
Public Review Draft Negative Declaration Focused General Plan Amendment For Land Use Element, Safety Element, and Community Resources Element Updates (GPA 25-00001)

LEAD AGENCY:



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1.0 INTRODUCTION

The 2026 Torrance Focused General Plan Amendment (GPA25-00001), consists of updates to the Land Use Element, Safety Element, and Community Resources Element (herein referenced as the “project,” “proposed project,” or “proposed modification”) involves adoption and implementation of the three general plan elements. Following a preliminary review of the proposed project, the City of Torrance has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*.

The General Plan Update Environmental Impact Report (*GPU EIR*) and this Initial Study, Negative Declaration, Mitigated Negative Declaration, or Addendum serve as the environmental review for the project components, as required by the *California Environmental Quality Act* ([CEQA] [Public Resources Code Section 21000 et seq.]) and the *CEQA Guidelines* (14 California Code of Regulations Sections 15000-15387).

Pursuant to the provisions of *CEQA* and the *CEQA Guidelines*, the City of Torrance (City) is the Lead Agency. This Negative Declaration or Mitigated Negative Declaration addresses the potential environmental impacts associated with the adoption of the updates to the Land Use Element, Safety Element, and Community Resources Element, which will be considered by the City during the project’s review and approval process along with the prior CEQA documentation.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA* (*California Public Resources Code* [PRC] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Torrance.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Torrance (City) is identified as the Lead Agency for the proposed project. Under *CEQA* (*Public Resource Code* Sections 21000-21177) and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (PRC Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.



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If applicable, the environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project's environmental review and include them with the environmental documentation for consideration by the City.

1.2 PURPOSE OF AN INITIAL STUDY

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study



1.3 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

As soon as the Lead Agency has determined that an Initial Study would be required for a project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these Responsible and Trustee Agencies and other governmental agencies, as required under *CEQA* and its implementing guidelines.

For this project, the City of Torrance is the Lead Agency and has the sole responsibility of processing and approving the project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the project, or require consultation with the City of Torrance. In addition, no other agency is required to approve the updates to the Land Use, Safety, and Community Resources Elements.

1.4 CONSULTATION

Tribal consultation was coordinated by RRM Design Group and Morse Planning Group for the City of Torrance per the requirements of AB 52 and SB 18 as part of the *CEQA* process and letters were sent via email on June 18, 2026.

The Native American Heritage Commission (NAHC) provided the City of Torrance with the Native American Contact List for Los Angeles County. A total of 19 Native American contacts were identified.

The following nineteen contacts were included on the Native American Contact List provided to the City of Torrance:

1. Cahuilla Band of Indians, BobbyRay Esparza, Cultural Director
2. Cahuilla Band of Indians, Erica Schenk, Chairperson



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3. Cahuilla Band of Indians, Anthony Madrigal, Tribal Historic Preservation Officer
4. Gabrieleno Band of Mission Indians – Kizh Nation, Christina Swindall Martinez, Secretary
5. Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas, Chairperson
6. Gabrieleno /Tongva San Gabriel Band of Mission Indians, Anthony Morales, Chairperson
7. Gabrielino/Tongva Indians of California Tribal Council, Robert Dorame, Chairperson
8. Gabrielino Tongva Indians of California Tribal Council, Christina Conley, Cultural Resource Administrator
9. Gabrielino/Tongva Nation, Sandonne Goad, Chairperson
10. Gabrielino-Tongva Tribe, Linda Candelaria, Chairperson
11. Gabrielino-Tongva Nation, Sam Dunlap, Cultural Resource Director
12. Morongo Band of Mission Indians, Bernadette Ann Brierty, Tribal Historic Preservation Officer
13. Morongo Band of Mission Indians, Charles Martin, MBMI Chairman
14. Morongo Band of Mission Indians, Lena Broderick, Executive Assistant to Tribal
15. Santa Rosa Band of Cahuilla Indians, Mercedes Estrada, Cultural Director
16. Santa Rosa Band of Cahuilla Indians, Steven Estrada, Tribal Chairman
17. Santa Rosa Band of Cahuilla Indians, Vanessa Minott, Tribal Administrator
18. Soboba Band of Luiseno Indians, Jessica Valdez, Cultural Resource Specialist
19. Soboba Band of Luiseno Indians, Joseph Ontiveros, Tribal Historic Preservation Officer

The nineteen identified tribal contacts provided by the Native American Heritage Commission (NAHC) were contacted.

As of July 1, 2026, one comment letter was received by local tribes requesting consultation as the project would not involve any ground disturbing activities.

1.5 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this Addendum. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of Torrance Community Development Department, Planning Division located at 3031 Torrance Boulevard, Torrance, California 90503, and online, if available, with the links provided below.

The City of Torrance General Plan. *The City of Torrance General Plan (Torrance General Plan, General Plan)* was adopted on April 6, 2010 (Resolution No. 2010-29), and is a long-range planning document that guides decisions



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related to land use. The *General Plan* includes the following elements: Land Use Element, Circulation and Infrastructure Element, Community Resources Element, Safety Element, Noise Element, and Housing Element.

[General Plan | City of Torrance \(torranceca.gov\)](https://torranceca.gov)

2021-2029 Housing Element. The City Council adopted the 2021-2029 Housing Element (6th Cycle) on June 14, 2022 (Resolution No. 2022-55). The City of Torrance was assigned a RHNA of 4,939 units for the 2021-2029 RHNA period. Torrance is a built-out community with a long-standing goal of maintaining a balance of commercial, industrial, and residential land uses. The extremely limited amount of remaining vacant land creates a significant challenge for the City to promote a variety of individual choices regarding tenure, type, location, and affordability of housing throughout the community that accommodates the 6th Cycle RHNA, while maintaining the balance of land uses that is important to maintain a desirable quality of life for existing and future residents, and a healthy economy.

This Housing Element builds upon the other Elements and is consistent with the General Plan's policies and proposals. The Housing Element draws upon the development capacity levels given in the Land Use Element to determine the appropriate location for affordable housing development. Several programs identified in 2021-2020 Housing Element identify revisions to the Land Use Element needed to maintain internal General Plan consistency. The City's housing opportunity sites inventory includes 464 candidate housing sites, 321 of which are new to the 6th Cycle RHNA 2021-2029 Housing Element. Consideration of 143 of the 464 sites was previously evaluated under the 5th Cycle Housing Element CEQA compliance document, which consisted of an Addendum to the 2010 General Plan Final EIR.

[Housing Element Update | City of Torrance \(torranceca.gov\)](https://torranceca.gov)

The City of Torrance General Plan Update Environmental Impact Report. *The City of Torrance General Plan Update Environmental Impact Report (GPU EIR)*, State Clearinghouse Number [SCH No.] 2008111046 evaluates the environmental effects associated with the adoption and implementation of the *General Plan Update (GPU)* initiated by the City of Torrance.

Initial Study Conclusions. An Initial Study was prepared in November 2008, and concluded no or less than significant impacts as summarized in Draft EIR Chapter 8.0, Impacts Found Not To Be Significant. Thus, the following topics and impacts were not analyzed in the EIR: Aesthetics (Impact I.b), Agriculture Resources (Impacts II.a, II.b, and II.c), Biological Resources (Impacts IV.e, and IV.f), Geology and Soils (Impact VI.e), Land Use (Impact IX.c), and Population and Housing (Impacts XII.b and XII.c).

GPU EIR Conclusions. The *General Plan Update Environmental Impact Report (GPU EIR)* analyzed the update to the *Torrance General Plan*, which included revisions to the current general plan land use map and to elements required by the State of California.

The *GPU EIR* reviewed the following topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services (Fire Protection and Emergency Services, Police Protection, School Services, Library Services), Recreation, Transportation and Traffic, and Utilities and Service Systems.

The *GPU EIR* concluded the following significant and unavoidable impacts:



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- Air Quality – Impacts 5.2-1, 5.2-2, 5.2-3, and 5.2-5
- Noise – Impacts 5.11-2, 5.11-3, and 5.11-5

The *GPU EIR* concluded all other impacts were less than significant.

The City Council certified the *GPU EIR* on April 6, 2010 (Resolution No. 2010-30), as well as adopted a Statement of Overriding Considerations for significant, unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

The Draft and Final EIR documents are available for review at the City of Torrance Community Development Department.

