



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 27, 2015

SUBJECT: Design Overlay Review No. 1577-15

APPLICANT: Matthew Simon, AIA
3293 Pacific Avenue
Long Beach, CA 90807

PROPERTY OWNER: Terreno Realty Corporation
101 Montgomery Street, Suite 200
San Francisco, CA 94104

REQUEST: To demolish three existing buildings totaling 186,000-square-feet and construct a new 210,000-square-foot warehouse building to be occupied by FedEx.

PROPERTIES INVOLVED: 17110-17120 S. Main Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Post
		Andrews			Schaefer
		Faletogo			Thomas
		Guidry			

Item No. 11-A

I. Introduction

Property Owner:

Terreno Realty Corporation, 101 Montgomery Street, Suite 200
San Francisco, CA 94104

Applicant:

Matthew Simon, AIA, 3293 Pacific Avenue, Long Beach, CA 90807

Project Address:

17110-17120 S. Main Street

Project Description:

The applicant is proposing to demolish three existing buildings totaling 186,000-square-feet and construct a new warehouse building totaling 210,000-square-foot building including 8,000-square-feet of office space on a 9.3 acre site zoned ML-D (Manufacturing, Light, Design Overlay).

The building will be occupied by FedEx Trade Networks ("FTN"). FTN is a division of FedEx Express that provides international freight forwarding services. The proposed facility would process freight from the Ports of Los Angeles/Long Beach and the LAX International Airport. Goods would be trucked to the proposed facility and loaded on to FedEx trucks for local delivery. FTN will be relocating and expanding from its current location on Hamilton Street in Torrance, California. The applicant is requesting approval of all day and night hours of operations seven days a week to facilitate truck access to the proposed site that are servicing the Ports of Long Beach and Los Angeles and the LAX International Airport. According to FTN, the operations will employ between 25 to 35 persons including 15 permanent employees and 10 to 20 temporary employees.

Current Improvements:

The site is currently improved with three industrial buildings and parking areas.

II. Project Site and Surrounding Land Uses

The project site is located near the intersection of South Main and Walnut Streets

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light, Design Overlay)
Project FAR	0.51
Site Size	9.3 acres
Present Use and Development	Light industrial uses and wireless cell tower
Surrounding Uses/Zoning	North: Light industrial zoned ML-D South: Light industrial zoned ML-D East: 120'-foot wide Southern California Edison easement and residential uses zoned R-S West: S. Main Street and Heavy industrial uses zoned MH-D
Access	Ingress/Egress: S. Main Street

Previously Approved Discretionary Permits

On November 12, 2013, the Planning Commission approved Conditional Use Permit No. 942-13 for the addition of antennas to an existing 150'-foot high steel tower that will be relocated south of the subject property. The three existing industrial buildings totaling approximately 186,000-square-feet will be demolished upon project approval by the Planning Commission.

Public Safety Issues

None

III. Analysis

Buildings and Architecture

The proposed exterior elevations consist of painted concrete tilt-up panels and blue-glazed glass. The exterior of the buildings will be white with grey and blue accents. The proposed building height is approximately 45 feet.

Landscaping and Fencing

The proposed landscaping features drought-tolerant trees, shrubs and accent plants and a variety of groundcovers. At building entries and driveways a variety of trees and groundcover would be used to shade the structure and parking areas. Trees and ground cover are proposed along the site's eastern boundary to screen the proposed buildings from residential areas that are located 120-feet to the east.

The proposed access gates will be consistent with existing black wrought iron fencing on the property fronting South Main Street.

Access and Parking

The City Traffic Engineer and the Los Angeles County Fire Department reviewed the proposed project circulation for public safety concerns and determined that the project's proposed circulation provides safe vehicular ingress/egress. The Los Angeles County Fire Department is requiring that the north drive aisle next to the property line be painted "NO PARKING FIRE LANE". Further, that any proposed electric gates be installed with an emergency operation key box approved by Fire Code 506.

The proposed 8,000-square-foot office area requires 27 parking spaces. In addition, the proposed 202,000-square-foot warehouse area requires 135 parking spaces. The applicant is proposing 173 parking spaces for which exceed the CMC requirement of 162 spaces by 11 spaces. The project also includes 32 diesel semi-truck parking spaces with 31 high-grade loading docks.

Security

FedEx use will provide security via building perimeter lighting, wrought iron fencing, on-site security guards and security cameras. As a condition of approval staff

recommends that security cameras be installed in coordination with the Los Angeles Sheriff's Department, refer to Condition No.70.

