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To: [Aaron Whiting](#)
Cc: [Rachel Hickenbottom](#); [Joe Williams](#); [Gena Guisar](#)
Subject: 100 W Alondra - Voluntary Conditions of Approval
Date: Friday, October 28, 2022 12:42:49 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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Hey Aaron,

See list below for voluntary conditions of approval we are comfortable adding:

GENERAL

- Developer shall encourage future occupants to engage community for employment opportunities to create a local labor force.
- Loading doors and truck entries, truck drive aisles, and truck exits shall be oriented away from adjacent public right-of-way and streets.
- Industrial Warehousing and Logistics Facilities shall comply with all applicable California Air Resources Board (CARB) and South Coast Air Quality Management District (SCAQMD) requirements.
- Truck entries shall be located along or adjacent to approved City of Carson truck routes. Industrial Warehousing and Logistics Facility operators shall submit and obtain approval of a Truck Routing Plan to and from the state highway/interstate freeway system.

LANDSCAPING

- All landscaping shall be drought-tolerant, and be in compliance with Model Water Efficient Landscape Ordinance (MWELO). Palm trees shall not be utilized.

SIGNAGE

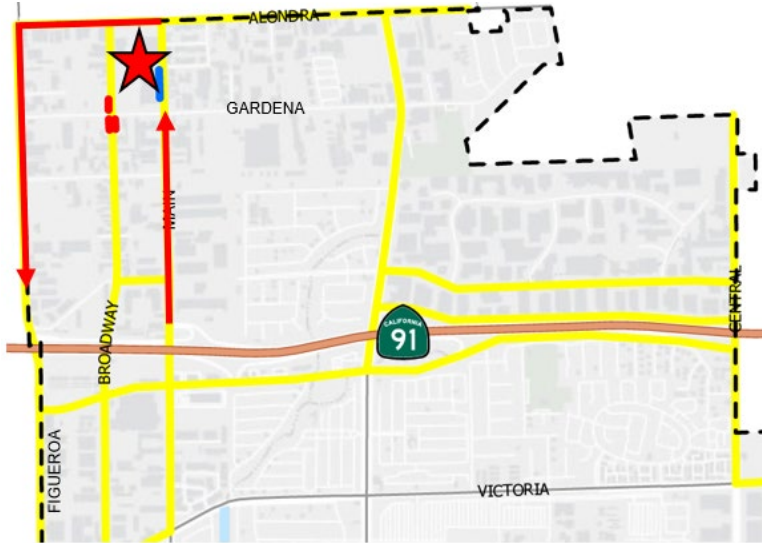
- Anti-idling signs indicating a 3-minute diesel truck engine idling restriction shall be posted at Industrial Warehousing and Logistics Facilities along entrances to the site and in the loading areas and shall be strictly enforced by the facility operator.
- Industrial Warehousing and Logistics Facility operators shall post signs in prominent locations on the facility premises indicating that off-site parking for any employee, truck, or other vehicle related to the operation or use of the facility is strictly prohibited.
- Signs shall be installed at all truck exit driveways on the facility premises directing truck drivers to the approved truck routes pursuant to the Truck Routing Plan.
- All signs under this Section shall be legible, durable and weather-proof.

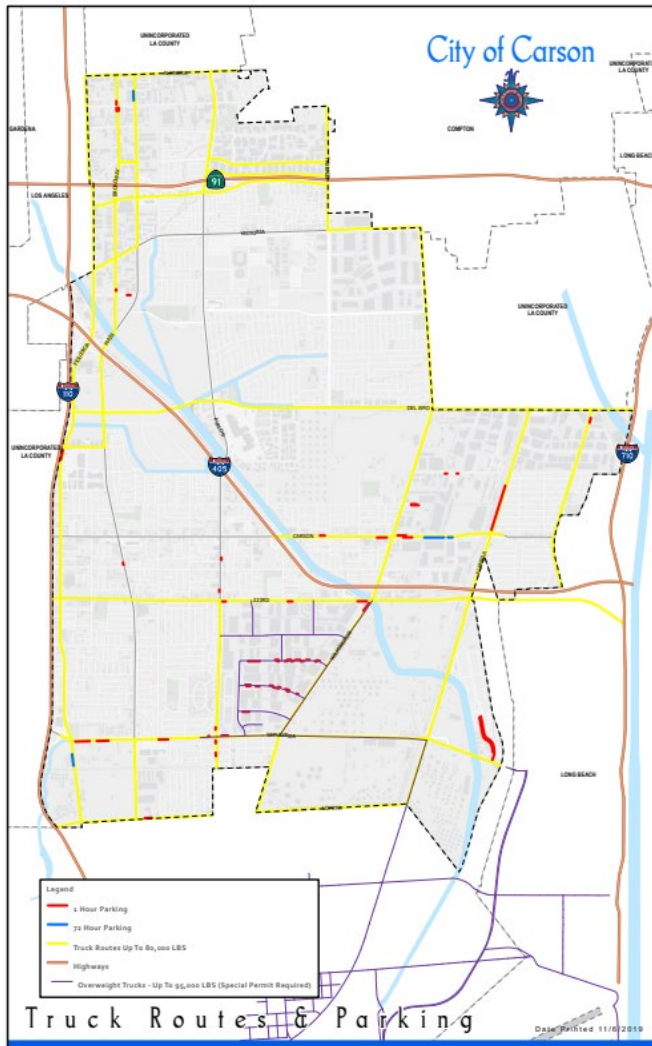
ALTERNATIVE ENERGY

- All building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed.

The office portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index ("SRI") of not less than 78. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

Along with the notice of signage posting image I sent yesterday that we would like included in the staff report can you please include the recommended additions to the staff report below:





- We would like to identify that our project aligns with the existing city-approved truck routes (our site is starred in red)



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