>Total PCOs in excess of Cumming's remaining \$489k BZ/Waste ROM</i>	
(portion of) PCOs OUT	\$274,926
PCOs OPEN	\$422,800
total	\$697,726

Attachment D
O&M Monthly Update



Operation and Maintenance Update

Former Cal Compact Landfill

July 2026 Activities

August 12, 2026



Outline

- Health and Safety
- Construction Status
- 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 July

- Continued wet utility construction on Lenardo
- Continued GCCS Header Construction
- Continued Buffer Zone Construction

Proposed Activities in August

- Continued wet utility construction on Lenardo-filterterra units, domestic water
- Continued GCCS Header Construction-pressure testing of installed line
- Continued Buffer Zone Construction





Health and Safety

3,176 Days With No O&M Operations Safety Incident

Daily Safety Meetings @ 6:00 am

July Focus: Hot/Dry weather-related issues

- Canopy/shade whenever possible
- Hydration
- Long-sleeves/hats
- Sunscreen
- Sunglasses/tinted safety glasses
- Dust suppression (drive slowly, keep the ground moist, construction BMPs)





Stormwater Management

July Rainfall Total: 0 in

- RES Trailer Weather Station

No Stormwater Discharged

On-Site Inspections (MBI):

- weekly inspections: 7/1, 7/9, 7/15, 7/22, 7/29
- monthly inspection: 7/9



Basin F – View North



Stormwater Management

Stormwater BMP Action Items:

- None



Stormwater Pumped During the Reporting Period:

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





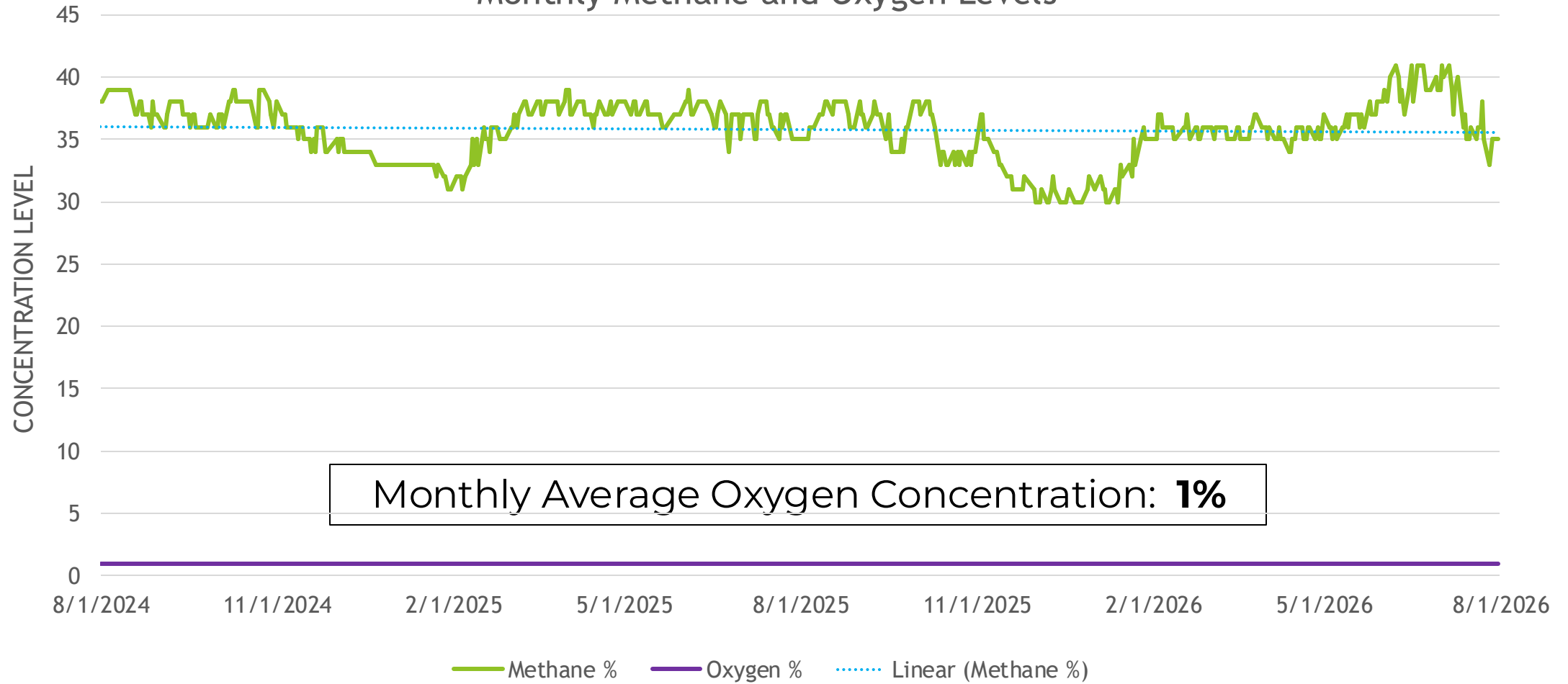
Gas Collection and Control System (GCCS) - Rule 1150.1

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



GCCS – Landfill Gas Trends (July)

Monthly Methane and Oxygen Levels



Historical Average
Methane Concentration:
35.78%

Monthly Average
Methane Concentration:
36.86%

Historical Average
Oxygen Concentration:
1%

GCCS – Landfill Gas Inlet Flow (July)

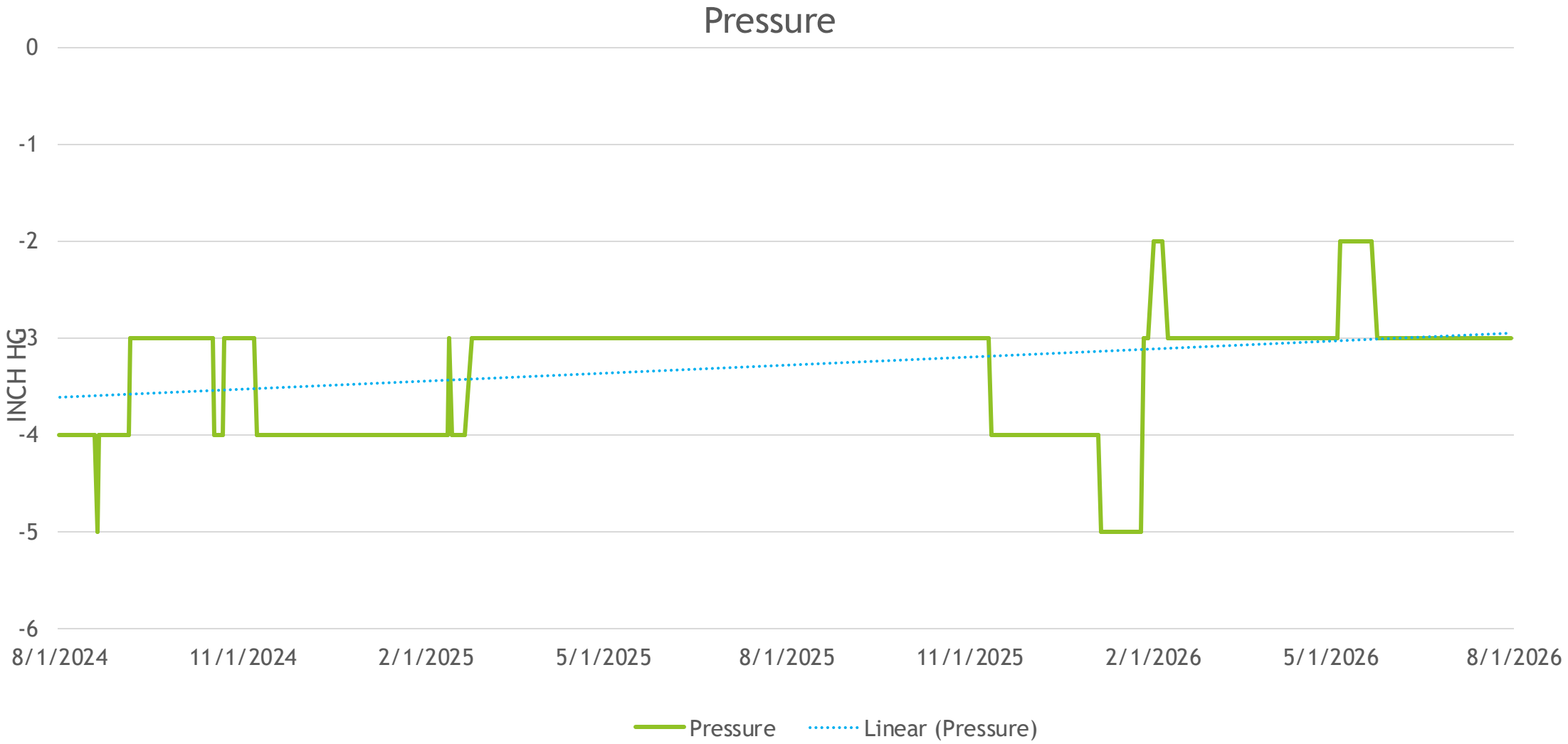
GCCS



-Historical Average Flow Rate: 200 SCFM

-Monthly Average Flow Rate: 184.5 SCFM

GCCS – Landfill Gas Pressure (July)



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.



High methane concentration (July Average 37), low cost of enrichment gas:

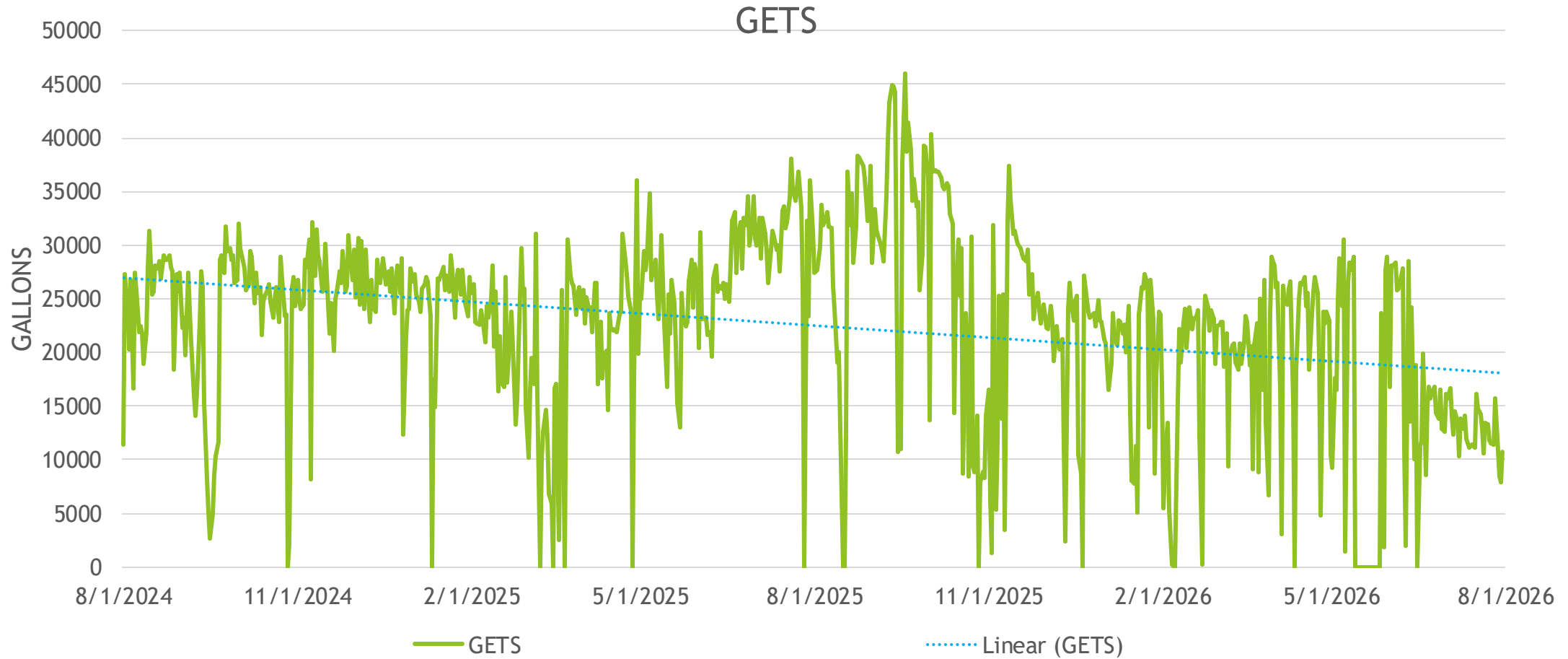
- Flare 150 used for landfill gas treatment
- Fresh GAC and permanganate is installed and ready for use as methane levels and cost considerations warrant.



