

Notice of Determination

TO: ■ Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

■ County Clerk
County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

FROM: City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Lead Agency (if different from above): Same
Address: Same
Contact: Natalie Niemeyer
Planning Associate
Phone: (310) 618-5990

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2021020220

Project Title: 2555 W. 190th Street Industrial Warehouse Project

Project Applicant: Comstock Development, 3760 Airport Way #130, Long Beach, CA 90806

Project Location (include county): 2555 West 190th Street, in the City of Torrance within Los Angeles County.

Project Description: On February 18, 2026, the City of Torrance Planning Commission adopted Resolution Nos. 2025-026, 2025-027, 2025-028 to adopt the Mitigated Negative Declaration and mitigation reporting and monitoring plan in accordance with the California Environmental Quality Act (CEQA), and approval of a Conditional Use Permit (CUP20-01003) to allow the construction of a light industrial warehouse building, in conjunction with a Division of Lot (DIV20-01002) to consolidate three existing parcels into two parcels, on property located in the Heavy Manufacturing District (M-2) Zone at 2555 West 190th Street (APNs: 4090-021-032, 4090-021-033, and 4090-021-034). The Project consists of the construction of one industrial warehouse building totaling 262,970 square feet (s.f.) on a 13.59-acre site. Of the total building square footage, the Project would allocate 78,891 s.f. for warehousing, 157,782 s.f. for manufacturing, and 26,297 s.f. for office uses.

This is to advise that the City of Torrance (■ Lead Agency □ Responsible Agency) has approved the above-described project on February 18, 2026 and has made the following determinations regarding the above-described project.

1. The project [□ will ■ will not] have a significant effect on the environment.
2. □ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
■ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
□ An other document type was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [□ was ■ was not] adopted for this project.
6. Findings [■ were □ were not] made pursuant to the provisions of CEQA.

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

Signature (Public Agency): 

Title: Planning Associate

Date: February 19, 2026

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

THIS NOTICE WAS POSTED

ON February 20 2026

UNTIL March 23 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 039716



FILED
Feb 20 2026

Debi C. Logan, Registrar – Recorder/County Clerk

Electronically signed by KASSANDRA MEDRANO



State of California—Department of Fish and Wildlife
**2026 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 02/20/2026 — 202602201230003
STATE CLEARING HOUSE # (If applicable) 2021020220

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TORRANCE COMMUNITY DEVELOPMENT DEPARTMENT	LEAD AGENCY EMAIL	DATE 02/20/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES/CA	DOCUMENT NUMBER 2026039716	

PROJECT TITLE
2555 W. 190TH STREET INDUSTRIAL WAREHOUSE PROJECT

PROJECT APPLICANT NAME NATALIE NIEMEYER	PROJECT APPLICANT EMAIL	PHONE NUMBER (310)618-5990
PROJECT APPLICANT ADDRESS 3031 TORRANCE BOULEVARD	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:

- Environmental Impact Report (EIR) \$4,227.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 3,043.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 25.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 3,068.75

SIGNATURE X <i>K m</i>	AGENCY OF FILING PRINTED NAME AND TITLE KASSANDRA MEDRANO,
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