2021-2029 Housing Element Initial Study and Negative Declaration. The Initial Study and Negative Declaration (IS/ND) analyzed the impacts associated with the 2021-2029 City of Torrance Housing Element (6th Cycle), and concluded all impacts would result in either less than significant impacts or no impact. The IS/ND includes Attachment A, Figures, and Attachment B, Standard Mitigation Measures. Attachment B identifies Standard Mitigation Measures, Conditions and Requirements that are applicable to all future ground disturbing land development projects in the City. The City Council adopted the 2021-2029 Housing Element (6th Cycle) on June 14, 2022 (Resolution No. 2022-55).

[Housing Element Update | City of Torrance \(torranceca.gov\)](https://torranceca.gov/housing-element-update)



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City of Torrance Climate Action Plan. *The City of Torrance Climate Action Plan (Climate Action Plan, CAP)*, dated December 2017, was prepared by the South Bay Cities Council of Governments (SBCCOG). The *Climate Action Plan* is a guide which set greenhouse gas emission reduction goals and established strategies to achieve these outcomes over the next 20 years. The strategies included in the plan are voluntary, however the City has committed to the targets outlined in the Plan. The targets are consistent with California's AB 32 goals and will help the State meet its long term goal of 80% below 1990 levels by 2050.

[Climate Action Plan | City of Torrance \(torranceca.gov\)](https://torranceca.gov/climate-action-plan)

Torrance Municipal Code. *The Torrance Municipal Code (Municipal Code)*, codified through Ordinance No. 3963 on January 13, 2026 consists of codes and ordinances adopted by the City. These include standards intended to regulate land use, development, health and sanitation, water quality, public facilities, and public safety.

Division 8 of the *Municipal Code*, Building and Safety, specifies rules and regulations for construction, alteration, and building for uses of human habitation and occupation, as well as regulates and controls the division of land within the city. Division 9 of the *Municipal Code* identifies land uses permitted and prohibited according to the zoning category of particular parcels and establishes the development standards and regulations for each zone.

[Torrance Municipal Code \(codepublishing.com\)](https://codepublishing.com/torrance-ca)



2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Torrance is in southwestern Los Angeles County, in the highly urbanized South Bay region. The South Bay consists of the cities and communities of Compton, Gardena, Carson, El Segundo, Hawthorne, Hermosa Beach, Manhattan Beach, Lawndale, Redondo Beach, Palos Verdes Estates, Lomita, Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, San Pedro, Wilmington, Harbor City, portions of Long Beach, and Torrance, as shown in *Exhibit 2-1, Regional Vicinity Map*.

Communities directly adjacent to Torrance include Rolling Hills Estates and Palos Verdes Estates to the south, Redondo Beach to the west, Gardena and Lawndale to the north, and Carson and Los Angeles to the east. The Pacific Ocean forms a small portion of the western border of the City. Interstate 405 (I-405) transects the northern portion of the City, and provides regional access, along with Interstate 110 (I-110).

Major roadways serving the City include 182nd Street, 190th Street, Anza Avenue, Arlington Avenue, Artesia Boulevard, Carson Street, Crenshaw Boulevard, Del Amo Boulevard, Hawthorne Boulevard (State Route 107 [SR-107]), Lomita Boulevard, Madrona Avenue, Pacific Coast Highway (SR-1), Palos Verdes Boulevard, Prairie Avenue, Redondo Beach Boulevard, Sepulveda Boulevard, Torrance Boulevard, Van Ness Avenue and, Western Avenue (SR-213).

2.2 ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

Torrance has been fully urbanized for many years, and development includes a mix of housing types, major employment districts with commercial and industrial uses, park and recreational amenities, and convenient transportation choices.

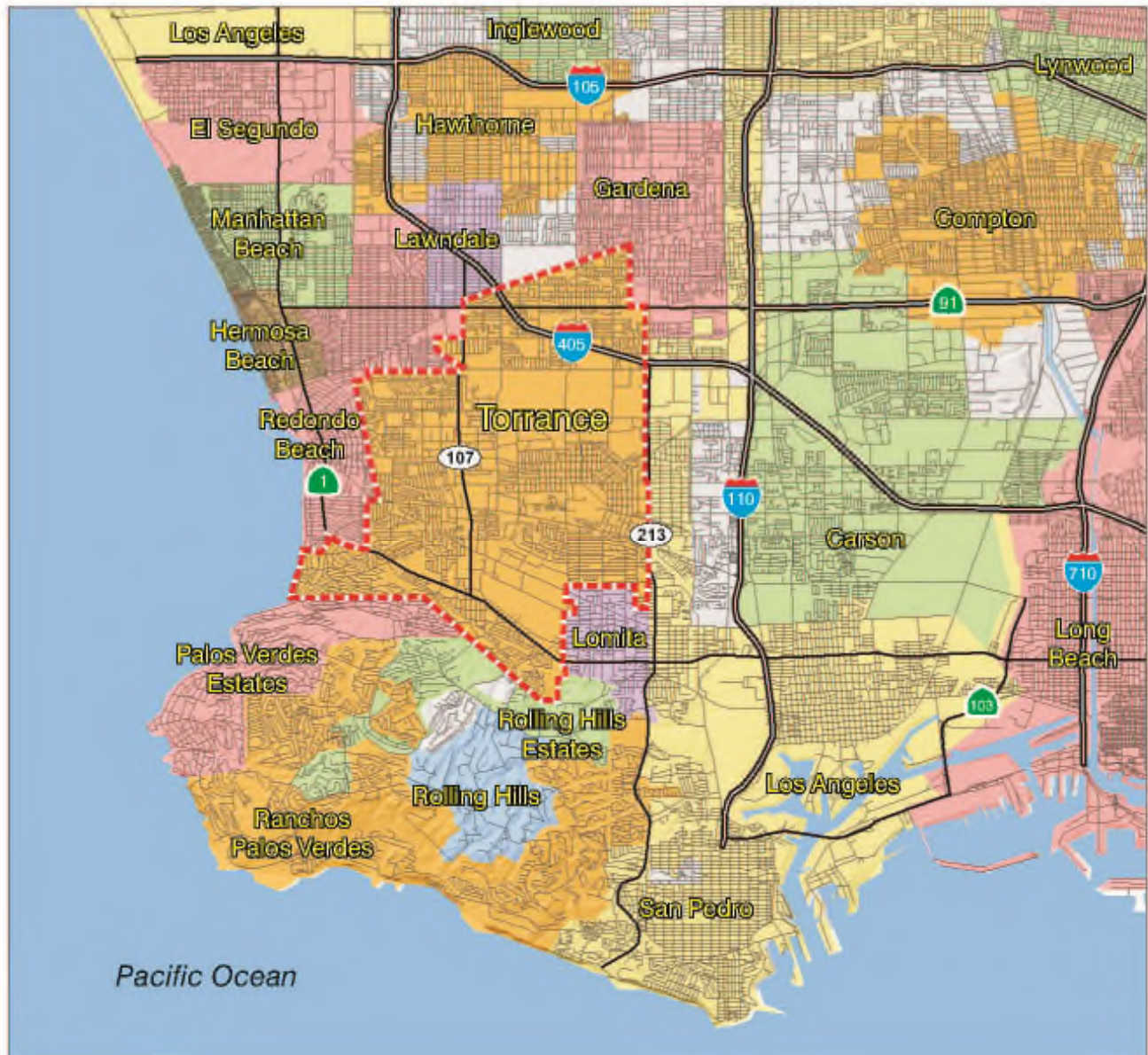
2.2.2 SURROUNDING LAND USES

The neighboring cities and communities are also fully urbanized with a mix of residential, commercial, industrial, public institutional, and open space uses.



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Exhibit 2-1 Regional Vicinity Map



----- City Boundary

Source: City of Torrance General Plan Update EIR (May 2011)



2.3 GENERAL PLAN AMENDMENTS

LAND USE ELEMENT, SAFETY ELEMENT, AND COMMUNITY RESOURCES ELEMENT

The City of Torrance proposes a focused General Plan amendment to address consistency with the 2022 Housing Element and compliance with recent State legislation, including Senate Bill (SB) 379, SB 1000, Assembly Bill (AB) 1889, SB 1425, and AB 2684.

The focused amendment consists of updates to three General Plan elements: Land Use Element, Safety Element, and Community Resources Element. The revisions range from text revisions to discussion sections, updates to maps, tables, and photographs, and the introduction of new objectives and policies. The amendments proposed for each element are described below.

LAND USE ELEMENT

The Land Use Element amendments address compliance with the 2022 Housing Element (HE), including revisions to implement the density ranges assumed as part of the HE Sites Inventory to accommodate the 6th Cycle RHNA. This includes updates to the following: the General Plan Land Use Policy map (Figure LU-1), the Residential Land Use Designations (Section 1.3.1), the General Plan Land Use Designations table (Table LU-1), the Commercial Land Use Designations (Section 1.3.2), Implications of Land Use Policy (Section 1.3.5), Development and Population Projections Pursuant to Land Use Plan (Table LU-2), and General Plan and Zoning Ordinance Consistency table (Table LU-3).