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



Average Daily Flow of 12,802 gpd; 8.89 gpm*



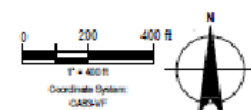
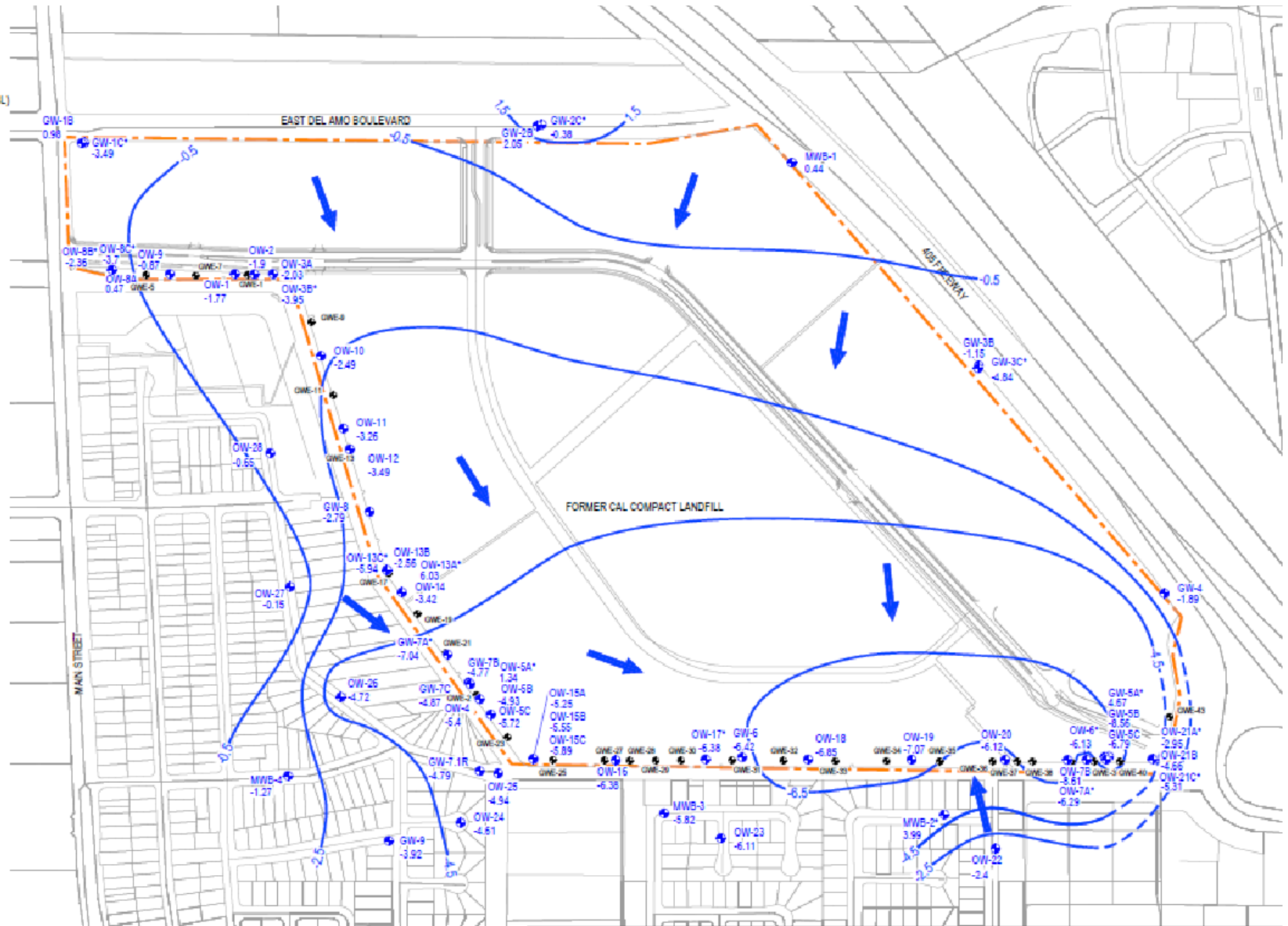
Historical Average Daily Flow of 22,561 gpd; 15.66 gpm*

*Within Allowable Discharge Limits

GETS Hydraulic Capture Q1 2026



- LEGEND**
- PROPERTY BOUNDARY
 - ⊕ GROUNDWATER MONITORING WELL (MIDDLE UPPER BELLFLOWER)
 - ⊕ GROUNDWATER EXTRACTION WELL
 - 0.59 MEASURED GROUNDWATER ELEVATION (FEET AMSL)
 - NOT USED IN CONTOURING
 - GROUNDWATER ELEVATION CONTOUR
 - DIRECTION OF GROUNDWATER ABOVE MEAN SEA LEVEL



RE SOLUTIONS
20400 S. MAIN ST., CARSON, CA 90745
CAL COMPACT LANDFILL
GROUNDWATER ELEVATION CONTOUR
MAP - MIDDLE UPPER BELLFLOWER
AQUITARD - 1ST QUARTER 2026

Project No. 12646126
Date May 2026

GETS Off-Line

Date Shutdown	Shutdown Duration	Reason	Corrective Action
7/21/2026	3.5 Hours	Kaeser Maintenance	Clear Alarm





GCCS Off-Line

Date Shutdown	Shutdown Duration	Reason	Corrective Action
7/21/2026	7 Hours	Kaeser Maintenace	Clear Alarm
7/29/2026	43.5 Hours	Gas Company Shut Down	Clear Alarm

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 July 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 came close to exceeding 50 µg/m³.
- No Exceedances were recorded July 2026

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)											
7/15/26	7:19	30	29	27	33	37	41	27	33	34	37	30	
	10:45	42	44	34	38	37	37	49	20	31	28	29	
	13:20	42	37	39	40	20	36	21	17	21	24	27	
7/27/26	7:15	47	45	42	44	46	47	49	43	47	46	48	
	10:15	50	46	47	46	40	50	41	37	38	46	39	
	13:22	42	37	46	49	41	37	35	36	33	35	32	





PANM July 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)							
7/1/26	15.16	11.81	16.30	14.49	17.69	(2.53)	(5.87)
7/2/26	17.26	14.67	18.76	16.46	21.66	(4.40)	(6.99)
7/3/26	21.38	17.64	22.47	20.20	25.07	(3.70)	(7.43)
7/4/26	22.92	16.83	24.01	21.92	21.48	1.44	(4.65)
7/5/26	14.28	12.32	15.45	14.02	17.37	(3.09)	(5.05)
7/6/26	14.07	11.53	15.24	14.04	17.36	(3.28)	(5.83)
7/7/26	16.05	14.03	17.90	15.99	19.45	(3.40)	(5.42)
7/8/26	38.05	19.45	25.38	22.59	28.62	9.44	(9.17)
7/9/26	30.81	23.99	31.25	27.95	38.70	(7.89)	(14.71)
7/10/26	28.78	22.16	28.96	26.53	35.73	(6.95)	(13.57)
7/11/26	21.92	17.14	22.24	19.86	25.36	(3.45)	(8.23)
7/12/26	18.37	14.21	18.40	16.13	20.54	(2.17)	(6.33)
7/13/26	18.54	15.06	18.91	16.37	21.98	(3.44)	(6.92)
7/14/26	22.46	18.75	23.88	20.62	26.85	(4.40)	(8.10)
7/15/26	27.16	21.50	28.22	25.53	34.16	(7.00)	(12.66)
7/16/26	34.34	25.53	33.38	31.50	40.27	(5.93)	(14.74)
7/17/26	30.22	22.23	28.98	27.01	34.93	(4.71)	(12.69)
7/18/26	25.54	20.62	26.56	23.80	29.48	(3.93)	(8.85)
7/19/26	23.87	19.17	25.08	22.04	27.63	(3.75)	(8.46)
7/20/26	19.28	14.34	20.90	17.91	25.25	(5.97)	(10.91)
7/21/26	14.37	10.57	15.40	13.56	21.47	(7.10)	(10.90)
7/22/26	9.61	6.62	10.56	9.40	13.60	(3.99)	(6.98)
7/23/26	20.57	14.30	22.34	19.80	27.15	(6.58)	(12.84)
7/24/26	29.16	19.86	31.21	27.75	37.44	(8.28)	(17.57)
7/25/26	27.89	19.88	29.08	26.61	33.41	(5.52)	(13.53)
7/26/26	29.24	21.04	31.17	27.74	36.14	(6.89)	(15.10)
7/27/26	27.98	18.98	29.12	26.30	33.65	(5.67)	(14.66)
7/28/26	27.04	18.42	28.87	26.33	34.62	(7.58)	(16.20)
7/29/26	25.31	17.32	26.81	24.28	32.94	(7.62)	(15.62)
7/30/26	24.80	17.98	26.41	23.45	32.96	(8.16)	(14.98)
7/31/26	30.55	22.24	33.27	29.15	38.31	(7.77)	(16.07)
Screening Level	---	---	---	---	---	50	50



PANM July 2026 Instantaneous Monitoring Data

- **Methane**

- No detections.

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

- No detections.

- **Noise**

- One noise exceedance over 65 dBA was recorded during the month of July with an exceedance of 69.1 dBA.

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)											
7/29/26	6:44	59.7	63.2	62.7	64.9	69.1	64.3	69.1	56.6	51.5	57.2	53.3	(PP-7): Active construction activities at south-adjacent construction site.
	8:30	61.1	58.8	63.0	70.5	68.3	61.7	60.8	55.8	54.4	48.5	53.0	
	14:01	55.3	59.1	59.1	63.2	60.5	58.0	60.9	55.4	55.5	56.1	57.6	

- **Meteorological**

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



PANM July 2026 Monthly Sampling Status

- **Bi-weekly Sampling Conducted July 7, 8, and 21, 2026**

- **VOCs**

- First Round: 19 of 65 analytes detected
- Second Round: 27 of 65 analytes detected
- All detections below screening levels except:
 - First Round:
 - (5) detections of acrolein**
 - above EPA RSL* of $0.021 \mu\text{g}/\text{m}^3$ and OEHHA 8-Hr REL of $0.7 \mu\text{g}/\text{m}^3$
 - Second Round:
 - (5) detections of acrolein**
 - above EPA RSL* of $0.021 \mu\text{g}/\text{m}^3$ and OEHHA 8-Hr REL of $0.7 \mu\text{g}/\text{m}^3$



* - 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 summa 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 July 2026 Monthly Sampling Status, Continued

- **Bi-weekly Sampling Conducted July 7, 8, and 21, 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:
 - (5) detections of 1-methylnaphthalene (above EPA RSL* of $0.0031 \mu\text{g}/\text{m}^3$)
 - Second Round:
 - (5) detections of 1-methylnaphthalene (above EPA RSL* of $0.0031 \mu\text{g}/\text{m}^3$)



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



PANM July 2026 Monthly Sampling Status, Continued

- **Bi-weekly Sampling Conducted July 7, 8, and 21, 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 July

O&M:

- LEA
- Gopher Patrol
- Cascade
- Blainetech
- Frank's Industrial
- Kaeser Compressor
- EKI
- GHD
- DTSC-off-site



CONSTRUCTION:

- Snyder Langston (Prime GC)
- Sully Miller
- Ampco
- ICS



Upcoming O&M Activities (August)

Activity	WE 8/7	WE 8/14	WE 8/21	WE 8/28
Routine O&M	X	X	X	X
Well Pump Inspections/Repairs/Installation	X	X	X	X
Perimeter Probe Monitoring	X			
Monthly GETS Air Emissions Monitoring & Sampling	X			
Quarterly GETS LACSD Effluent Sampling		X		
Quarterly GW Monitoring/Sampling				
1150.1 Interior Well Head Monitoring		X		
Monthly Maintenance (Air Stripper/Compressor)				X
Grid Monitoring - Instantaneous Surface Monitoring			X	X
Grid Monitoring - Integrated Surface Sampling				X





Corrective Actions and Continuous Improvement

Operations and Maintenance

Installed new remote access to LOC control panel; up and running as of end of July

GETS GAC and PPA Media Replacement Conducted June 2, 2026- appears to be working based on June sampling results (effluent concentrations lower than influent)

FlowMark technology – Scale Prevention (appears to be working in air stripper)

Automated PANM Sampling Equipment – installed week of July 27 (results TBD)





Corrective Actions and Continuous Improvement

Operations and Maintenance

LOU well MLB-02 paved over-repaired week of July 27





Corrective Actions and Continuous Improvement

Construction

- Work on North Lenardo is on-going: pending DCN review by ESPO and additional design changes on South Lenardo
- Dust suppression is high priority with high temps and low moisture





Permit Compliance and Reporting Milestones

Submitted Reports:

- Revised SAP/QAPP and RTC
- June 2026 PANM Report
- Post Closure Land Use Plan
- Revised 5-Year Review and RTC
- Self-Monitoring Report to LACSD (GETS discharge)
- SCAQMD 40-Day Letter/1166 Soil Removal
- SCAQMD 1150/1166 Alternative Compliance Plan (EKI)
- Revised GCCS OM&M Manual and RTC
- DTSC Deliverables Schedule for 26-27 FY





Permit Compliance and Reporting Milestones

Upcoming Reports

- SCAQMD 1150.1 2nd Quarter 2026 Report
- 2nd Quarter 2026 GETS O&M Status Report
- 2nd Quarter 2026 Groundwater Monitoring Report
- MAPO Implementation Plans:
 - Buffer Zone
 - AAQMP
- Surcharge Report to LACSD (GETS discharge)
- AAQMP Letter – Lenardo/Cells 3,4,5 (EKI)





Other Reporting Milestones

- 40-Day Letters to AQMD for 1166 soil removal (as it is removed)
- SCAQMD response to the proposed revisions to the 1150/1166 Compliance Plan
- Revised MAPO-APPROVED!
- SAP/QAPP Addendum-APPROVED!
- GCCS OM&M Manual-APPROVED!



