NOTICE OF EXEMPTION

APPENDIX E

To: Los Angeles County Registrar
-Recorder/County Clerk
12400 Imperial Highway, RM 1201
Norwalk, CA 90650

From (Public Agency): City of Gardena
1700 West 162nd Street
Gardena CA, 90247

Project Title:	Terreno Industrial Project
Project Location - Specific:	1855 West 139th Street, City of Gardena
Project Location - City:	City of Gardena
Project Location - County:	County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

Nature:	The Project proposes replacing all existing industrial uses with new industrial uses of similar or less intensity; see attached CEQA Compliance Technical Memorandum.
Purpose:	The Project site is fully improved and occupied by two connected concrete tilt up warehouse buildings totaling 233,634 square feet (SF). The Project proposes to demolish all existing structures and site improvements and in their place construct four multi-tenant industrial buildings totaling 223,509 SF.
Beneficiaries:	Business owners and future employees at uses within the Project site.

Name of Public Agency Approving Project:	City of Gardena
Name of Person or Agency Carrying Out Project:	Terreno 139th LLC

Exempt Status (check one): *Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines*

☐	Ministerial (Sec. 21080(b)(1); 15268);	
☐	Declared Emergency (Sec. 21080(b)(3); 152269(a));	
☐	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));	
☒	Categorical Exemption. Type and Section:	Class 2: Sec. 15302, *Replacement or Reconstruction*
☐	Statutory Exemption. Code Number:	

Reasons Why Project is Exempt: The proposed facility improvements have been determined not to have a significant effect on the environment and, therefore, are found to be exempt from CEQA under Class 2; see attached CEQA Compliance Technical Memorandum. The Project proposes to demolish 233,634 SF of industrial (i.e., warehouse/distribution) land uses and in their place construct and operate 223,509 SF of industrial (i.e., warehouse/distribution) land uses. Therefore, the Project consists of the replacement of existing structures and facilities where the new structure would be located on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced. Finally, the Project does not meet the exception conditions outlined in State CEQA Guidelines Section 15300.2.

Lead Agency **Contact Person:** Kevin La	**Telephone** **& Extension:** (310) 217-9524

If Filed by Applicant:

1. Attach certified document of exemption finding. 2. Has a Notice of Exemption been filed by the public agency approving the project?	☐ Yes	☐ No
Signature: [signature]	**Title:** Planner	**Date:** 7/15/25

☒ Signed by Lead Agency ☐ Signed by Applicant	Date received for filing at LCI:

THIS NOTICE WAS POSTED

ON July 16 2025

UNTIL August 15 2025

REGISTRAR – RECORDER/COUNTY CLERK

2025 144509

FILED
Jul 16 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by VERONICA HEAD