

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 #

Project Title: Torrance Gateway (Phase III)

Lead Agency: City of Torrance Contact Person: Oscar Martinez, Planning Manager
 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, Western Avenue, 195th Street, and Gramercy Place Zip Code: 90501

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 23.54 " N / 118 ° 18 ' 45.68 " W Total Acres: 39.0

Assessor's Parcel No.: 7352-016-040, 7352-016-042, 7352-016-044 Section: _____ Twp.: 4S Range: 14W Base: SBM

Within 2 Miles: State Hwy #: I-110, I-405, SR 91, SR 213 Waterways: Dominguez Channel
 Airports: _____ Railways: BNSF, LACMTA Schools: See Attachment

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 _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 730,000 Acres 39.0 Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input checked="" type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u>

Present Land Use/Zoning/General Plan Designation:

Vacant Business Park / M-2 Zone (Heavy Manufacturing District) / Business Park Designation

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

See attachment.

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 and "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 # <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 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 checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Los Angeles County Sanitation District</u>
<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 January 13, 2022 Ending Date February 14, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Applied Planning, Inc.</u>	Applicant: <u>Patrick Russell (T.I. Commerce Center, LLC)</u>
Address: <u>11762 De Palma Road, 1-C 310</u>	Address: <u>3501 Jamboree Road, Suite 3000, North Tower</u>
City/State/Zip: <u>Corona, CA 92883</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Ross Gheller</u>	Phone: <u>(949) 701-1994</u>
Phone: <u>(909) 937-0333</u>	

Signature of Lead Agency Representative:  Date: January 12, 2022

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

Torrance Gateway (Phase III) Project

Attachment to Notice of Completion & Environmental Document Transmittal

Within 2 Miles – Schools:

Arlington Elementary School, Ascension Lutheran Private School, Carr Elementary School, Casimir Middle School, Denker Avenue Elementary School, Edison Elementary School, El Camino College, Fern Elementary School, Gardena High School, Griffith Center, Halldale Elementary School, Hamilton Adult School, Lincoln Elementary School, North High School, Magruder Middle School, Nativity Private School, Pacific Lutheran High School, Peary Middle School, Riley High School, St. Catherine Laboure Private School, Torrance High School, Torrance Unified School District Headquarters, Van Deene Avenue Elementary School, Yukon Elementary School, and 186th Street Elementary School.

Project Description:

Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, all situated on property bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place.

Access to the site is proposed from one driveway and pedestrian pathways on 190th Street, one driveway and pedestrian pathways on Western Avenue, two driveways and pedestrian pathways on 195th Street, and two driveways and pedestrian pathways on Gramercy Place.

The five buildings are of concrete tilt-up construction and measure a maximum 53' in height. The buildings feature matching architectural design with varying projections, heights, and finishes, including aluminum canopies and accents panels. Construction is proposed in one phase.

Building 8 is positioned at the northwest corner of 195th Street and Western Avenue with the main building entrances along Western Avenue and the truck courts and loading docks screened internally. Building 9 is positioned at the northeast corner of 195th Street and Gramercy Place with the main building entrances along Gramercy Place and the truck courts and loading docks screened internally. Buildings 10, 11, and 12 are positioned perpendicular to 190th Street between Gramercy Place and Western Ave with the main building entrances alongside 190th Street, and the truck courts and loading docks screened internally. Landscaping is provided in between parking areas and along the site perimeter, with monument sign enhancements at the northwest corner of 195th Street and Western Avenue, at southwest corner of 190th Street and Western Avenue, and at center along 190th Street. Parking and internal circulation is provided across the site with total 1,211 parking spaces.

The floor plans for each building show similar layouts with tenant separations, ground floors, loading docks, and second story office mezzanines. Building 8 measures 138,813 square feet resulting in a 0.42 Floor Area Ratio (FAR), Building 9 measures 148,295 square feet resulting in a 0.42 FAR, Building 10 measures 148,638 square feet resulting in a 0.43 FAR, Building 11 measures 159,132 square feet resulting in a 0.46 FAR, and Building 12 measures 135,122 square feet resulting in a 0.42 FAR, all within the allowable 0.60 FAR. Combined the building floor area totals 730,000 square feet, resulting in a 0.43 FAR, within the maximum 0.60 FAR analyzed in the 2009 General Plan EIR (SCH No. 2008111046).

Reviewing Agencies – Other:

South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

Los Angeles County Sanitation District
1955 Workman Mill Road
Whittier, CA 90601