Signage

The buildings signage shall comply with the CMC 9136.7 signs requirements. All building signs shall be approved by Planning Division staff prior to building occupancy.

IV. Discussion

Issue – Landscaping screening

Currently there is no landscape screening on the eastern property boundary to minimize visual impacts to the residential areas that exists 120-feet east of the property site.

Solution

The applicant/owner will plant evergreen trees along the eastern property boundary that will minimize the visual impacts created by the proposed project.

V. Environmental Review

An initial study was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA) Guidelines. The initial study identified the following:

Air Quality:

The initial study identified less than significant impact. The project does not result in any increased frequency or severity of existing air quality violation standards or delay the timely attainment of air quality standards specified in the Air Quality Management Plan used by the Southern Council of Governments (SCAG) and the South Coast Air Quality Management District.

Hazards and Hazardous Materials:

The initial study identified less than significant impact with incorporation of mitigation measures.

Noise:

The initial study identified less than significant impact with incorporation of mitigation measures. Staff has conditioned the project to construct an 8-foot high masonry wall on the east property line to reduce potential noise from any idling diesel trucks to residential properties approximately 120-feet east of the project site, refer to Condition of Approval No. 18.

Transportation/Circulation:

The initial study identified less than significant impact. The trip generation for the proposed project was based on the Institute of Transportation Engineer (ITE) high-cube warehouse/distribution center trip generation rate that is more conservative than the user specific trips estimated at 25 heavy trucks trips per day. The projected net

truck trips proposed would be approximately 335 and the daily passenger car trips would be 218 trips totaling 553 total net trips.

Cargo to the site will be delivered in 20 and 40-foot containers from the Port. Most of the cargo will travel along the 110 Freeway to the 91 Freeway exiting at South Main Street. Trucks will travel 2,600-feet along East Albertoni and South Main Street to the project entrance.

Pursuant to Section 21000, of the California Environmental Quality Act (CEQA) Guidelines, Title 14, Division 6, Chapter 3, Section 15000 a Mitigated Negative Declaration was prepared for the proposed project and found that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.

VI. Recommendation

That the Planning Commission:

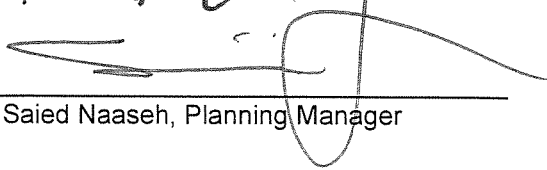
- **APPROVE** Design Overlay Review No. 1577-15 subject to the conditions attached as Exhibit "B" to the Resolution; and
- **ADOPT A MITIGATED NEGATIVE DECLARATION; and**
- **WAIVE** further reading and **ADOPT** Resolution No. _____, APPROVING DESIGN OVERLAY REVIEW NO. 1577-15 FOR THE NEW CONSTRUCTION OF A 210,000-SQUARE-FOOT LIGHT INDUSTRIAL WAREHOUSE BUILDING INCLUDING 8,000-SQUARE FEET OF OFFICE SPACE TO BE LOCATED AT 17110-17120 S. MAIN STREET.