Thank you!!!! to our DTSC team for your continued partnership on this project!

And Thank you to the RES Team!!!





Questions?

Attachment F

Noise and Vibration Monitoring

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

August 5, 2026

Prepared for:

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

Prepared by:

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

(323) 546-9902
info@thenoiseexperts.com

Introduction

This document details the noise monitoring data acquired during construction of the District at South Bay Project in Carson during the month of July 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).

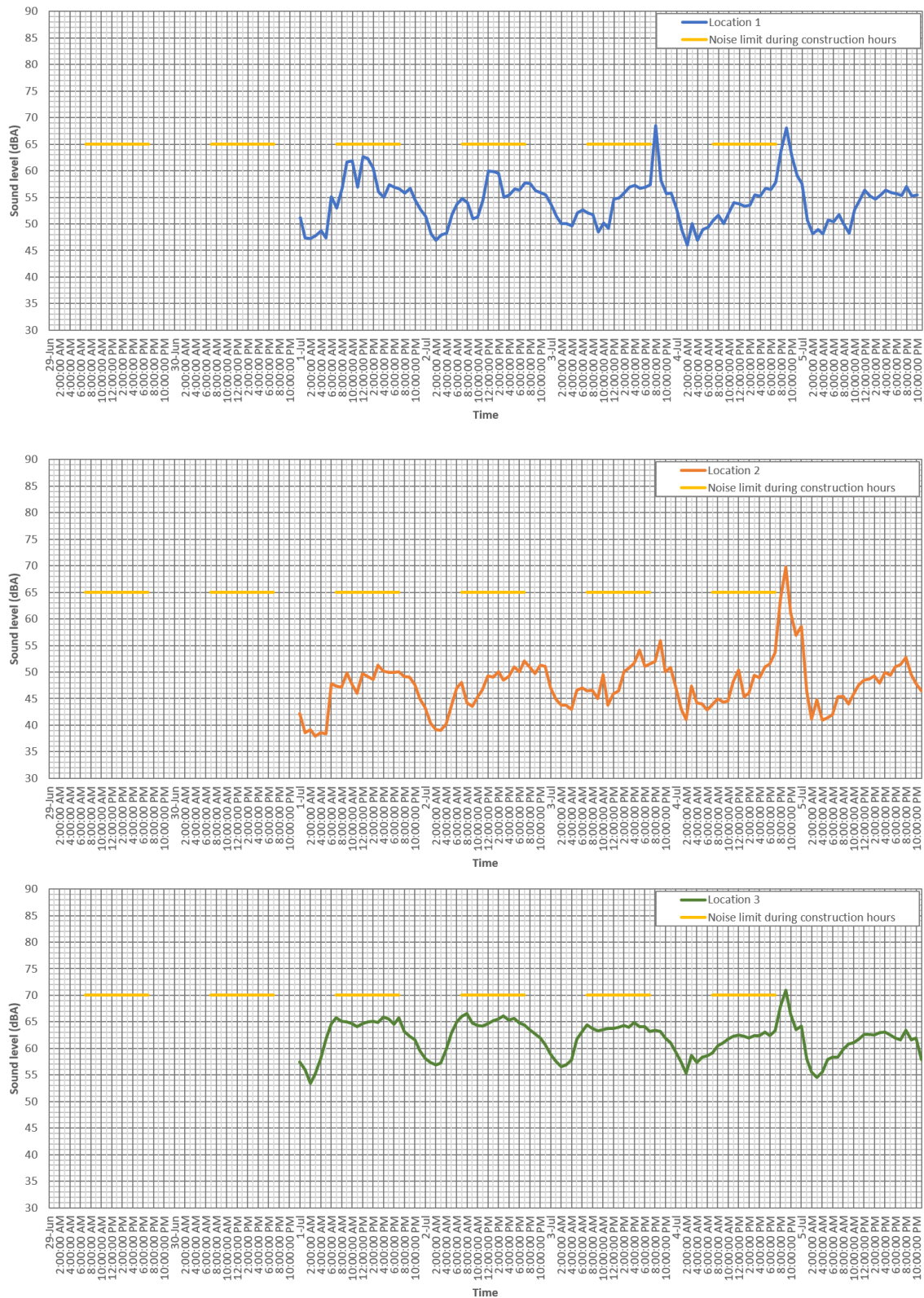


Figure 2 Measured sound levels from July 1 to July 5, 2026

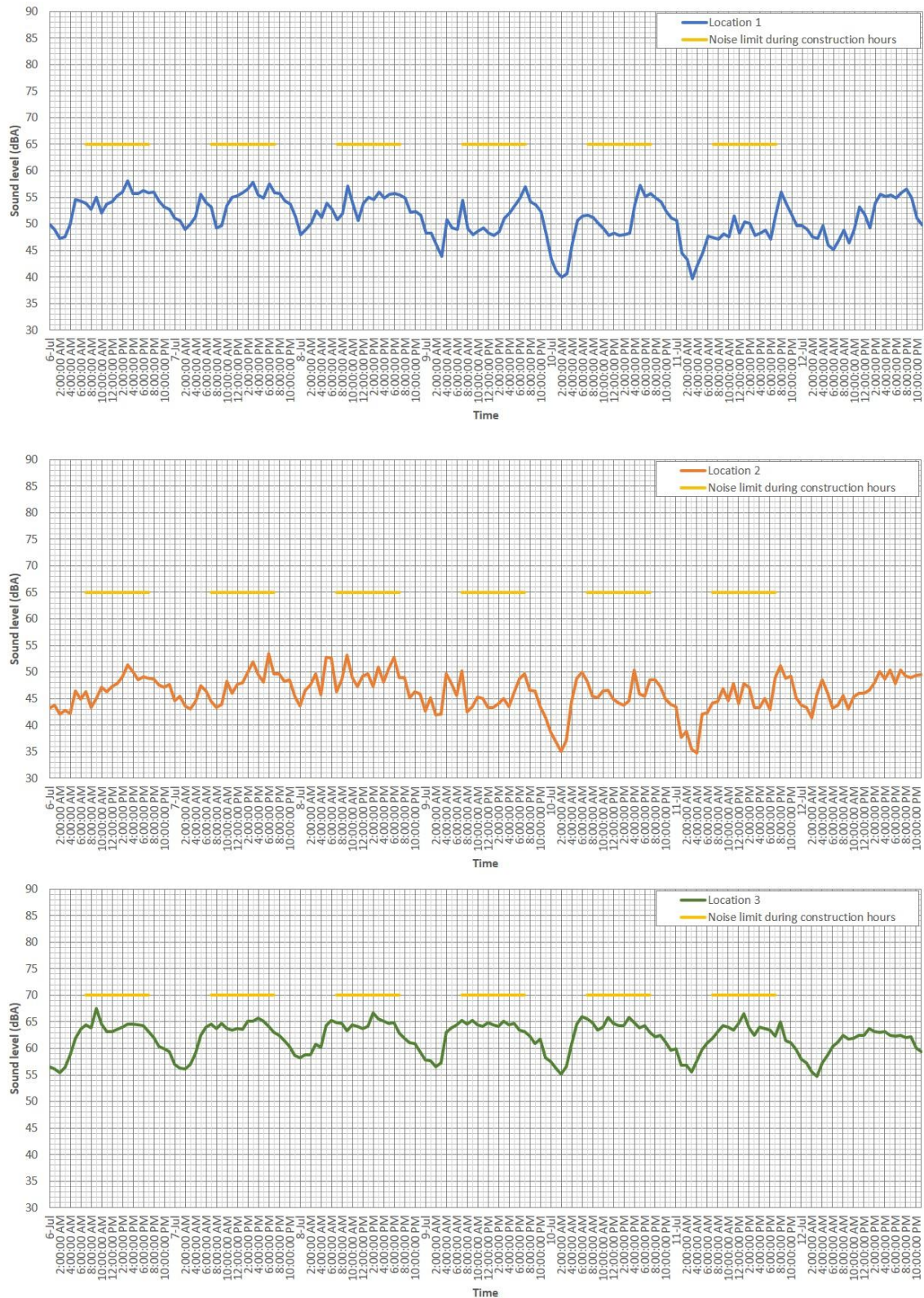


Figure 3 Measured sound levels from July 6 to July 12, 2026

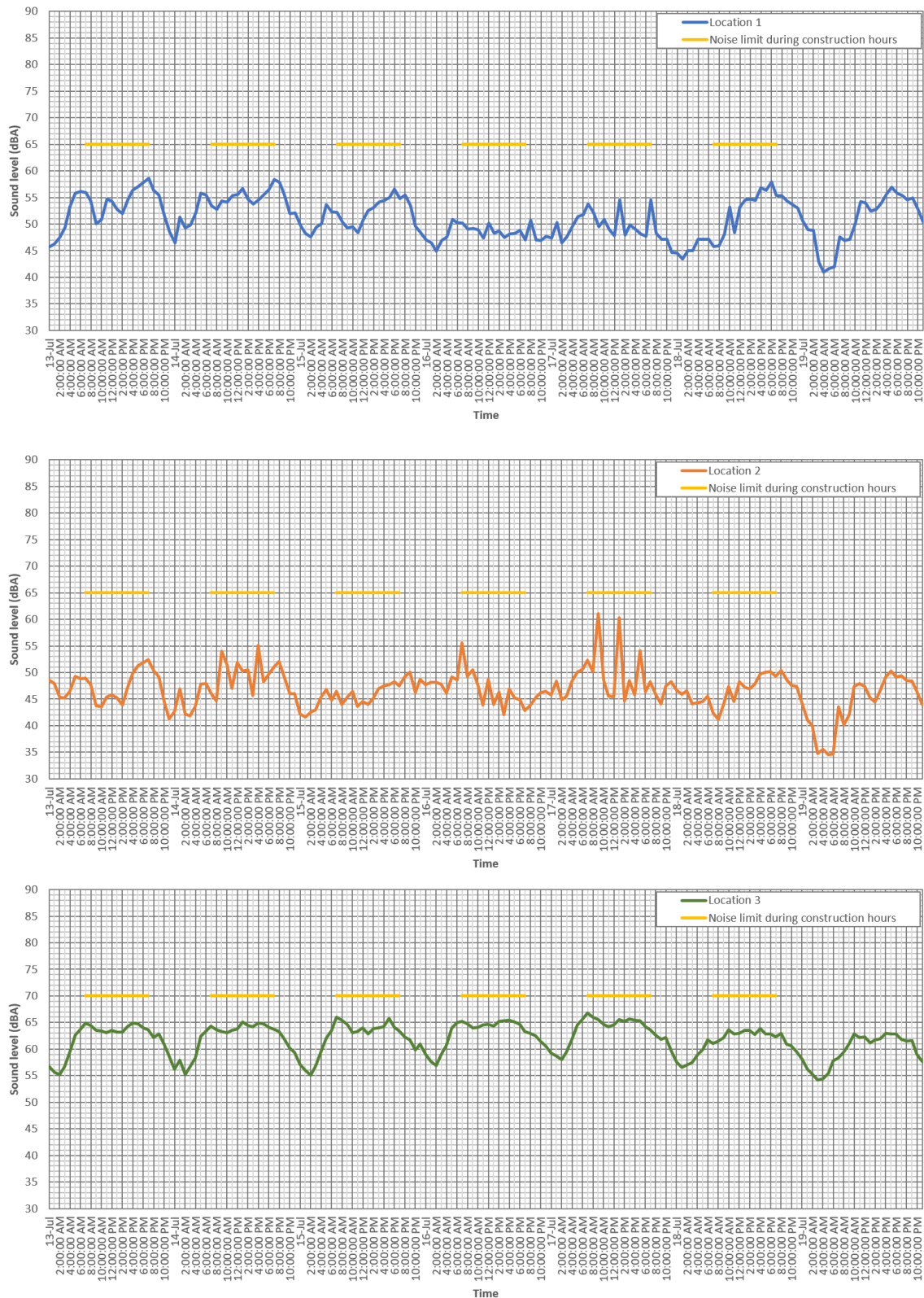


Figure 4 Measured sound levels from July 13 to July 19, 2026

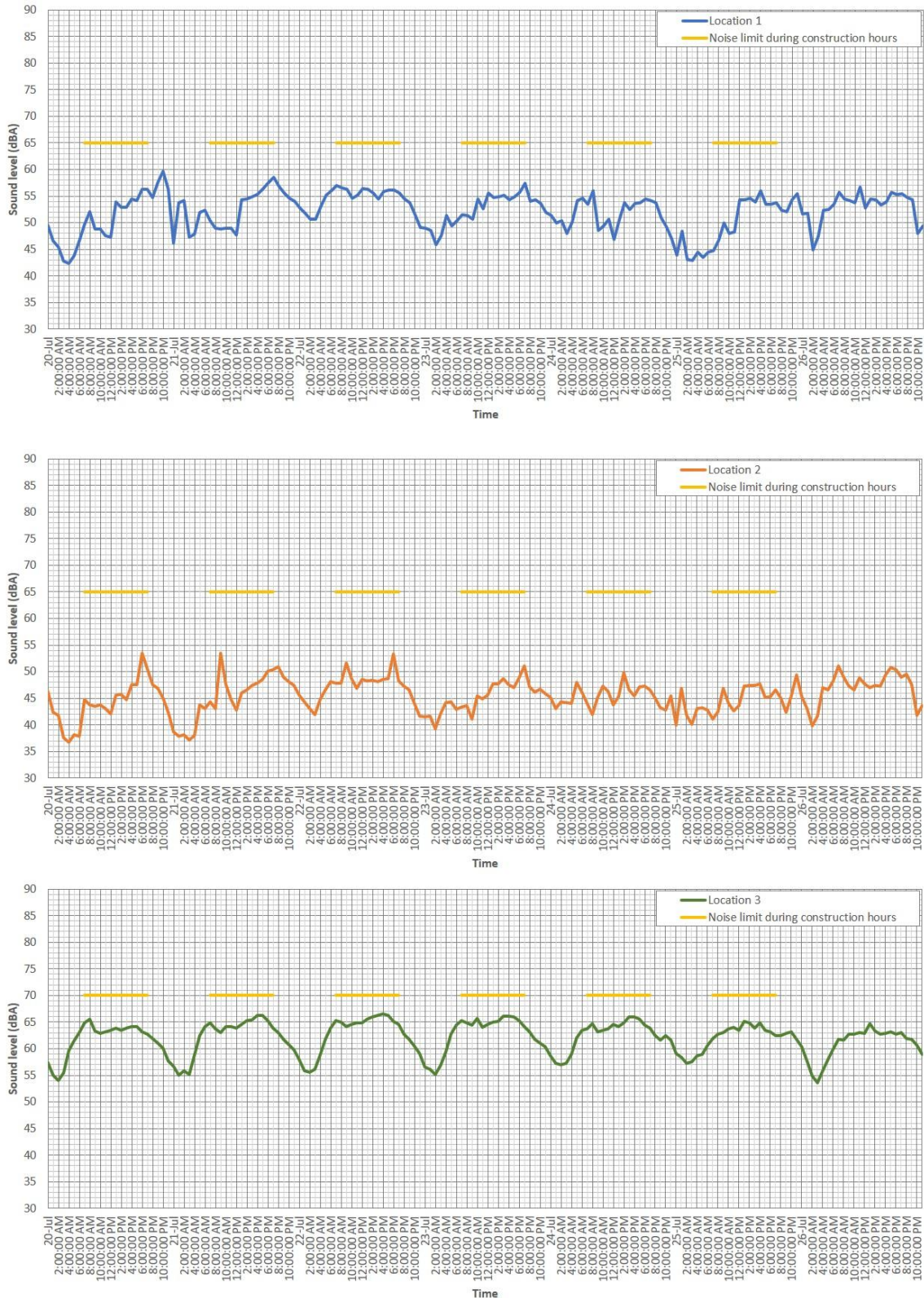


Figure 5 Measured sound levels from July 20 to July 26, 2026

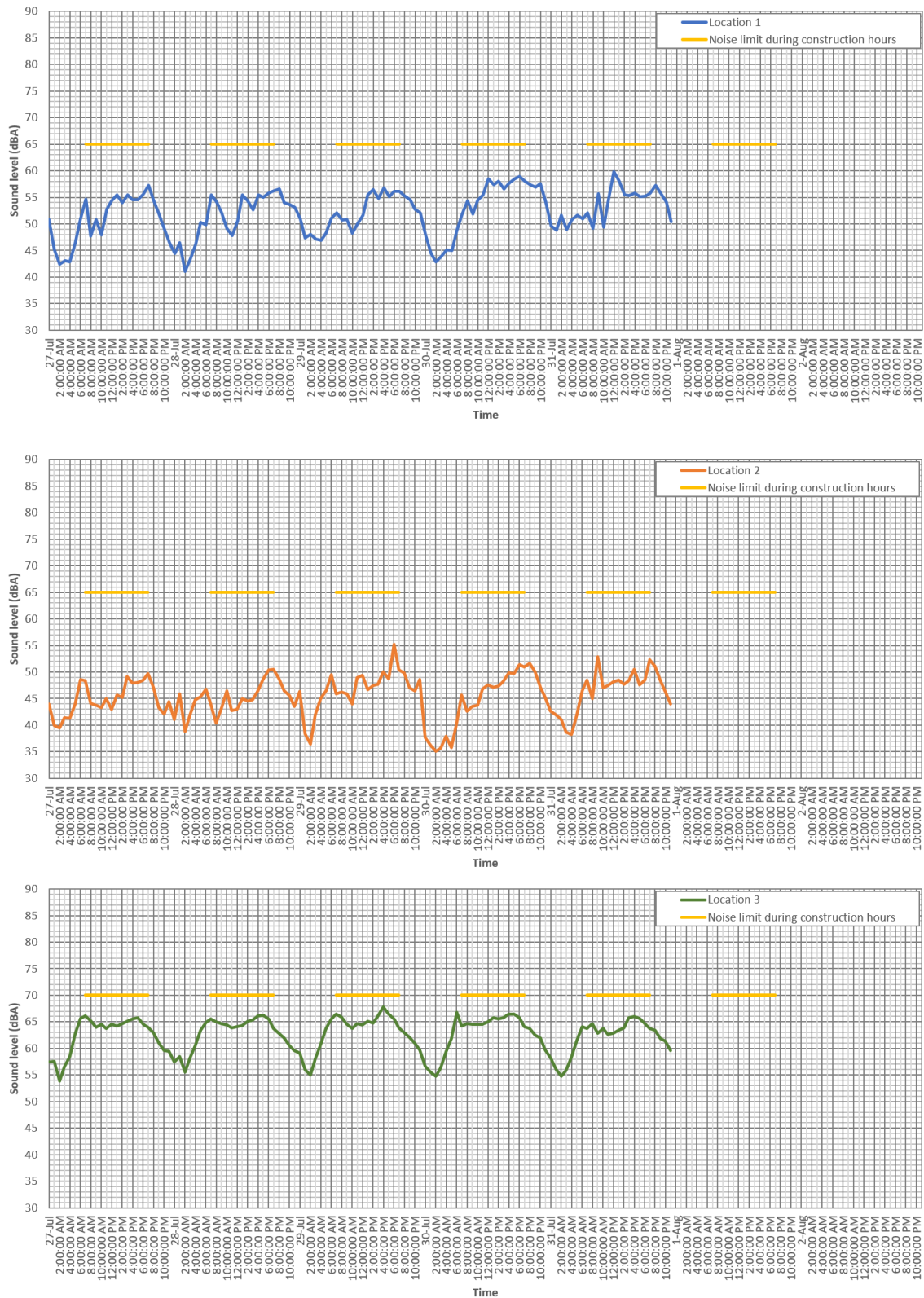


Figure 6 Measured sound levels on July 27 and July 31, 2026

Table 1 Measured Noise Levels at Location 1

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	July																															
	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	31	
12:00 AM	51.2	51.4	53.6	52.9	57.6	49.9	51.0	48.0	48.2	43.3	50.7	49.6	45.7	46.5	49.7	47.0	47.4	44.5	50.6	49.5	46.1	52.7	48.9	51.4	43.9	51.6	50.8	44.4	51.0	47.8	49.6	
1:00 AM	47.3	48.1	51.4	48.8	48.9	48.9	50.6	48.9	48.2	40.9	44.5	48.9	46.2	51.3	48.3	46.4	50.3	43.4	48.9	46.5	53.8	51.7	48.5	49.9	48.4	51.7	45.2	46.4	47.3	44.4	48.8	
2:00 AM	47.2	46.9	50.0	46.0	50.7	47.2	48.9	50.1	46.0	40.0	43.3	47.6	47.5	49.3	47.6	44.9	46.4	45.0	48.8	45.4	54.1	50.7	45.9	50.3	43.1	44.9	42.4	41.1	48.0	42.8	51.6	
3:00 AM	47.8	47.9	50.1	50.0	48.1	47.6	50.0	52.5	43.9	40.6	39.7	47.2	49.4	49.8	49.4	46.9	47.7	45.0	42.9	42.7	47.3	50.6	47.6	48.0	42.9	47.4	43.1	43.4	47.1	43.9	48.9	
4:00 AM	48.7	48.2	49.6	46.9	48.9	50.0	51.4	51.2	50.8	46.3	42.4	49.7	53.2	52.2	50.1	47.6	49.6	47.1	40.9	42.3	47.8	53.1	51.4	50.1	44.5	52.4	42.8	46.2	46.9	45.1	50.8	
5:00 AM	47.4	51.7	52.1	48.9	48.1	54.6	55.5	53.9	49.2	50.6	44.6	46.0	55.8	55.8	53.7	50.8	51.4	47.1	41.6	43.8	51.9	55.1	49.4	54.1	43.5	52.5	46.3	50.3	48.3	45.0	51.6	
6:00 AM	55.1	53.7	52.6	49.4	50.7	54.3	54.0	52.8	48.9	51.5	47.7	45.1	56.1	55.4	52.3	50.3	51.7	47.1	42.0	46.6	52.3	56.0	50.3	54.6	44.4	53.4	51.0	49.8	51.1	48.7	51.0	
7:00 AM	53.0	54.8	52.1	50.6	50.4	53.9	53.2	50.8	54.5	51.6	47.4	46.8	55.9	53.4	52.2	50.2	53.8	45.8	47.6	49.6	50.4	57.0	51.5	53.5	44.7	55.7	54.7	55.5	52.1	51.9	52.1	