SAFETY ELEMENT

The Safety Element amendments address compliance with SB 379, SB 1000, and AB 2684. SB 379 requires that the Safety Element must be reviewed and updated to address the risk of fire hazards, climate adaptation, and resiliency strategies. SB 1000 requires cities and counties with disadvantaged communities to incorporate environmental justice related goals, policies, and objectives into their general plans to reduce the unique or compounded health risks in disadvantaged communities. AB 2684 requires all cities and counties address the hazard of extreme heat in their Safety Element. Compliant with SB 379, the update to the Safety Element relies on the vulnerability assessment performed as part of the County of Los Angeles All-Hazards Mitigation Plan (2020) and Climate Vulnerability Assessment (2021), as well as the City of Torrance Local Hazard Mitigation Plan (2023). To comply with SB 1000, data available through CalEnviroScreen 4.0, the 2023 American Community Survey, and the Healthy Places Index 3.0 was utilized to inform the process.

The Safety Element amendments include text revisions within the Introduction, Relationship to Other General Plan Elements, and Scope and Content of the Safety Element sections, and the incorporation of a new Social Vulnerability section. As well as revisions to Natural Hazards (Section 1), including references to the 2024 Torrance Local Hazard Mitigation Plan, and the introduction of a new subsection, Climate Change Hazards (1.2). These amendments include the introduction of a new table, Summary of Key Climate Hazards, Risks, and Implications for Torrance (Table S-4), as well as the incorporation of updated/new goals, objectives, and policies under Natural Hazards Objectives and Policies (1.3). Furthermore, the amendments include text revisions under Wildland Fires (2.2.2) and Fire Prevention (2.2.3) to incorporate relevant data, as well as revisions to the Human Activity Hazards Goals and Policies (2.6) and corresponding policies. Section 3, Emergency Response and Public Safety, includes



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revisions related to current practices, programs, and services, as well as updates to departmental roles and responsibilities. In compliance with SB 1000, the amendments include the incorporation of a new section, Environmental Justice (Section 4) into the Safety Element, addressing pollution exposure, public facilities, physical activity, food access, safe and sanitary homes, civic engagement, and the introduction of a series of Environmental Justice objectives and policies. The Safety Element amendments also include the replacement of all figures in the Element with updated maps that reflect a similar format to those included in the Housing Element and to display up to date data available, as well as the incorporation of three new figures: Evacuation Routes (Figure S-6), Emergency Facilities (S-7), and SB 535 Disadvantaged Communities (Figure S-8). The amendments include miscellaneous revisions to text and graphics throughout the Element for accuracy and up to date information. The Community Resources Element amendments address compliance with AB 1889, SB 1425, and AB 2684. AB 1889 (also known as the “Room to Roam Act”) requires all General Plan conservation elements to be updated upon the next update of one or more elements to address habitat connectivity. SB 1425 requires all General Plan open space elements to be updated, to address equitable access to open space, rewilding, and climate resilience. AB 2684 requires all cities and counties address the hazard of extreme heat in their Safety Element. While many of the updates to comply with AB2684 are captured in the Safety Element, some were incorporated in the Community Resources Element as the topics are interrelated.

COMMUNITY RESOURCES ELEMENT

The Community Resources Element amendments include the incorporation of a new subsection, Open Space that Builds Resilience, text revisions under 2.1.1 Park Facilities / Park Facility Standard and Service Area, as well as additional text under subsection 2.2.2 Senior Services and Facilities, the addition of a new objective and two new policies under the Park and Recreation Objectives and Policies (2.4) and additional text under Library Services and Facilities (2.5.2). The amendments include updates and additions to Table CR-3, Issues Related to Climate Change Addressed in the General Plan, as well as text revisions under Wildlife Protection (Section 3.7), and the Madrona March (3.7.1) and Additional Wildlife Resources (3.7.2) subsections. The Community Resources Element amendments include the introduction of a new subsection, Habitat Connectivity (3.7.4), as well as text revisions and updated/new objectives and new policies under the Wildlife Habitat Objectives and Policies section (3.8), and miscellaneous revisions to text and graphics for accuracy and up to date information.

SUMMARY OF GENERAL PLAN AMENDMENTS

The proposed General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these Elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for City of Torrance community.

2.4 LAND USE, SAFETY, AND COMMUNITY RESOURCES ELEMENTS

The City of Torrance proposes a focused General Plan amendment. The focused amendment consists of updates to three General Plan elements: the Land Use Element, Safety Element, and Community Resources Element. The revisions range from text revisions to discussion sections, updates to maps, tables, and photographs, and the introduction of new objectives and policies.



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AMENDMENTS CONCLUSION

The City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these Elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for City of Torrance community.

2.5 PROJECT APPROVALS

The City of Torrance is the Applicant.

The 2026 General Plan Amendments to the Land Use Element, Safety Element, and Community Resources Element requires the following City of Torrance legislative/discretionary approvals:

- General Plan Amendment



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3.0 ENVIRONMENTAL CHECKLIST FORM

1.	Project Title: 2026 Torrance Focused General Plan Amendment for Land Use Element, Safety Element, and Community Resources Element
2.	Lead Agency Name and Address: City of Torrance 3031 Torrance Boulevard, Torrance, CA 90503
3.	Contact Person and Phone Number: Mr. Oscar Martinez, Planning Manager P: 310.618.5870 E: OMartinez@TorranceCA.gov
4.	Project Location: The City of Torrance is in southwestern Los Angeles County, in the highly urbanized South Bay region. The South Bay consists of the cities and communities of Compton, Gardena, Carson, El Segundo, Hawthorne, Hermosa Beach, Manhattan Beach, Lawndale, Redondo Beach, Palos Verdes Estates, Lomita, Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, San Pedro, Wilmington, Harbor City, portions of Long Beach, and Torrance, as shown in <u>Exhibit 2-1, Regional Vicinity Map</u> . Communities directly adjacent to Torrance include Rolling Hills Estates and Palos Verdes Estates to the south, Redondo Beach to the west, Gardena and Lawndale to the north, and Carson and Los Angeles to the east. The Pacific Ocean forms a small portion of the western border of the City. Interstate 405 (I-405) transects the northern portion of the City, and provides regional access, along with Interstate 110 (I-110).
5.	Project Sponsor's Name and Address: City of Torrance 3031 Torrance Boulevard, Torrance, CA 90503
6.	General Plan Designation: Not Applicable (Citywide)
7.	Zoning: Not Applicable (Citywide)
8.	Previous Environmental Document: Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved by the City, the date the NOD was filed with the County, and a summary of potentially significant effects identified in the CEQA document). <u>Torrance General Plan Update EIR</u> . The <i>Torrance General Plan Update EIR (GPU EIR)</i> concluded the following significant and unavoidable impacts: ▪ Air Quality – Impacts 5.2-1, 5.2-2, 5-2-3, and 5.2-5 ▪ Noise – Impacts 5.11-2, 5.11-3, and 5.11-5 The <i>GPU EIR</i> concluded all other impacts were less than significant. The City Council certified the <i>GPU EIR</i> on April 6, 2010 (Resolution No. 2010-30), as well as adopted a Statement of Overriding



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Considerations for significant, unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

2021-2029 Housing Element Initial Study and Negative Declaration. The Initial Study and Negative Declaration analyzed the impacts associated with the 2021-2029 City of Torrance Housing Element (6th Cycle). The City Council adopted the 2021-2029 Housing Element (6th Cycle) on June 14, 2022 (Resolution No. 2022-55).

9. Description of the Project:

Refer to Section 2.5, Project Components.

10. Surrounding Land Uses and Setting:

Refer to Section 2.2.2, Surrounding Land Uses.

11. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).

Refer to Section 2.5, Permits and Approvals.

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal consultation was coordinated by the City per the requirements of AB 52 and SB 18 as part of the CEQA NOP process in June 2026 for the Land Use Element, Safety Element, and Community Resources Element. Letters were sent via email on June 18, 2026.

