



November 7, 2017

Mr. Kenneth Farfsing, City Manager
City of Carson
701 East Carson Street
Carson, CA 90745

Re: City Ordinance 17-1618U- amended moratorium adopted May 2, 2017

Dear Mr. Farfsing:

Ken, it was good to see you yesterday at the Carson Community Foundation luncheon at the Stub Hub Center. Prologis Inc. is requesting that our Glenn-/Curtiss and Wilmington project be placed on the next City Council agenda and that Saied Naaseh and his planning staff prepare the Planning Division staff report on a high priority basis.

Prologis is a committed long term corporate citizen of the City of Carson, we wish to continue to grow with the Carson community by actively pursuing and participating in the community by investing in sustainable and catalytic developments.

Prologis will continue our participation working closely with local community non-profit organizations and developing tangible investments in infrastructure abutting/adjacent to our projects.

This request is a milestone in the redevelopment of our project and we do heartily request that the City of Carson allow us to take this next logical step in our growth with the City of Carson.

We have worked collegially with the City staff and neighborhood groups who show support for the project and work with those who have concerns over traffic and noise.

We are requesting that the project be exempted from the moratorium and allowed to start the City process of amending the existing specific plan. Under Section 4. **Moratorium**, Paragraph B. **Exemptions**, item 6, the proposed project is located within a masterplanned Planned Industrial Area the Dominguez Technology Center.

The project and project applicant will agree and negotiate with the City to agree to several of the **Exceptions** as defined in Section 6, such as but not limited to the Development Impact Fee (DIF), Maintenance Financing District (MFD) and community benefits program. Furthermore the proposed project is consistent with this Ordinance and General Plan and the project does not abut a sensitive land use or impacts an abutting sensitive land use nor does the project constitute a threat to public health, safety or welfare.

In regard to the Community Benefits Package we will commit to the following direct project related benefits assuming that Prologis and the City enter into an enforceable agreement for such:

1. Provide 14'H. decorative screen wall at truck court to screen trucks on University Avenue side of project
2. Mature trees on University Drive and new trees in University Drive median to screen project
3. Repair and maintenance of sidewalks and landscaping on University Drive and Wilmington Avenue street frontage
4. Prohibit trucks from our project entering University Drive

2817 E. Cedar Street, Suite 200, Ontario, California 91761
909-673-8700

EXHIBIT NO. 2

5. Provide dust and noise control during construction to meet City requirements
6. Request that our contractors and customers use reasonable efforts to hire community residents
7. Work with Parks Department on improvement/maintenance projects at Anderson Park

Attached is a listing of Community Benefits that Prologis is involved with the City and Citizens of Carson and the benefactors of our involvement.

Our commitment to provide these substantial project and community benefits is conditioned upon our entering into an agreement with the City for such.

Thank you again for your consideration of our project.

Best Regards,



John Low, Investment Officer
Prologis, LLC.

Cc: Saied Naaseh
Michael Stewart

Community Benefits Package – Summary of Benefactors

Carson Chamber of Commerce

Business focused chamber involved in community/business development and strong proponent for business-friendly legislative actions within the City of Carson and with regional/statewide issues.

International Trade Education Program (ITEP)

Involvement of Prologis employees mentoring high school students to provide them insight into college preparation and insights into career paths related to real estate and logistics.

City of Carson Foundation

Foundation established by the City of Carson City Council to find and sponsor specific projects in the City of Carson on an annual basis at the discretion of the Carson City Council.

James Anderson Community Park

Anderson Park is a community park with community center facilities serving the residential neighborhood bound by Wilmington Ave., University Drive, Avalon Blvd. and Del Amo Blvd. The community park is adjacent to the western edge of the proposed Prologis project. Prologis would contribute to upgrades at the park (i.e. parking lot slurry coat, painting of community building) and potentially "adopt" the park going forward.

Boys and Girls Club Carson

The Boys and Girls Club of Carson serves approximately 900 kids per day. The club serves children from elementary to high school age levels. The club has many sports related programs but, has a very structured after school education/science & technology program that many of the children are involved in. Prologis would be a contributor/sponsor to the Boys and Girls Club on an annual basis.

