

**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 #
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**Project Title:** Bridge Point South Bay VII (ENV-2020-5488-MND)

Lead Agency: Los Angeles City Planning Department

Contact Person: Connie Chauv

Mailing Address: 200 N. Spring Street, Room 750

Phone: 213-978-0016

City: Los Angeles, CA

Zip: 90012

County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Harbor Gateway

Cross Streets: 90 ft west of intersection of Sepulveda Boulevard & Normandie Avenue Zip Code: 90501

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 55 " N / 118 ° 17 ' 54 " W Total Acres: 7.36

Assessor's Parcel No.: 7347018078, 003, 085

Section: 00

Twp.: 4S

Range: 14W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-213, SR-110, SR-1

Waterways: \_\_\_\_\_

Airports: Torrance

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

**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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. 174211 Acres 7.36 Employees 174

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:**

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: GHG, Energy

**Present Land Use/Zoning/General Plan Designation:**

Light Manufacturing and Heavy Manufacturing / M2-1VL, M3-1VL, MR2-1VL

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

The Bridge Point South Bay VII Project proposes to redevelop a 7.36 net acre site with a 174,211 square foot warehouse building, with 163 parking spaces and landscape improvements. The building would be a single level with mezzanine and would reach a maximum height of 44 feet. The building would include 164,567 square feet of warehouse space and 9,644 square feet of ancillary office space, with a floor area ratio (FAR) of 0.543:1. The project will involve approximately 52,179 cubic yards of earthwork, with 10 cubic yards of imported soil materials, removal of 141 existing on-site trees, and reabandonment of three (3) oil wells. This project would remove and replace former/inactive land uses, including the Mulligan Family Fun Center and a concrete batch plant.

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 type="checkbox"/> Fish & Game Region # _____	<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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 15, 2021 Ending Date May 17, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>Bridge 1355 Sepulveda, LLC</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>11100 Santa Monica Boulevard, Suite 700</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Long Beach, CA 90807</u>
Contact: <u>Randy Nichols</u>	Phone: <u>Los Angeles, CA 90025</u>
Phone: _____	

Signature of Lead Agency Representative: *Connie Chau* Date: 4/12/2021

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