8:00 AM	56.7	54.0	51.7	51.6	51.7	52.8	49.2	51.9	49.1	51.2	47.1	48.8	54.3	52.7	50.4	49.0	52.2	45.9	46.9	52.0	49.0	56.6	51.3	56.0	46.7	54.5	47.7	54.1	50.7	54.3	49.2	
9:00 AM	61.6	50.9	48.5	50.1	49.9	55.0	49.7	57.1	48.0	50.1	48.1	46.4	50.0	54.3	49.3	49.1	49.5	48.0	47.1	48.8	48.8	56.2	50.6	48.6	49.9	54.2	50.8	52.2	50.8	51.8	55.7	
10:00 AM	61.9	51.3	50.2	52.2	48.3	52.0	53.5	53.8	48.7	49.1	47.5	48.9	50.8	54.1	49.5	48.9	50.8	53.2	50.0	48.8	49.0	54.6	54.5	49.4	48.0	53.8	47.9	49.2	48.3	54.4	49.4	
11:00 AM	56.9	54.5	49.2	54.0	52.6	53.8	55.0	50.7	49.2	47.8	51.5	53.2	54.7	55.3	48.4	47.3	49.0	48.4	54.2	47.5	48.9	55.2	52.6	50.6	48.3	56.7	52.7	47.8	50.1	55.4	54.6	
12:00 PM	62.7	59.9	54.7	53.8	54.6	54.1	55.3	53.9	48.2	48.2	48.2	51.8	54.3	55.6	50.8	50.2	47.8	53.2	54.0	47.2	47.7	56.4	55.5	46.9	54.3	52.7	54.3	50.5	51.6	58.5	59.8	
1:00 PM	62.3	59.8	54.9	53.3	56.4	55.3	55.8	55.0	47.8	47.8	50.3	49.3	52.8	56.7	52.5	48.3	54.5	54.6	52.4	53.9	54.3	56.3	54.7	50.5	54.3	54.5	55.4	55.4	55.4	57.4	58.0	
2:00 PM	60.5	59.5	55.9	53.5	55.2	56.0	56.6	54.6	48.5	48.0	50.1	53.9	52.0	54.7	53.1	48.7	47.9	54.7	52.8	52.9	54.5	55.6	54.8	53.7	54.6	54.3	54.0	54.3	56.5	58.0	55.5	
3:00 PM	56.0	55.0	56.9	55.5	54.7	58.1	57.8	56.0	51.0	48.2	47.9	55.5	54.6	53.8	54.1	47.5	49.8	54.4	54.0	52.9	54.8	54.4	55.2	52.5	53.9	53.3	55.5	52.6	54.8	56.6	55.3	
4:00 PM	55.0	55.5	57.2	55.2	55.5	55.7	55.4	54.9	52.1	53.8	48.2	55.2	56.4	54.5	54.4	48.1	49.0	56.8	55.6	54.4	55.3	55.9	54.3	53.6	56.0	53.9	54.5	55.4	56.8	57.7	55.8	
5:00 PM	57.4	56.6	56.7	56.7	56.4	55.7	54.9	55.6	53.4	57.3	48.8	55.4	57.0	55.4	55.0	48.3	48.1	56.4	56.9	54.2	56.2	56.1	54.9	53.7	53.4	55.7	54.5	55.0	55.1	58.5	55.1	
6:00 PM	56.9	56.4	56.9	56.5	55.9	56.2	57.5	55.7	54.9	55.2	47.1	54.9	57.8	56.5	56.6	48.8	47.7	57.9	55.8	56.2	57.6	56.1	55.7	54.5	53.4	55.3	55.6	55.8	56.1	58.9	55.2	
7:00 PM	56.6	57.7	57.4	57.8	55.7	55.8	55.9	55.4	57.0	55.7	51.9	55.9	58.6	58.4	54.8	47.0	54.5	55.3	55.3	56.2	58.5	55.5	57.4	54.1	53.8	55.4	57.3	56.2	56.1	58.0	55.8	
8:00 PM	55.8	57.6	68.5	63.8	55.3	56.0	55.7	54.8	54.1	54.9	56.0	56.5	56.3	57.8	55.4	50.7	48.2	55.3	54.6	54.7	56.8	54.5	54.0	53.7	52.4	54.7	54.5	56.6	55.2	57.4	57.2	
9:00 PM	56.7	56.2	58.1	68.1	57.0	54.3	54.3	52.2	53.6	54.1	53.7	54.8	55.4	55.5	53.4	47.0	47.1	54.3	54.9	57.6	55.6	53.8	54.3	50.9	52.0	54.3	52.0	54.0	54.5	56.9	55.7	
10:00 PM	54.6	55.9	55.7	62.8	55.2	53.2	53.7	52.3	52.3	52.3	51.7	51.0	51.6	52.0	49.6	46.9	47.1	53.7	52.7	59.6	54.6	51.5	53.6	49.2	54.3	48.0	49.1	53.7	52.7	57.6	54.1	
11:00 PM	52.7	55.4	55.8	59.1	55.4	52.7	51.3	51.6	48.1	51.0	49.6	49.8	48.5	52.1	48.4	47.7	44.6	53.0	50.3	56.3	54.0	49.1	51.9	47.0	55.4	49.4	46.4	53.1	52.1	54.1	50.4	

