



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Environmental Checklist Form

- 1. Project Title:** City of Torrance General Plan Update EIR

 - 2. Lead Agency Name and Address:** City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

 - 3. Contact Person and Phone Number:** Ted Semaan, General Plan & Redevelopment
Manager (310) 618-5990

 - 4. Project Location:** City of Torrance, California
(Citywide)

 - 5. Project Sponsor's Name & Address:** City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

 - 6. General Plan Designation:** Various

 - 7. Zoning:** Various

 - 8. Description of the Project:** The proposed project is an update to the City of Torrance General Plan. This update involves a revision to the land use map and a revision to the elements required by the State of California. The General Plan contains six state-mandated elements: Land Use, Housing, Circulation, Safety, Noise, and Community Resources.
- Surrounding Land Uses and Setting:** The City of Torrance is located in southeastern Los Angeles County, in the highly urbanized South Bay region. Neighboring communities include Rolling Hills Estates and Palos Verdes Estates to the south, Redondo Beach to the west, Gardena and Lawndale to the north, and Carson to the east, as seen in Figure 1.
- Other Public Agencies Whose Approval Is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/ Water Quality | <input checked="" type="checkbox"/> Land Use/ Planning |
| <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/ Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/ Traffic |
| <input checked="" type="checkbox"/> Utilities/ Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Field Inspections and Assessment By:

Signature

Date

CONCUR:



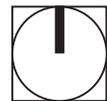
for Gregg Lodan
Secretary to the Planning Commission

Date

Regional Location

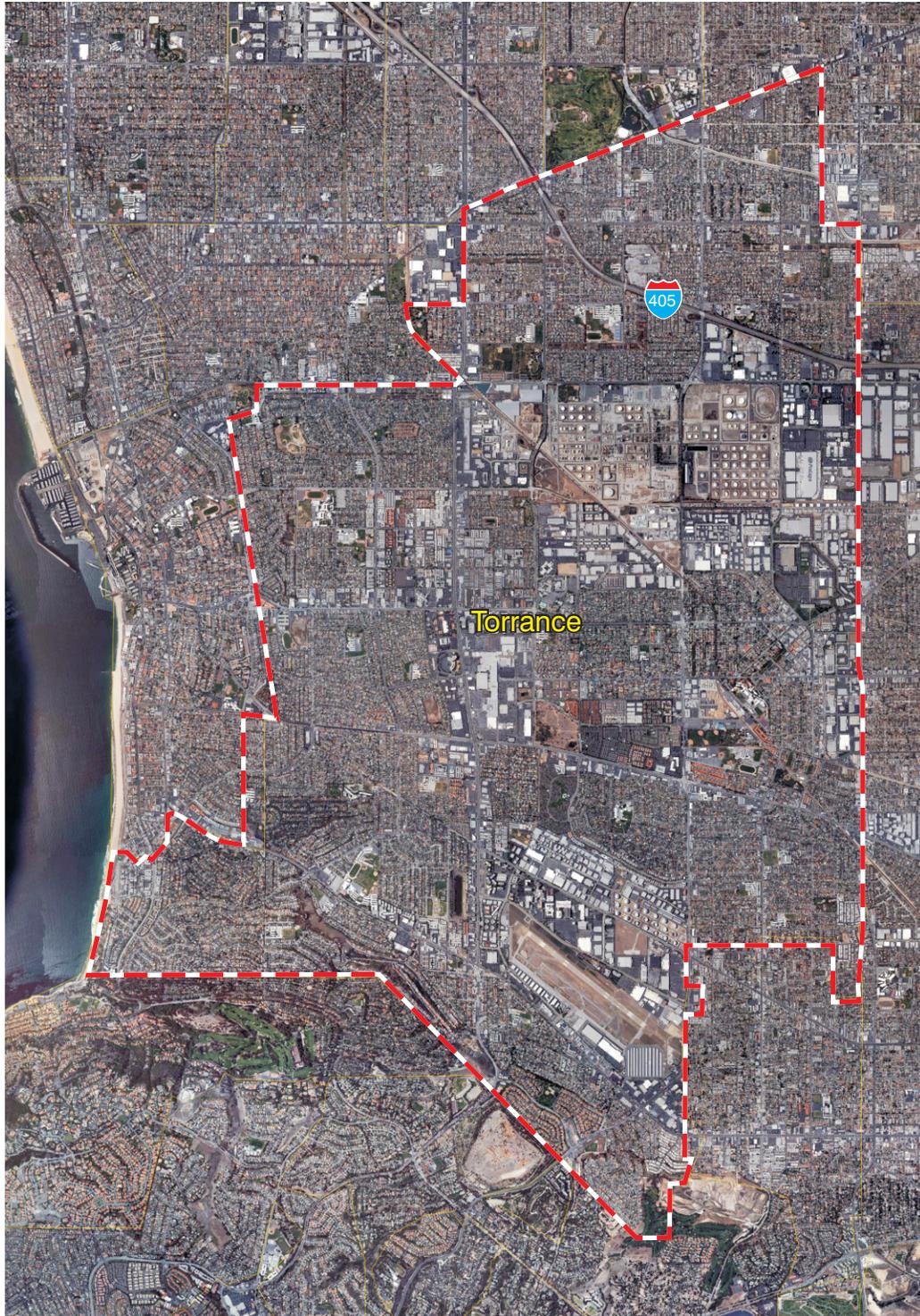


----- City Boundary



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Citywide Aerial



--- City Boundary

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Scale (Mile)



