


City of Torrance, Community Development Dept.

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Gibson, Director

Environmental Checklist Form

1. **Project Title:** Rockefeller Professional Center
EAS07-00003, CUP07-00016 and TTM067341
 2. **Lead Agency Name and Address:** City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503
 3. **Contact Person and Phone Number:** Gregg D. Lodan, AICP
Planning Manager
(310) 618-5990
 4. **Project Location:** 2740 Lomita Boulevard
Torrance CA 90505
 5. **Project Sponsor's Name & Address:** Rock-Lomita, LLC
4 Park Plaza, Suite 540
Irvine CA 92614
 6. **General Plan Designation:** Light Industrial
 7. **Zoning:** M-2, Heavy Manufacturing
 8. **Description of the Project:** The project is the development of a 23.58-acre parcel of land located on the south side of Lomita Boulevard at 2740 Lomita Boulevard. The development would involve the subdivision of the existing parcel into three. One parcel would be developed into a mixture of medical, professional office and light industrial pad buildings totaling 210,066 square feet. No improvements have been identified for the remaining two parcels.
- Surrounding Land uses and Setting:** The property is currently vacant and was previously developed industrially. Property to the north contains an oil tank farm. Property to the east includes a regional shopping center and a parcel affiliated with the oil tank farm. Properties to the south, and west are developed with industrial, offices, a big box retailer and other retail uses. The Torrance Airport is located further south.
- Other public agencies whose approval is required:** DTSC, Regional Water Quality Board,

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

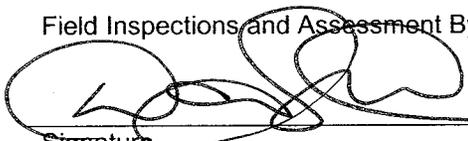
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/ Water Quality | <input checked="" type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/ Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/ Traffic |
| <input checked="" type="checkbox"/> Utilities/ Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Field Inspections and Assessment By:


Signature

12/20/07

Date

CONCUR:


Gregg D. Lodan, AICP, Planning Manager
Secretary to the Planning Commission

12/20/07

Date

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

- | | | | | | | |
|-----|---|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Have a substantial adverse effect on a scenic vista? | 1,2,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Substantially degrade the existing visual character or quality of the site and its surroundings? | 1,2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista. The project will involve the construction of professional structures that will enhance the visual character of the subject property. The project site does not contain a scenic resource and is not located on or near a designated state or city scenic highway. No historic buildings are located on site. The proposed project would not introduce new sources of light or glare which would be incompatible with the surrounding areas or which would pose a safety hazard to motorists using adjacent streets. The area contains numerous sources of night time lighting, including parking lot and street lights, architectural and security lighting and automobile headlights. The proposed project's exterior lighting will be directed and shielded to minimize light spilling onto surrounding properties and vehicular traffic. Glare is a common phenomenon in Southern California area due mainly to the high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a concentration of potentially reflective surfaces. The use of nonreflective surfaces adjacent to public rights-of-ways, in combination with the provision for extensive landscaping, will reduce heat and glare impacts to less than significant levels.

2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | | | |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | 1,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project would not result in the conversion of either local or state-designated prime agricultural land from agricultural use to a non-agricultural use. The project is not located on a property with agricultural activities on the site. It was formerly used in an industrial capacity. The project site is not agriculturally zoned and is surrounded by properties zoned for and developed with uses that are not agricultural. Therefore, the project will not affect agricultural resources.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

(a) Conflict with or obstruct implementation of the applicable air quality plan?	6,12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	6,12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?	6,12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Expose sensitive receptors to substantial pollutant concentrations?	6,12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Create objectionable odors affecting a substantial number of people?	6,12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

An Air Quality Impact Report was required by the City to be performed for the project. Although Staff did not have issue with the areas that were addressed and the methodologies that were use in assessing potential impacts, Staff is concerned with with the limited scope of the potential projects impacts by analyzing a maximum potential of only 210,066 sq. ft. on only 14.04 acres of the 23.58 acre site. It is recommended that the air quality analysis be revised for the project and included in the EIR to address the areas of concern listed below and to ensure consistency with the South Coast Air Quality Management Plan and the Southern California Association of Government Regional Comprehensive Plan and Guide.

The Air Quality Analysis did not include the potential construction and operation of structures on the two remaining parcels that currently do not have proposals or designs developed. Once either a project is defined for the remaining two parcels or a comparable floor area ratio of the parcel proposed to developed is applied to the remaining 9.54 acres that comprise the two remaining parcels, the Air Quality Study must be revised to ascertain the potential impacts of the project on Air Quality, as well as recommended mitigation and monitoring measures.

As there is a direct correlation between traffic congestion and Carbon Monoxide (CO) impacts, corrections to the Traffic Study (which will be discussed in Section 15: "Transportation/Traffic" of this study) will first need to be completed in order to have a representative study of the project and potential impacts.

The study identifies The Bread of Life Church as the only sensitive receptor facility in the area. Based on the square footages and envisioned construction activities for the proposed square footages, emissions would either be within established thresholds or could be mitigated to be within thresholds. The revised Air Quality Study should also reassess the potential impacts to the Bread of Life Facility and operation based on a build out of the entire site to ensure that all potential emission impacts remain either beneath established thresholds or can be mitigated to be so.

