

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2555 W. 190th Street Industrial Warehouse Project

Lead Agency: City of Torrance, California

Contact Name: Oscar Martinez

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Project Location: Torrance Los Angeles
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed project consists of the demolition of an approximately 160,000 square-foot vacant office building and construction of one industrial warehouse building totaling 305,550 square feet on a 13.29-acre site. As proposed, the project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Division of Lot to consolidate three existing parcels into one to locate the property entirely on one parcel, resulting in a Floor Area Ratio that will not exceed 0.60.

The project site is located within an urbanized environment with nearby industrial and commercial uses. The proposed site is located on the northeast corner of Crenshaw Place and 190th Street at 2555 W. 190th Street (APN:4090-021-032, 4090-021-033, 4090-021-034). The 13.29-acre rectangular-shaped lot is currently developed with an approximately 160,000 square-foot vacant two-story office building with landscaped parking areas and drive aisles. The project site is mostly unsecured with low-security wrought iron fencing and walls along portions of the perimeter and is bounded by various warehouse/light industrial buildings to the north and east, commercial and residential uses (across Crenshaw Boulevard) to the west, and a petroleum refinery to the south.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would have the potential to result in significant impacts in Cultural Resources, Geology and Soils, Noise, and Tribal Resources; however, regulatory compliance and mitigation measures would reduce these potentially significant impacts to less-than-significant levels. With the implementation of mitigation measures CR-1, CR-2, GEO-1, N-1 through -8 and TR-1 through -6, impacts would be reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are currently no known areas of controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

CDFW #5
Caltrans #7
NAHC
RWQCB #4
DOC