The following nineteen tribal contacts provided by the Native American Heritage Commission (NAHC) were contacted:

1. Cahuilla Band of Indians, BobbyRay Esparza, Cultural Director
2. Cahuilla Band of Indians, Erica Schenk, Chairperson
3. Cahuilla Band of Indians, Anthony Madrigal, Tribal Historic Preservation Officer
4. Gabrieleno Band of Mission Indians – Kizh Nation, Christina Swinddall Martinez, Secretary
5. Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas, Chairperson
6. Gabrieleno/Tongva San Gabriel Band of Mission Indians, Anthony Morales, Chairperson
7. Gabrielino/Tongva Indians of California Tribal Council, Christina Condley, Cultural Resource Administrator
8. Gabrielino Tongva Indians of California Tribal Council, Robert Dorame, Chairperson
9. Gabrielino/Tongva Nation – Sandonne Goad, Chairperson
10. Gabrielino-Tongva Tribe – Linda Candelaria, Chairperson
11. Gabrielino-Tongva Tribe – Sam Dunlap, Cultural Resource Director
12. Morongo Band of Mission Indians, Bernadette Ann Brierty, Tribal Historic Preservation Officer
13. Morongo Band of Mission Indians, Charles Martin, MBMI Chairman
14. Morongo Band of Mission Indians, Lena Broderick, Executive Assistant to Tribal Chairman
15. Santa Rosa Band of Cahuilla Indians, Mercedes Estrada, Cultural Director
16. Santa Rosa Band of Cahuilla Indians, Steven Estrada, Tribal Chairman
17. Santa Rosa Band of Cahuilla Indians, Vanessa Minott, Tribal Administrator



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18. Soboba Band of Luiseno Indians, Jessica Valdez, Cultural Resource Specialist
19. Soboba Band of Luiseno Indians, Joseph Ontiveros, Tribal Historic Preservation Officer

As of July 1, 2026, there was one request for tribal consultation with the Gabrieleno Tongva Indians of California Tribal Council. No additional comment letters have been received by other local tribes requesting consultation.



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4.0 ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a Potentially Significant Impact as indicated by the checklist below:

	Aesthetics		Mineral Resources
	Agriculture and Forestry Resources		Noise
	Air Quality		Population and Housing
	Biological Resources		Public Services
	Cultural Resources		Recreation
	Energy		Transportation
	Geology and Soils		Tribal Cultural Resources
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		Mandatory Findings of Significance
	Land Use and Planning		



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4.1 AESTHETICS

Would the project, except as provided in Public Resources Code Section 21099:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Have a substantial adverse effect on a scenic vista?				✓
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
C. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
D. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				✓
Note: Certain projects within a transit priority area need not evaluate aesthetics (<i>Public Resources Code</i> Section 21099).				

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

The City of Torrance is a largely built out community with a mix of residential, commercial, and industrial uses. The most prominent scenic vistas within the City of Torrance are views of the San Gabriel Mountains from various locations throughout the City, as well as panoramic views of the Pacific Ocean from the Riviera neighborhood hillsides.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not have substantial adverse impacts on a scenic vista. Thus, adoption and implementation of the proposed project results in no impacts.



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B. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

No scenic vistas, trees, rock outcroppings, or state scenic highways occur within the City of Torrance.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not have adverse impacts relative to the scenic resources on state scenic highways. Thus, adoption and implementation of the proposed project results in no impacts.

C. IN NONURBANIZED AREAS, WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF PUBLIC VIEWS OF THE SITE AND ITS SURROUNDINGS? (PUBLIC VIEWS ARE THOSE THAT ARE EXPERIENCED FROM PUBLICLY ACCESSIBLE VANTAGE POINT). IN AN URBANIZED AREA, WOULD THE PROJECT CONFLICT WITH APPLICABLE ZONING AND OTHER REGULATIONS GOVERNING SCENIC QUALITY?

The majority of the City is built out with urban land uses and established development.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not have adverse impacts substantially degrading the existing visual character or quality of public views of the site and its surrounding relative to the scenic resources on state scenic highways. Thus, adoption and implementation of the proposed project results in no impacts.

D. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

The majority of the City is built out with urban land uses and established development with lighting.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Thus, adoption and implementation of the proposed project results in no impacts.



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4.2 AGRICULTURE AND FORESTRY 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
D. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT 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?

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not convert prime farmland, unique farmland, or farmland of



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statewide importance, as shown on the maps prepared pursuant to the farmland mapping and monitoring program of the California Resources Agency to non-agricultural use. Thus, adoption and implementation of the proposed project results in no impacts.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

The City and surrounding area are developed and urbanized. No agricultural land exists or is zoned for agricultural use within the City, and no property within the City is under a Williamson contract.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not conflict with existing zoning for agricultural use or a Williamson Act contract. Thus, adoption and implementation of the proposed project results in no impacts.

C. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 12220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))?

There is no zoning designation for forest land in the City of Torrance, and no areas within the City are classified as forest or timberland as defined by *Public Resources Code* Section 4526. Forestry operations do not occur within the City. Also, no property within the City supports trees capable of 10 percent native tree cover of any species, including hardwoods, under natural conditions, or that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not conflict with existing zoning for, or cause rezoning of forest land (as defined in *Public Resources Code* Section 12220(G)), Timberland (as defined by *Public Resources Code* Section 4526), or Timberland zoned Timberland Production (as defined by *Government Code* Section 51104(G)). Thus, adoption and implementation of the proposed project results in no impacts.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

Refer to Response 4.2.C.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not result in the loss of forest land or conversion of forest land to non-forest use. Thus, adoption and implementation of the proposed project results in no impacts.

E. WOULD THE PROJECT INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT, WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

The City contains no forest land, nor is any property within the City zoned for agriculture.



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Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not result in changes to the environment that lead to the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, adoption and implementation of the proposed project results in no impacts.



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4.3 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
B. 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?			✓	
C. Expose sensitive receptors to substantial pollutant concentrations?			✓	
D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not conflict with or obstruct implementation of the applicable air quality plan.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not 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.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

B. WOULD THE PROJECT 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?



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The City of Torrance is located within the South Coast Air Basin (SoCAB), which is a non-attainment area for Federal and State criteria air pollutants, including O₃, PM₁₀, and PM_{2.5}.

The majority of the City is built out with urban land uses and established development.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not conflict with or obstruct implementation of the applicable air quality plan.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not 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.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

C. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods.

The majority of the City is built out with urban land uses and established development.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not expose sensitive receptors to substantial pollutant concentrations.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

D. WOULD THE PROJECT RESULT IN OTHER EMISSIONS (SUCH AS THOSE LEADING TO ODORS) ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?

The majority of the City is built out with urban land uses and established development.

The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?			✓	
C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
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?			✓	
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?

The majority of the City is built out with urban land uses and established development. As such, the City provides limited habitat supportive of special status plant or wildlife species, primarily in the Madrona Marsh Preserve or the Torrance Bluffs. The closest HCO sub-areas to Madrona Marsh Preserve are sub-areas 2 and 3; however these sub-areas are located more than 0.75 mile to the south, 1.0 mile to the north, or 1.5 miles to the east.



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Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

B. WOULD THE PROJECT 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?

The majority of the City is built out with urban land uses and established development. As such, the City provides no habitat supportive of riparian areas.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

C. WOULD THE PROJECT 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?

The majority of the City is built out with urban land uses and established development. The only wetland in the City is the Madrona Marsh Preserve. The proposed project would not 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 interruptions, or other means.

Adoption and implementation of the proposed General Plan amendments (Land Use Element, Safety Element, and Community Resources Element) would not 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.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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D. WOULD THE PROJECT 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?

The majority of the City is built out with urban land uses and established development. There is little native habitat available for wildlife movement remaining in the City. Thus, there are no major or regional officially designated wildlife corridors passing through the City. However, the City lies within the Pacific Flyway, a bird migration route extending from the Arctic to South America. Waterfowl using the Flyway would most likely use the Madrona Marsh Preserve, while shorebirds using the Flyway would most likely use Torrance Beach.

Due to the lack of quality biological habitat and wildlife corridors in close proximity to the three sub-areas, the proposed project would not interfere with the movement of fish or wildlife or impact wildlife corridors.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

The City of Torrance has no local policies or ordinances protecting biological resources. Nor has the City adopted a tree preservation ordinance.

Thus, adoption and implementation of the proposed project results in no impacts.

F. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

The City of Torrance is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.

Thus, adoption and implementation of the proposed project results in no impacts.



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4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				✓
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?				✓
C. Disturb any human remains, including those interred outside of formal cemeteries?				✓

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES SECTION 15064.5?

The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

Thus, adoption and implementation of the proposed project results in no impacts.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES SECTION 15064.5?

The *GPU EIR* identified that the City is largely built out and does not contain any known archeological resources. The *GPU EIR* also identified that the potential for uncovering archaeological resources within the City is considered remote, given that no such resources had been discovered during prior development activity. Nor was it anticipated that new development on previously developed sites would uncover or impact archaeological resources.