The study notes that all odors would be typical of most construction sites and will generally be restricted to the site itself for the duration of construction activities. The study should also evaluate whether soils remediation will create any significant odors that have the ability to migrate from the site and recommend potential mitigating factors.

4. BIOLOGICAL RESOURCES. Would the project:

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>The Conservation Element of the Torrance General Plan and the General Plan EIR do not identify any threatened or endangered species in the City of Torrance. The project site had been developed with industrial uses for many years. It is entirely surrounded by other urban development of various types with no significant stretches of open space and no areas of significant biological resource value. The project site is not located in an environmentally sensitive area. No riparian, wetland or other sensitive natural community identified in local plans, policies or regulations or by the California Department of Fish and Game or the United States Fish and Wildlife Service occur on the project site. The project does not conflict with any conservation or preservation plans. For these reasons, the project has a less than significant impact on biological resources.</i></p>					

5. CULTURAL RESOURCES. Would the project:

(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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			With Mitigation Incorporation		
(d) Disturb any human remains, including those interred outside of formal cemeteries? <i>There is no evidence in the General Plan or General Plan EIR that there are any known historical, archeological, paleontological or geological resources on the site or in the immediate vicinity that might be indirectly affected by the development. There are no known human resources on the site. For these reasons, the project will not significantly affect Cultural Resources.</i>	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS. Would the project:

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	1,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The City of Torrance is located in a seismically active area, however, the project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, nor are there any active or potentially active faults identified by the State as being on the site. The nearest fault considered active is the Newport-Inglewood Fault, which is located two miles north of the City boundary. The project would not expose people to the rupture of a known earthquake fault zone. The Uniform Building Code (UBC) provides the only available mitigation, in that it sets procedures and limitations for design of structures based on seismic risk and the type of facility. All proposed construction will be subject to all applicable provisions of the UBC.

Since the project site and area surrounded by the development are flat, there is no risk of landslides occurring. The property will be subject to grading to conform to the requirements of the Torrance Municipal Code and the UBC with regards to soil compaction and drainage. Erosion will be controlled by standard erosion control measures imposed in conjunction with the issuance of a grading permit. The project does not create the potential for significant increases in erosion of the project site or surrounding areas.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	4,13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	4,13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	5,13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	4,5,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Although the project site is not listed on the Department of Toxic Substances Control List of Hazardous Materials Sites (otherwise known as the Cortese List), several site assessments over the years have identified several areas of concerns with regards to contaminant concentrations at the site. Both Phase I and Phase II site assessments have identified remnants of past agricultural, oil and industrial uses that have impacted soil and groundwater through past pesticide sprays, both above and underground chemical storage facilities/tanks and manufacturing activities. A work plan has been prepared by the applicants consultant and is currently under review by DTSC. This work plan intends on further defining the specific placement of concerned metals, chemicals, USTs, etc., that were previously abandoned in place and affected areas of the property. Such areas will be defined as to the levels of concentration and the proposed mitigation measures and will be presented to the Torrance Fire Department Hazardous Materials Division, or agency to which lead authority is deferred to. Such a plan should incorporate continual monitoring to avoid risks to surrounding properties and potential tenants of the subject property both during and post construction activities.

A day care center is located just west of the subject property, at the Bread of Life Church, and any dry hole oil wells on the subject property that may impact the operation of the facility should be included in the EIR analysis.

The property is located within proximity to the Torrance Airport and an analysis of the potential impacts of increasing the concentration of the number of people employed and engaging in business activities at this location should be included in the EIR analysis.

The proposed development of a professional Business and Light Industrial Park project in this location will not involve hazardous materials beyond that of a typical development in terms of construction and operation. Although some temporary, partial street closures may be necessary for some construction activities, the proposed project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. The project is located in an urbanized area that does not contain expanses of wildland area and therefore does not pose potential fire hazard involving wildland fires.

8. HYDROLOGY AND WATER QUALITY. Would the project:

(a) Violate any water quality standards or waste discharge requirements?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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|-----|--|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| (e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) | Otherwise substantially degrade water quality? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) | Inundation by seiche, tsunami, or mudflow? | 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Drainage and surface runoff related to short-term construction activities will be controlled pursuant to the provisions of the Grading Permit. Soil absorption rates will be altered as a result of the construction of the project. The requirements of the Torrance Municipal Code and the Uniform Building Code will direct drainage and surface runoff to the storm drain system and the project will be subject to the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP). As a prerequisite to obtaining a Grading Permit, an Erosion Control Plan providing Best Management Practices (BMP) to control the discharge of storm water pollutants, including sediments associated with the construction activities will to be submitted to and approved by the Grading Division of the Building and Safety Department in accordance with the National Pollution Discharge Elimination System (NPDES) and SUSMP regulations.

No residential is identified as a part of this proposal. The water quality of the runoff from the proposed project is expected to be comparable to that generated by other professional developments.

The project is located in an area that experiences localized flooding occasionally. The EIR should include analysis of the Storm Drain system to determine if additional facilities or improvements to the existing system are needed. The EIR should also provide recommendations for an increase of permeable areas in the project design in areas such as the parking lot, landscaped planters around the building and in the parking lot and the use of paver walkways.

