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# CITY OF TORRANCE

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## COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

May 16, 2018

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairman  
P.O. Box 393  
Covina, CA 91723

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Mr. Salas:

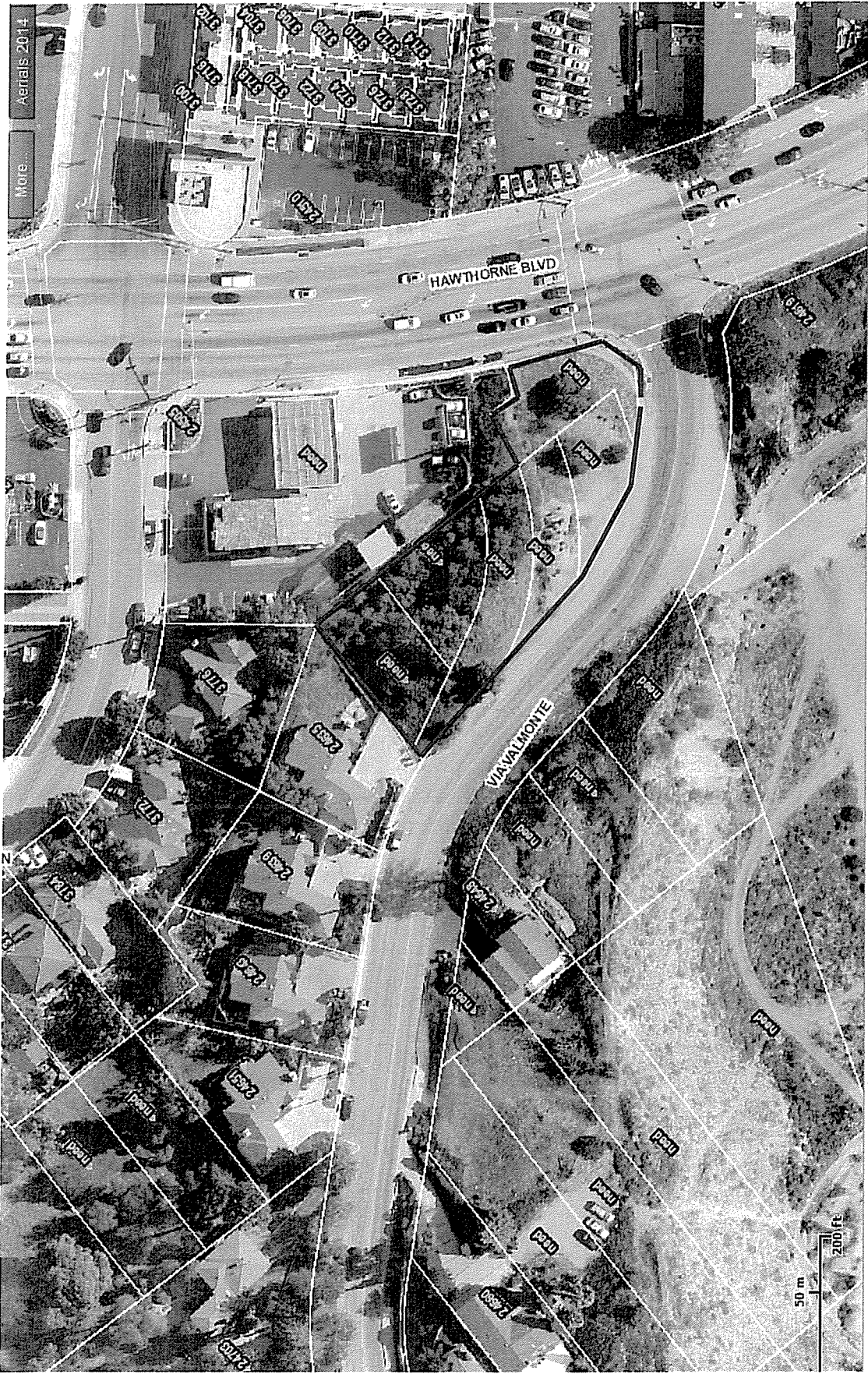
The City of Torrance has determined that a project application is complete for a proposed mixed-use development located at the northwest corner of Hawthorne Boulevard and Via Valmonte (Case Nos. CUP17-00013, PRE17-00007, DVP17-00002, DIV17-00008, ZON18-00001, EAS18-00002).

Below please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to PRC § 21080.3.1 (d).

**Project Description:** The project proposes to construct a mixed-use development comprised of an 11-unit 12,000-square three-story apartment building constructed over a semi-subterranean parking and a 4,500-square foot three-story commercial office building with parking on grade. The six underlying lots comprising the site will be merged into one lot. The proposed floor area ratio will be 0.70. A Zone Change from A-1 Light Industrial to H-WT Hawthorne Boulevard Corridor Specific Plan, WALTERIA Sub-district for APNs 7534-028-005, -006 and -021 is also proposed.

**Project Location:** Northwest of Hawthorne Boulevard and Via Valmonte ((APNs: 7534-028-005, -006, -021, 022, -024, and -027)  
Torrance, CA 90505

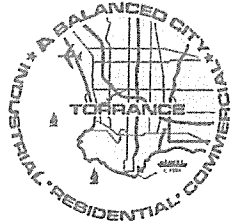
The site is in urban setting surrounded by a gas station to the north, an abandoned diatomaceous earth mine across Via Valmonte to the south, single-family residences to the west, and a commercial shopping center



City of Torrance GIS Aerials (circa 2014) of proposed project placement and surrounding uses.

 project site

3031 Torrance Blvd. • Torrance, California 90503 • Telephone 310-618-2550 • Fax 310-618-5829  
Visit Torrance's home page: <http://www.TorranceCA.Gov>



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COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

April 10, 2018

Torres Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
PO Box 1160  
Thermal CA 92274

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Mr. Mirelez:

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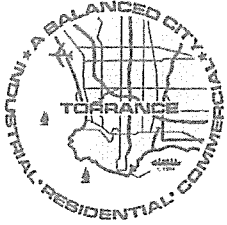
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City of Torrance GIS Aerials (circa 2014) of proposed project placement and surrounding uses.

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COMMUNITY DEVELOPMENT DEPARTMENT

**JEFFERY W. GIBSON**  
COMMUNITY DEVELOPMENT  
DIRECTOR

April 10, 2018

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Director  
P.O. Box 487  
San Jacinto, CA 92581

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code § 21080.3.1 (hereafter PRC).

Dear Mr. Ontiveros:

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