

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Westoria Residential Project

Lead Agency: City of Torrance

Contact Name: Robert Garcia, Planning Manager

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Phone Number: (310) 618-5990

Project Location: Torrance
City

Los Angeles
County

Project Description (Proposed actions, location, and/or consequences).

The Westoria Residential Project proposes to demolish the three existing buildings (totaling 242,965 square feet) and the development of 335 residential units on 7.82 acres in the City of Torrance. The residential units would be developed within two sub-areas: Lot A would be developed with 98 four-story townhome units, and Lot B would feature 237 multifamily units within a six-story building with a maximum height of 80 feet and 5 inches. The Project would result in an average net density of 42.8 dwelling units per acre (du/ac) across the Project site. The Project also proposes an internal access drive, a subterranean parking garage, guest parking within drive aisles, a recreational common space areas for resident use, ornamental landscaping, and additional stormwater and utility improvements to accommodate proposed residences. The Project would also include construction of two driveway entrances, one from Torrance Boulevard and one from S Western Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project could result in potentially significant impacts related to biological resources, historical and archaeological resources, paleontological resources, hazardous materials, and tribal cultural resources. Mitigation Measures BIO-1, CUL-1 through CUL-3, GEO-1, HAZ-1, and TCR-1 through TCR-3 would reduce these potentially significant impacts to less-than-significant levels. BIO-1 addresses potential impacts to nesting birds and native wildlife nursery sites; CUL-1 and CUL-2 address the historical context and setting of El Prado Bridge, while CUL-3 addresses inadvertent discovery of archaeological resources; GEO-1 addresses paleontological resources; HAZ-1 addresses potentially contaminated soils and requires a Soil Management Plan and appropriate soil handling and disposal; and TCR-1 through TCR-3 address tribal cultural resources and inadvertent discovery of Native American human remains and associated funerary or ceremonial objects.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy have been identified by the Lead Agency at this time. AB 52/SB 18 consultation was conducted with California Native American tribes, and consultation with the Gabrieleño Band of Mission Indians – Kizh Nation was concluded following agreement on mitigation measures addressing potential tribal cultural resource impacts.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife, Region 5
California Department of Transportation, District 7