Table 2 Measured Noise Levels at Location 2

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	July																															
	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	31	
12:00 AM	42.2	43.3	47.0	47.0	58.6	43.2	44.6	43.6	42.6	38.7	43.5	43.7	48.6	42.6	42.2	47.7	45.8	46.7	44.2	46.3	38.7	45.6	41.5	45.2	40.0	45.3	44.0	41.0	46.3	37.7	42.6	
1:00 AM	38.6	40.4	44.9	43.0	46.3	43.8	45.5	46.5	45.1	36.9	37.7	43.3	47.9	46.9	41.6	48.1	48.4	45.9	41.1	42.3	37.8	44.3	41.6	43.0	46.9	43.1	39.9	45.9	38.3	36.2	42.0	
2:00 AM	39.1	39.1	43.8	41.1	46.3	42.0	43.6	47.5	41.9	35.0	38.8	41.3	45.3	42.2	42.5	48.1	44.9	46.6	40.0	41.8	38.2	43.0	39.3	44.3	41.8	39.8	39.5	38.8	36.4	35.1	41.0	
3:00 AM	37.9	39.0	43.8	47.4	41.2	42.7	43.1	49.6	42.1	37.2	35.5	45.9	45.2	41.8	43.0	47.8	45.6	44.1	34.7	37.5	37.2	41.9	42.0	44.2	40.1	41.6	41.4	41.8	41.9	35.7	38.7	
4:00 AM	38.6	40.1	43.0	44.2	44.8	42.2	44.5	45.7	49.7	44.4	34.7	48.6	46.5	43.6	45.3	46.1	48.4	44.3	35.5	36.7	38.0	44.8	44.2	44.0	43.0	47.0	41.3	44.8	45.0	37.9	38.2	
5:00 AM	38.4	43.6	46.6	44.0	40.9	46.4	47.4	52.7	47.8	48.8	42.0	46.1	49.3	47.8	46.8	49.2	50.1	44.5	34.5	38.1	43.7	46.6	44.3	48.0	43.2	46.5	44.0	45.3	46.4	35.8	41.9	
6:00 AM	47.8	47.0	47.0	42.8	41.4	44.9	46.4	52.6	45.6	49.9	42.3	43.2	48.8	47.9	44.8	48.6	50.6	45.5	34.6	37.9	43.0	48.1	42.9	46.2	42.8	48.3	48.6	46.8	49.5	40.5	46.4	
7:00 AM	47.3	48.0	46.4	43.9	42.0	46.3	44.5	46.3	50.2	48.3	44.2	43.8	48.9	46.1	46.4	55.6	52.3	42.4	43.5	44.8	44.3	47.9	43.4	44.1	41.1	51.0	48.4	44.0	45.9	45.7	48.5	
8:00 AM	47.1	44.2	46.6	45.0	45.3	43.4	43.4	48.6	42.5	45.4	44.4	45.6	47.7	44.7	44.0	49.3	50.2	41.2	40.1	43.8	43.0	47.9	43.6	41.9	42.5	48.9	44.1	40.4	46.2	42.6	45.0	
9:00 AM	49.8	43.5	45.0	44.3	45.4	45.0	43.9	53.2	43.5	45.1	46.9	43.1	43.8	54.0	45.3	50.5	61.1	44.1	42.1	43.5	53.4	51.6	41.1	45.1	46.9	47.3	43.8	43.2	45.9	43.5	52.9	
10:00 AM	47.6	45.3	49.5	44.5	44.0	47.1	48.3	48.9	45.3	46.4	44.6	45.3	43.5	51.4	46.5	47.5	48.6	47.4	47.4	43.8	47.6	48.7	45.5	47.3	44.1	46.5	43.3	46.4	44.0	43.7	47.0	
11:00 AM	46.0	46.7	43.7	48.2	45.8	46.3	46.0	47.2	45.0	46.6	47.8	46.0	45.3	47.0	43.6	43.9	45.6	44.5	47.9	43.0	44.7	46.9	44.9	46.3	42.6	48.8	45.0	42.7	48.9	46.8	47.5	
12:00 PM	49.7	49.3	45.9	50.4	47.6	47.3	47.7	49.3	43.4	44.9	44.0	46.0	45.8	51.8	44.5	48.7	45.4	48.2	47.4	42.1	42.7	48.5	45.6	43.8	43.6	47.7	43.0	43.0	49.4	47.6	48.1	
1:00 PM	49.1	49.0	46.5	45.3	48.5	47.9	48.0	49.7	43.3	44.2	47.8	46.5	45.2	50.3	44.0	44.0	60.3	47.2	45.2	45.6	46.0	48.3	47.7	45.3	47.2	47.0	45.7	45.0	46.7	47.1	48.5	
2:00 PM	48.6	50.0	50.1	46.0	48.7	49.1	50.0	47.2	44.0	43.8	47.1	48.0	43.9	50.5	45.2	46.3	44.7	46.9	44.4	45.7	46.5	48.4	47.7	49.8	47.4	47.4	45.2	44.5	47.5	47.4	47.7	
3:00 PM	51.3	48.5	50.7	49.4	49.3	51.3	51.9	50.9	45.0	44.6	43.3	50.1	47.0	45.7	46.9	42.1	48.5	47.8	46.7	44.8	47.4	48.1	48.7	46.6	47.4	47.3	49.2	44.8	47.7	48.3	48.4	
4:00 PM	50.2	49.2	51.6	48.9	47.9	50.1	49.5	48.1	43.5	50.3	43.4	48.7	49.8	55.1	47.5	46.9	45.8	49.7	49.1	47.5	47.9	48.5	47.5	45.5	47.7	49.4	47.9	46.4	50.0	49.8	50.5	
5:00 PM	49.9	51.0	54.1	51.0	49.9	48.6	48.1	50.7	46.2	45.9	45.0	50.3	51.3	48.3	47.7	45.2	54.1	50.1	50.3	47.6	48.5	48.7	47.0	47.1	45.1	50.8	48.0	48.7	48.7	49.7	47.6	
6:00 PM	49.9	50.1	51.1	51.5	49.4	49.1	53.4	52.7	48.7	45.4	42.9	47.9	51.9	49.7	48.2	44.9	46.3	50.2	49.1	53.5	50.1	53.3	48.8	47.3	45.3	50.3	48.5	50.4	55.2	51.4	48.5	
7:00 PM	50.0	52.1	51.5	53.7	51.0	48.8	49.7	48.9	49.6	48.6	49.0	50.4	52.4	50.9	47.5	42.9	48.3	49.3	49.4	50.5	50.4	48.3	51.1	46.6	46.6	49.0	49.7	50.5	50.4	51.0	52.3	
8:00 PM	49.1	51.0	52.0	63.8	51.4	48.7	49.7	48.9	46.5	48.5	51.2	49.3	50.4	52.1	49.1	43.8	45.9	50.4	48.5	47.6	50.9	47.2	47.1	45.0	45.0	49.5	47.1	48.8	49.8	51.6	51.1	
9:00 PM	49.0	49.7	55.9	69.7	52.8	47.6	48.3	45.2	46.4	47.2	48.8	48.9	49.1	49.0	50.0	45.2	44.1	48.7	48.4	46.9	49.0	46.6	46.1	43.2	42.3	47.6	43.3	46.4	47.0	50.1	48.4	
10:00 PM	47.6	51.3	50.1	61.2	49.5	47.1	48.5	46.3	43.5	44.9	49.3	49.4	44.4	46.0	46.2	46.2	47.5	47.6	46.5	45.0	48.1	44.1	46.7	42.8	45.5	41.8	42.1	45.5	46.4	47.1	46.3	
11:00 PM	45.0	51.1	50.8	56.9	47.8	47.7	45.5	45.8	41.5	43.9	45.2	49.5	41.3	46.0	48.7	46.5	48.3	47.4	44.0	42.4	47.4	41.7	45.8	45.5	49.4	43.6	44.4	43.5	48.6	45.2	44.0	