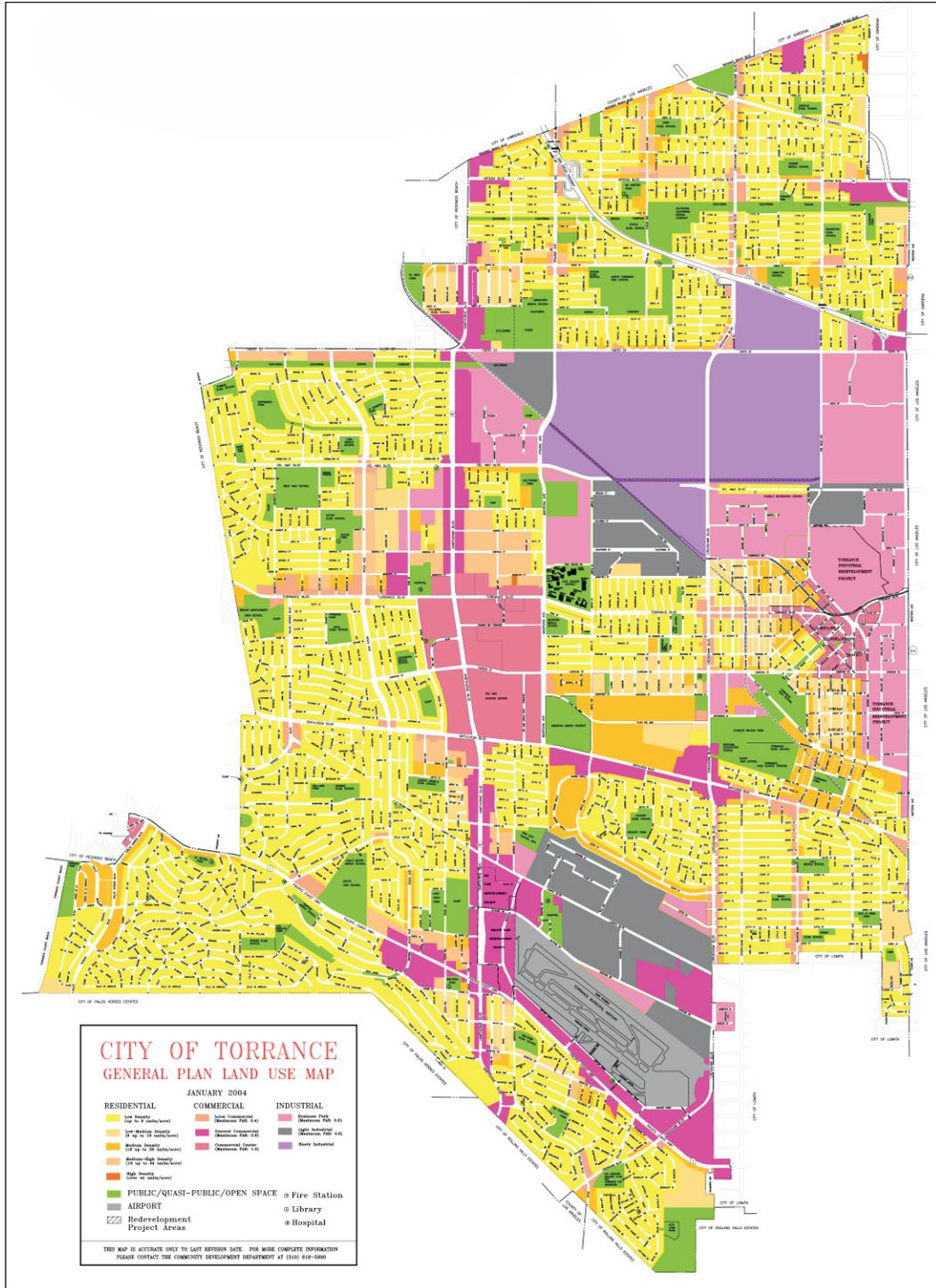
Source: Google Earth Pro 2008

City of Torrance General Plan Update Initial Study

The Planning Center • **Figure 2**

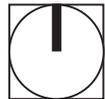
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Existing General Plan Land Use



