

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: Sequoia Commerce Center

Lead Agency: City of Torrance Contact Person: Leo Oorts
 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: Van Ness Avenue and W. 190 Street Zip Code: 90504

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 23.6 " N / 118 ° 18 ' 58.8 " W Total Acres: 14.02

Assessor's Parcel No.: 7352-016-001 through -003 Section: 2 Twp.: 4S Range: 14W Base: San Bern

Within 2 Miles: State Hwy #: I-405, SR-91, SR-213, SR-110 Waterways: Dominguez Channel
 Airports: N/A Railways: N/A Schools: Torrance Unified School District

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: Tentative Parcel Map

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. 276,300 Acres 14.02 Employees 212 Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Zoning - M-2 – Heavy Manufacturing District; General Plan Designation: Business Park (I-BP)

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

The proposed Project consists of the construction of two industrial buildings totaling 276,300 square feet (square feet) on a 14.02-acre site. Building 1 consists of a 120,466-square-foot industrial building and Building 2 consists of a 155,834-square-foot industrial building. The proposed buildings would be constructed to a maximum of 45 feet in height. Building 1 is designed with 16 dock doors on the east-facing side of the building and Building 2 is designed with 28 dock doors on the east-facing side of the building. Vehicular access will be provided via one driveway on West 190th Street, two driveways on Van Ness Avenue, and one driveway on 195th Street. As proposed, the Project will require a Conditional Use Permit to allow the construction of the industrial warehouse buildings; and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into two.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input 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 checked="" 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 checked="" 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 type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 6, 2025 Ending Date April 7, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>RREEF America, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>13450 Maxella Avenue, Suite 220</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Marina Del Rey, CA 90292</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(415) 547-9098</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: Leo Oorts

Digitally signed by Leo Oorts
Date: 2025.03.03 07:41:11 -08'00'

Date: March 3, 2025

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