

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017071061

Project Title: Solana Residential Development

Lead Agency: City of Torrance Contact Person: Oscar Martinez
Mailing Address: 3031 Torrance Boulevard Phone: (310) 618-5990
City: Torrance Zip: 90503 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Torrance
Cross Streets: Hawthorne Boulevard/Via Valmonte Zip Code: 90505
Longitude/Latitude (degrees, minutes and seconds): 33 47 54.14 N / 118 21 4.71 W Total Acres: 24.68
Assessor's Parcel No.: Various; 17 Parcels Section: 28 Twp.: 4S Range: 14W Base:
Within 2 Miles: State Hwy #: SR-1, SR-107 Waterways: N/A
Airports: Zamperini Field Airport Railways: N/A Schools: Torrance Unified

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Govt's Office of Planning & Research

JUN 19 2019

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [x] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Precise Plan

STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 248 Acres 5.71
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Zoned A-1 (Light Agricultural) (Hillside Overlay District)/General Plan Designation-Low Density Residential

Project Description: (please use a separate page if necessary)

The proposed project consists of development of 248 apartment units in three 5-story buildings. The first level of each building would include ground level parking, with the exception of Building A, which would be semi-subterranean, and ground floor lobbies, with four residential floors on the second through fifth floors. The units would be one- and two-bedroom units. The project would provide a total of 484 parking spaces in one 6-story parking structure, in ground-level parking garages in each of the three apartment buildings (Building A is semi-subterranean), and surface parking.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 19 - 2019

SCH COMPLIANCE

8 - 2 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 4
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017071061

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 6 / 22)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #7 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #4 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: SCAQMD |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 19, 2019 Ending Date August 5, 2019

Lead Agency (Complete if applicable):

| | |
|---|---|
| Consulting Firm: <u>PlaceWorks</u> | Applicant: <u>ReyLenn Properties LLC</u> |
| Address: <u>700 S. Flower Street, Suite 600</u> | Address: <u>444 S. Cedros Avenue, Suite 180</u> |
| City/State/Zip: <u>Los Angeles, CA 90017</u> | City/State/Zip: <u>Solana Beach, CA 92075</u> |
| Contact: <u>Julian Capata</u> | Phone: _____ |
| Phone: <u>(213) 623-1443</u> | |

Signature of Lead Agency Representative:  Date: 6/19/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.