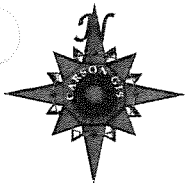
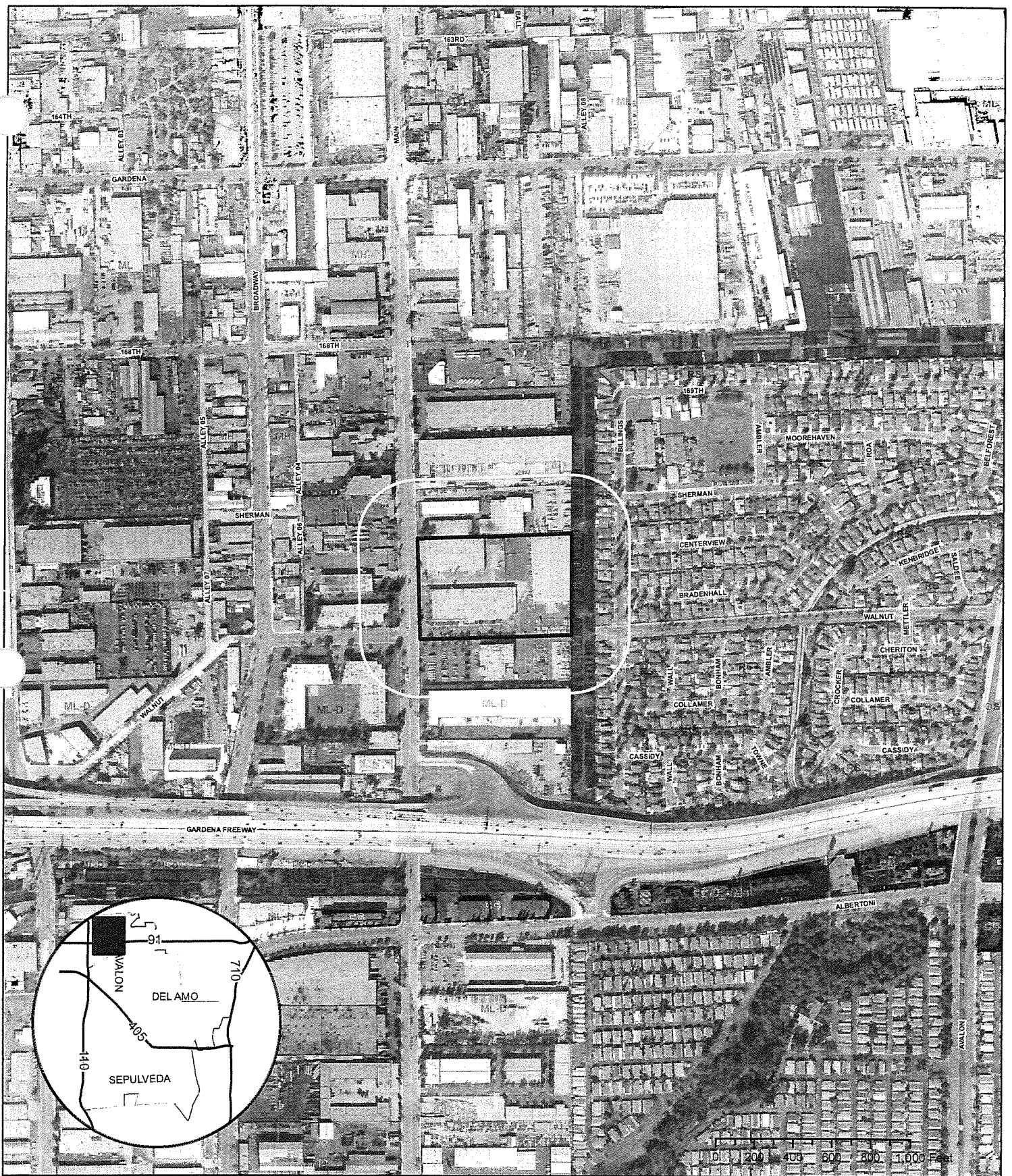
VII. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Applicant's Operational Statement
4. Mitigated Negative Declaration
5. Development Plans (under separate cover)

Prepared by: 
Zak Gonzalez II, Associate Planner

Reviewed by: 
Richard Rojas, AICP, Senior Planner

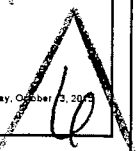
Approved by: 
Saied Naaseh, Planning Manager



City of Carson
300 Foot Radius Map
17120 S. Main Street

EXHIBIT NO. 01

Date Printed: Tuesday, October 3, 2000



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1577-15 FOR THE CONSTRUCTION OF A 210,000-SQUARE-FOOT WAREHOUSE BUILDING INCLUDING 8,000-SQUARE-FEET OF OFFICE SPACE TO BE LOCATED AT 17110 TO 17120 S. MAIN STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Matthew Simon, on behalf of the property owner, Terreno Realty Corporation, with respect to real property located at 17110 to 17120 S. Main Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1577-15 for the construction of a 210,000-square-foot warehouse building including 8,000-square-feet of office space.

A Planning Commission meeting was duly held on October 27, 2015, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan, which designates the subject property for Light Industrial use.

b) The proposed project is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, appearance, scale of structures and open space.

c) The project site is proposing adequate parking spaces and circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to South Main Street.

d) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

Section 4. Pursuant to Section 15369.5, Mitigated Negative Declaration of the California Environmental Quality Act (CEQA) Guidelines, the initial study has identified that revisions made to the project by the applicant will avoid the effects or mitigate the effects to a point where there is no substantial evidence that the project as revised may have a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1577-15 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.



Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF OCTOBER, 2015

CHAIRPERSON

ATTEST:

SECRETARY



PRELIMINARY REPORT
YOUR REFERENCE:

Chicago Title Company
ORDER NO.: 00038428-994-X23

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 3 OF THE SOUTH GARDENA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION OF SAID LAND LOCATED WITHIN MAIN STREET AS DISCLOSED BY A SURVEY.

APN: **6126-009-006**



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1577-15

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1577-15, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the



Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

11. **Precedence of Conditions.** If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. **City Approvals.** All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. **Deposit Account.** A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning to Design Overlay Review No. 1577-15. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City'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. The applicant shall provide a deposit in the amount of 100 % percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCES/WALLS

17. **The proposed wrought iron black gates shall conform to emergency access requirements of the Los Angeles County Fire Department.**
18. **The applicant shall construct an 8-foot high masonry wall at the east property line shall obtain approval form the Carson Building and Safety Division.**

GRAFFITI

19. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
20. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

LANDSCAPING/IRRIGATION

21. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
24. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and



- d. Tree height and plant materials to be approved by the project planner prior to installation.
25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

26. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts onto adjacent properties and motorists.

PARKING

27. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
28. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
29. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
30. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
31. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
32. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
- a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
33. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

34. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

TRASH

35. Trash enclosure design shall comply with CMC requirements.

BUILDING AND SAFETY - COUNTY OF LOS ANGELES

35. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

36. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

GENERAL

37. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
38. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
39. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
40. A construction permit is required for any work to be done in the public right-of-way.
41. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
42. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

43. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
44. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control

storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.

45. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
46. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
47. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
48. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along Main St
 - b. Sewer Main Improvements (if any) along Main St as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Main St as determined by the aforementioned requirement.
49. Off-site improvements (*eg. driveways, sidewalk, parkway drains, curb/gutter*) can either be shown on the grading plan or on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from Carson Engineering.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

50. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
51. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.

52. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
53. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
54. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main St abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. Remove unused driveway approach if any, within the public right of way along Main St abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
56. The Developer shall modify existing driveways within the public right of way along Main St abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
57. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
58. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
59. All existing overhead utility lines less than 12 kilovolts along Main St shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
60. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

61. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
62. Install striping and pavement legend per City of Carson standard.
63. Paint Curbs Red along Main St within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
64. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
65. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
66. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

67. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
68. All required fire hydrants shall be installed, tested and accepted prior to occupancy. Vehicular access must be provided and maintained serviceable throughout building remodel.

PUBLIC SAFETY - CITY OF CARSON

69. Ensure compliance with current seismic mitigation codes.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

70. Digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request.

II. Proposed Project (Expanded Description)

Existing Project:

The property includes three existing buildings (constructed in ~1965) and one cell phone tower located on 9.4 acres. The three buildings total ~187,000 SF. The northern building is currently occupied by IPS, a warehouse and distribution provider. Enterprise Rent-a-Car currently leases the eastern building and the southern building. Enterprise uses the eastern building in a warehouse capacity and the southern building was formerly Enterprise's regional headquarters, which was recently vacated and moved to Orange County.

The buildings are all owned by a third-party owner, but subject to a ground lease that is owned by the Applicant, Terreno South Main LLC ("Terreno"). The ground lease will expire in June of this year (2015), at which time the ownership of the buildings will pass to Terreno.

The existing buildings are showing signs of their age and ~50 years of wear and tear. Given that the existing owner of the buildings knew the ground lease was going to expire, it is likely that he did not invest in the upkeep of the buildings the way a typical owner would have, contributing to their less-than-ideal curb appeal.

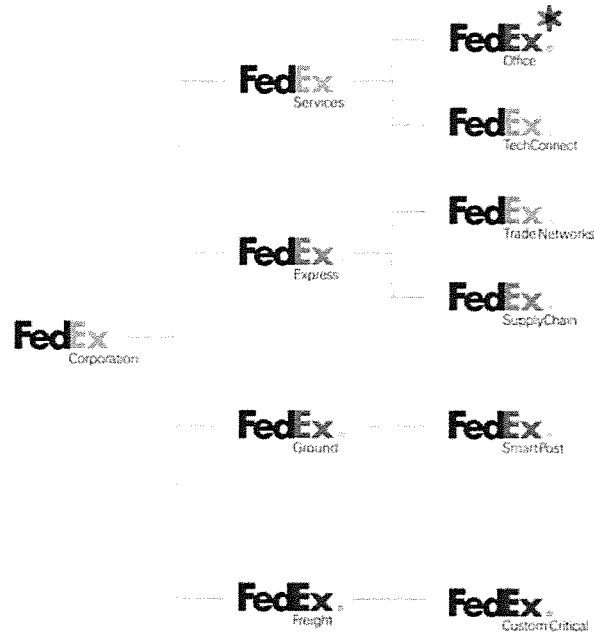
The Proposed Project:

Terreno is proposing to demolish the existing structures on this parcel and build a new 210,000 SF warehouse building (adding a net 23,000 SF) that will be primarily occupied by Fed Ex Trade Networks ("FTN"). FTN will occupy a majority of this facility under a 10 year lease which will incorporate the land and office building that abuts the project to the south. The proposed structure will be an attractively-designed, modern warehouse building surrounded by new landscaping (at 5% of the site area) and brand new concrete and asphalt drive aisles and new parking lots (with 183 parking spaces and 32 truck loading/parking spaces).

The Proposed Tenant:

The proposed Tenant for the South Main project is FedEx Trade Networks ("FTN"). FTN is a division of FedEx Express and handles international freight forwarding services for its customers. FedEx Trade Networks provides worldwide freight forwarding services integrating air and ocean freight forwarding, customs brokerage, trade and customs advisory services. This facility handles custom brokerage and import for clients bringing product in through the Ports of Los Angeles and Long Beach ("PLALB") and LAX International Airport. A majority of

goods are shipped directly to the customer from the port of entry but a small amount is brought directly to the facility and transloaded on to FedEx trucks for local delivery. FTN is the largest volume customs entry filer in North America. This is FTN's only facility in the Los Angeles metropolitan area with only two other facilities located in California: Otay Mesa, and Brisbane. FTN will be relocating and expanding from its current location on Hamilton Street in Torrance, California.



Employment:

FTN will employ approximately 195 employees at the site. Approximately 87% of those will be white-collar employees located in the office building that abuts the proposed project to the south. The site containing the office building to the south and the proposed development will be incorporated into the same lease. The following is a breakdown of the white-collar employment:

Managing Director	1
Director/General Manager	3
Managers	17
<u>Professionssionals</u>	<u>149</u>
Total	170

The warehouse staff will range between 25 - 35, which include 15 permanent employees, and 10-20 temporary workers.

Expected Truck Volumes:

FTN expects that they will have approximately 20 to 25 new trucks arriving at the facility each day—significantly less traffic than a typical Fed-ex facility. Given the nature of this business, the cargo will be delivered in 20 and 40-foot containers from the port. Most of this cargo will travel along the 110 Freeway to the 91 Freeway exiting at Main Street. Trucks will then travel 2,600 feet along E. Alberton and Main Street to the project entrance. Cargo arriving from the west bound side of the 91 freeway or cargo departing on the west bound 91 freeway can access the freeway ramp approximately 700 feet to the south of the subject project.

History:

FedEx Trade Networks traces its origins to 1913, when a customs broker named C. J. Tower & Sons began operations in Niagara Falls, New York. Following its purchase by McGraw-Hill Inc. in 1986, C. J. Tower & Sons became TowerGroup International Inc. Three years later, TowerGroup began a series of acquisitions that increased its presence across the U.S. and helped make it a leader in international logistics and trade information technology. In 2000, FedEx Corp. acquired TowerGroup and World Tariff, Ltd., to create FedEx Trade Networks. In 2002, TowerGroup was rebranded as FedEx Trade Networks Transport & Brokerage, Inc. In 2008, the company kicked off an aggressive expansion, opening offices around the globe. The new market reach gave FedEx Trade Networks access to nearly all of the world's GDP by providing international air and ocean freight forwarding, customs brokerage, distribution and warehousing, and other value-added services. A second subsidiary, FedEx Trade Networks Trade Services, Inc., was also formed in 2002. This division incorporated the duty and tax data services of WorldTariff with Trade & Customs Advisory Services, which is designed to streamline, automate, and simplify the international shipping process, as well as provide comprehensive trade information. FedEx Trade Networks was the first company to provide a duty and tax application on its website.

