

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: Torrance Gateway (Phase III)

Lead Agency: City of Torrance

Contact Name: Oscar Martinez, Planning Manager

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Project Location: Torrance Los Angeles
City *County*

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

Construction of a five light industrial buildings for warehouse and manufacturing use, in conjunction with a subdivision into five parcels, on a site measuring approximately 39 acres. Access to the site is proposed from driveway and pedestrian pathways on 190th Street, Western Avenue, 195th Street, and Gramercy Place. The five buildings are of concrete tilt-up construction and measure a maximum 53' in height. Construction is proposed in one phase. 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).

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

The Initial Study, through its various technical studies (i.e. air quality, noise, traffic), substantiates that implementation and operation of the Torrance Gateway (Phase III) Project would result in less than significant impacts with mitigation measures implemented in the following topics of environmental analysis: Biological Resources, Cultural Resources, Geology /So ils, and Tribal Cultural Resources.

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 no known areas of controversy surrounding the project.

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

Air Resources Board

Caltrans - District 7

Fish & Game - Region 5

Native American Heritage Commission

Regional Water Quality Control Board 4

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