

CITY OF CARSON

**Draft Negative Declaration for the
2315 East Dominguez Street Renovation Project**

**City of Carson
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Carson, CA 90745**

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2315 EAST DOMINGUEZ RENOVATION PROJECT

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CHAPTER 1

PROJECT DESCRIPTION

Introduction
Background and History
Agency Authority
Project Location
Project Description
Construction Scope

1.0 PROJECT DESCRIPTION

1.1 INTRODUCTION

Terreno Realty Corporation (TRC) is proposing to renovate an existing industrial property located at 2315 East Dominguez Street in the City of Carson to prepare the site for a new tenant. The site has been used by Distribution NOW/Carson Pipe since approximately 1994 as a pipe storage and distribution facility. TRC is proposing to make minor renovations to the site to upgrade the existing building, paving, fencing and landscaping to make improvements for a new tenant.

1.2 AGENCY AUTHORITY

The California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq., and Title 14 California Code of Regulations §15000 et seq.), requires that the environmental impacts of proposed projects be evaluated and that feasible methods to reduce, avoid or eliminate significant adverse impacts of these projects be identified and implemented. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment (Public Resources Code §21067). The proposed use requires discretionary approval from the City of Carson (the City or City) for a conditional use permit (CUP) for the project site; therefore, it is subject to the requirements of CEQA. Because the City of Carson has the primary responsibility for supervising or approving the entire project as a whole, it is the most appropriate public agency to act as lead agency (CEQA Guidelines §15051(b)).

In accordance with §15002(a) CEQA Guidelines, the basic purposes of CEQA are to inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects through the use of mitigation measures or alternatives to the project, and disclose to the public the reasons why a government agency approved the project if significant environmental effects are involved.

To fulfill the purpose and intent of CEQA, the City has prepared this Draft Negative Declaration (ND) to address the potential adverse environmental impacts associated with the proposed project. An ND for a project subject to CEQA is prepared when an environmental analysis of the project shows that there is no substantial evidence that the project may have a significant effect on the environment (CEQA Guidelines §15070(b)). As discussed in Chapter 2, the proposed project is not expected to result in any significant adverse environmental impacts; therefore, a ND is the appropriate CEQA document.

The evaluation presented in Chapter 2 presents the analysis and discussions for the following areas: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, solid and hazardous waste, transportation and traffic, tribal cultural resources, and utilities and service systems.

1.3 PROJECT LOCATION

The subject property is located at 2315 E. Dominguez Street in the City of Carson, in southern Los Angeles County (see Figure 1-1). The approximately five-acre site is designated as heavy industrial by the City of Carson General Plan and is zoned as heavy manufacturing with a D overlay (City of Carson, 2018). The City of Carson uses a D overlay to indicate that the designated area will require special standards of design, architectural quality, style, and compatibility, landscape treatment, and functional integration of neighboring developments. The proposed project will occur entirely within the property boundaries of the existing facility.