9. LAND USE AND PLANNING. Would the project:

- | | | | | | | |
|-----|--|-------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) | Physically divide an established community? | 1, 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | 1,3,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant		No Impact
			With Mitigation Incorporation	Less than Significant Impact	

(c) Conflict with any applicable habitat conservation plan or natural community conservation plan? 1,8

This site has a General Plan Land Use Designation of Light Industrial, which is characterized by a wide variety of industrial uses including traditional manufacturing as well as business park uses. The Light Industrial General Plan designation is implemented by the M-1: Light Manufacturing District. Even though this site is currently zoned M-2: Heavy Manufacturing District, it does allow for all M-1 uses. This site is also located in the middle of the Southern Industrial District, a very large industrial district roughly bounded by Pacific Coast Highway, Crenshaw Boulevard, Hawthorne Boulevard and the properties just north of Lomita Boulevard.

Regional shopping centers and facilities surround the project site to the East, The Crossroads Shopping Center" and South, Costco and Sam's Club. In order to allow for connectivity from site to site and reduce vehicle trips onto public roadways, staff has encouraged the applicants to accommodate easements for cross access to ensure that the new development will not be physically divided from the existing surrounding uses. The proposed development, including the proposed uses of Professional Office, Medical In-Out patient care services and Light Industrial/R&D uses are all Conditionally permitted in the zone and appropriate for the area. The proposed Floor Area Ratio of 0.33 is well within the maximum build out of the property identified by the existing General Plan of 0.60.

10. MINERAL RESOURCES. Would the project:

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? 1

(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? 1

There are no known mineral resources in the vicinity, therefore, the proposed development will not negatively impact mineral resources.

11. NOISE. Would the project result in:

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? 3,4,15

(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? 3,4,15

(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 3,4,15

(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? 4,15

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the 3,4,15

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

project expose people residing or working in the project area to excessive noise levels?

- (f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? 4

The area is subject to potential exposure groundborne and airborne noise from adjacent traffic, industrial uses as well as from air traffic related to uses at the Torrance Airport. A noise study was prepared that analyzed the potential noise impacts on the surrounding area. One sensitive receptor, The Bread of Life Church, was identified as a sensitive receptor in terms of potential noise concerns during construction activities. Especially during Grading activities, the facility located just 35 feet from the project site's northwestern corner, could experience noise levels at or near the 90 dBA. To mitigate both significant potential grading and construction noise impacts the study identified four (4) mitigation impacts that, in conjunction with existing Torrance Noise and Construction hour restrictions, will mitigate the significant impacts to less than significant by bringing the generated noise levels to within 5 dBA of ambient noise levels. The mitigation measures include:

- N1) All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices;*
- N2) Grading construction contractors shall use quieter equipment as opposed to noisier equipment (equipment with rubber tires rather than tracks);*
- N3) Equipment staging areas shall be located on the eastern portion of the project site, as far away as possible from the Bread of Life Church.*
- N4) An eight-foot temporary sound barrier (such as a solid wood fence) shall be erected along the project's northwest property line, beginning from Lomita Boulevard and extending approximately 450 feet to the south.*

The development of a professional business park in this area is not expected to significantly increase the amount of ambient noise levels in the vicinity once completed as the project would be subject to meeting the existing Torrance Ordinance ordinance and Title 24 requirements for noise attenuation for both indoor and outdoor noise levels.

12. POPULATION AND HOUSING. Would the project:

- (a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? 1,2

- (b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? 1,2,4

- (c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? 1,2
- The project represents the development of an industrial business park on property previously developed with a variety of industrial uses and structures. The project is consistent with both the land use designation and zoning requirements and will not displace any existing housing thus the project will not have a negative impact on population and housing.*

13. PUBLIC SERVICES

- (a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant 2

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(i)	Fire protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii)	Police protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii)	Schools?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv)	Parks?	2,9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v)	Other public facilities?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Although demands for services cannot be determined with precision at this time, this project will contribute to cumulative demand for emergency service provided by the Fire Department. However, the impact of this project alone is not expected to be significant. There are adequate fire, police, park and public maintenance services provided by the City of Torrance available to service the proposed development. Since this is not a residential proposal there will be no school age population generated. Since November of 2005, the City of Torrance has collected a Development Impact Fee (DIF). The DIF is a one-time cost other than a tax or special assessment fee that is charged by a local government agency. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, undergrounding of utilities, sewer and storm drain. As of January 2007, the DIF fees were also extend to cover Police and Fire Facilities.

Therefore, the project will not have significant impact with regard to public services.

14. RECREATION:

(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The subject property was not previously used for recreation. As there are no residential units on site, the project is not expected to significantly increase demand for public recreational services.

