

ON July 29 2024

UNTIL August 28 2024

REGISTRAR – RECORDER/COUNTY CLERK

NOTICE OF EXEMPTION

(Check one or both)

TO: COUNTY CLERK
COUNTY OF LOS ANGELES
12400 E. IMPERIAL HWY.
NORWALK, CA 90650

FROM: CITY OF TORRANCE
COMMUNITY DEVELOPMENT
DEPARTMENT
3031 TORRANCE BLVD.
TORRANCE, CA 90503
c/o Soc Angelo Yumul
(310) 618-5987

TO: OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

2024 159377

FILED
Jul 29 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by BYRON PATTON JR

PROJECT NUMBER: MOD23-00016; CUP23-00037

PROJECT TITLE: 17575 Western Avenue

PROJECT APPLICANT: Extra Space Storage, Inc; 2795 E. Cottonwood Pkwy., Suite #400, Salt Lake City, UT 84121; Clint Kleppe (480) 266-5263

PROJECT LOCATION-SPECIFIC: The project is located at 17575 Western Avenue on the southwest corner of Western Avenue and Artesia Boulevard in the City of Torrance, CA 90248. The Project Site is immediately bounded to the north by Artesia Boulevard, to the east by South Western Avenue and commercial uses, and to the southwest by the Dominguez Channel. (Assessor’s Parcel Number 4096-004-014).

PROJECT LOCATION-CITY/COUNTY: City of Torrance/County of Los Angeles

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The 17575 Western property is currently developed with an existing Extra Space self-storage facility. The project includes the demolition of the existing two northmost buildings, totaling 16,068 square feet and 192 storage units; to be replaced by a new two-story building with a basement, totaling 58,734 square feet and 451 storage units. A new lift gate will be installed at the Artesia Boulevard driveway, attached to the west side of the proposed building. The Artesia Boulevard driveway will remain as emergency-only-access. The remainder of the site will remain as-is. The hours of operation would remain the same with storage gate hours 6:00am – 10:00pm daily, and office hours 9:30am – 6:00pm weekdays, 9:00am – 5:30pm Saturday, and closed Sunday. Furthermore, employee occupancy would remain the same with only one or two employees onsite at a time.

The development standards of the M-L Zone (Limited Manufacturing District) and the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements: (1) Modification of an existing Conditional Use Permit to allow revisions to the site and the new building; and (2) Conditional Use Permit to allow a building over 15,000 square feet.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Torrance

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of Torrance, Community Development Department

EXEMPT STATUS: Categorically Exempt Infill Development. (Sec. 21080(b)(9); 21084; 15268).

REASONS WHY PROJECT IS EXEMPT: Pursuant to CEQA Guidelines Section 15332 and Public Resources Code Sections 21084 and 21080(b)(9), The project is categorized as infill development, which refers to development of unused or underutilized land located in urban areas. In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Article 19, Section 15332, infill development projects are found not to have a significant effect on the environment and are declared Categorically Exempt from further environmental review when: a) the project is consistent with the General Plan designation and zoning requirements; b) the project site measures no more than five acres and is surrounded by urban uses; c) the project site is not a habitat for endangered, rare or threatened species; d) the project would not result in significant effects relating to traffic, noise, air quality, nor water quality; and e) the project site can be adequately served by utilities and public services.

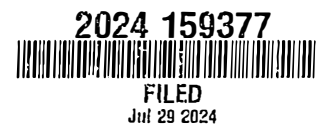
The project meets the criteria for a Categorical Exemption (Class 32) as follows:

- a) The project is consistent with the M-L Zone and the General Commercial designation, as a public self-storage facility is a compatible use in the M-L Zone and is consistent with the General Commercial land use designation.
- b) The project site measures 4.01 acres and is surrounded by urban uses that include commercial to the north, northeast, and east, residential to the west and southwest, across the Dominguez Channel, and industrial further west on Artesia Boulevard.
- c) The project site is not a habitat for endangered, rare or threatened species. The site is located within an urbanized environment and is currently developed as a self-storage facility. There are no outstanding natural features on the site, nor in the vicinity. Additionally, the General Plan does not identify any candidate, sensitive or special status species that occupy the site.
- d) The potential traffic, noise, air quality, and water quality impacts associated with the project were assessed in technical studies prepared in consultation with the Torrance Community Development Department and the Torrance Public Works Department. The studies found the project would not result in significant traffic, noise, air quality, nor water quality impacts. In addition, the project site is not included on any hazardous waste and substances sites list, also known as the Cortese List, compiled pursuant to Section 65962.5 of the Government Code.
- e) The project site is situated within an urbanized environment and is already served by all necessary utilities and public services. The project would not extend any roads or other infrastructure. Moreover, the project applicant is required to pay development impact fees to offset the incremental increase in the demand for public services.
- f) The project will not result in any specific or general exceptions to the use of a Class 32 Categorical Exemption as detailed under State CEQA Guidelines Section 15332.

NOTE: Authority cited: Sections 21080(b)(9) and 21084 of the Public Resources Code. Reference: Section 15332 of the CEQA Guidelines.

LEAD AGENCY CONTACT PERSON: Soc Angelo Yumul, Planning Associate, Community Development Department.

Telephone: (310)-618-5987



Email: SYumul@TorranceCA.Gov

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Deana C. Logan, Registrar-Recorder/County Clerk

Electronically signed by BYRON PATTON JR

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

() YES (X) NO

Signature: [Handwritten Signature]

Date: 7-24-24 Title: Plng Assoc

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK: _____

DATE RECEIVED FOR FILING WITH OPR: _____