



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Chad Brown
8951 Research Drive
Irvine, CA 92618
chad@melia-homes.com

CEQA Lead Agency: City of Gardena

Project Title: Melia 178th Street Townhomes Project

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number/local agency ID number: N/A

Project Location: The Melia 178th Street Townhomes site is in the County of Los Angeles, in the City of Gardena, approximately 12.5 miles south of downtown Los Angeles; see IS/MND Exhibit 1. The Project site is at the City's southern extent, near the City's jurisdictional limits with the City of Los Angeles to the east and the City of Torrance to the west. The Project site is comprised of two parcels (APN 6106-013-040 and 6106-013-041) at 1515 West 178th Street.

Brief Project Description: The Project proposes a residential community consisting of 114 three-story attached townhomes in 22 buildings on approximately 5.63 acres. The Project proposes to remove all existing on-site improvements, including the warehouse, associated surface parking lot, and storage (approximately 105,036 SF). The maximum proposed building height would be 40 feet (to roof ridge). Approximately 48,727 SF of common open space are proposed (i.e. central recreational area with a swimming pool, paseos, a pocket park, and trail) and approximately 21,279 SF of private open space (private patios and private balconies). A total of 287 parking spaces are proposed, including 228 within two-car garages, and 59 guest parking spaces throughout.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by:



Date:

9/5/19

Signature

Victoria Tang, Senior Environmental Scientist
(Supervisor)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