15. TRANSPORTATION/TRAFFIC. Would the project:

(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

- | | | | | | | |
|-----|--|-------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| (c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | 3,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Result in inadequate emergency access? | 3,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Result in inadequate parking capacity? | 3,11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | 1,3,4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The proposed development is located in proximity to heavily impacted intersections, such as Lomita & Crenshaw Boulevards, Lomita & Hawthorne Boulevards, Crenshaw Boulevard & Pacific Coast Highway, Hawthorne & Sepulveda, Hawthorne & Pacific Coast Highway. These intersections currently operate at a Level of Service (LOS) of F. A traffic study was prepared that identified 21 intersections that significantly impacted by the proposed development. These intersections extend beyond the City Limits to intersections also located within Lomita, Los Angeles, Rolling Hills Estates and unincorporated Los Angeles County jurisdictions. The study noted only one method of mitigation, Automated Traffic Surveillance and Control (ATSAC), which is not considered as an acceptable mitigating factor for the City of Torrance.

The study should be revised to reassess a full buildout of the project into the currently two vacant parcels with at the same 0.34 Floor Area Ratio (FAR) as the current proposal. The study should also update the Project Lists used for background figures to reflect current status of developments of projects noted. The study, must also identify, feasible mitigation measures accepted by the City of Torrance under Traffic Demand Management (TDM) policies in place. The study should also examine the traffic generated by potential alternative developments. The study should also discuss sustainable traffic design practices in terms of inclusion of designated parking spaces for Car/Vanpool and hybrid vehicles, bike racks and shower/changing facilities for employees, and other commonly accepted by the United States Green Building Council under the "LEED" program for New Construction 2.2.

The project is currently designed to meet the City's parking requirements and will provide sufficient emergency access.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | | | |
|-----|---|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 2,5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 2,8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant		
			With Mitigation Incorporation	Less than Significant Impact	No Impact

- (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? 2
- (e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? 2,5,7
- (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? 2,8
- (g) Comply with federal, state, and local statutes and regulations related to solid waste? 2,8

Utilities and infrastructure systems are in existence as the property was previously occupied by a number of large and medium sized industrial uses. This infrastructure has not serviced the site for approximately 10 years and may be required to be upgraded. The project will be serviced by the County's sewer system. The analysis for this project should include a Sewer Study and a Storm Drain Study. The area is characterized by occasional local flooding and the provision of additional storm water facilities may be required. The construction of any sewer improvements, in accordance with the sewer study, shall be completed prior to occupancy. The project will increase the amount of impervious surfaces and therefore the amount of run off from the site. As such, the development should incorporate low/impact development items for maximized infiltration of storm water. The project is not expected to exceed the capacity of the wastewater treatment facilities or landfills. Rubbish service will not be provided by the City of Torrance. The project will be required to find a provider, and along with conditions of approval requiring recycling of refuse items, the service provider is required to meet state and local mandates for recycling. It is also noted that the City of Torrance has implemented a Development Impact fee that a portion of the fee is used towards maintenance and improving infrastructure in the area.

17. MANDATORY FINDINGS OF SIGNIFICANCE:

- (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? 2
The project involves the construction of a professional office development on a property zoned for and previously occupied by industrial uses. The property is located in an urban area and there is no evidence that the project will result in any adverse impact on the fish and wildlife resources and their habitat or plant materials.
- (b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? 12,13, 15,16

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

Further analysis of issues such as traffic, soils, air quality, noise, sewers and storm drains is required prior to determining whether any impacts may be cumulatively considerable. The EIR should address this issue.

- | | | | | | |
|--|-----------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | 12,13,
15,16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-----------------|-------------------------------------|--------------------------|--------------------------|--------------------------|

Further analysis of issues such as traffic, soils, air quality, noise, sewers and storm drains is required prior to determining whether any environmental impacts may cause substantial adverse impacts on human beings.

