



City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

2022 183396



FILED
Aug 18 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

Notice of Determination

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

TO:

County Clerk, Los Angeles County
Environmental Filing Division
12400 Imperial Highway
Norwalk, CA 90650

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

FROM:

City of Torrance, Community Development Department
Oscar Martinez, Planning and Environmental Manager
3031 Torrance Boulevard
Torrance, CA 90503

PROJECT TITLE / SCH NUMBER:

190th Street & Western Avenue Commercial Center Project / SCH 2022050187
Environmental Assessment – EAS20-00002
Conditional Use Permit – CUP20-00002
Division of Lot – DIV20-00003
Waiver – WAV22-00007

PROJECT APPLICANT NAME AND ADDRESS:

CalBay Development, LLC
3770 Highland Avenue, Suite 208
Manhattan Beach, CA 90266

PROJECT ADDRESS / LOCATION:

Northwest corner of 190th Street and Western Avenue at 1805, 1811, 1849, 1875 190th Street and 18925, 18999 Western Avenue (APNs 4090-024-034, 4090-024-035, 4090-024-036, 4090-024-037, 4090-024-038, and 4090-024-039), Torrance, County of Los Angeles, California, 90504.

PROJECT DESCRIPTION:

The proposed project would develop a new commercial center that would compose of five one-story commercial buildings for retail and restaurant use, including three restaurant buildings with drive-thru lanes and a pylon sign, all situated on a 5.28-acre site. The proposed project would be located at the northwest corner of 190th Street and Western Avenue. Construction is proposed in two phases (Phase I and Phase II). Phase I involves the demolition of a vacant one-story restaurant building measuring 3,514 square feet, site preparation, surface improvements, grading, and the construction of Buildings 1, 2, and 3 and associated parking areas. Phase II involves the construction of Buildings 4A and 4B and associated parking areas. It is estimated that Phase I construction would commence in 2022 and be operational in 2023. Phase II construction is estimated to commence in 2023 and be operational in 2024. The proposed project would rearrange and consolidate the project site, which currently has six parcels, into four parcels. Buildings 1, 2, and 3 will each be situated on a separate parcel along 190th Street, and Buildings 4A and 4B would together be situated on one parcel to the rear near Interstate 405 (I-405). Restaurant uses are proposed for Buildings 1, 2, 3, and retail or restaurant uses are proposed for Buildings 4A and 4B. Building 1 would... [See webpage for full project description: <https://ceqanet.opr.ca.gov/2022050187>].

DETERMINATION:

This is to advise that the City of Torrance (Lead Agency) has approved the above described project on August 17, 2022 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project.
5. A statement of Overriding Considerations was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of approval for the project is available to the General Public during regular business hours at City of Torrance, Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90503.



SIGNATURE

August 18, 2022

DATE

DATE RECEIVED FOR
FILING AT OPR:

Planning and Environmental Manager

TITLE

(310) 618-5990

TELEPHONE NUMBER

THIS NOTICE WAS POSTED
ON August 18 2022
UNTIL September 19 2022
REGISTRAR – RECORDER/COUNTY CLERK

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202208181240007
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF TORRANCE, COMMUNITY DEVELOPMENT DEPT.			DATE 08/18/2022
COUNTY/STATE AGENCY OF FILING COUNTY OF LOS ANGELES			DOCUMENT NUMBER 2022183396
PROJECT TITLE 190 ST. AND WESTERN A VE. COMMERCIAL CENTER PROJECT			
PROJECT APPLICANT NAME OSCAR MARITNEZ			PHONE NUMBER (310)618-5990
PROJECT APPLICANT ADDRESS 3031 TORRANCE BL.	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) | \$3,539.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND) | \$2,548.00 | \$ 2,548.00 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ 0.00 |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,203.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 75.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 \$ 2,623.00

SIGNATURE X 	TITLE ITC
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Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MCCOY



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Thursday, August 18, 2022 10:27 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2022183396	1	\$75.00
NoD - Negative Declaratio 2022183396	1	\$2,548.00
Notice - Certified Copy 2022183396	1	\$2.00
Total		\$2,625.00

Total Documents: 1

Customer payment(s):

Check	\$2,623.00
Credit Card	\$2.00

Check List:

#521	\$2,623.00
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