

Summary of Industry Comments on the Proposed Industrial Ordinance

1. Environmental

- a. Proposed regulations
 - i. Disincentivize greening of existing buildings
 - ii. Are unnecessary in the context of existing zoning regulations, regional agency regulations, and State laws (Porter-Cologne Water Quality Control Act, Clean Water Act, Clear Air Act, AQMD, CARB, building and fire codes, and CEQA) which all ensure traffic, noise, air quality impacts are fully disclosed and mitigated
- b. Current regulations
 - i. Allow mitigation measures on projects on a case-by-case basis
 - ii. Allow requiring Traffic Study without need of a CUP
- c. AQMD's Warehouse Actions and Investments to Reduce Emissions (WAIRE) is designed to reduce Nox, DPM, and carbon emissions and increase use of zero or near zero trucks
- d. Staff report lacks evidence that adverse impacts are produced by projects

2. Economic

- a. Proposed regulations
 - i. Discourage upgrading of existing facilities by adding new regulations to replacement and/or expansion of existing facilities causing businesses to move away for growth
 - ii. Disturb the supply chain and economy
 - iii. Cause substantial harm to local employers
 - iv. Provide little value for the residents
 - v. Bad for residents, bad for businesses, and bad for City of Carson
 - vi. Threaten livelihood of hundreds or thousands of Carson residents who enjoy middle class salaries working for logistics industries
 - vii. Will cement City of Carson's reputation as being openly adverse and hostile to the entire business community and will eventually lead to loss of jobs
 - viii. Carson is one of the first stops in the supply chain and serves as an essential part of the infrastructure for the Ports
 - ix. Halt commerce and have damaging impacts for businesses both in Carson and in the region
 - x. Inconsistent with Governor's Executive Order N-19-21 as prevents short- and long-term solutions to the supply chain problem with insufficient warehouses to undock cargo being one of the bottlenecks in the supply chain
 - xi. Include replaced or expanded warehouse or logistics facilities which constitutes an uncompensated taking.
- b. City is targeting the logistics industry, that provides services to the region, provides the City with significant tax revenues, and serves as major employer to City residents
- c. The two ports serve the entire country, the City should act as an ambassador to the logistics industry and work with them to problem solve the City's concerns, as opposed to sabotaging it with regulations.
- d. The goal of the proposed regulations is to regulate E-Commerce Fulfillment Centers (Amazon) who has implemented a strategy shot down significant fulfillment space nationally.
- e. Warehouse facilities provide a reliable source of medicine, food, and day-to-day essentials.

3. Zoning

- a. Proposed regulations
 - i. Add substantial time and cost to projects
 - ii. Apply to new and existing facilities
- b. Current regulations
 - i. Sufficient design and development criteria
 - ii. Already regulate uses so CUP is not required
- c. City does not have adequate staffing to process the increased number of CUPs

4. Public Outreach

- a. Inadequate consultation with local organized labor organizations (with exception of Teamsters) which will be severely impacted by the proposed regulations.
- b. Inadequately consultation with local business community