Table 3 Measured Noise Levels at Location 3

Hourly Average Sound Levels, dBA, Leq-1hr																																
Time	July																															
	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	31	
12:00 AM	57.4	58.1	58.9	59.3	64.2	56.5	57.0	58.3	57.8	57.6	59.9	57.9	56.8	56.2	57.1	59.0	59.3	57.6	58.1	57.4	56.7	57.9	56.6	58.6	59.1	60.4	57.4	57.4	59.1	56.7	58.2	
1:00 AM	56.0	57.3	57.6	57.3	58.0	56.1	56.3	58.8	57.7	56.3	56.9	57.2	55.7	57.9	56.0	57.7	58.7	56.5	56.2	55.0	55.0	55.9	56.1	57.3	58.4	57.7	57.6	58.5	56.0	55.5	56.1	
2:00 AM	53.4	56.9	56.5	55.3	58.0	55.4	56.1	58.8	56.5	55.1	56.8	55.5	55.2	55.2	55.1	56.9	58.0	57.0	55.3	54.0	55.8	55.6	55.1	57.0	57.2	54.8	53.8	55.5	55.0	54.7	54.7	
3:00 AM	55.2	57.2	56.9	58.7	55.5	56.4	57.0	60.7	57.2	56.6	55.6	54.7	56.7	56.7	56.8	58.9	59.5	57.4	54.2	55.4	55.1	56.1	56.8	57.3	57.6	53.6	56.5	58.1	58.0	56.3	55.9	
4:00 AM	58.0	59.7	57.8	57.3	54.5	58.8	59.1	60.2	63.0	60.7	57.7	57.3	59.5	58.4	59.5	60.7	61.8	58.9	54.4	59.6	58.8	59.3	59.0	58.7	55.8	58.5	60.5	60.7	59.4	58.3		
5:00 AM	61.7	62.8	61.7	58.3	55.5	61.9	62.4	64.3	63.9	64.5	59.8	58.6	62.6	62.4	62.1	64.0	64.5	59.9	55.4	61.4	62.4	61.8	62.8	62.1	58.9	58.0	62.7	63.4	63.7	61.8	61.5	
6:00 AM	64.6	65.0	63.2	58.6	57.9	63.6	64.0	65.3	64.4	65.9	61.0	60.4	63.8	63.4	63.5	65.0	65.7	61.7	57.8	63.0	64.2	63.9	64.4	63.4	60.6	59.9	65.7	64.9	65.6	66.8	64.1	
7:00 AM	65.8	66.0	64.4	59.1	58.4	64.4	64.6	64.8	65.3	65.5	61.9	61.2	64.9	64.3	66.0	65.2	66.8	61.1	58.3	64.8	64.8	65.2	65.3	63.7	61.9	61.8	66.1	65.5	66.5	64.2	63.8	
8:00 AM	65.1	66.6	63.7	60.5	58.3	63.9	63.7	64.7	64.5	64.9	63.1	62.5	64.4	63.6	65.4	64.8	66.0	61.5	59.5	65.5	63.7	65.0	64.8	64.7	62.7	61.6	65.2	65.0	65.9	64.6	64.6	
9:00 AM	65.0	64.8	63.3	61.1	59.8	67.5	64.7	63.3	65.2	63.4	64.3	61.7	63.5	63.3	64.7	64.0	65.6	62.2	61.0	63.3	63.0	64.2	64.4	63.2	63.0	62.7	64.0	64.7	64.5	64.5	62.9	
10:00 AM	64.6	64.3	63.5	61.7	60.8	64.5	63.7	64.4	64.4	64.0	64.0	61.9	63.4	63.1	63.1	64.1	64.7	63.6	62.9	62.9	64.1	64.5	65.7	63.4	63.7	62.8	64.5	64.4	63.7	64.5	63.8	
11:00 AM	64.1	64.2	63.8	62.3	61.0	63.2	63.5	64.1	64.1	65.8	63.5	62.5	63.1	63.5	63.3	64.5	64.2	62.9	62.2	63.2	64.1	64.9	64.0	63.7	64.0	63.0	63.8	63.9	64.6	64.5	62.6	
12:00 PM	64.7	64.6	63.8	62.5	61.7	63.2	63.7	63.7	64.8	64.7	64.7	62.4	63.5	63.7	64.0	64.7	64.5	63.0	62.3	63.5	63.9	64.8	64.5	64.5	63.5	62.9	64.5	64.1	64.4	65.0	62.9	
1:00 PM	65.0	65.2	64.0	62.3	62.6	63.6	63.6	64.1	64.4	64.3	66.5	63.7	63.2	65.1	62.8	64.3	65.6	63.5	61.2	63.9	64.6	65.5	65.0	64.1	65.1	64.7	64.2	64.3	65.1	65.8	63.4	
2:00 PM	65.1	65.6	64.3	62.0	62.6	64.0	65.1	66.7	64.2	64.3	63.8	63.2	63.2	64.4	63.9	65.2	65.2	63.5	61.7	63.4	65.3	65.9	65.1	64.9	64.9	63.3	64.6	65.1	64.8	65.5	63.9	
3:00 PM	64.9	66.1	64.0	62.4	62.5	64.6	65.1	65.5	65.1	65.8	62.5	63.0	64.2	64.2	64.0	65.3	65.7	62.7	62.0	63.9	65.4	66.2	66.1	66.0	63.8	62.8	65.1	65.3	66.1	65.8	65.8	
4:00 PM	65.9	65.3	64.9	62.4	63.0	64.5	65.7	65.1	64.4	64.9	64.0	63.1	64.9	64.9	64.2	65.4	65.4	63.9	63.0	64.1	66.3	66.5	66.1	66.0	64.8	62.9	65.6	66.1	67.8	66.5	66.0	
5:00 PM	65.6	65.7	64.1	63.1	63.1	64.4	65.1	64.7	64.7	63.9	63.7	62.5	64.8	64.8	65.8	65.1	65.3	62.9	62.8	64.2	66.3	66.3	65.9	65.6	63.4	63.1	65.8	66.2	66.5	66.4	65.7	
6:00 PM	64.5	64.8	64.1	62.4	62.5	64.3	64.2	64.8	63.4	64.3	63.5	62.3	64.0	64.1	64.1	64.7	64.2	62.9	62.8	63.1	65.3	65.1	65.3	64.4	63.1	62.7	64.5	65.5	65.5	65.8	64.7	
7:00 PM	65.8	64.4	63.2	63.3	62.0	63.1	63.0	62.9	63.2	63.0	62.3	62.5	63.6	63.7	63.4	63.3	63.6	62.3	61.8	62.7	63.9	64.5	64.1	63.8	62.4	63.0	64.0	63.8	63.9	64.1	63.8	
8:00 PM	63.2	63.5	63.4	67.9	61.6	62.1	62.5	61.9	62.3	62.2	65.0	62.1	62.2	63.3	62.3	63.0	62.6	63.0	61.5	61.9	63.0	62.7	63.1	62.4	62.5	61.9	63.0	62.8	63.0	63.8	63.4	
9:00 PM	62.3	62.7	63.2	71.0	63.4	60.4	61.4	61.0	60.9	62.5	61.4	62.2	62.9	61.8	61.7	62.5	61.8	60.9	61.6	61.1	61.7	61.8	61.7	61.6	62.9	61.8	61.1	62.0	62.1	62.5	61.8	
10:00 PM	61.6	62.0	61.9	66.5	61.6	59.9	60.4	60.9	61.8	61.2	61.1	60.1	60.8	60.1	59.8	61.4	62.2	60.6	59.0	60.0	60.7	60.5	61.0	62.5	63.1	60.6	59.6	60.5	60.9	61.9	61.4	
11:00 PM	59.6	60.7	61.0	63.5	62.0	59.3	58.6	59.4	58.2	59.6	59.8	59.3	58.7	59.4	60.9	60.6	59.7	59.5	57.7	57.7	59.8	59.1	60.3	61.6	61.8	58.9	59.5	59.6	59.7	59.7	59.6	

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

Attachment G

Reports

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

3-Jul-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	6/21/2026	242	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	6/20/2026	137	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	6/27/2026	77	
Ampco sub-tier ASAP	active	none	6/19/2026	46	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	late payrolls
Ampco sub-tier GO Rodriguez Trucking	active	none	6/27/2026	77	
BMP	active	none	6/19/2026	36	
Innovative Concrete Solutions	active	subcontractor is not compliant	6/7/2026	27	
Innovative sub-tier RJ Allen Inc.	active	all start forms, 1 deduction authorization	6/20/2026	8	need start forms now - all payrolls remain pending start forms
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	6/21/2026	51	
PSOMAS	active	none	6/11/2026	47	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	5/27/2026	40	Over 60 days behind - 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	6/19/2026	41	
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

10-Jul-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. Late payrolls
Cascade Drilling	active	DAS 142 labor	6/13/2026	62	
Frank's Industrial	active	none	6/21/2026	242	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	6/20/2026	137	dir ecpr uploads are late.
Verdantas	active	none	6/19/2026	49	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	6/27/2026	77	
Ampco sub-tier ASAP	active	none	6/26/2026	47	
Ampco sub-tier DC Dirtworks	active	none	5/29/2026	42	late payrolls
Ampco sub-tier GO Rodriguez Trucking	active	none	7/4/2026	78	
BMP	active	none	6/19/2026	36	
Innovative Concrete Solutions	active	none	6/28/2026	30	
Innovative sub-tier RJ Allen Inc.	active	DAS 142 revised, 1 deduction authorization	6/20/2026	8	
Largo Concrete	active	none	7/4/2026	12	
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	6/21/2026	51	
PSOMAS	active	none	6/11/2026	47	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	6/27/2026	48	
Sully sub-tier A&A Ready Mix	active	none	7/5/2026	44	
Sully sub-tier CMB Structures	active	none	6/28/2026	37	
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	6/19/2026	41	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	closed
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	closed
Sully sub-tier Underground Builders	complete	none	6/13/2026	20 FINAL	closed

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

17-Jul-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. Late payrolls
Cascade Drilling	active	DAS 142 labor	7/11/2026	66	
Frank's Industrial	active	none	6/21/2026	242	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	7/11/2026	140	dir ecpr uploads are late.
Verdantas	active	none	6/19/2026	49	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	7/4/2026	78	
Ampco sub-tier ASAP	active	none	7/10/2026	49	
Ampco sub-tier DC Dirtworks	active	none	6/26/2026	46	
Ampco sub-tier GO Rodriguez Trucking	active	none	7/11/2026	79	
BMP	active	none	7/3/2026	38	
Innovative Concrete Solutions	active	none	6/28/2026	30	
Innovative sub-tier American Construction	pending	fringe			not yet onsite
Innovative sub-tier Angulus Waterproofing	pending	DAS 140,142			not yet onsite
Innovative sub-tier RJ Allen Inc.	active	DAS 142 revised, 1 deduction authorization	7/4/2026	10	
Largo Concrete	active	none	7/11/2026	13	
Largo sub-tier Camblin Steel	pending	lctracker 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	7/5/2026	53	
PSOMAS	active	none	6/11/2026	47	late payrolls
Sperber	pending	none			not yet onsite
Sully Miller	active	none	6/27/2026	48	
Sully sub-tier A&A Ready Mix	active	none	7/5/2026	44	
Sully sub-tier CMB Structures	active	none	6/28/2026	37	
Sully sub-tier Core & Main	active	none	6/14/2026	39	late payrolls
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	7/3/2026	43	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	closed
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	closed
Sully sub-tier Underground Builders	complete	none	6/13/2026	20 FINAL	closed

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

24-Jul-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	7/12/2026	88	final requested.
Cascade Drilling	active	DAS 142 labor	7/11/2026	66	
Frank's Industrial	active	none	6/21/2026	242	late payrolls
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	7/11/2026	140	dir ecpr uploads are late.
Verdantas	active	none	6/19/2026	49	late payrolls
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	7/11/2026	79	
Ampco sub-tier ASAP	active	none	7/10/2026	49	
Ampco sub-tier DC Dirtworks	active	none	6/26/2026	46	
Ampco sub-tier GO Rodriguez Trucking	active	none	7/18/2026	80	
BMP	active	none	7/10/2026	39	
Innovative Concrete Solutions	active	none	6/28/2026	30	
Innovative sub-tier American Construction	pending	fringe			not yet onsite
Innovative sub-tier Angulus Waterproofing	pending	DAS 142			not yet onsite
Innovative sub-tier RJ Allen Inc.	active	DAS 142 revised, 1 deduction authorization	7/4/2026	10	
Largo Concrete	active	none	7/11/2026	13	
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	7/5/2026	53	
PSOMAS	active	none	6/11/2026	47	late payrolls
Sperber	pending	none			not yet onsite
Sully Miller	active	none	6/27/2026	48	
Sully sub-tier A&A Ready Mix	active	none	7/5/2026	44	
Sully sub-tier CMB Structures	active	none	7/5/2026	38	
Sully sub-tier Core & Main	active	none	6/14/2026	39	late payrolls
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	7/3/2026	43	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	closed
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	closed
Sully sub-tier Underground Builders	complete	none	6/13/2026	20 FINAL	closed

