



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: June 20, 2019
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # **2017071061**
Solana Residential Development

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Oscar Martinez
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

DANNY SANTANA
COMMUNITY DEVELOPMENT
DIRECTOR

June 20, 2019

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Subject: City of Torrance Solana Residential Project EIR Appendices Revisions, SCH#
2017071061

To Whom it may Concern:

On June 19, 2019 the City of Torrance submitted the City of Torrance Solana Residential Project EIR (SCH# 2017071061) for the 45-day public review. In accordance with the State Clearinghouse CEQA submissions guidelines, 15 CDs containing the Draft EIR and 15 CDs containing the technical appendices were included with our submission. It has come to our attention that two of the technical appendices; Appendix F-1: Phase I ESA, and Appendix F-2, Phase II ESA were in draft form and should not have been included with the submission.

We have included 15 new CDs with the corrected Phase I and Phase II, and request that you distribute these revised CDs to the indicated agencies.

Thank you for your assistance with this issue. Please do not hesitate to contact me with any questions or comments.

Sincerely,

Danny Santana
Community Development Director

Governor's Office of Planning & Research

JUN 20 2019

STATE CLEARINGHOUSE

By 
Oscar Martinez
Interim Planning Manager

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 [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] FONSI Other:
[] Mit Neg Dec Other:
Government Office of Planning & Research

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Local Action Type:

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

Development Type:

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

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] 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
CalSTA
Aeronautics
CHP
Caltrans # 7
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
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)