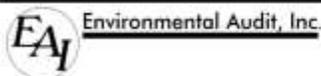
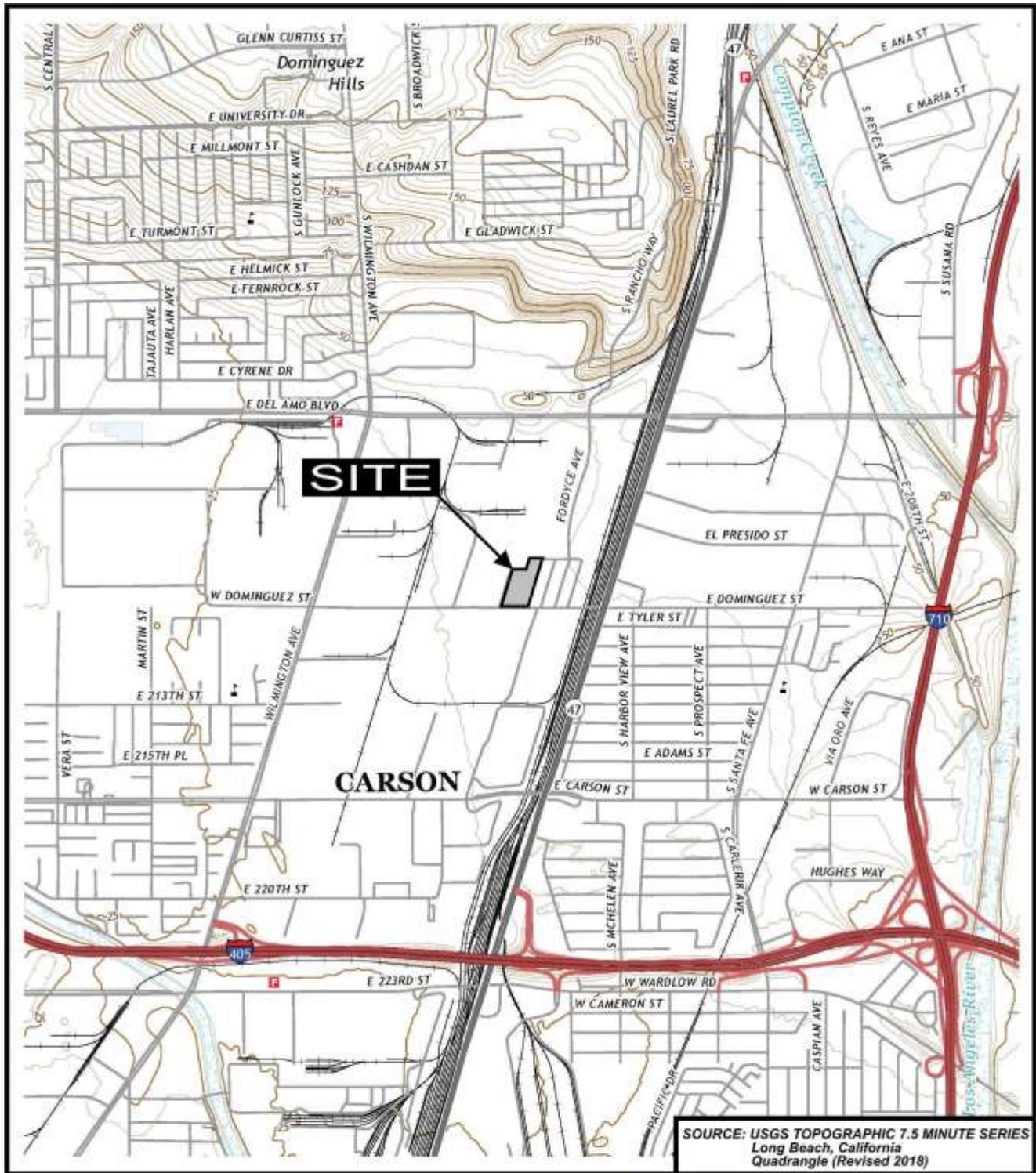
The project site is surrounded by industrial land uses, which are also designated as heavy industrial manufacturing. Land uses north, west, and south of the project site include trucking facilities (e.g., XPO Logistics, NYK Logistics, World Logistics, as well as smaller truck maintenance/parking areas); a JVC Kenwood warehouse/office facility is located to the east of the project site; the Carson Public Works Department is located south/east of the project site; and a number of small industrial facilities (coatings facilities, machine shops, commercial printers) are located immediately east of the site. Other nearby industrial and commercial uses include printing services, a metal galvanizing facility, food warehouses, and a water treatment chemical company. The project site is located just west of the Alameda Corridor (see Figure 1-1). The nearest schools to the project site include: (1) the Dominguez Elementary School, located at 21250 South Santa Fe Avenue, approximately 0.72 mile east of the project site; (2) Rancho Dominguez Preparatory, a public middle and high school that teaches sixth through twelfth grade students, which is located at 4110 Santa Fe Avenue, approximately 0.75 mile northwest of the project site; and Del Amo Elementary School, located at 21228 Water Street, approximately 0.8 mile west of the project site. The closest residential area to the project site is located east of Alameda Street, near the corner of Dominguez Street and Alameda Street, approximately 0.25 mile east of the project site.

1.4 HISTORIC SITE USES

The site has been used by Distribution NOW/Carson Pipe since approximately 1994 as a pipe storage and distribution facility. Distribution NOW used the site to cut, store, and sell line pipe. In its current state, the site has surpassed its useful life. The existing site includes an existing 13,000 square foot (sq. ft.) office/warehouse building and is surrounded by a large paved outdoor area, where pipe was formerly stored (see Figure 1-2). The current paving of the site is in disrepair with many portions of missing pavement and bare soil showing through. The site is surrounded by a chain link fence that is currently in need of repair. Access to the site from the south is provided from East Dominguez Street, as well as from 209th Street on the northern portion of the site.

