

Notice of Determination

TO: ■ Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

■ County Clerk
County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

FROM: City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Lead Agency (if different from above): Same
Address: Same
Contact: Luis Velazquez
Planning Associate
Phone: (310) 618-5990

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): 2025030225

Project Title: Sequoia Commerce Center

Project Applicant: RREEF America, LLC, 13450 Maxella Avenue, Suite 220, Marina Del Rey, CA 90292

Project Location (include county): 2160 West 190th Street, in the City of Torrance within Los Angeles County.

Project Description: On May 7, 2025, the City of Torrance Planning Commission adopted Resolution Nos. 25-033, 25-034, 25-035, 25-036 for adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), and approval of CUP24-00012 and CUP24-00013 to allow the construction of two industrial buildings totaling 276,300 square feet on a 14.02 acre site, in conjunction with DIV24-00004 to consolidate three existing parcels into two parcels on property located in the M-2 Zone at 2160 West 190th Street (APNs: 7352-016-001, 7352-016-002, and 7352-016-003).

This is to advise that the City of Torrance (■ Lead Agency □ Responsible Agency) has approved the above-described project on May 7, 2025 and has made the following determinations regarding the above-described project.

1. The project [■ will □ 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
□ An other document type was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [□ was ■ was not] adopted for this project.
6. Findings [■ were □ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Torrance, Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90503.

Signature (Public Agency): Michelle G. Logan
Date: May 8, 2025

Title: Community Development Director
Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

THIS NOTICE WAS POSTED

ON May 08 2025

UNTIL June 09 2025

REGISTRAR – RECORDER/COUNTY CLERK



Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ



2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 05/08/2025 — 202505081240017
STATE CLEARING HOUSE # (If applicable) 2025030225

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/08/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025093800	
PROJECT TITLE SEQUOIA COMMERCE CENTER		
PROJECT APPLICANT NAME MICHELLE RAMIREZ	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 3031 TORRANCE BOULEVARD	CITY TORRANCE	STATE CA
		ZIP CODE 90503

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ 2,968.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ 0.00 |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ 75.00 |
| <input type="checkbox"/> Other | | \$ 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,043.75

SIGNATURE X <i>Sanchez</i>	AGENCY OF FILING PRINTED NAME AND TITLE HTC
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