Thus, adoption and implementation of the proposed project results in no impacts.



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C. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

No formal cemeteries exist within the City of Torrance. And to the level of past disturbance associated with development throughout the City, it is not anticipated that human remains exist within the City.

The proposed project would be reviewed to confirm the absence or presence of human remains within the City.

The proposed project would be required to confirm the absence or presence of human remains, as applicable, and that the proposed project would comply with *Health and Safety Code* and *Public Resources Code* protocols, as applicable.

Thus, adoption and implementation of the proposed project results in no impacts.



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4.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATION?

The Torrance General Plan Updates for the Land Use Element, Safety Element, and Community Resources Element would result in less than significant impacts relative to potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

B. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY OR ENERGY EFFICIENCY?

The Torrance General Plan Updates for the Land Use Element, Safety Element, and Community Resources Element would result in less than significant impacts relative to energy or energy efficiency.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
B. Result in substantial soil erosion or the loss of topsoil?			✓	
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?			✓	
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓	
F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.



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A. WOULD THE PROJECT DIRECTLY OR INDIRECTLY CAUSE POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. 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.

Southern California, including the City of Torrance, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. No Alquist-Priolo Earthquake Fault zones exist within the City of Torrance. Thus, adoption and implementation of the proposed project result in no impacts.

2. STRONG SEISMIC GROUND SHAKING?

The City of Torrance, similar to the rest of California, is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. Major faults within a 50-mile radius of Torrance are capable of producing substantial effects from ground shaking. These faults include, but are not limited to, the Palos Verdes, Puente Hills, Newport-Inglewood, Santa Monica, Malibu Coast, Whittier, and San Andreas faults. A major earthquake produced along any of these faults has the potential to produce strong ground shaking in Torrance.

The majority of the City is built out with urban land uses and established development.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

4. LANDSLIDES?

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.



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The majority of the City is built out with urban land uses and established development. The proposed project would not be subject to liquefaction or landslide impacts.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

The majority of the City is built out with urban land uses and established development. The proposed project would not result in substantial soil erosion or the loss of top soil.

Future development associated with the proposed project would be subject to compliance with the *California Building Code*, as well as the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best Management Practices that would be implemented to protect storm and non-storm water runoff during construction and post-development activities, inclusive of low impact development (LID) design considerations and operational and maintenance requirements. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Los Angeles Regional Water Quality Control Board Water Quality Control Plan.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

C. WOULD THE PROJECT 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 AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

Refer to Responses A.1.3 and A.1.4.

D. WOULD THE PROJECT BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?

Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

No development is proposed at this time and thus, no expansive soils are expected.

Thus, adoption and implementation of the proposed project results in no impacts.



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E. WOULD THE PROJECT HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?

The majority of the City is built out with urban land uses and established development. All existing development within the City is connected to a sewer system for the disposal of wastewater.

No development is proposed at this time, and thus the proposed project would not result in soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Adoption and implementation of the proposed project results in no impacts. Thus, adoption and implementation of the proposed project ensures that septic tank or alternative waste water disposal system impacts remain as no impacts.

F. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

The majority of the City is built out with urban land uses and established development, and does not contain any known paleontological resources or unique geologic features.

The potential for uncovering paleontological resources or unique geologic features within the City is considered remote, given that no such resources have been discovered during prior development activity. Thus, adoption and implementation of the proposed project ensures that unique paleontological resources or geological features impacts remain as no impacts.



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4.8 GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?

The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Thus, adoption and implementation of the proposed project results in no impacts.

B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?

The majority of the City is built out with urban land uses and established development.

The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, adoption and implementation of the proposed project results in no impacts.



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4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?			✓	
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?			✓	
F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?

The proposed project would not create a significant hazard to the public or the environmental through the routine transport, use, or disposal of hazardous materials.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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B. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?

The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

C. WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?

The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

D. WOULD THE PROJECT 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?

The proposed project would not 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.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

Torrance has a long history of being an industrial center in southern California, and as such, there are a number of sites that have had hazardous materials spills or that use, transport, and/or produce hazardous materials. Some of these sites are included on national lists that are meant to inform the public of the locations of these sites and to conduct cleanup activities. As identified in the *GPU EIR*, within the City there are 6 sites on the CERCLIS list, 19 on the TRI list, 12 on the RCRA list, 68 on the EPA's Large-Quantity Generators list, and 115 on the LUST list.

In addition, the City of Torrance has a number of policies and regulations in the *Municipal Code* that adopt the Interstate Commerce Commission and California Health and Safety Code regulations affecting the use, transport, and production of hazardous materials.

Given Torrance's history of being an industrial center in southern California, an essential part of the *GPU* is preventing persons and property in the City from being exposed to hazardous materials. These *GPU* Land Element and Safety Element objectives and policies address the protection of residents and business employees from potential hazards, as well as regulate the placement, use, and transport of hazardous materials in order to protect public safety and well-being.



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The majority of the City is built out with urban land uses and established development.

Future development within the City has the potential to encounter off-site or on-site hazardous materials. As such, future development proposals within the City would undergo due diligence through the preparation of a Phase I Environmental Site Assessment to determine if there are hazards relative to the transport, use or disposal of hazardous materials, if there would be a releases of materials into the environment, result in the emission or handling of hazardous materials near an elementary school, or be located on a hazardous materials site. The Phase I Environmental Assessment would provide recommendations for site clean-up, if necessary.

Adoption and implementation of the proposed project would not pose a significant hazard to the public or the environment, or involve the transportation, use, or storage of hazardous or potentially hazardous materials. Thus, adoption and implementation of the proposed project ensures impacts would be less than significant.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

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?

The Torrance Municipal Airport is administered by the City of Torrance Department of General Services but the operations and maintenance of the airport are under the control of the Department of Public Works,

The airport has two runways, running in northwest to southeast directions. The first runway (29R-11L) is 5,000 feet long by 150 feet wide, and the second runway (29L-11R) is 3,000 feet long by 75 feet wide. Consistent with state aviation regulations, a Runway Protection Zone (RPZ) has been established at each end of each active runway. The size of the RPZ is determined by the type of landing approach used for that runway. The City of Torrance has control over 57 percent of the RPZ for the 5,000-foot runway. The remaining 43 percent is under the jurisdiction of the City of Lomita. The Federal Aviation Administration (FAA) mandates the airport operator to restrict uses of RPZ land under its control to those compatible with airport operations.

Adoption and implementation of the proposed project 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 not pose a significant hazard to the public or the environment, or involve the transportation, use, or storage of hazardous or potentially hazardous materials.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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F. 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?

Adoption and implementation of the proposed project 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 not pose a significant hazard to the public or the environment, or involve the transportation, use, or storage of hazardous or potentially hazardous materials.

Thus, adoption and implementation of the proposed project results in less than significant impacts.

G. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

Adoption and implementation of the proposed project would not impair the implementation of the City's Local Hazard Mitigation Plan or interfere with other applicable emergency response or evacuation plans.

Thus, adoption and implementation of the proposed project results in less than significant impacts.



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4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in a substantial erosion or siltation on- or off-site?			✓	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
3) 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?			✓	
4) Impede or redirect flood flows?			✓	
D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY?

Surface water and groundwater quality in the City of Torrance is similar to that which is characterized for other urbanized areas surrounding the City and within the County of Los Angeles. The City encourages development projects to be designed with pervious materials and landscaped areas to enhance on-site capture and absorption



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of stormflows. Also, through the implementation of National Pollution Discharge Elimination System (NPDES) program requirements, the City guards against high pollutant loads and erosive materials in surface runoff.

Future development proposals associated with the proposed project would be required to provide for the elimination/reduction of pollutant discharges, including capture and treatment of dry weather and first flush runoff in a manner consistent with Los Angeles Regional Water Quality Control Board (LARWQCB) requirements. All storm water discharges must comply with applicable provisions of Los Angeles County's NPDES permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to the County. Consistent with LARWQCB/NPDES and City requirements, appropriate Best Management Practices (BMPs) would be required throughout construction processes of future development proposals, thereby controlling potential discharge of pollutants, preventing sewage spills, and avoiding discharge of sediments into streets, stormwater channels, or waterways. In addition, long-term water quality impacts associated with future development proposals would also be avoided through the implementation of structural, non-structural and treatment control BMPs and low impact development (LID) design considerations and operational and maintenance requirements that are identified in the Water Quality Management Plan (WQMP) prepared for each future development proposal to ensure that long-term water quality impacts are minimized. Thus, adoption and implementation of the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDED SUSTAINABLE GROUNDWATER MANAGEMENT OF THE BASIN?