**CITY OF CARSON
PLANNING DIVISION
INITIAL STUDY**

**CITY OF CARSON
INITIAL STUDY**

17110-17120 MAIN STREET

Project Description and Location:

The proposed Project involves the redevelopment of 9.4-acre property located immediately east of South Main Street, west of Billings Drive, north of West Walnut Street, and south of 168th Street in the northern portion of the City of Carson, Los Angeles County, California. The Project Applicant proposes to construct and operate one (1) distribution warehouse building having 210,000 square feet of interior building space and 36 loading bays. The Project Applicant is pursuing the Project in conjunction with a new 10-year lease which was executed with Federal Express Trade Networks Transport & Brokerage, Inc. (FTN) being the primary occupant for the building for use in its freight forwarding services. FTN is anticipated to occupy approximately 142,231 square feet of the Project; the remainder is contemplated to be leased by a tenant or tenants which would use the remaining square footage for warehouse and logistics uses, as permitted in the Carson General Plan and Carson Zoning Code. Under existing conditions, the Project site contains three (3) single-story commercial/industrial buildings, all of which will be demolished upon approval and development of the Project: one (1) is occupied by Enterprise Rent-A-Car, one (1) is occupied by IPS, Inc. and one (1) is currently vacant in anticipation of the redevelopment but was formerly occupied by Enterprise Rent-A-Car. Implementation of the Project would involve the demolition of the existing structures and the construction of a new building. Mailing addresses associated with the subject property are 17110, 17118, and 17120 South Main Street, Carson, CA. The Project site includes Los Angeles County Assessor Parcel 612-600-9006 and is located within Section 30, Township 3 South, Range 13 West, San Bernardino Baseline and Meridian.

September 2, 2015

CEQA LEAD AGENCY:

City of Carson
701 E. Carson Street
Carson, CA 90745

PROJECT APPLICANT:

Terreno South Main, LLC
101 Montgomery Street, Suite 200
San Francisco, CA 94104

CEQA CONSULTANT:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

REVIEWED BY:

Independently reviewed, analyzed, and exercised judgment in making the determination, by the City of Carson on September 2, 2015, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

EXHIBIT NO. 04



CITY OF CARSON
PLANNING DIVISION
INITIAL STUDY

The California Environmental Quality Act (CEQA) requires the preparation of an Initial Study when a Project must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine the most appropriate CEQA compliance document for the proposed action, either a Negative Declaration (ND)/Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR). If a previous EIR has been prepared for a project, then an Initial Study can be used to determine if an Addendum to the previous ND or MND or EIR can be prepared, or whether a more extensive Supplemental or Subsequent EIR must be prepared.

1. **Project Title:** 17110-17120 Main Street
2. **Lead Agency Name:** City of Carson
Address: 701 E. Carson Street, Carson, CA 90745
Contact Person: Zak Gonzalez II
City of Carson
Planning Division
3. **Phone Number:** 310-952-1761
4. **Project Location (Address/Nearest cross-streets):** The Project site is located immediately east of South Main Street, west of Billings Drive, north of West Walnut Street, and south of 168th Street. Mailing addresses associated with the subject property are 17110, 17118, and 17120 South Main Street. The Project site includes Los Angeles County Assessor Parcel 612-600-9006 and is located within Section 30, Township 3 South, Range 13 West, San Bernardino Baseline and Meridian.
5. **Project Sponsor:** Terreno South Main, LLC
6. **Sponsor Address:** 101 Montgomery Street, Suite 200, San Francisco, CA 94104
7. **General Plan Designation:** Light Industrial (LI)
8. **Zoning Designation:** Manufacturing, Light (ML)
9. **Description of Project (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site feature necessary for its implementation. Attach additional sheets, if necessary):**

The proposed Project consists of an application for a Site Plan and Design Review (DOR 1577-15), which proposes to remove the existing 186,000 of commercial/industrial improvements on the Project site and redevelop the property with a new 210,000 square foot (s.f.) warehouse building and associated improvements including, but not limited to, surface parking areas, drive aisles, utility infrastructure, landscaping, exterior lighting, signage, and walls/fencing. A detailed description of the proposed Project is provided in Section 3.0, *Project Description*, of the Mitigated Negative Declaration.
10. **Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):**
 - Los Angeles Regional Water Quality Control Board (approval of Construction Activity General Construction Permit; NPDES Permit)

**CITY OF CARSON
PLANNING DIVISION
INITIAL STUDY**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/ Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/ Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

On the basis of this initial evaluation, the City of Carson finds:


That the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

That although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

That the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

That the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

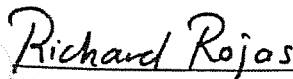
That although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required ☐



Signature

9/8/15

Date



Printed Name