University/Wilmington Monitoring Program

The western edge of the Prologis project is adjacent to a residential neighborhood. One of the main concerns of the residents is the use of University Drive by large trucks which increases noise, fumes and wear and tear to University Drive. The City of Carson has designated heavy truck routes through the City of which University Drive is not but, some truckers use it out of convenience and/or ignorance.

The Prologis project has been designed to route all trucking to Glenn-Curtiss and Wilmington Avenue for trucks contributed by the project and separated the DCMA car traffic to use University Drive only.

To Further mitigate/prohibit trucks/truck driver use of University Drive we are proposing to the City of Carson and Los Angeles Sheriff's Department a funding to the Sheriffs department for State required training to allow for enforcement and issuance of fines to violaters going from the intersection of Wilmington to University Drive.

Prevailing in Christ Ministries

Contribution to future computer lab facilities.

Carson Women's Club

This group is a prominent Carson community organization established in March 1968 and incorporated January 14, 1969. They are the official Hostesses of the City of Carson with one of their missions to assist City Government. Former Council member Julie R. Raber is the President and former Carson City Council Candidate Arlene B. Harris is the past President.

Carson Women's Club is requesting that we participate and/or support their annual "Dancing With The Stars" Black and White Ball, November 2017

Carson Coordinating Council

The Carson Coordinating Council (CCC) is a 501 3(c), former Council Member Gil Smith is the President of the Council. The following are some of the services the CCC provides to students and families in the City of Carson:

- a) Individual, group and family counseling; case management
- b) Mega skills parenting classes in English and Spanish
- c) Crisis intervention and trauma related services
- d) Mental health consultation with school staff and development topics related to emotional wellness
- e) Classroom presentations to promote social skills development and anti-violence curriculum
- f) Assistance to qualified families in need with resources for food, clothing and holiday donations