The majority of the City is built out with urban land uses and established development, including established hydrology and water quality systems. The Torrance Municipal Water Department (TMW) and the Rancho Dominguez and Hermosa-Redondo Districts of the California Water Service Company (CWS) provide potable water to the City of Torrance. TMW is responsible for local water supply, the monitoring and maintenance of water quality, planning preventive and maintenance, the operation and repair of the water system, distribution system, and interfacing with the State Health Department and other agencies regarding water quality matters. In addition, the West Basin Municipal Water District (WBMWD) and the Water Replenishment District of Southern California (WRD) actively monitor the basin for water quality issues. Thus, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin. Thus, adoption and implementation of the proposed project would result in less than significant impacts.

C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD:

- 1. RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?**
- 2. SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?**
- 3. 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?**



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The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would:

1. Result in substantial erosion or siltation on- or off-site;
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or
3. 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?

As such, the proposed project does not propose to alter the existing drainage pattern of any site in the City, nor does it propose to alter any streams or rivers resulting in substantial erosion, surface runoff resulting in flooding, or runoff existing the system's capacity. Thus, adoption and implementation of the proposed project would result in less than significant impacts.

4. IMPEDE OR REDIRECT FLOOD FLOWS?

Infrastructure exists with the City, and thus, storm water runoff associated with future development proposals would continue to be conveyed and discharged into the local stormwater system. Additionally, construction of future development proposals would be restricted within the individual site boundary. As such, implementation of the proposed project would not lead to on-site or off-site siltation or erosion impeding or redirecting flood flow. Thus, adoption and implementation of the proposed project would result in less than significant impacts.

D. WOULD THE PROJECT IN FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES, RISK RELEASE OF POLLUTANTS DUE TO PROJECT INUNDATION?

The proposed project would not result in the placement of development within a flood hazard area, within a dam inundation area, or within an area susceptible to seiche or tsunami hazards. Thus, adoption and implementation of the proposed project ensures impacts remain as less than significant impacts.

The City is relatively flat and fully urbanized, and thus, is not susceptible to mudflows. Thus, adoption and implementation of the proposed project would result in less than significant impacts.

Thus, adoption and implementation of the proposed project would result in less than significant impacts.

E. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF A WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN?

The Water Quality Control Plan Los Angeles Region, Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) is the water quality control plan for the greater Los Angeles Basin, including the City of Torrance. The Basin Plan designates beneficial uses, establishes water quality objectives, and contains implementation programs and policies to achieve those objectives for all waters addressed through the Basin Plan.

In 2014, the Governor signed the Sustainable Groundwater Management Act (SGMA) into law, which requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. SGMA empowers local agencies to form Groundwater



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Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California.

Sources of water for use and recharge in the Central Basin and West Coast Basin (CBWCB) include surface water/stormwater, imported water, groundwater, and recycled water. Other minor potential sources of groundwater recharge include leaking pipes, septic systems, and stream losses (not associated with managed aquifer recharge).

The West Coast (WCB) underlies 160 square miles in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. The WCB extends southwesterly along the coast from the Newport-Inglewood Uplift to the Santa Monica Bay. The WCB provides groundwater to approximately eleven cities and unincorporated areas of Los Angeles County. This average annual production is roughly 52,000 Acre-feet (AF), which accounts for 20% of total retail demands. The City of Torrance is within the West Coast Basin.

In 1961, the Basin was adjudicated. The adjudication limits the allowable annual extraction of groundwater per water rights holder within West Coast Basin in order to prevent seawater intrusion and an unhealthy groundwater level. As part of the adjudication, the court appointed the California Department of Water Resources (DWR) to serve as Watermaster to account for all water rights and groundwater extraction amounts per year.

Since the adjudicated groundwater production is substantially higher than the natural recharge of the WCB, the California State Legislature in 1959 created the Water Replenishment District of Southern California (WRD) to manage, regulate and replenish the Basin. Each year WRD determines the amount of supplemental recharge that is needed for the Basin based upon annual groundwater extractions and groundwater levels. As part of the recharge and protective duties, WRD procures imported water and recycled water for the West Coast Basin Barrier Project and Dominguez Gap Barrier Project to prevent seawater intrusion.

Through the coordination of the Los Angeles County Public Works Department, DWR, and WRD, the West Coast Basin is managed and maintained to provide the utmost water quality and reliability for the region.

Pursuant to the SGMA, the West Coast Basin was named as an adjudicated groundwater basin and thus is exempt from the requirements of developing a GSP.

Thus, adoption and implementation of the proposed project would result in less than significant impacts.



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4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Physically divide an established community?			✓	
B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

The majority of the City is built out with urban land uses and established development.

The proposed project does not include any site-specific development designs or proposals. As such, the proposed project does not provide for new land use uses that would physically divide or disrupt established neighborhoods or create physical barriers in Torrance. Thus, the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO A CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?

The proposed project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Thus, the proposed project does not provide for new land use uses that would physically divide or disrupt established neighborhoods or create physical barriers in Torrance. Thus, the proposed project would result less than significant impacts.

The adoption and implementation of the proposed project further enhance the goals, policies, and actions in the *General Plan*, would not conflict with goals or objectives contained within regional plans, or cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Thus, the proposed project would result in less than significant impacts.



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4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT 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?

The majority of the City is built out with urban land uses and established development. Within the City, there is a small area designated MRZ-2, which is located south of Pacific Coast Highway and east of Hawthorne Boulevard. This land is not in mineral production. There are no known mineral resources of value to the region and the residents of the State, or known locally important mineral resource recovery sites in the City. Thus, the proposed project would result in no impacts.

B. WOULD THE PROJECT 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?

The proposed project would not 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. Thus, the proposed project would result in no impacts.



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4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
B. Generation of excessive groundborne vibration or groundborne noise levels?			✓	
C. For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?			✓	

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT RESULT IN GENERATION OF A SUBSTANTIAL TEMPORARY OR PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY OF THE PROJECT IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?

The proposed project would not result in the generation substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Thus, the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT RESULT IN GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?

The majority of the City is built out with urban land uses and established development. The proposed project would not result in the generation of excessive groundborne vibration or groundborne noise levels. Thus, the proposed project would result in less than significant impacts.



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C. FOR A PROJECT LOCATED WITHIN THE VICINITY OF A PRIVATE AIRSTRIP OR 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 EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?

Aircraft overflights, takeoffs, and landings in the City of Torrance contribute to the ambient noise environment. Each of these events results exposes sensitive receptors to elevated noise levels near the Torrance Municipal Airport or other public and private heliports in the City.

The proposed project would not expose future residents or workers in the City to substantial sources of airport or heliport of noise in the City. Thus, the proposed project would result in less than significant impacts.



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4.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned 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)?			✓	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			✓	

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT INDUCE SUBSTANTIAL UNPLANNED 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)?

The majority of the City is built out with urban land uses and established development.

The proposed project would not induce substantial unplanned 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). Therefore, the proposed project would not induce substantial unplanned population growth within the City either directly or indirectly. Thus, the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Thus, the proposed project would result in less than significant impacts.



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4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES:

- 1. FIRE PROTECTION?**
- 2. POLICE PROTECTION?**

The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire Protection and 2) Police Protection. Thus, the proposed project would result in less than significant impacts.



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3. SCHOOLS?

4. PARKS?

The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for 1) Schools and 2) Parks. Thus, the proposed project would result in less than significant impacts.

5. OTHER PUBLIC FACILITIES?

The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities. Thus, the proposed project would result in less than significant impacts.

In addition, as part of its annual budget process, the City of Torrance adjusts budgets accordingly to meet identified library demand and service goals. This process would continue through the course of the proposed project, and thus, the City would be able to address anticipated increased library service demands. Thus, the proposed project would result in less than significant impacts.



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4.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	
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?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

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?

The majority of the City is built out with urban land uses and established development, including recreation facilities. The proposed project would not 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. Thus, the proposed project would result in less than significant impacts.

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?

The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Thus, the proposed project would result in less than significant impacts.



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4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
B. Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
C. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
D. Result in inadequate emergency access?			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ADDRESSING THE CIRCULATION, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

The majority of the City is built out with urban land uses and established development, roads, and transportation systems.

The proposed project would not conflict with an applicable plan, ordinance or policy addressing the circulation, including transit, roadway, bicycle, and pedestrian facilities. Thus, the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3 SUBDIVISION (B)?

The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (B). Thus, the proposed project would result in less than significant impacts.



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C. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?

