

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: 205th Street Industrial Project

Lead Agency: City of Torrance

Contact Name: Leo Oorts, Planning Manager

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Phone Number: (310) 618-5990

Project Location: Torrance

City

Los Angeles

County

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

The 205th Street Industrial Project would demolish the existing buildings (totaling approximately 86,995 square feet) onsite and construct a new light industrial building totaling approximately 132,425 square feet. The tilt up building would include 95,940 square feet of light industrial space with 5,000 square feet of ground floor office space and 5,000 square feet of mezzanine office space. In addition, approximately 20 percent of the overall building square footage, or 26,485 square feet, would be utilized for warehouse cold storage uses. Development of the Project would result in a Floor Area Ratio (FAR) of 0.49, within the maximum 0.60 FAR allowed by the City of Torrance General Plan. The building would have a maximum height of 45 feet, within the maximum allowable height of 55 feet according to the California Building Code. Parking and internal circulation is provided onsite with 195 parking spaces. Access to the Project site is proposed via two drive aisles and pedestrian paths of travel along 205th Street.

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

Potential impacts related to air quality include exposure of sensitive receptors to substantial pollutant concentrations. Mitigation measures include requiring all off-road equipment greater than 50 horsepower be registered with CARB and meet the US EPA Tier 4 Emissions Standards. Potential impacts related to Biological Resources include a potential disturbance of habitat for nesting birds and interference with the movement of native residents, these would be mitigated to a less than significant level by requiring a nesting bird survey of the site prior to the commencement of construction. Impacts related to cultural resources include potential disturbance of archaeological resources and would be mitigated to a less than significant impact by the implementation of a Cultural Resources Monitoring Program. Impacts related to geology and soils include a potential for destroying unique paleontology resources. Mitigation measures include the preparation and implementation of a Paleontological Resources Impact Mitigation Program. Impacts related to noise include generation of ground-borne vibration/noise during construction. Mitigation measures include the preparation of a vibration monitoring and construction contingency plan to identify susceptible structures, restriction of large equipment near sensitive receptors, and vibration monitoring. Impacts to tribal cultural resources would be mitigated through cultural resources monitoring, the presence of a Native American monitor prior to any ground-disturbing activities, ceasing all construction activities if a tribal cultural resource is found and explicit actions must be followed in a case where Native American human remains are discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

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

Los Angeles Regional Water Quality Control Board
Southern California Air Quality Management District