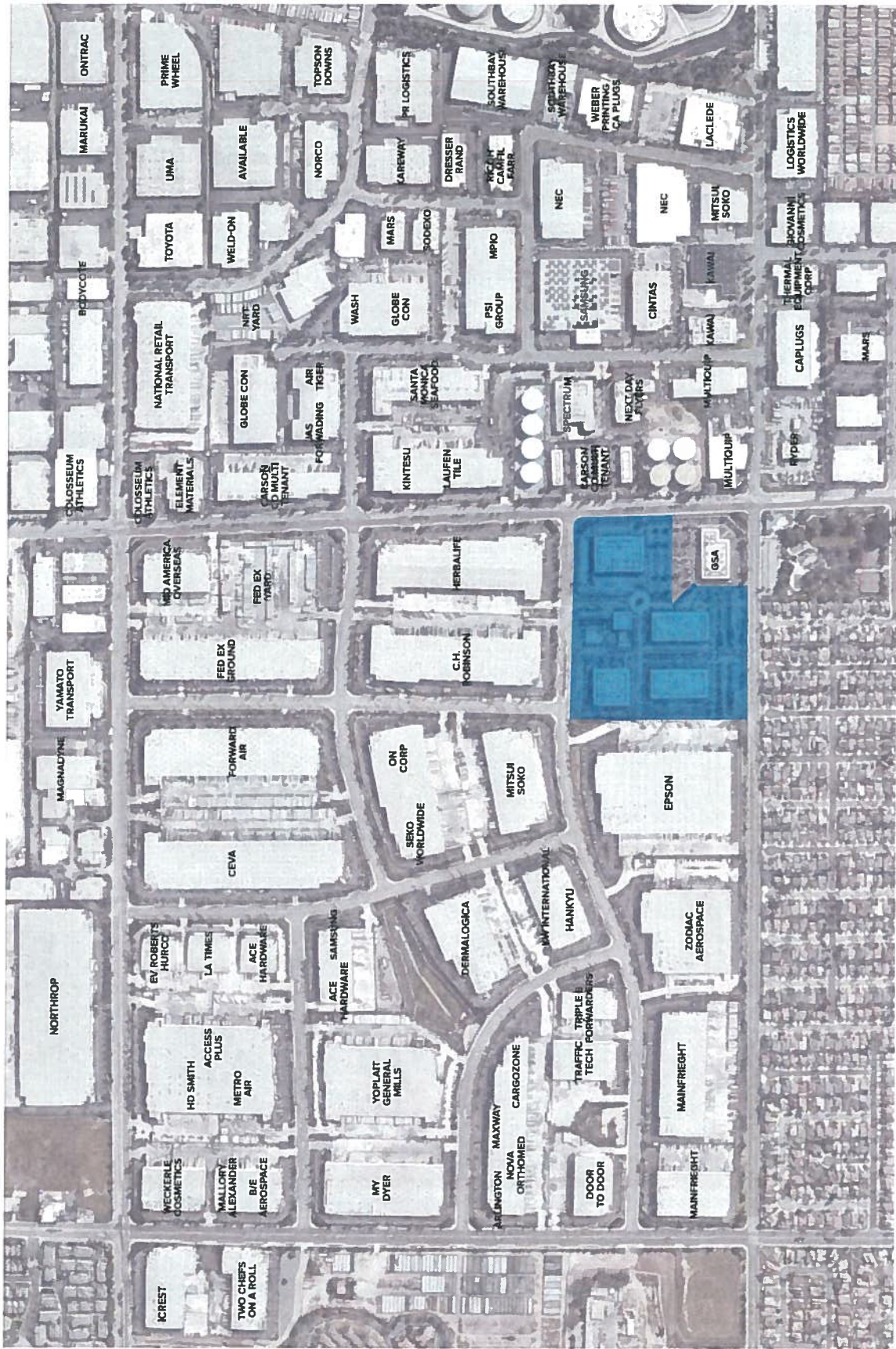
CSUDH Goods Movement Graduate Program

Prologis will work with the business school partnering with their graduate program assisting with internships, mentoring and contributions to the program.

Project Labor Agreement (LIUNA)

Prologis is actively working with the Labor Unions (Peter Santillan) on our Inland Empire projects throughout Ontario, Riverside and Moreno Valley areas. Prologis will work with the Labor Union throughout our City of Carson projects and Los Angeles County projects.

DOMINGUEZ TECHNOLOGY CENTER



Aerial Map



Legend

POTENTIAL OFFICE

POTENTIAL OFFICE WITH 2ND FLOOR

WAREHOUSE

DRIVE THRU DOOR

Tabulation

	BLDG. 1	BLDG. 2
square feet	637,821	271,680
acres	14.64	6.24
BUILDING AREA		
office - 1st floor	20,000	20,000
office - 2nd floor	20,000	20,000
warehouse	278,126	80,540
TOTAL	318,126	120,540
COVERAGE	49.5%	44.4%
PARKING REQUIRED		
office @ 1,000 sf (if exceed 10%)	133	133
office @ 1/1,500 sf	0	0
warehouse @ 1/1,500 sf	186	54
TOTAL	319	187
AUTO PARKING PROVIDED		
standard (9'x18')	315	191
ADA parking (9'x18')	8	6
Total	323	197
TRAILER PARKING PROVIDED		
trailer (10'x55')	40	1
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 50'		
MAXIMUM FLOOR AREA RATIO		
F.A.R. - 0.5		
ZONING ORDINANCE FOR CITY		
Zoning Designation - Dominguez Technology Center SP (Phase 1)		
ML (Manufacturing, Light), General Plan Designation - Light Industrial		
SETBACK		
Building		

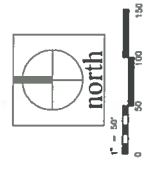
Note A: For any building (but not for an unoccupiable structure whether detached or attached to a building) over thirty (30) feet in height, the required front yard setback shall be increased by one (1) foot for each two (2) feet of height above thirty (30) feet.