The City of Torrance has been fully urbanized for many years with established development, roads, and transportation systems. The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Thus, the proposed project would result in less than significant impacts.

D. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

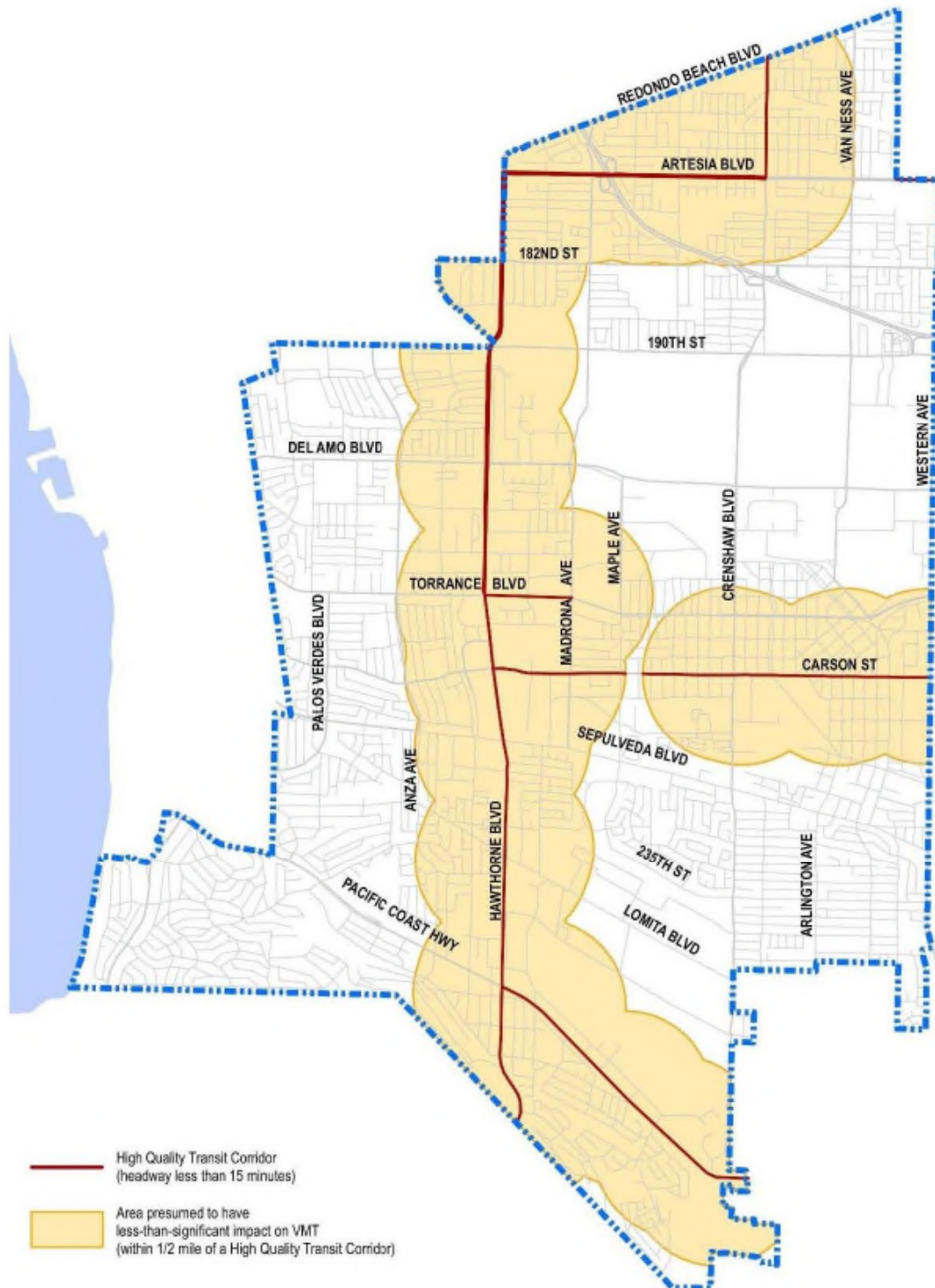
The City of Torrance has been fully urbanized for many years with established development, roads, and transportation systems.

The proposed project would not result inadequate emergency access. Thus, the proposed project would result in less than significant impacts.



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Exhibit 4-1 Torrance Transit Priority Area Map



Source: City of Torrance, *Traffic Impact Assessment Guidelines for Land Use Projects (TIA Guidelines)* Figure 10, (January 2021)



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4.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources as defined in Public Resources Code section 5020.1(k) or			✓	
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.			✓	

IMPACT ANALYSIS

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

Whatever the linguistic affiliation, Native Americans in and around the City of Torrance exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Given the history of tribes in and around the City of Torrance, there is the potential that the construction of future development proposals would impact tribal cultural resources. Past construction and development practices in the City were not as sensitive to tribal cultural resources as current practices. Ground-disturbing activities, such as grading or excavation, could disturb previously unidentified subsurface resources, including unknown tribal cultural resources.



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The City of Torrance contacted the Native American Heritage Commission (NAHC) to identify the tribes that should be contacted for consultation.

The following tribal contacts were contacted on June 18, 2026:

1. Cahuilla Band of Indians, BobbyRay Esparza, Cultural Director
2. Cahuilla Band of Indians, Erica Schenk, Chairperson
3. Cahuilla Band of Indians, Anthony Madrigal, Tribal Historic Preservation Officer
4. Gabrieleno Band of Mission Indians – Kizh Nation, Christina Swinddall Martinez, Secretary
5. Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas, Chairperson
6. Gabrieleno/Tongva San Gabriel Band of Mission Indians, Anthony Morales, Chairperson
7. Gabrielino/Tongva Indians of California Tribal Council, Robert Dorame, Chairperson
8. Gabrielino Tongva Indians of California Tribal Council, Christina Conley, Cultural Resource Administrator
9. Gabrielino/Tongva Nation, Sandonne Goad, Chairperson
10. Gabrielino-Tongva Tribe, Linda Candelaria, Chairperson
11. Gabrielino-Tongva Nation, Sam Dunlap, Cultural Resource Director
12. Morongo Band of Mission Indians, Bernadette Ann Brierty, Tribal Historic Preservation Officer
13. Morongo Band of Mission Indians, Charles Martin, MBMI Chairman
14. Morongo Band of Mission Indians, Lena Broderick, Executive Assistant to Tribal
15. Santa Rosa Band of Cahuilla Indians, Mercedes Estrada, Cultural Director
16. Santa Rosa Band of Cahuilla Indians, Steven Estrada, Tribal Chairman
17. Santa Rosa Band of Cahuilla Indians, Vanessa Minott, Tribal Administrator
18. Soboba Band of Luiseno Indians, Jessica Valdez, Cultural Resource Specialist
19. Soboba Band of Luiseno Indians, Joseph Ontiveros, Tribal Historic Preservation Officer

As of July 1, 2026, one tribe requested tribal consultation with the City - the Gabrielino Tongva Indians of California Tribal Council. The City of Torrance met with Ms. Christina Conley, Cultural Resource Administrator, on July 14, 2026. No additional comment letters have been received by other local tribes requesting consultation.

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

Thus, the proposed project would result in less than significant impacts.



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4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
C. 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?			✓	
D. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

IMPACT ANALYSIS

The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

A. WOULD THE PROJECT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

Existing water, sanitary sewer (wastewater, sewer), storm drain, electrical, natural gas, and telecommunications facilities exist in the City of Torrance.



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Future development associated with the Land Use Element, Safety Element, and Community Resources Element would be required to comply with the applicable water supplier's rules and regulations regarding water connection, service, and conservation, as well as the Torrance Fire Department's requirements relative to the size of water lines and systems necessary to provide adequate fire flow service to development.

In addition, future development associated with the Land Use Element, Safety Element, and Community Resources Element would be required to comply with applicable on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the future development.

Also, future development associated with the Land Use Element, Safety Element, and Community Resources Element would be required to comply with the applicable water supplier's rules and regulations regarding water connection, service, and conservation, as well as the Torrance Fire Department's requirements relative to the size of water lines and systems necessary to provide adequate fire flow service to development. Thus, the proposed project would result in less than significant impacts.

B. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

The proposed general plan amendments establish land uses and development standards for future development. As such, the proposed project would not result in insufficient water supplies available to serve the future development. Thus, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Adoption and implementation of the proposed project would not adversely affect the ability of any of the primary domestic water providers (Torrance Municipal Water and California Water Service Company) to have sufficient water supplies available during normal, dry, and multiple dry year conditions for future development proposals within the City.

