

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 E. Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Torrance
Address: 3031 Torrance Boulevard
Torrance, CA 90503
Contact: Yolanda Gomez
Phone: 310-618-5990

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024050384

Project Title: 205th Street Industrial Project

Project Applicant: The Brookhollow Group

Project Location (include county): Torrance, Los Angeles County

Project Description:

The Applicant for the Project is requesting approval from the City of Torrance to demolish the existing buildings onsite and construct a 132,425 square foot (SF) light industrial building. The building would include 122,425 square feet of warehouse space, inclusive of 20 percent for cold storage, with 10,000 square feet of office use, along with a parking lot, landscaping, employee patio area, and associated infrastructure.

This is to advise that the City of Torrance Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on 04/16/2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.torranceca.gov/our-city/community-development/planning-division/development-review/er

Signature (Public Agency): [Signature] Title: PLANNING ASSOCIATE

Date: April 17, 2025 Date Received for filing at OPR: