

**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:** 2555 W. 190TH STREET INDUSTRIAL WAREHOUSE PROJECT

Lead Agency: CITY OF TORRANCE

Contact Person: OSCAR MARTINEZ

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: 190TH STREET AND CRENSHAW PLACE

Zip Code: 90504

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 35.2 " N / 118 ° 19 ' 25.5 " W Total Acres: 13.29

Assessor's Parcel No.: 4090-021-032 through -034

Section: 35

Twp.: 3S

Range: 14W

Base: SBBM

Within 2 Miles: State Hwy #: Interstate 405, 110, 91, 213, 107

Waterways: Dominguez Channel

Airports: none

Railways: none

Schools: North High, Edison Elementary, Hamilton Adult School

**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: Lot Consolidation**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. 305,550

Acres 13.29

Employees 200

 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: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Vacant, Professional Office Building

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

The proposed project consists of the demolition of an approximately 160,000 square-foot vacant office building and construction of one industrial warehouse building totaling 305,550 square feet on a 13.29-acre site. As proposed, the project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Division of Lot to consolidate three existing parcels into one to locate the property entirely on one parcel, resulting in a Floor Area Ratio that will not exceed 0.60. The project site is located within an urbanized environment with nearby industrial and commercial uses.

The proposed site is located on the northeast corner of Crenshaw Place and 190th Street. The 13.29-acre rectangular-shaped lot is currently developed with an approximately 160,000 square-foot vacant two-story office building with landscaped parking areas and drive aisles. The project site is mostly unsecured with low-security wrought iron fencing and walls along portions of the perimeter and is bounded by various warehouse/light industrial buildings to the north and east, commercial and residential uses (across Crenshaw Boulevard) to the west, and a petroleum refinery to the south.

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

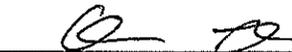
- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <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 # 7               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 4                        |
| <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 # 5              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input 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 February 12, 2021 Ending Date March 15, 2021

**Lead Agency (Complete if applicable):**

|                        |   |
|------------------------|---|
| Consulting Firm: _____ | Applicant: <u>Comstock Development</u>            |
| Address: _____         | Address: <u>2301 Rosecrans Avenue, Suite 1150</u> |
| City/State/Zip: _____  | City/State/Zip: <u>El Segundo, CA 90245</u>       |
| Contact: _____         | Phone: <u>(310) 546-5781</u>                      |
| Phone: _____           |   |

Signature of Lead Agency Representative:  Date: 2/10/21

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