18. EARLIER ANALYSIS:

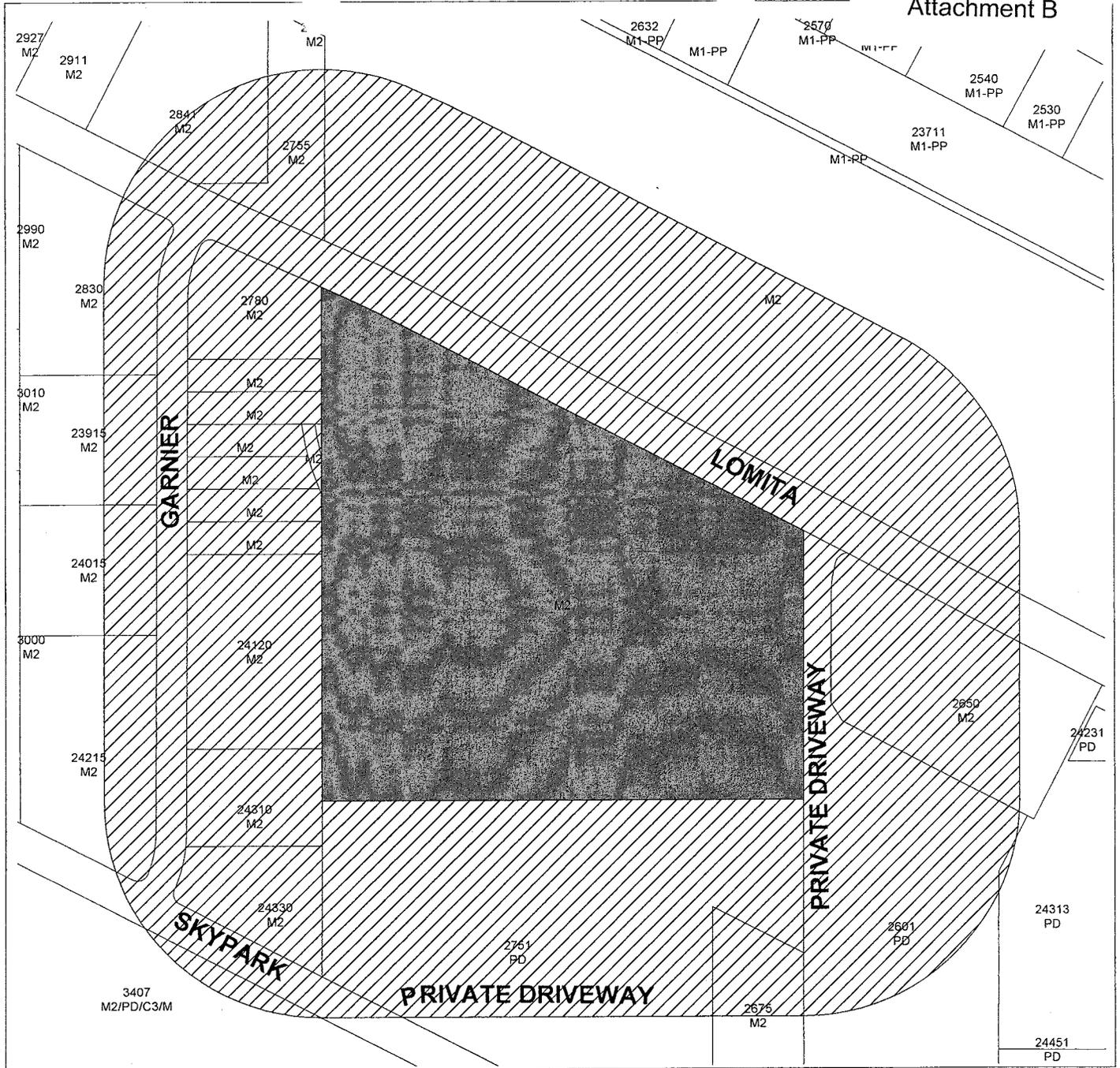
- a) The General Plan Update Final EIR, 1992, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. This Initial Study incorporates the analysis contained in the General Plan EIR.

19. SOURCE REFERENCES:

1. City of Torrance General Plan Land Use Element and Land Use Map, October 1992
2. General Plan Final Environmental Impact Report, SCH #1990010318, October 1992
3. City of Torrance Municipal Code, Division 9: Planning & Land Use
4. City of Torrance Zoning Map
5. City of Torrance General Plan Safety Element
6. Air Quality Handbook for Environmental Impact Reports – 1993, South Coast Air Quality Management District
7. City of Torrance General Plan Circulation Element
8. City of Torrance General Plan Conservation Element
9. City of Torrance General Plan Parks and Recreation Element
10. San Diego Traffic Generators
11. Project Plot Plan, Floor Plan and Elevations
12. Air Quality Impact Report – May 2007 Terry A. Hayes Associates LLC
13. Supplemental Site Investigation and Pilot Study Work Plan – April 2007 Ardent Environmental Group, Inc.
14. California Department of Toxic Substances Control - http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
15. Noise Impact Report – May 2007 Terry A. Hayes Associates LLC
16. Traffic Analysis – May & September 2007 Austin-Foust Associates, Inc.

20. ATTACHMENTS:

1. Location and Zoning Map



LOCATION AND ZONING MAP

2740 Lomita Blvd.
CUP07-00016, TTM067341, EAS07-00003

CITY OF TORRANCE
COMMUNITY DEVELOPMENT

LEGEND

- 2740 Lomita Blvd.
- 500ft Notification



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

Jeffery W. Gibson, Director

Notice of Preparation

TO:

FROM:

COUNTY CLERK
LOS ANGELES COUNTY
ENVIRONMENTAL FILING DIVISION
12400 E. IMPERIAL HWY, RM 2001
NORWALK, CALIFORNIA 90650

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPT.
3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

City of Torrance will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is, attached.

The project Site is Not, on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5 (any list including the project site is identified in the attached materials).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than thirty (30) days after receipt of this notice.

Please send your response to City of Torrance at the address shown above. Please indicate the name of a contact person in your agency.

Project Title	Application Number
Rockefeller Professional Center	EAS07-00003, CUP07-00016 and TTM067341
Project Applicant (If Any)	
Rock-Lomita, LLC 4 Park Plaza, Suite 540 Irvine CA 92614	


Signature

Planning Manager
Title

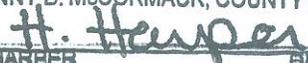
December 20, 2007
Date

(310) 618-5990
Contact Number

FILED

THIS NOTICE WAS POSTED
ON DEC 21 2007
UNTIL JAN 21 2008
REGISTRAR-RECORDER/COUNTY CLERK

DEC 21 2007

CONNOR B. McCORMACK, COUNTY CLERK

H. HARPER DEPUTY

07 0028476

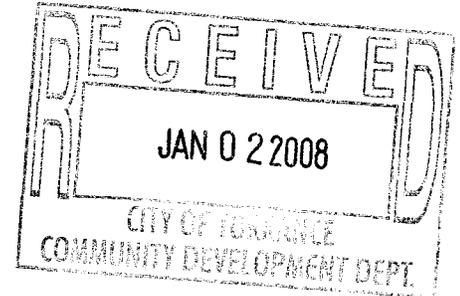
NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



December 28, 2007

Mr. Gregg D. Lodan
CITY OF TORRANCE
3031 Torrance Boulevard
Torrance, CA 90503



Re: SCH# 2007121119; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the Rockefeller Professional Center; City of Torrance; Los Angeles County, California

Dear Mr. Lodan:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

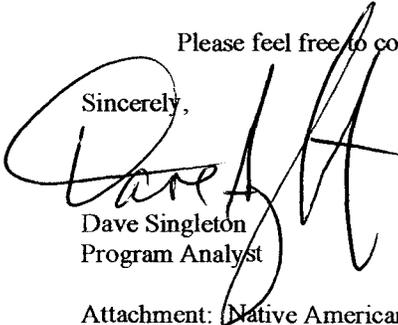
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and title.

Dave Singleton
Program Analyst

Attachment: Native American Contact List

Cc: State Clearinghouse

**Native American Contacts
Los Angeles County
December 28, 2007**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles, CA 90020
(213) 351-5324
(213) 386-3995 FAX

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles, CA 90021
office @tongvatribes.net
(213) 489-5001 - Officer
(909) 262-9351 - cell
(213) 489-5002 Fax

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C Gabrielino
Long Beach, CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB Gabrielino Tongva
Culver City, CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Administrator
4712 Admiralty Way, Suite 172 Gabrielino Tongva
Marina Del Rey, CA 90292
310-570-6567

**Gabrielino/Tongva San Gabriel Band of Mission
Indians - Anthony Morales, Chairperson**
PO Box 693 Gabrielino Tongva
San Gabriel, CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007121119; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the Rockefeller Professional Center Project; City of Torrance; Los Angeles County, California.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

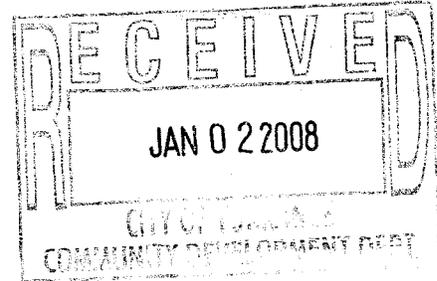


CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

December 24, 2007

To: Reviewing Agencies
Re: Rockefeller Professional Center
SCH# 2007121119



Attached for your review and comment is the Notice of Preparation (NOP) for the Rockefeller Professional Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

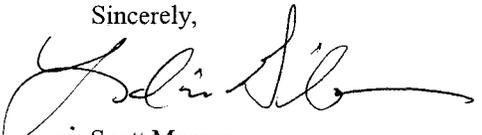
Please direct your comments to:

Gregg D. Lodan
City of Torrance
3031 Torrance Blvd
Torrance, CA 90503

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


SM: Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007121119
Project Title Rockefeller Professional Center
Lead Agency Torrance, City of

Type NOP Notice of Preparation
Description The project is the development of a 23.58 acre parcel of land located on the south side of Lomita Boulevard at 2740 Lomita Boulevard. The development would involve the subdivision of the existing parcel into three. One parcel would be developed into a mixture of medical, professional office and light industrial pad buildings totaling 210,066 square feet. No improvements have been identified for the remaining two parcels.

Lead Agency Contact

Name Gregg D. Lodan
Agency City of Torrance
Phone 310-618-5990 **Fax**
email
Address 3031 Torrance Blvd
City Torrance **State** CA **Zip** 90503

Project Location

County Los Angeles
City Torrance
Region
Cross Streets South side of Lomita Boulevard between Garnier Street and Crenshaw Boulevard
Parcel No. 7377-009-017
Township **Range** **Section** **Base**

Proximity to:

Highways 1 and 107
Airports Torrance Municipal Airport
Railways Santa Fe RR
Waterways
Schools Several
Land Use Vacant Parcel, M-2, Light Industrial

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Supply; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 12/24/2007 **Start of Review** 12/24/2007 **End of Review** 01/22/2008

Fish & Game Region 2

Fish & Game Region 3

Fish & Game Region 4

Fish & Game Region 5

Fish & Game Region 6

Fish & Game Region 6 IM

Fish & Game Region 6 IM

Dept. of Fish & Game M

Dept. of Fish & Game M

Other Departments

Food & Agriculture

Dept. of Food and Agriculture

Dept. of General Services

Dept. of General Services

Dept. of Health Services

Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission

Office of Emergency Services

Governor's Office of Planning & Research

Native American Heritage Comm.