Note: 100' building setback along University Drive

LANDSCAPE

be a side yard with a width of at least ten (10) feet.

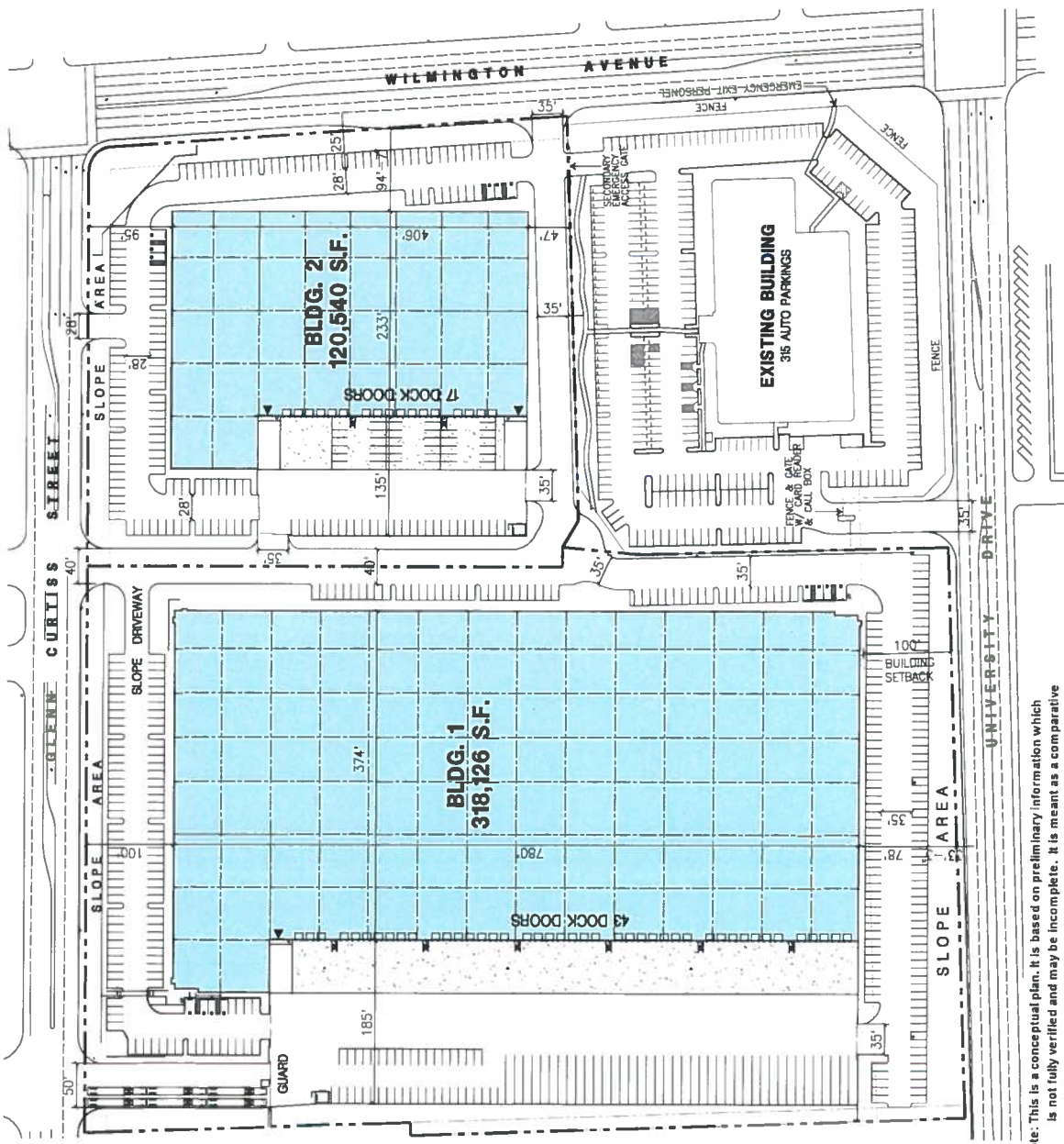
Note C: Where the side of a lot abuts a lot in other than a residential zone and the height of the building is not over fifty (50) feet, no side yard is required rear - min. 5' but not greater than 10'.



