

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

Gov. Office of Planning & Research

JUN 19 2019

Local Action Type:

- [] General Plan Update [x] General Plan Amendment [] Community Plan [] Specific Plan [] Master Plan [] Site Plan [x] Regional Annexation [] Prezone [] Use Permit [x] Land Division (Subdivision, etc.) [] Redevelopment [] Coastal Permit [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 [] Agricultural Land [x] Air Quality [x] Archeological/Historical [x] Biological Resources [] Coastal Zone [x] Drainage/Absorption [] Economic/Jobs [] Fiscal [x] Flood Plain/Flooding [x] Forest Land/Fire Hazard [x] Geologic/Seismic [] Minerals [x] Noise [x] Population/Housing Balance [x] Public Services/Facilities [x] Recreation/Parks [x] Schools/Universities [] Septic Systems [x] Sewer Capacity [x] Soil Erosion/Compaction/Grading [x] Solid Waste [x] Toxic/Hazardous [x] Traffic/Circulation [x] Vegetation [x] Water Quality [x] Water Supply/Groundwater [] Wetland/Riparian [x] Growth Inducement [x] Land Use [x] Cumulative Effects [] 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 is 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 - 19 - 2019

Project Sent to the following State Agencies

- [x] Resources [] Cal EPA [x] Boating & Waterways [] ARB: Airport & Freight [] Central Valley Flood Prot. [] ARB: Transportation Projects [] Coastal Comm [] ARB: Major Industrial/Energy Resources, Recycl.& Recovery [x] Conservation [x] SWRCB: Div. of Drinking Water [x] CDFW # 5 [] SWRCB: Div. Drinking Wtr # [] Cal Fire [] SWRCB: Div. Financial Assist. [x] Historic Preservation [] SWRCB: Wtr Quality [x] Parks & Rec [] SWRCB: Wtr Rights [] Bay Cons & Dev Comm. [x] Reg. WQCB # 4 [] DWR [x] Toxic Sub Ctrl-CTC [] Yth/Adlt Corrections [] Corrections [] Independent Comm [x] Aeronautics [] Delta Protection Comm [x] CHP [] Delta Stewardship Council [x] Caltrans# 7 [] Energy Commission [] Trans Planning [x] NAHC [] Other [] Public Utilities Comm [x] Education [] Santa Monica Bay Restoration [] Food & Agriculture [] State Lands Comm [] HCD [] Tahoe Rgl Plan Agency [x] OES [] Conservancy [] State/Consumer Svcs [] General Services [] 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 an "X".
If you have already sent your document to the agency please denote that with an "S".

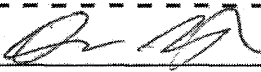
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: SCAQMD |
| <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.