Fish & Game Region 1E

Fish & Game Region 1E

Fish & Game Region 1E

Public Utilities Commission

Santa Monica Bay Restoration

State Lands Commission

Tahoe Regional Planning Agency (TRPA)

Business, Trans. & Housing

Caltrans - Division of Aeronautics

Caltrans - Planning

California Highway Patrol

Office of Special Projects

Housing & Community Development

Housing Policy Division

Dept. of Transportation

Caltrans, District 1

Caltrans, District 2

Caltrans, District 3

Caltrans, District 4

Caltrans, District 5

Caltrans, District 6

Caltrans, District 7

Caltrans, District 8

Caltrans, District 9

Caltrans, District 10

Caltrans, District 11

Caltrans, District 12

Caltrans, District 8

Caltrans, District 9

Caltrans, District 10

Caltrans, District 11

Caltrans, District 12

Cal EPA

Air Resources Board

Airport Projects

Transportation Projects

Industrial Projects

California Integrated Waste Management Board

State Water Resources Control Board

Regional Programs Unit

State Water Resources Control Board

Student Intern, 401 Water Quality Certification Unit

State Water Resources Control Board

Dept. of Toxic Substances Control

Department of Pesticide Regulation

Other

Other

Other

Other

Other

Other

Regional Water Quality Control Board (RWQCB)

RWQCB 1

RWQCB 2

RWQCB 3

RWQCB 4

RWQCB 5

RWQCB 5F

RWQCB 5R

RWQCB 6

RWQCB 6V

RWQCB 7

RWQCB 8

RWQCB 9

Other

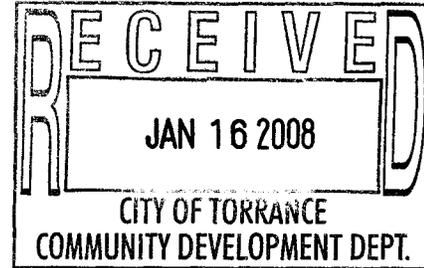
PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



November 29, 2007

Gregg D. Lodan
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503



Dear Mr. Lodan:

Re: SCH# 200712119; Rockefeller Professional Center

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

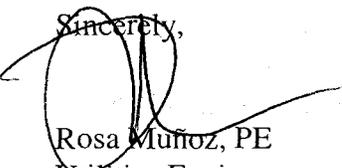
The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-NOP* from the State Clearinghouse. RCES staff is concerned that the new development proposed at south side of Lomita Boulevard between Garnier Street and Crenshaw Boulevard (lat= 33.806698, long= -118.32799) may increase traffic volumes not only on streets and at intersections, but also at the nearby Sepulveda Boulevard (DOT# 028106C), Western Avenue (DOT# 028107J), and Cabrillo Avenue (DOT# 028104N) crossings. This includes considering pedestrian circulation patterns/destinations with respect to the railroad right-of-way.

Mitigation Measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the BNSF Railway right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions, please contact Varouj Jinbachian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,


Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: John Shurson, BNSF

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S.#40

1120 N STREET

P. O. BOX 942873

SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

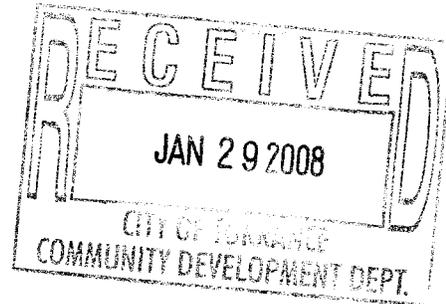
FAX (916) 653-9531

TTY 711

*Flex your power!
Be energy efficient!*

January 23, 2008

Mr. Gregg D. Lodan
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503



Dear Mr. Lodan:

City of Torrance, Notice of Preparation of a Draft Environmental Impact Report for the Rockefeller Professional Center; SCH# 2007121119

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operational safety, noise and airport land use compatibility. We are a funding agency for airport projects, and we have permit authority for public-use and special-use airports and heliports.

The proposal is for the development of a 23.58-acre parcel of land located on the south side of Lomita Boulevard at 2740 Lomita Boulevard. The development would involve the subdivision of the existing parcel into three parcels. One parcel would be developed into a mixture of medical, professional office, and light industrial pad buildings. According to the Notice of Preparation, no improvements have been identified for the remaining two parcels.

The project site appears to be located less than a quarter-mile north of the Torrance-Zamperini Field (Torrance) Airport, which is a very active airport with approximately 500 based aircraft and over 173,000 annual operations. The project site will be subject to aircraft overflight and subsequent airport-related noise and safety impacts. These issues must be addressed in the draft environmental impact report (EIR). The proposal should also be coordinated with the Los Angeles County Airport Land Use Commission (ALUC) and the Torrance Airport staff to ensure that the proposal will be compatible with future as well as existing airport operations.

Public Utilities Code Section 21659 prohibits structural hazards on or near airports. Depending on structural height and in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). Form 7460-1 is available on-line at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and should be submitted electronically to the FAA.

The protection of airports from incompatible land use encroachment is vital to California's economic future. Torrance Airport is an economic asset that should be protected through effective airport land use compatibility planning and awareness. Although the need for compatible and safe land uses near airports in California is both a local and a State issue, airport staff, airport land use commissions and

Mr. Gregg D. Lodan
January 23, 2008
Page 2

airport land use compatibility plans are key to protecting an airport and the people residing and working in the vicinity of an airport. Consideration given to the issue of compatible land uses in the vicinity of an airport should help to relieve future conflicts between airports and their neighbors.