PROLOGIS

March 1, 2017 / Job #14095

Scheme 41A



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Conceptual Site Plan

Glenn Curtiss St. and Wilmington Ave.

Carson, CA































HPA
architecture

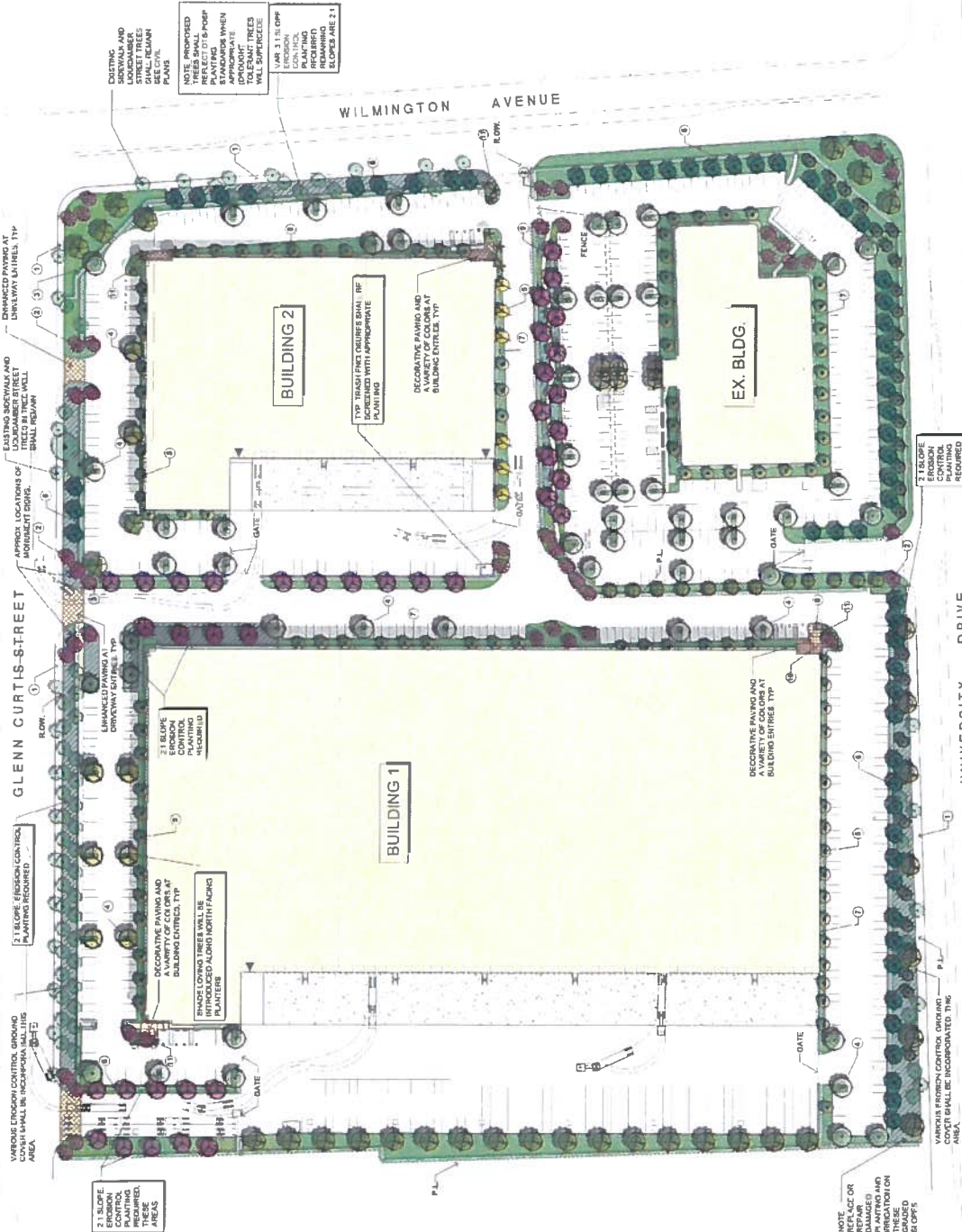
18831 Bardene Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparch.com