District at South Bay Weekly Compliance Report DIR 266616 / 20240318915

31-Jul-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	7/12/2026	88	final requested.
Cascade Drilling	active	DAS 142 labor	7/25/2026	68	
Frank's Industrial	active	none	7/19/2026	246	
Graymar	pending	all start forms			not yet onsite
Oakridge Landscape	active	none	7/18/2026	141	dir ecpr uploads are late.
Verdantas	active	none	7/17/2026	53	
Snyder Langston /SL Carson	active	none			Prime Contractor - no onsite labor
Ampco	active	none	7/11/2026	79	
Ampco sub-tier ASAP	active	none	7/10/2026	49	
Ampco sub-tier DC Dirtworks	active	none	6/26/2026	46	late payrolls
Ampco sub-tier GO Rodriguez Trucking	active	none	7/25/2026	81	
BMP	active	none	7/17/2026	40	
Innovative Concrete Solutions	active	none	7/5/2026	31	Payroll 32 skipped
Innovative sub-tier American Construction	pending	fringe			not yet onsite
Innovative sub-tier Angulus Waterproofing	active	DAS 142	7/14/2026	1	
Innovative sub-tier RJ Allen Inc.	active	DAS 142 revised, 1 deduction authorization	7/11/2026	11	
Largo Concrete	active	none	7/18/2026	14	
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	7/5/2026	53	
PSOMAS	active	none	7/23/2026	53	
Sperber	pending	none			not yet onsite
Sully Miller	active	none	6/27/2026	48	late payrolls
Sully sub-tier A&A Ready Mix	active	none	7/5/2026	44	
Sully sub-tier CMB Structures	active	none	7/5/2026	38	
Sully sub-tier Core & Main	active	none	6/14/2026	39	late payrolls
Sully sub-tier EBS Utilities	pending	none			not yet onsite
Sully sub-tier Moran Consulting	active	none	7/3/2026	43	
SUBCONTRACTORS WITH COMPLETED ONSITE WORK					
Mayfield	complete	none	5/2/2026	209 FINAL	closed
Sully sub-tier Pipe Tech	complete	none	5/3/2026	40 FINAL	closed
Sully sub-tier Underground Builders	complete	none	6/13/2026	20 FINAL	closed

Attachment H

MMRP(Mitigation Monitoring and Reporting Program)



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	MS	7/31/2026	Not applicable to the project as of the date of this report.
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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-A3: Sign owners and/or Applicants shall submit documentation for the City's review and approval verifying the luminance of applicable signage and confirm that the electronic control mechanism is functioning so as to achieve the necessary transition of luminance as required by 2021 SEIR PDF-A1 and PDF-A2 on an annual basis, or as otherwise required by the Community Development Director (or a designee). If the City determines based on the review of the documentation that adjustments are necessary, the sign owners and/or Applicants responsible for the signage shall make the adjustments to the satisfaction of the City.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Sign owner and/or Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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
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	SL		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	SL		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



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	MS	7/31/2026	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	MS	7/31/2026	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	SL		The horozontal applicant is in compliance with California Construction General Permit and retains WDID# 4 19C374699. Tracking pad is installed at Site exit.



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-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	SL		No fill material was imported during this reporting period. Haul trucks transferring fill materials on-site were covered by tarps or other means.
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	SL		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	MS	7/31/2026	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	MS	7/31/2026	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.



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-14: This measure was combined with a 2018 SEIR PDF; refer to 2021 SEIR PDF-O3. 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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-17: Building materials shall comply with all applicable SCAQMD rules and regulations. The 2021 Project shall incorporate the use of low-VOC architectural coating pursuant to SCAQMD Rule 1113 for repainting and maintenance/touch-up of the non-residential buildings and residential buildings for all common/non-living space/outdoor areas. (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during Operation	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety Division	City of Carson Department of Community Development, Building and Safety Division	MS	7/31/2026	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	MS	7/31/2026	Deliveries are coordinated the prior day with RES and scheduled during off-peak traffic periods.



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-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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-23: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-24: This measure is included as part of 2021 SEIR PDF-O5. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-25: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-26: Mitigation Measure G-26 is removed as the revisions to Mitigation Measure G-7 incorporates schedule changes and low-VOC content coating use. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



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-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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure G-28: This measure is replaced by 2021 SEIR PDF-O6 as it is part of the unmitigated scenario. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure G-29: The 2021 Project shall designate at least 8 percent of all commercial parking spaces for priority parking for carpool/vanpool and/or clean air vehicles and comply with California Green Building Standards Code (CALGreen). (Applicable to PA2.)		●			Prior to issuance of building permit/Pre- Construction; Prior to issuance of Certificate of Occupancy/ Post-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Building and Safety and Planning Divisions	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
2021 SEIR PDF-C1: Mobile off-road construction equipment (wheeled or tracked) and all diesel-fueled off-road construction equipment used during construction of the 2021 Project shall meet the USEPA Tier 4 final standards, either as original equipment or equipment retrofitted to meet the Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, then the equipment shall, at a minimum, meet the Tier 3 standard. Zero-emissions construction equipment shall be incorporated when commercially available at no more than a 30 percent price differential compared to non-zero-emissions equipment. For purposes of this project design feature, “commercially available” is defined as equipment built by the original manufacturer and available for lease or hire within 20 miles of the City of Carson and available in a similar timeframe to fossil-fueled options. If Tier 4 Final engine equipment or zero-emissions equipment is not commercially available, the contractor must show proof that the equipment is not commercially available by providing letters from at least two independent rental companies, each of which must own or operate a construction equipment fleet with total maximum horsepower of greater than 2,500 horsepower, for each piece of off-road equipment where the Tier 4 Final engine or zero-emissions equipment is not available. This requirement shall be incorporated into applicable bid documents, purchase orders, and contracts with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities. A copy of each unit’s certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment. (Modified from a 2018 SEIR PDF) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety and Planning Divisions	SL		Subcontractors are utilizing applicable EPA Tier equipment during the reporting period.



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-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	SL		Excavation contractors complied with the SCAQMD 1150.1 Alternate Compliance Plan, which established maximum workface and landfill content volumes that can be processed at any one time. Confirmation of compliance to thsi Plan is documented in SCAQMD 1150.1 reporting.
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	SL		General Contractors applied dust control measures and complied with the SCAQMD Rule 403, which establishes Best Management Practices for dust control. Perimter Air Monitoring performed by the Applicant either confirms compliance or provides the basis for any needed Corrective Action.
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	SL		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	SL		Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C5. Cumming and Snyder-Langston notified of requirements.



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-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	SL		Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C6. Cumming and Snyder-Langston notified of requirements.
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	SL		Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C7. Cumming and Snyder-Langston notified of requirements.
2021 SEIR PDF-C8: 2021 Project contractors shall provide information on transit and ride sharing programs 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	SL		Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C8. Cumming and Snyder-Langston 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	MS	7/31/2026	No grading activities during the reporting period exceeded 10 acres.
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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-02: All stationary-source emissions sources (e.g., landfill gas flares, emergency generator) would utilize Best Available Control Technology (BACT) to meet SCAQMD requirements, and would maintain appropriate SCAQMD permits.) (Applicable to PA1, PA2, and PA3.)	●	●	●		Ongoing during operation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	1.The landfill gas (LFG) flare operated within SCAQMD limits 2.The landfill gas (LFG) GAC system was not operated during this reporting period. 3.LFG was processed through the flare and was operated within SCAQMD limits 4.Emergency generator were not utilized.
2021 SEIR PDF-03: Land uses within the Project Site shall not allow for high levels of potential (i) toxic contaminants or (ii) odors. All TAC sources shall be permitted through SCAQMD as appropriate. (Modified from a 2018 SEIR PDF and 2018 SEIR Mitigation Measure G-14) (Applicable to PA1, PA2, and PA3.)	●	●	●		Site Plan Review/Pre- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	TAC sources were observed to be within SCAQMD limits.
2021 SEIR PDF-04: All residential and non-residential buildings shall meet or exceed the more stringent of the 2019 California Title 24 Efficiency standards or others adopted by the City. (Modified from 2018 SEIR Mitigation Measure G-15) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/ Post- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-05: The Applicant(s) of each planning area within the Project Site shall implement the following trip demand measures:											
a) Provide bicycle racks located at convenient locations throughout the 2021 Project. (Modified from 2018 SEIR Mitigation Measure G-22) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to Certificate of Occupancy/Post-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
b) Provide bicycle paths along the main routes throughout the Project Site consistent with the 2021 Specific Plan Amendment. (Modified from 2018 SEIR Mitigation Measure G-23) (Applicable to PA1, PA2, and PA3.)	●	●	●		Prior to issuance of a grading permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	City of Carson Department of Community Development, Planning and Traffic Engineering Divisions	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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 electrovoltaic (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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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
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	MS	7/31/2026	Not applicable to the project as of the date of this report.
e) Meet CALGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking. (Applicable to the light industrial uses in PA3.)			●		Prior to issuance of a building permit/Pre-Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	MS	7/31/2026	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	MS	7/31/2026	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	SL		Subcontractors performing construction on Lenardo confirmed this mitigation measure was implemented.



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-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	7/31/2026	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	MS	7/31/2026	A diesel emergency-standby generator at the Landfill Operations Center is fully permitted by SCAQMD. Future emergency-standby generators are the responsibility of the vertical applicant.
2021 SEIR PDF-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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-O14: Tenants shall be provided with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets. (Applicable to the uses in PA3(a).)			●		Prior to PA3(a) tenant occupation/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O15: All light industrial buildings shall implement a combination of sky lights and solar photovoltaic (PV) infrastructure such that a minimum of 25 percent of the rooftops will include solar PV arrays at buildout. In addition, 25 percent of the rooftops not otherwise covered with solar shall be structurally designed and installed to accommodate solar in the future. (Applicable to uses in PA3(a).)			●		Prior to issuance of building permits/Pre- Construction; Prior to issuance of a certificate of occupancy for PA3(a)/ Post- Construction	Applicant(s) Vertical	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Building and Safety and Planning Divisions	MS	7/31/2026	Not applicable to the project as of the date of this report.
2021 SEIR PDF-O16: 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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-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	MS	7/31/2026	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:											
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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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-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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.

IV. Biological Resources



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 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	MS	7/31/2026	A wildlife survey performed within 7 days of starting construction activities for Lenardo Drive. Morning Dove nests were identified at one location on Lenadro Drive and one on PA3 within the Site. A do not enter area was established with flags these locations. A biologist re-surveyed the Site and observed the nesting on Lenardo Drive was vacant and the aera was cleared for contrction activities.

VII. Geology and Soils



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 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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	7/31/2026	Not applicable to the project as of the date of this report.



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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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..

XIII. Noise

July 2026



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure 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	SL		Work was performed within the allowable hours. 1. 2. 3. 4. 5. 6. Noise monitoring equipment has been placed at 3 locations adjacent to the Site. There were no sound exceedances in the reporting period associated with project construction activities.



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																																																								
<table><tr><td>Equipment Type</td><td>Mitigated Noise Level (dBA Lmax)</td><td>Noise Level at 50 Feet (dBA Lmax)</td><td></td></tr><tr><td>Welder</td><td>74</td><td>64</td><td></td></tr><tr><td>Forklift</td><td>75</td><td>65</td><td></td></tr><tr><td>Tractor Trailer</td><td>76</td><td>66</td><td></td></tr><tr><td>Paver</td><td>77</td><td>67</td><td></td></tr><tr><td>Air Compressor</td><td>78</td><td>68</td><td></td></tr><tr><td>Loader & Concrete Mixer Trucks</td><td>79</td><td>69</td><td></td></tr><tr><td>Water Trucks, Rollers & Trencher</td><td>80</td><td>70</td><td></td></tr><tr><td>Excavators & Cranes</td><td>81</td><td>71</td><td></td></tr><tr><td>Dozer</td><td>82</td><td>72</td><td></td></tr><tr><td>Compactor</td><td>83</td><td>73</td><td></td></tr><tr><td>Scraper</td><td>84</td><td>74</td><td></td></tr><tr><td>Grader</td><td>85</td><td>75</td><td></td></tr><tr><td>Concrete Saw & Pavement Scarifier</td><td>90</td><td>80</td><td></td></tr></table>			Equipment Type	Mitigated Noise Level (dBA Lmax)	Noise Level at 50 Feet (dBA Lmax)		Welder	74	64		Forklift	75	65		Tractor Trailer	76	66		Paver	77	67		Air Compressor	78	68		Loader & Concrete Mixer Trucks	79	69		Water Trucks, Rollers & Trencher	80	70		Excavators & Cranes	81	71		Dozer	82	72		Compactor	83	73		Scraper	84	74		Grader	85	75		Concrete Saw & Pavement Scarifier	90	80						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	SL		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.
Equipment Type	Mitigated Noise Level (dBA Lmax)	Noise Level at 50 Feet (dBA Lmax)																																																																			
Welder	74	64																																																																			
Forklift	75	65																																																																			
Tractor Trailer	76	66																																																																			
Paver	77	67																																																																			
Air Compressor	78	68																																																																			
Loader & Concrete Mixer Trucks	79	69																																																																			
Water Trucks, Rollers & Trencher	80	70																																																																			
Excavators & Cranes	81	71																																																																			
Dozer	82	72																																																																			
Compactor	83	73																																																																			
Scraper	84	74																																																																			
Grader	85	75																																																																			
Concrete Saw & Pavement Scarifier	90	80																																																																			



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	N/A	7/31/2026	Deep Dynamic Compaction is not planned for the site. Pile driving was not performed during this reporting period.