These comments reflect the areas of concern to the Division with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our Caltrans District 7 office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,



SANDY HESNARD
Aviation Environmental Specialist

c: State Clearinghouse, Los Angeles County ALUC, Torrance Airport



DEPARTMENT OF CONSERVATION

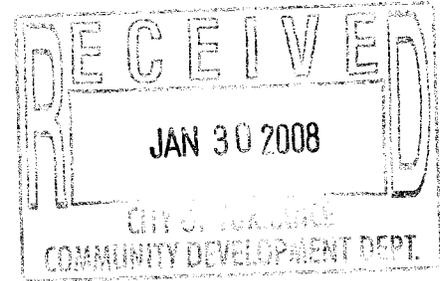
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731

PHONE 714/816-6847 • FAX 714/816-6853 • WEB SITE conservation.ca.gov

January 28, 2008

Mr. Gregg D. Lodan
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503



Subject: Notice of Preparation (NOP) for the Rockefeller Professional Center
Draft Environmental Impact Report (EIR), Los Angeles County
SCH# 2007121119

Dear Mr. Lodan:

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California.

The proposed project is located in the administrative boundaries of the Torrance oil field. There is one plugged and abandoned well within or in proximity of the project boundaries. The well is identified on Division map 126 and in Division records as Chevron U.S.A., Inc. "Weston" 1. The Division recommends that all wells within or in close proximity to project boundaries be accurately plotted on future project maps.

Building over or in the proximity of idle or plugged and abandoned wells should be avoided if at all possible. If this is not possible, it may be necessary to plug or re-plug wells to current Division specifications. Also, the State Oil and Gas Supervisor is authorized to order the reabandonment of previously plugged and abandoned wells when construction over or in the proximity of wells could result in a hazard (Section 3208.1 of the Public Resources Code). If abandonment or reabandonment is necessary, the cost of operations is the responsibility of the owner of the property upon which the structure will be located. Finally, if construction over an abandoned well is unavoidable an adequate gas venting system should be placed over the well.

Furthermore, if any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

Mr. Gregg D. Lodan, City of Torrance

January 28, 2008

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To ensure proper review of building projects, the Division has published an informational packet entitled, "Construction Project Site Review and Well Abandonment Procedure" that outlines the information a project developer must submit to the Division for review. The Department of Transportation should contact the Division Cypress district office for a copy of the site-review packet. The local planning department should verify that final building plans have undergone Division review prior to the start of construction.

Thank you for the opportunity to comment on the Notice of Preparation for the Rockefeller Professional Center. If you have questions on our comments, or require technical assistance or information, please call me at the Cypress district office: 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731; phone (714) 816-6847.

Sincerely,

A handwritten signature in cursive script that reads "Paul Frost". The signature is written in black ink and is positioned below the word "Sincerely,".

Paul Frost
Associate Oil & Gas Engineer
Division of Oil, Gas and Geothermal Resources
District 1

PF:ss



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

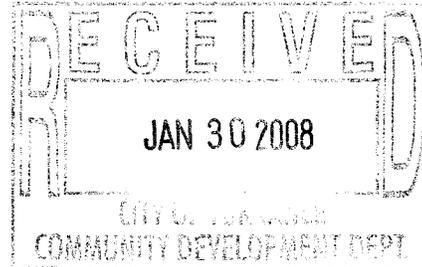
Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

January 28, 2008

Mr. Gregg Lodan, AICP
Planning Manager
Torrance Community Development Department
3031 Torrance Boulevard
Torrance, California 92503
glodan@torrnet.com



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE ROCKEFELLER PROFESSIONAL CENTER, CUP07-00016, TENTATIVE
TRACT MAP NO. 067341 AND, EAS07-00003 PROJECT, 2740 LOMITA
BOULEVARD, TORRANCE, APN. 7377-009-017 (ROCK LOMITA SITE)
(SCH#2007121119)

Dear Mr. Lodan:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation and Initial Study (IS) of a Draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The project is the development of a 23.58 acre parcel of land located on the south side of Lomita Boulevard at 2740 Lomita Boulevard. The development would involve the subdivision of the existing parcel into three. One parcel would be developed into a mixture of medical, professional office and light industrial pad buildings totaling 210, 066 square feet. No improvements have been identified for the remaining two parcels. The Project Applicant is Rock-Lomita, LLC, Irvine, California 92614." DTSC has these following comments; please address if applicable.

- 1) The Rock-Lomita site investigation project is being overseen by DTSC. The findings of this investigation, when they become available, should be summarized in the EIR, preferably in a table as well as narrative form.
- 2) If buildings, other structures, or associated uses; asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities.

Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

- 3) The project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 4) Your document states: "A day care center is located just west of the subject property." Human health and the environment of sensitive receptors should be protected during the construction or demolition activities.
- 5) If it is determined that hazardous wastes are being, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.
- 6) If it is determined that hazardous wastes are being or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (714) 484-5423 to initiate pre-application discussions and determine the permitting process applicable to the facility
- 7) If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
- 8) In future CEQA documents please provide complete contact information, including contact person title, e-mail address, and agency web address which contains the project information. Also, if the project title changes, please provide historical project title(s).

Mr. Gregg Lodan
January 28, 2008
Page 3

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, preferably at email: thom@dtsc.ca.gov. Her office number is (714) 484-5477 and fax at (714) 484-5438.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
gmoskat@dtsc.ca.gov

CEQA#2006