

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 # 2017071061

Project Title: Solana Residential DevelopmentLead Agency: City of TorranceContact Person: Oscar MartinezMailing Address: 3031 Torrance BoulevardPhone: (310) 618-5990City: TorranceZip: 90503County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: TorranceCross Streets: Hawthorne Boulevard/Via ValmonteZip Code: 90505Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 54.14 " N / 118 ° 21 ' 4.71 " W Total Acres: 24.68Assessor's Parcel No.: Various; 17 ParcelsSection: 28Twp.: 4SRange: 14W

Base: _____

Within 2 Miles:

State Hwy #: SR-1, SR-107Waterways: N/AAirports: Zamperini Field AirportRailways: N/ASchools: Torrance Unified**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: Precise Plan**Development Type:** Residential: Units 248Acres 5.71 Office: Sq.ft. _____

Acres _____

Employees _____

 Commercial: Sq.ft. _____

Acres _____

Employees _____

 Industrial: Sq.ft. _____

Acres _____

Employees _____

 Educational: _____ Recreational: _____ Water Facilities: Type _____

MGD _____

 Transportation: Type _____ Mining: Mineral _____ Power: Type _____

MW _____

 Waste Treatment: Type _____

MGD _____

 Hazardous Waste: Type _____

Other: _____

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

Zoned A-1 (Light Agricultural) (Hillside Overlay District)/General Plan Designation-Low Density Residential

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

The proposed project consists of development of 248 apartment units in three 5-story buildings. The first level of each building would include ground level parking, with the exception of Building A, which would be is semi-subterranean, and ground floor lobbies, with four residential floors on the second through fifth floors. The units would be one- and two-bedroom units. The project would provide a total of 484 parking spaces in one 6-story parking structure, in ground-level parking garages in each of the three apartment buildings (Building A is semi-subterranean), and surface parking.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Other: <u>SCAQMD</u> |
| <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 June 19, 2019 Ending Date August 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>ReyLenn Properties LLC</u>
Address: <u>700 S. Flower Street, Suite 600</u>	Address: <u>444 S. Cedros Avenue, Suite 180</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Julian Capata</u>	Phone: _____
Phone: <u>(213) 623-1443</u>	

Signature of Lead Agency Representative:  Date: 6/19/19

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