

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: 190th Street & Western Avenue Commercial Center Project

Lead Agency: City of Torrance Contact Person: Oscar Martinez, Planning Manager
 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 Western Avenue Zip Code: 90504

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 30.94 " N / 118 ° 18 ' 37.21 " W Total Acres: 5.28

Assessor's Parcel No.: 4090-024-034, -035, -036, -037, -038, -039 Section: _____ Twp.: 3S Range: 14W Base: SBM

Within 2 Miles: State Hwy #: I-110, I-405, SR 91, SR 213 Waterways: Dominguez Channel
 Airports: none Railways: BNSF, LACMTA Schools: See Attachment

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 22,939 Acres 5.28 Employees 90
 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:

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

Present Land Use/Zoning/General Plan Designation:

Paved Surface Parking Lot and Vacant Restaurant Building / C-5 Zone (Conditional Commercial District) / General Commercial Designation

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

See attachment.

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 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>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Los Angeles County Sanitation District</u>
<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 May 9, 2022 Ending Date June 8, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terry A. Hayes Associates Inc. (TAHA)</u>	Applicant: <u>CalBay Development, LLC</u>
Address: <u>3535 Hayden Avenue, Suite 350</u>	Address: <u>3770 Highland Avenue, Suite 208</u>
City/State/Zip: <u>Culver City, CA 90232</u>	City/State/Zip: <u>Manhattan Beach, CA 90266</u>
Contact: <u>Teresa Li, AICP, Senior Planner</u>	Phone: <u>(310) 545-8350</u>
Phone: <u>(310) 839-4200</u>	

Signature of Lead Agency Representative:  Date: May 4, 2022

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

190th Street & Western Avenue Commercial Center Project

Attachment to Notice of Completion & Environmental Document Transmittal

Within 2 Miles – Schools:

Arlington Elementary School, Ascension Lutheran Private School, Carr Elementary School, Casimir Middle School, Denker Avenue Elementary School, Edison Elementary School, El Camino College, Fern Elementary School, Gardena High School, Halldale Elementary School, Hamilton Adult School, Lincoln Elementary School, North High School, Magruder Middle School, Nativity Catholic School, Pacific Lutheran Junior and Senior High School, Peary Middle School, Riley High School, St. Catherine Laboure Private School, Van Deene Avenue Elementary School, Yukon Elementary School, Environmental Charter Middle School, New Millennium Secondary School, and 186th Street Elementary School.

Project Description:

Development of a new commercial center composed of five one-story commercial buildings for retail and restaurant use, including three restaurant buildings with drive-thru lanes, all situated on a 5.28-acre site. The project would be located at the northwest corner of 190th Street and Western Avenue. Construction is proposed in two phases (Phase I and II). The project would rearrange and consolidate the site, which currently has six parcels, into four parcels. The combined building floor area would total 22,939 square feet and the outdoor patio areas would total 3,064 square feet, resulting in a 0.10 Floor Area Ratio (FAR), within the maximum 0.60 FAR analyzed in the 2009 General Plan EIR (SCH No. 2008111046). The heights for each building vary with Building 1 measuring 23' in height, Building 2 measuring 21' in height, Building 3 measuring 23' in height, and Buildings 4A and 4B measuring 35' in height. The pylon sign would measure 75' in height and would be situated at the northeast corner of the project site adjacent to I-405. Access to the project site is proposed from two new driveways and pedestrian pathways on 190th Street and one new driveway and pedestrian pathway on Western Avenue. The parking area would provide 249 parking spaces. The project will require a Conditional Use Permit to allow the construction of the commercial buildings, and a Division of Lot to rearrange and consolidate six existing parcels into four parcels.

Reviewing Agencies – Other:

South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

Los Angeles County Sanitation District
1955 Workman Mill Road
Whittier, CA 90601