

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: Prologis Del Amo and Prairie Center Project

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: Del Amo Boulevard and Prairie Avenue/Madrona Avenue Zip Code: 90503

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 56.23 " N / 118 ° 20 ' 33.86 " W Total Acres: 31.3

Assessor's Parcel No.: 7352-015-004, 7352-015-005, 7352-015-006 Section: Lot 37 Twp.: 4 S. Range: 14 W. Base: San Bernardino, CA

Within 2 Miles: State Hwy #: SR-91, SR-107, SR-213, I-405 Waterways: N/a

Airports: Torrance Municipal Airport Railways: Union Pacific Railroad Schools: Torrance HS/ES, North/West HS, Bishop Montgomery HS, Victor ES, Yukon ES, ...

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: Plot Plan, Tentative Parcel Map, Waiver for retaining walls

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 15,000 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 403,033 Acres _____ Employees 255 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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: _____

Present Land Use/Zoning/General Plan Designation:

Heavy Manufacturing District (M-2)

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

The proposed Project would develop a 403,033 square feet (sf) speculative, Class A warehouse building, including 15,000 sf of office on 31.3 acres. The proposed building would include 56 dock doors on the northeastern portion of the building. The Project would allow for warehousing, high-cube fulfillment, logistics, and light industrial land uses. The Project proposes 477 standard automobile parking stalls including 96 electric vehicle (EV) capable spaces without EVSE, 48 electric vehicle charging station (EVCS) spaces, 23 clean air spaces, and 316 trailer parking stalls (12' x 55'). Trailer parking stalls would be shielded from Prairie Avenue and Del Amo Boulevard via a proposed 14-foot screen wall along the northwestern portion of the Project site and southeastern portion of the site. The Project would include approximately 235,237 sf of landscaping that would be incorporated around the Project site boundaries along Prairie Avenue and Del Amo Boulevard.

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

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

Starting Date March 28, 2025 Ending Date April 28, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Aspen Environmental Group</u>	Applicant: <u>Prologis</u>
Address: <u>5020 Chesebro Road, Suite 200</u>	Address: <u>2141 Rosecrans Ave, Ste 1151</u>
City/State/Zip: <u>Agoura Hills, CA 91301</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Lisa Blewitt</u>	Phone: <u>310-338-3267</u>
Phone: <u>818-338-6759</u>	

Signature of Lead Agency Representative: Leo Oorts

Digitally signed by Leo Oorts
Date: 2025.03.27 08:06:34 -0700

Date: March 27, 2025

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