Future development associated with the Land Use Element, Safety Element, and Community Resources Element would be required to comply with the applicable water supplier's rules and regulations regarding water connection, service, and conservation, as well as the Torrance Fire Department's requirements relative to the size of water lines and systems necessary to provide adequate fire flow service to development. Thus, the proposed project would result in less than significant impacts.



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C. WOULD THE PROJECT 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?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

The City of Torrance is located in County Sanitation District 5 of the Los Angeles County Sanitation Districts (LACSD). Sewer waste generated in this District is sent to the LACSD Joint Water Pollution Control Plan (JWPCP) located at 24501 S. Figueroa Street in Carson. The JWPCP is the LACSD's oldest and largest wastewater treatment plant, and currently provides primary and secondary treatment for a design capacity of 400 million gallons of wastewater per day, and serves over 4.8 million residents, businesses and industries. All solids from the Joint Outfall System are processed here and anaerobically digested to produce methane gas. The methane gas is then burned in the Total Energy Facility to produce enough electrical power to run the entire plant. After treatment, the effluent is chlorinated and discharged through two ocean outfalls a mile and a half offshore.

The proposed project would be required to comply with applicable LACSD's rules and regulations regarding wastewater connection and service, including the wastewater lines and systems necessary to provide adequate services to the development. In addition, a future development proposal's wastewater (sewer) plans would be reviewed by the City Engineer and would be required to provide sufficient capacity and comply with City standards.

The proposed project would not result in the generation of raw sewage that would be collected in the existing or new sewer collection facilities to support the development, and then transported to the JWPCP where it would be treated and ultimately discharged. The wastewater treatment requirements issued by the Los Angeles RWQCB for the LACSD treatment plant that would receive wastewater from future project development within the City areas were developed to ensure that adequate levels of treatment would be provided for the wastewater flows emanating from all land uses in its service area. Therefore, implementation of the proposed project would not adversely affect the ability of the City or LACSD to provide adequate capacity and service to existing and future developments. Thus, the proposed project would result in less than significant impacts.

D. WOULD THE PROJECT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

Solid waste disposal within the City is subject to the requirements established in *Torrance Municipal Code* Division 4, Chapter 3 – Solid Waste Management. Solid waste management facilities operated by the County Sanitation



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Districts of Los Angeles County (LACSD) include the Downey Area Recycling and Transfer Facility (DART), the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility (PHMRF).

Presently capacity is available at the several solid waste management facilities serving the City of Torrance, and these facilities would be available to service future development associated with the proposed project.

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community. Thus, the proposed project would result in less than significant impacts.

E. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery, County Sanitation Districts of Los Angeles County (LACSD), and the City of Torrance. Regulations specifically applicable to the development proposals include, but are not limited to, the California Integrated Waste Management Act of 1989 (AB 939), Mandatory Commercial Recycling (AB 341, 2011), Mandatory Commercial Organics Recycling (AB 1826, 2014), and Short Lived Climate Pollutants Organic Waste Reductions (SB 1383, 2015).

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

Torrance Municipal Code Division 4, Chapter 3 – Solid Waste Management standards and regulations for the collection and management of solid waste in the City, which are applicable to future development proposals.

CalGreen Code Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris. Future development proposals would comply with the *CalGreen Code* through the recycling and reuse of at least 50 percent of the non-hazardous construction and demolition debris from the development site during the construction phase.



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The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community. Thus, the proposed project would result in less than significant impacts.



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4.20 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project:				
A. Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

IMPACT ANALYSIS

A. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS, INJURY, OR DEATH INVOLVING WILDLAND FIRES?

Impact Analysis

The majority of the City is built out with urban land uses and established development. The southern portion of the City, near the cities of Rolling Hills Estates and Palos Verdes Estates, is in an area of very high fire risk. However, urban fires are the primary fire hazard in the City.

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community. Thus, the proposed project would result in less than significant impacts.

Adoption and implementation of the proposed project would not, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, expose people or structures, either directly or indirectly, to a



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significant risk of loss, injury, or death involving wildland fires. Thus, the proposed project would result in less than significant impacts.

B. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, SUBSTANTIALLY IMPAIR AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

Impact Analysis

The majority of the City is built out with urban land uses and established development. The *GPU EIR* identified the southern portion of the City, near the cities of Rolling Hills Estates and Palos Verdes Estates, is in an area of very high fire risk. The denser vegetation, hilly topography, and the frequency of past fires give this area a greater fire risk. This portion of the City is located within a Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) and State Responsibility Area (SRA) FHSZ, as shown on the Los Angeles County Very High Severity Zones in LRA map (CAL FIRE, November 2007; CAL FIRE, September 2011).

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

Adoption and implementation of the proposed project would not impair implementation of emergency response plans or emergency evacuation plans. Thus, the proposed project would result in less than significant impacts.

C. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT, DUE TO SLOPE, PREVAILING WINDS, AND OTHER FACTORS, EXACERBATE WILDFIRE RISKS, AND THEREBY EXPOSE PROJECT OCCUPANTS TO POLLUTANT CONCENTRATIONS FROM A WILDFIRE OR THE UNCONTROLLED SPREAD OF A WILDFIRE?

Impact Analysis

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

Adoption and implementation of the proposed project would not impair implementation of emergency response plans or emergency evacuation plans. Thus, the proposed project would result in less than significant impacts.



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D. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT REQUIRE THE INSTALLATION OR MAINTENANCE OF ASSOCIATED INFRASTRUCTURE (SUCH AS ROADS, FUEL BREAKS, EMERGENCY WATER SOURCES, POWER LINES, OR OTHER UTILITIES) THAT MAY EXACERBATE FIRE RISK OR THAT MAY RESULT IN TEMPORARY OR ONGOING IMPACTS TO THE ENVIRONMENT?

Impact Analysis

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

Adoption and implementation of the proposed project would not impair implementation of emergency response plans or emergency evacuation plans. Thus, the proposed project would result in less than significant impacts.

E. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO SIGNIFICANT RISKS, INCLUDING DOWNSLOPE OR DOWNSTREAM FLOODING OR LANDSLIDES, AS A RESULT OF RUNOFF, POST-FIRE SLOPE INSTABILITY, OR DRAINAGE CHANGES?

The proposed project includes amendments to Land Use Element, Safety Element, and Community Resources Element.

Impact Analysis

The proposed project includes amendments to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

The California Department of Forestry and Fire Protection (CAL FIRE) is focused on fire protection and stewardship of over 31 million acres of California's privately-owned wildlands. Preventing wildfires in the State Responsibility Area (SRA) is a key component of CAL FIRE's mission, and in more recent decades, CAL FIRE has adapted to the evolving destructive wildfires and succeeded in significantly increasing its efforts in fire prevention. CAL FIRE's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement. Typical fire prevention projects include brush clearance, prescribed fire, defensible space inspections, emergency evacuation planning, fire prevention education, fire hazard severity mapping, and fire-related law enforcement activities. The Office of the State Fire Marshall has the responsibility for Fire and Resource Assessment Program (FRAP), inclusive of the land preparing the Fire Hazard Severity Zone (FHSZ) mapping.



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The majority of the City is built out with urban land uses and established development. The *GPU EIR* identified the southern portion of the City, near the cities of Rolling Hills Estates and Palos Verdes Estates, is in an area of very high fire risk. The denser vegetation, hilly topography, and the frequency of past fires give this area a greater fire risk. This portion of the City is located within a Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) and State Responsibility Area (SRA) FHSZ, as shown on the Los Angeles County Very High Severity Zones in LRA map (CAL FIRE, November 2007; CAL FIRE, September 2011).

Due to the urbanized nature and topographic variation of the City, there is potential to expose people or structures to significant wildfire risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Also, if located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage change.

As such, the proposed project could be located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Adoption and implementation of the proposed project would not impair implementation of emergency response plans or emergency evacuation plans. Thus, the proposed project would result in less than significant impacts.



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4.21 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially 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, substantially 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?			✓	
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)?			✓	

IMPACT ANALYSIS

- A. The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

The proposed project does not have the potential to substantially 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, substantially 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. Thus, the proposed project would result in less than significant impacts.

- B. The proposed project includes updates to the Land Use Element, Safety Element, and Community Resources Element. As such, the City of Torrance General Plan amendments will ensure horizontal consistency between the General Plan Elements and compliance with recent State legislation. The updates will ensure these elements include goals, policies, and objectives that are relevant to current conditions and provide a framework to adequately serve future needs for the City of Torrance community.

The proposed project does not 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). Thus, the proposed project would result in less than significant impacts.



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4.22 REPORT PREPARATION PERSONNEL

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