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	MS	7/31/2026	The Construction and Construction-related Monitor is Jesse Baltazar. His contact information is: •Office Phone (310) 956-5942 •Cell Phone (951) 988-7825 •Office location: 20400 South Main Street Carson, California, 90745.



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	MS	7/31/2026	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



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-10: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
XV. Public Services											
Fire Protection											
Mitigation Measure I.1-1: Prior to construction, each Applicant shall submit buildings plans to the Los Angeles County Fire Department (LACoFD) for review. Based on such plan check, any additional fire safety recommendations shall be implemented to the satisfaction of the LACoFD.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Applicant(s) Vertical	Los Angeles County Fire Department (LACoFD)	LACoFD	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-2: Each Applicant shall provide adequate ingress/egress access points for emergency response to the satisfaction of the LACoFD.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Applicant(s) Vertical	LACoFD	LACoFD	MS	7/31/2026	LACoFD reviewed and the project Street Plan and confirmed the Site has adequate access points.
Mitigation Measure I.1-3: Each Applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants as required by the LACoFD.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	LACoFD	LACoFD	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-4: Every building shall be accessible to LACoFD apparatus by way of access roadways, with an all-weather surface of not less than the width prescribed by the LACoFD. The roadway shall extend to within 150 feet of all portions of exterior building walls when measured by an unobstructed route around the exterior of the building 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) Horizontal and Applicants Vertical, as applicable	LACoFD	LACoFD	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.1-5: Requirements for access, fire flows, and hydrants shall be addressed during the City's subdivision tentative map stage or prior to the transfer of any portion of the Project Site to the Applicant.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Applicant(s) Horizontal	LACoFD	LACoFD	MS	7/31/2026	Lenardo Street Plans reviewed by LACoFD and approved by the City.
Mitigation Measure I.1-6: Fire sprinkler systems shall be installed in all residential and commercial occupancies to the satisfaction of the LACoFD.	●	●	●		Prior to issuance of a building permit/Pre- Construction	Applicant(s) Vertical	LACoFD	LACoFD	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.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	MS	7/31/2026	Lenardo Drive backbone Wet Utility Plans have been approved by the City & County.
Mitigation Measure I.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	MS	7/31/2026	Fire hydrant locations have been incorporated into the Lenardo Drive wet utility design, and Wet Utility Plans approved by the City and County.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
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	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Police											
Mitigation Measure I.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	MS	7/31/2026	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 I.2-2: This 2021 SEIR deletes this mitigation measure in lieu of Mitigation Measure I.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 I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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
Parks and Recreation											
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure I.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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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
Libraries											
Mitigation Measure I.5-1:d 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	MS	7/31/2026	Not applicable to the project as of the date of this report.
XVII. Transportation											
Mitigation Measure C-1: A Construction Traffic Management Plan shall be developed by the contractor and approved by the City of Carson to alleviate construction period impacts, which may include but is not limited to the following measures: •In the unlikely case that on-site truck staging areas are insufficient, provide off-site truck staging in a legal area (per the local jurisdiction’s municipal code) furnished by the construction truck contractor. •Anticipated truck access to the Project Site will be off Lenardo Drive and Stamps Drive. •Schedule deliveries and pick-ups of construction materials during non-peak commute travel periods (e.g., early morning, midday) to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods. •As a vehicular travel lane, parking lane, bicycle lane, and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Carson, should be implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures. •Establish requirements for loading/unloading and storage of materials on the Project Site, including the locations where parking spaces would be affected, the length of time traffic travel lanes would be blocked, and sidewalk closures or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses and residences. •Ensure that access will remain unobstructed for land uses in proximity to the Project Site during project construction. •Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences	●	●			Prior to issuance of a grading permit/Pre- Construction; during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable			SL		The Construction Traffic Management Plan is being implemented.



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-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
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



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 Mitigation Measure C-6.1: Mitigation Measure C-6.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-7: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-8: Mitigation Measure C-8, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-9: Mitigation Measure C-9, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-10: This measure was removed in the 2018 SEIR. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-10.1: Mitigation Measure C- 10.1, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mitigation Measure C-11: Mitigation Measure C-11, which reduces an LOS impact, is no longer required pursuant to SB 743. A placeholder for this mitigation measure is provided here to maintain consistent numbering of the mitigation measures.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



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-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



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure C-18: The PA1, PA2, and PA3 Applicant(s) shall implement a Transportation Demand Management (TDM) Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The TDM Program shall be subject to review and approval prior to issuance of certificate of occupancies by the City of Carson Department of Public Works subject to the requirements specified below. Mandatory strategies in the TDM Program shall include the TDM strategies summarized below. This TDM program is estimated to reduce total VMT per service population by about 2 percent based on the trip reduction methodology described in the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures report. •Unbundled Parking—Unbundling parking typically separates the cost of purchasing or renting parking spaces from the cost of the purchasing or renting a dwelling unit. Saving money on a dwelling unit by forgoing a parking space acts as an incentive that minimizes auto ownership. Similarly, paying for parking (by purchasing or leasing a space) acts as a disincentive that discourages auto ownership and trip-making. (Applicable to PA1.) •Rideshare Programs—Rideshare programs typically include the provision of an on-site transit and rideshare information center that provides assistance to help people form carpools or access transit alternatives. Rideshare programs often also include priority parking for carpools. Rideshare programs are more commonly provided for Project Site employees but residents could also benefit from a similar program. (Applicable to PA1 and PA3.) •Transit Pass Discount Program—Transit pass discount programs are typically negotiated with transit service providers to purchase transit passes in bulk and, therefore, at a discounted rate. Discounted passes are then sold to interested residents or employees, helping them to	•	•	•		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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Street Landscaping Plans in process of being approved by the City.



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.1-6: 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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.1-7: To the maximum extent feasible, reclaimed water shall be used during the grading and construction phase of the 2021 Project for the following activities: (1) dust control, (2) soil compaction, and (3) concrete mixing.	●	●	●		Ongoing during Pre-Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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.2-3: 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	MS	7/31/2026	Not applicable to the project as of the date of this report.
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	MS	7/31/2026	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	MS	7/31/2026	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	MS	7/31/2026	Not applicable to the project as of the date of this report.



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.3-3: 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	MS	7/31/2026	Not applicable to the project as of the date of this report.
Mitigation Measure J.3-4: Any existing on-site roads that are torn up shall be ground on site and recycled into the new road base.	●	●	●		Prior to the issuance of the first occupancy permit/Post-Construction	Applicant(s) Horizontal	City of Carson Department of Community Development, Planning Division	City of Carson Department of Community Development, Planning Division	MS	7/31/2026	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	MS	7/31/2026	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	SL		General Contrator 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."

July 2026



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
Mitigation Measure G-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	AS(SLCB)	8/3/2026	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	AS(SLCB)	8/3/2026	Subcontractor equipment verified to be in compliance with this mitigation measure.
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	AS(SLCB)	8/3/2026	The horozontal applicant is in compliance with California Construction General Permit and retains WDI# 4 19C374699. Tracking pad is installed at Site exit. Pressure washer is located near site exit.
Mitigation Measure G-10: All fill material carried by haul trucks shall be covered by a tarp or other means	●	●	●		Prior to the issuance of a grading permit/ Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable	SCAQMD	City of Carson Department of Community Development, Building and Safety Division	AS(SLCB)	8/3/2026	No fill material was imported during this reporting period. Haul trucks transferring fill materials on-site were covered by tarps or other means.
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	AS(SLCB)	8/3/2026	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.
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	AS(SLCB)	8/3/2026	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 410L Skip Loader (John Deere) -EIN 253406 644 Dozer (John Deere) -EIN VD6L59 2450 Excavator (John Deere) - EIN HY9M43 350 Excavator (John Deere) - EIN DD6X63 710L BACKHOE (John Deere) -EIN TA7E59

July 2026



Table II-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable To:				Monitoring Phase	Implementing Party	Enforcement Agency	Responsible Monitoring Agency	Verification of Compliance		
	PA1	PA2	PA3	City of Carson					Initials	Date	Remarks
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	AS(SLCB)	8/3/2026	Yes SLCB is compliant.
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	AS(SLCB)	8/3/2026	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.
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	AS(SLCB)	8/3/2026	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	AS(SLCB)	8/3/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C5. 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	AS(SLCB)	8/3/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C6. 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	AS(SLCB)	8/3/2026	Reports are prepared daily. SLCB is compliant.
2021 SEIR PDF-C8: 2021 Project contractors shall provide information on transit and ride sharing programs 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	AS(SLCB)	8/3/2026	Contractors are required, in their scope, to satisfy the requirements of 2021 SEIR PDF-C8. SLCB and subs are compliant.
2021 SEIR PDF-O8: 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	AS(SLCB)	8/3/2026	Subcontractors performing construction on Lenardo confirmed this mitigation measure was implemented. Truck were not observed being idle.

July 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 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,	•	•	•		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	AS(SLCB)	8/3/2026	1. No modifications have been made 2. Not Applicable - No piles at this time are being driven 3. SLCB is compliant 4. SLCB is compliant 5. SLCB is compliant 6. SLCB has noted.																																										
<table> <tr> <td>Equipment Type</td> <td>Mitigated Noise Level (dBA Lmax)</td> <td>Noise Level at 50 Feet (dBA Lmax)</td> </tr> <tr><td>Welder</td><td>74</td><td>64</td></tr> <tr><td>Forklift</td><td>75</td><td>65</td></tr> <tr><td>Tractor Trailer</td><td>76</td><td>66</td></tr> <tr><td>Paver</td><td>77</td><td>67</td></tr> <tr><td>Air Compressor</td><td>78</td><td>68</td></tr> <tr><td>Loader & Concrete Mixer Trucks</td><td>79</td><td>69</td></tr> <tr><td>Water Trucks, Rollers & Trencher</td><td>80</td><td>70</td></tr> <tr><td>Excavators & Cranes</td><td>81</td><td>71</td></tr> <tr><td>Dozer</td><td>82</td><td>72</td></tr> <tr><td>Compactor</td><td>83</td><td>73</td></tr> <tr><td>Scraper</td><td>84</td><td>74</td></tr> <tr><td>Grader</td><td>85</td><td>75</td></tr> <tr><td>Concrete Saw & Pavement Scarifier</td><td>90</td><td>80</td></tr> </table>	Equipment Type	Mitigated Noise Level (dBA Lmax)	Noise Level at 50 Feet (dBA Lmax)	Welder	74	64	Forklift	75	65	Tractor Trailer	76	66	Paver	77	67	Air Compressor	78	68	Loader & Concrete Mixer Trucks	79	69	Water Trucks, Rollers & Trencher	80	70	Excavators & Cranes	81	71	Dozer	82	72	Compactor	83	73	Scraper	84	74	Grader	85	75	Concrete Saw & Pavement Scarifier	90	80					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	AS(SLCB)	8/3/2026	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.
Equipment Type	Mitigated Noise Level (dBA Lmax)	Noise Level at 50 Feet (dBA Lmax)																																																			
Welder	74	64																																																			
Forklift	75	65																																																			
Tractor Trailer	76	66																																																			
Paver	77	67																																																			
Air Compressor	78	68																																																			
Loader & Concrete Mixer Trucks	79	69																																																			
Water Trucks, Rollers & Trencher	80	70																																																			
Excavators & Cranes	81	71																																																			
Dozer	82	72																																																			
Compactor	83	73																																																			
Scraper	84	74																																																			
Grader	85	75																																																			
Concrete Saw & Pavement Scarifier	90	80																																																			
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: 1) 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. 2) Anticipated truck access to the Project Site will be off Lenardo Drive and Stamps Drive. 3) 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.	•	•	•		Prior to issuance of a grading permit/Pre- Construction; during Construction	Applicant(s) Horizontal and Applicant(s) Vertical, as applicable			AS(SLCB)	8/3/2026	An Official Construction Traffic Management Approval Package will be submitted to the City of Carson once Street Improvement begins. In the meantime, the Construction Traffic Management Plan is being implemented to an extent and currently addresses the items outlined in Mitigation Measure C-1.																																										
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	AS(SLCB)	8/3/2026	Subcontractors will send recycled construction debris when applicable.																																										