

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 # 2021020220

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

Lead Agency: City of Torrance

Contact Person: Natalie Niemeyer

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: 190th Street and Crenshaw Place

Zip Code: 90504

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 35.2 " N / 118 ° 19 ' 25.5 " W Total Acres: 13.59

Assessor's Parcel No.: 4090-021-032 through -034

Section: 35

Twp.: 3S

Range: 14W

Base: San Bern

Within 2 Miles: State Hwy #: I-405, SR-91, SR-213, SR-107, SR-110

Waterways: Dominguez Channel

Airports: N/A

Railways: N/A

Schools: Torrance Unified School District

Document Type:

CEQA: NOP

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: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

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: Tentative Parcel Map

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. 262,970 Acres 13.59 Employees 200

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

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: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Zoning - M-2 – Heavy Manufacturing District; General Plan Designation: Heavy Industrial

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

The proposed project consists of the construction of one industrial warehouse building totaling 262,970 square feet on a 13.59-acre site. Of the total building square footage, the Project would allocate 78,891 s.f. for warehousing, 157,782 s.f. for manufacturing, and 26,297 s.f. for office uses. Vehicular access will be provided via three driveways on West 190th Street and two driveways on Crenshaw Place. The northernmost driveway on Crenshaw Place would be restricted for trucks only while the remaining driveways would be restricted for passenger cars only. As proposed, the project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Tentative Parcel Map No. 83184 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 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 # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input 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 # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 18, 2025 Ending Date March 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Comstock Development</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3760 Airport Way #130</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Long Beach, CA 90806</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(310) 546-5781</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: Leo Oorts

Digitally signed by Leo Oorts
Date: 2025.02.18 12:43:50 -08'00'

Date: 02/18/2025

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