DESIGN KEY NOTES:

- EXISTING CONC. SIDEWALK, REFER TO CIVIL PLANS
- TYP. FLOWERING ACACIA TREES AT DRIVEWAY ENTRIES
- PROPOSED NEW ASSORTED GROUND COVERS AND SHRUBS, SEE PFT PLANTING LEGEND
- PROPOSED CANOPY PARKING LOT TREE PER PLANTING LEGEND
- WARRIOR VERTICAL GROWING TREE ADJACENT TO NITE TRK.
- NEW GREEN SHRUBS ADJACENT TO NEW PARKING LOT AREA
- TYP. FOUNDATION SHRUBS AT BASE OF BUILDING
- POSSIBLE ENHANCED PARKING LOT OFF ZONE WITH ACACIA TREES
- TYP. UNGLAZED EARTH BEAMS ALONG SEPARATING SIDEWALK
- NEW ACQUATED BUILDING ENTRY PLANTING CONSISTING OF ASSORTED GROUND COVERS AND SHRUBS, SEE PFT PLANTING LEGEND
- TYP. ACACIA TREES PER FORM AT 10' SPACING (10' DIA. IN FORM, 11' DIA. IN FIELD)

PLANTING LEGEND

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
		SMALL ACACIA PALM TREES AT BUILDING ENTRY CHAMPACIOS HABETS MEDITERRANEAN FAN PALM	17	M
		LARGE SPECIMEN TREE DURIOIDIA GURDIA LA COAST INF OAK	8	L
		FLOWERING ACACIA TREE FLOUS BENHAMA, YELPONG CHINESE BANYAN	3	M
		BROAD CANOPY PARKING LOT SHADE TREE CHAMPACIOS HABETS MEDITERRANEAN FAN PALM CHAMPACIOS HABETS MEDITERRANEAN FAN PALM	51	M
		SHADE TOLERANT PARKING LOT SHADE TREE 2' BOX SIZE 2' BOX SIZE 2' BOX SIZE	8	M
		ENTRY DRIVE TREE 2' BOX SIZE 2' BOX SIZE 2' BOX SIZE	28	M
		FLOWERING ACACIA TREE LAGERSTROMIA 1 MURDOCKE, CHAMPE WYRTLE	4	M
		VERTICAL GROWING TREE ACACIA PALM TREES AT BUILDING ENTRY ACACIA PALM TREES AT BUILDING ENTRY	8	L
		EVERGREEN TREE 15' DIA. SIZE 15' DIA. SIZE 15' DIA. SIZE	45	M
		EVERGREEN TREE 15' DIA. SIZE 15' DIA. SIZE 15' DIA. SIZE	28	L
		EVERGREEN TREE 15' DIA. SIZE 15' DIA. SIZE 15' DIA. SIZE	13	L
		GOLDEN POINCIANA AUSTRALIAN WILLOW 18' DIA. SIZE	81	L
		PROPERTY LINE TREE DURIOIDIA GURDIA LA COAST INF OAK 15' DIA. SIZE	13	L
SHRUBS	SYMBOL	SHRUB NAME	WUCOLS	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	L	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	M	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	L	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	L	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	M	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	M	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	L	
		DODONAEA VIREOSA (PUMPALUA, HOPKED BUSH) 9' DIA. SIZE	L	
GROUND COVER & SHRUB MASSES	SYMBOL	GROUND COVER & SHRUB MASSES	WUCOLS	
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		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	
		GROUND COVER (10' DIA. SIZE, 10' DIA. SIZE) 1' DIA. SIZE @ 3' O.C.	L	



