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## **Notice of Public Review Period And Intent to Adopt a Mitigated Negative Declaration**

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**NOTICE IS HEREBY GIVEN** that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that the project has been determined not to have a significant effect on the environment when certain mitigating measures are performed. The proposed Mitigated Negative Declaration and Initial Study (reference number EAS12-00002) are available for PUBLIC REVIEW on the following matter:

### **CITY OF TORRANCE – PUBLIC WORKS DEPARTMENT: EAS12-00002 & ZON12-00002**

**PROJECT DESCRIPTION:** The North Torrance Well Field (NTWF) Project consists of developing one additional ground water well (Well #11) within undeveloped Right-of-Way between Yukon Elementary School and the west side of Yukon Avenue (4087-037-901); a site access road and utility easement along the southern property line of Yukon Elementary School site at 17815 Yukon Avenue, Torrance, CA 90504 (APN 4087-037-900); and one additional ground water well (Well #10), a 3-million gallon water storage reservoir, water treatment facilities, and booster pump station on a presently vacant site (APN 4087-037-902) bounded by the I-405 Freeway to the west and south, Yukon Elementary School to the east and Southern California Edison Right-of-Way to the north. Additionally, a total of approximately 9,000 feet of associated pipelines will be installed from the well sites to Yukon Avenue and in Yukon Avenue between existing Well #9 at McMaster Park (4087-033-900) to 182nd Street and the demolition of existing, deficient water pumping/storage facilities at McMaster Park at 3624 Artesia Blvd, Torrance, CA 90504. In addition, a Zone Change from A-1 (Light Agricultural) to P-U (Public Use) is also part of the request to re-designate the project site (APN 4087-037-902).

**DETERMINATION:** Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated and no other significant impacts beyond the impacts previously identified and analyzed in the 2010 General Plan Environmental Impact Report (SCH #2008111046). The 2010 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

**PUBLIC COMMENTS:** Public review of the Initial Study will commence on May 11, 2015 and will continue until 5:30 p.m. on June 10, 2015. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Gregg D. Lodan, AICP, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or [Community\\_Development\\_Dept@TorranceCA.Gov](mailto:Community_Development_Dept@TorranceCA.Gov).

**COPIES FOR PUBLIC INSPECTION:** The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Torrance City Clerk's Office and the Planning Counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center located at 3031 Torrance Boulevard. The proposed Mitigated Negative Declaration and Initial Study are also available for review at the City of Torrance Community Development Department Web-page ([www.torranceca.gov/111.htm](http://www.torranceca.gov/111.htm)).

**PUBLIC HEARING:** The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearing in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, in addition to being subject to all other applicable statutes of limitations, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact Oscar Martinez, Associate Planner, of the Community Development Department at (310) 618-5990.

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Gregg D. Lodan, AICP  
Secretary, Planning Commission