Distribution NOW had approximately 10 employees. The site generated 5 to 15 truck trips per day for delivery activities. There is limited landscaping on the portion of the property that fronts East Dominguez Street and no landscaping on the west side of the property. The existing site layout is shown in Figure 1-2.

CHAPTER 1 –PROJECT DESCRIPTION



SITE LOCATION MAP
2315 East Dominguez Street
Carson, CA 90810



1.5 PROJECT DESCRIPTION

TRC is proposing to renovate the existing property at 2315 East Dominguez Street in the City of Carson to prepare the site for a new tenant, which is expected to be Federal Express. Few improvements have been made to the site in the past 20 years. As a result, several renovations are necessary to meet modern standards such as Americans with Disabilities Act (ADA) compliance. Thus, the proposed project is intended to modernize the existing site and prepare it for a new tenant.

These renovations to the site would include: patch and repair the existing pavement and overlay new pavement and concrete on top of the existing site pavement; crushing the existing concrete to provide a base for the new pavement, followed by overlaying new pavement and concrete on top of the existing systems; striping for parking spaces; repairing and upgrading the fence along the property line; and installing bollard barricades. Upgrades to the main office/warehouse building interior will include ADA compliant entrance, electrical and plumbing upgrades; wall removal; repainting the office/warehouse building; landscaping improvements; and improving the façade along East Dominguez Street.

Once site renovations are complete, the site is expected to be leased for the parking of empty truck trailers. No stacking of trailers or containers will occur onsite. Federal Express currently operates two warehouse facilities in the City of Carson, located at 1725 Charles Willard Street and 17210 South Main Street. Federal Express is proposing to use the site at 2315 East Dominguez Street for overflow parking only. The 13,000 square foot office/warehouse building onsite is expected to be used for office and warehousing needs. The site is expected to have one guard on duty 24 hours a day, seven days a week, but no other permanent workers. Drivers are expected to access the site to bring and take trailers, but will not be at the site on a daily basis. The amount of vans, trailers and trucks leaving or arriving per day will vary based on need, but is overall expected to average between 50 and 100 per day. During a peak day, e.g., holiday season, the new tenant is expected to generate up to 100 van, trailer and truck trips per day with trips to the existing Federal Express distribution centers at 1725 Charles Willard St. (2.6 miles) and 17210 South Main St. (5.7 miles). The peak season would be the approximately six weeks during the December holiday season. Parking will be available for 140-170 empty vans, trailers, or trucks on-site. The site will be used for over-flow parking only and only store empty containers. The trailers are expected to be 28 and 53 feet long.

1.6 CONSTRUCTION SCOPE

The construction related to the proposed project is expected to occur over three main phases: demolition, groundwork, and finishing. The expected changes to the existing site as a result of the proposed project are shown in Figure 1-3. All construction activities are expected to take approximately two months to complete.

1.6.1 Demolition

The demolition phase will include the removal of the curb and gutter, asphalt, site concrete, concrete pads, site perimeter fencing, site entry fencing, site electrical, existing shed along the western portion of the site, and interior demolition to prepare for ADA compliant restrooms. The demolition phase will also include staging crushing equipment and dust mitigation equipment as well as generating stockpiles to prepare for installation of new concrete.

1.6.2 Groundwork

The groundwork phase includes laying concrete for the curb and gutter, jersey barrier, bollard footings, site pads for gate operator, and access controls. The groundwork phase also includes all patching and repairing of the existing pavement and overlaying new pavement and concrete on top of the existing systems. Striping will be required for the proposed project. ADA compliant path of travel will be provided to and within the office/warehouse building.¹ New landscaping for the project will also be installed at this stage.

1.6.3 Finishing

The finishing phase includes the installation of a revised electrical system, repair of the existing fence, and painting the existing office/warehouse building.

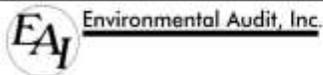
1.6.4 Construction Schedule

Construction related to the needs of the proposed project is expected to begin as soon as all approvals are received from the City of Carson and be completed within two months. The expected layout of the finished project is shown in Figure 1-3

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¹ The entrance to the building is at ground level so no ramps are required to provide ADA compliant entrances to the facility.

CHAPTER 1 –PROJECT DESCRIPTION



PROPOSED SITE MODIFICATIONS
 2315 East Dominguez Street
 Carson, CA 90810

