

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201909180510009
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF GARDENA			DATE 09/18/2019
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2019251655
PROJECT TITLE MELIA 178TH STREET TOWNHOMES PROJECT			
PROJECT APPLICANT NAME JOHN F. SIGNO			PHONE NUMBER (310)217-9593
PROJECT APPLICANT ADDRESS 1700 WEST 162ND STREET	CITY GARDENA	STATE CA	ZIP CODE 90247

PROJECT APPLICANT (Check appropriate box):

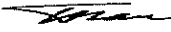
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$ 0.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,354.75	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,112.00	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input checked="" type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input checked="" type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 \$ 75.00

SIGNATURE X 	TITLE IC
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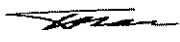
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PAYMENT METHOD:

Cash
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 Check
 Other _____

\$ 75.00

SIGNATURE X 	TITLE IC
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DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

Notice of Determination

FORM D

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: City of Gardena (Lead Agency)
Community Development Dept.
1700 West 162nd Street
Gardena, CA 90247

Contact:
Mr. John F. Signo, AICP
310.217.9593
jsigno@cityofgardena.org

Subject: Filing of Notice of Determination (NOD) in compliance with Public Resources Code §21152

State Clearing-house No.: Not Applicable

Project Title: Melia 178th Street Townhomes Project

Project Applicant: Melia Homes, Inc. 8951 Research Drive, Irvine, CA 92618

Project Location: 1515 West 178th Street, City of Gardena, County of Los Angeles

Project Description: The Melia 178th Street Townhomes Project proposes to remove all existing onsite improvements, including the warehouse, associated surface parking lot, and storage (approximately 105,036 square feet (SF)) and construct 114 attached townhomes in 22 buildings (approximately 191,348 SF), with between four and six dwelling units per building. The Project proposes a total of approximately 48,727 SF of common open space including a central recreational area with a swimming pool, paseos, a pocket park, and trail. Approximately 21,279 SF of private open space is proposed, including approximately 14,059 SF within private patios and approximately 7,220 SF within private balconies. Approximately 22,500 SF of landscaping is proposed throughout. A total of 287 parking spaces are proposed. Vehicular access to the Project is proposed via a two-way driveway at the southern boundary at West 178th Street.

This NOD is for approval of Tentative Tract Map #82390 to divide the 5.63-acre property into 114 airspace condominium lots, and Site Plan Review #11-18. Separate NODs will be filed for the General Plan Amendment and Zone Change, which need City Council approval.

ORIGINAL FILED

SEP 18 2019

LOS ANGELES, COUNTY CLERK

TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem

MARK E. HENDERSON, Councilmember / DAN MEDINA, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / EDWARD MEDRANO, City Manager / PETER L. WALLIN, City Attorney

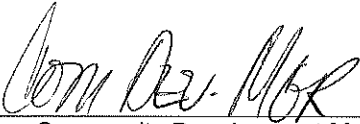
This is to advise that the City of Gardena, as the [Lead Agency Responsible Agency], has approved the above described Project on September 17, 2019 and has made the following determinations regarding the above described Project:

1. The Project, in its approved form, [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this Project pursuant to CEQA provisions.
 A Negative Declaration was prepared for this Project pursuant to CEQA provisions.
3. Mitigation measures [were were not] made a condition of Project approval.
4. A Mitigation Monitoring and Reporting Program [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 CEQA Guidelines Section 15091.

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of Project approval are available for review to the public on the City's website (<http://www.cityofgardena.org/>) and at the following locations during regular business hours:

- Gardena Mayme Dear Library: 1731 West Gardena Boulevard, Gardena, CA 90247
- City of Gardena Community Development Department, 1700 West 162nd Street Gardena, CA 90247


Signature (Public Agency): Mr. Raymond Barragan


Title: Community Development Manager

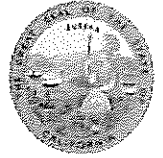
Date: September 17, 2019

Date Received for Filing at OPR: _____



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



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.

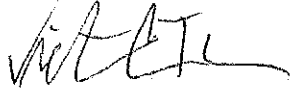
Brief Project Description: The Project proposes a residential community consisting of 114 three-story attached townhomes in 22 buildings on approximately 5.63 acres. The Project proposes to remove all existing on-site improvements, including the warehouse, associated surface parking lot, and storage (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:



Signature

Victoria Tang, Senior Environmental Scientist
(Supervisor)

Name, Title

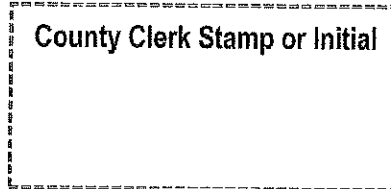
Date:

9/5/19

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



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

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



Wednesday, September 18, 2019 10:44 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2019251655	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:
#1774 \$75.00