SYMBOL	DESCRIPTION
	EROSION CONTROL (10' DIA. SIZE, 10' DIA. SIZE, 10' DIA. SIZE)
	PLANTING (10' DIA. SIZE, 10' DIA. SIZE, 10' DIA. SIZE)
	CONSTRUCTION (10' DIA. SIZE, 10' DIA. SIZE, 10' DIA. SIZE)

GENERAL NOTES:

- SCOPES GREATER THAN 11 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW VALVES, FIRE DETECTOR CHECKS, AND FIRE CHECK VALVES SHALL BE COVERED WITH EROSION CONTROL MATERIAL. ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- CONCEPTUAL PLANTING: THIS PROJECT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A CONCEPTUAL AND NOT A FINAL DESIGN. ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.
- IRRIGATION: THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF 1" WEATHER BASED PIPING WITH 1/2" DRIP EMITTERS. SPRINKLER SYSTEMS SHALL BE PROVIDED FOR THE ENTIRE PROJECT.
- WATER: THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF 1" WEATHER BASED PIPING WITH 1/2" DRIP EMITTERS. SPRINKLER SYSTEMS SHALL BE PROVIDED FOR THE ENTIRE PROJECT.

CONCEPTUAL LANDSCAPE PLAN DOMINGUEZ TECHNOLOGY CENTRE

Carson, CA

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT INC
12885 SAN BALDWIN DRIVE
FALLBROOK, CA 92038
PH: 760-447-8881



SCALE: 1" = 50'-0"

NOVEMBER 02, 2017

L-1

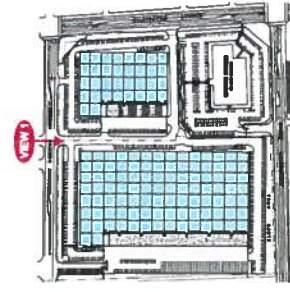
PROLOGIS
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94111
PH: (415) 394-8000



Existing View



Aerial Map



Key Map

Glenn Curtiss St. and Wilmington Ave.

CARSON, CA



08.29.2017

PERSPECTIVE COLOR RENDERING - VIEW 1

Job No 14095.00

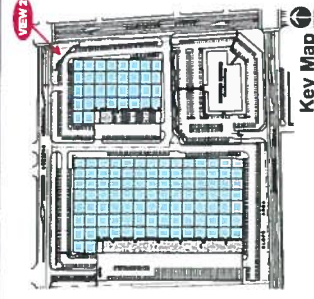




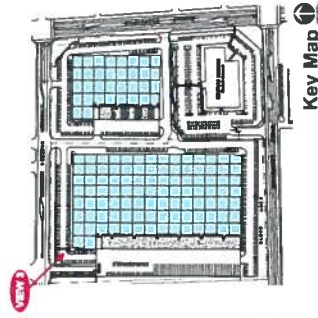
Existing View



Aerial Map



Key Map



Key Map



Aerial Map



Existing View

Glenn Curtiss St. and Wilmington Ave.

CARSON, CA

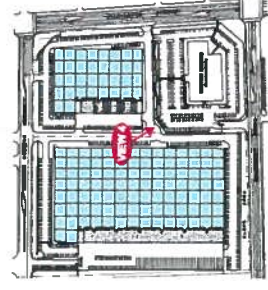




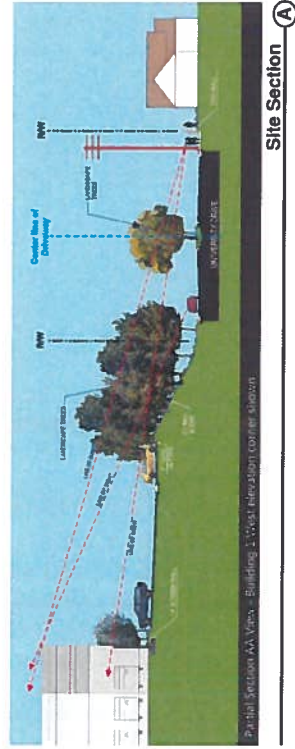
Existing View



Aerial Map



Key Map



Site Section A-A



Existing View

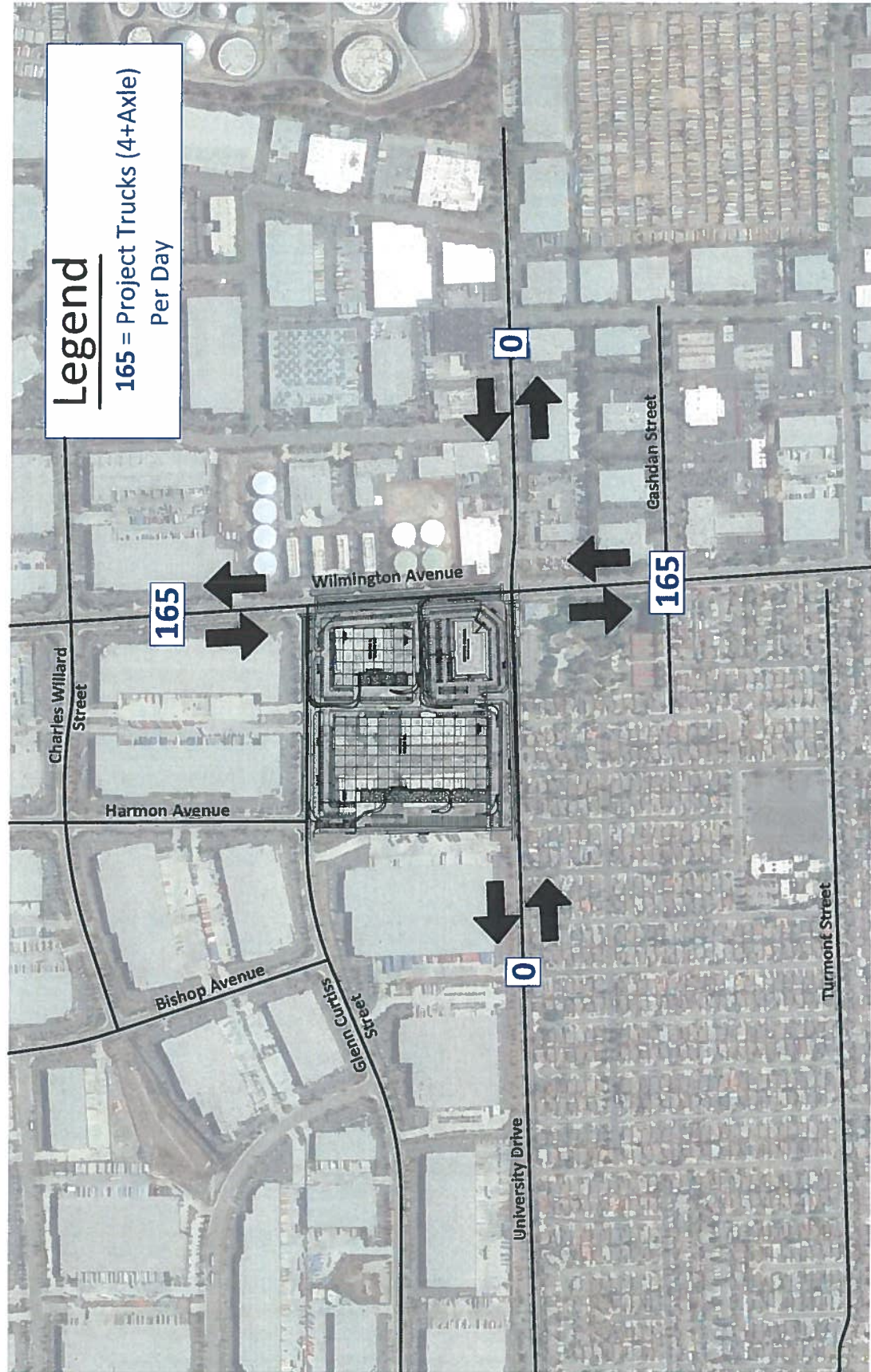


Aerial Map



Key Map

Project Average Daily Traffic Volumes - Trucks



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