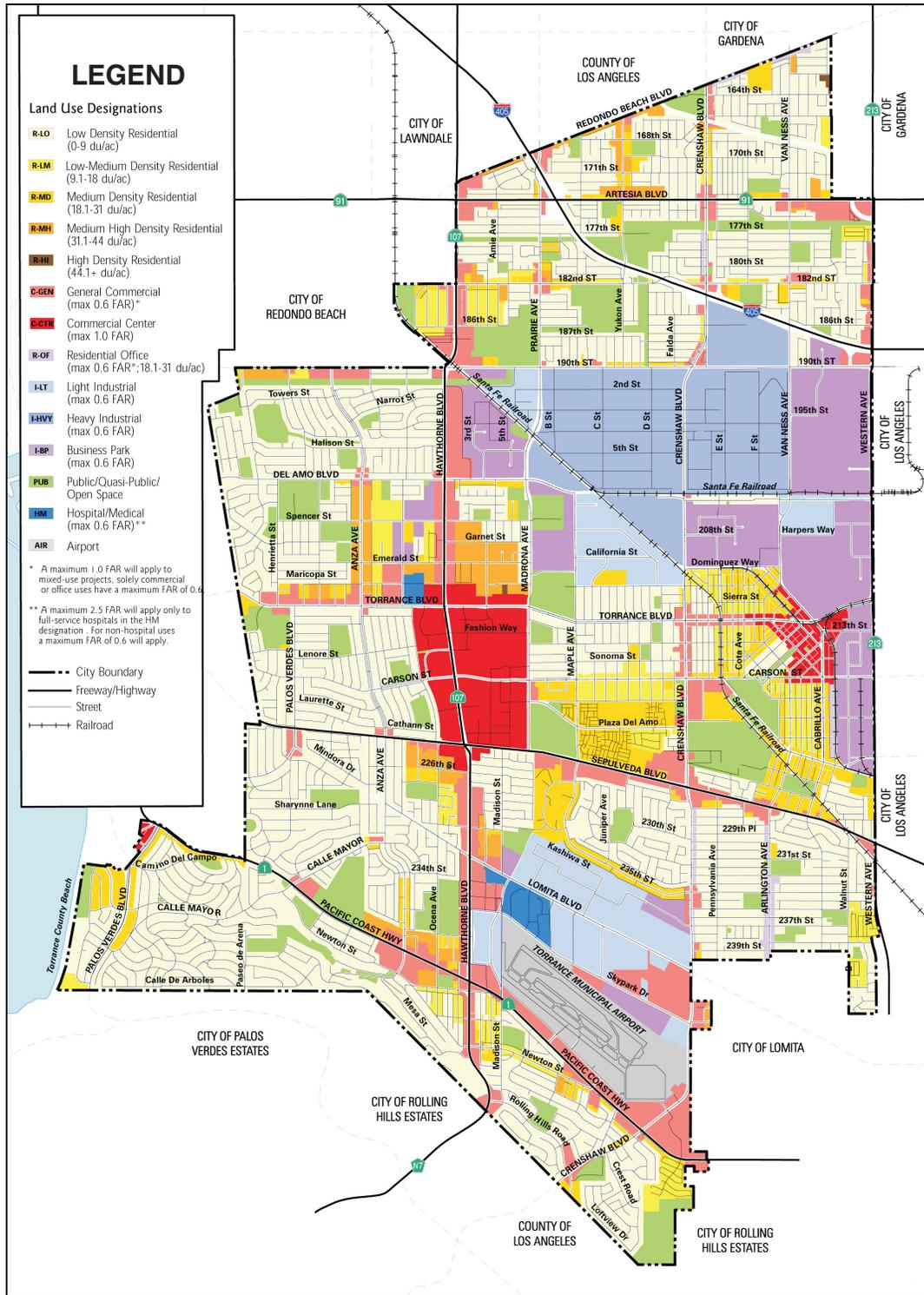
--- City Boundary

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Scale (Feet)



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Proposed General Plan Land Use



LEGEND

Land Use Designations

- R-LO** Low Density Residential (0-9 du/ac)
- R-LM** Low-Medium Density Residential (9.1-18 du/ac)
- R-MD** Medium Density Residential (18.1-31 du/ac)
- R-MH** Medium High Density Residential (31.1-44 du/ac)
- R-HI** High Density Residential (44.1+ du/ac)
- C-GEN** General Commercial (max 0.6 FAR)*
- C-CIB** Commercial Center (max 1.0 FAR)
- R-OF** Residential Office (max 0.6 FAR**; 18.1-31 du/ac)
- I-LT** Light Industrial (max 0.6 FAR)
- I-HVY** Heavy Industrial (max 0.6 FAR)
- I-BP** Business Park (max 0.6 FAR)
- PUB** Public/Quasi-Public/ Open Space
- HM** Hospital/Medical (max 0.6 FAR)**
- AIR** Airport

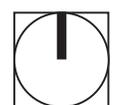
* A maximum 1.0 FAR will apply to mixed-use projects, solely commercial or office uses have a maximum FAR of 0.6

** A maximum 2.5 FAR will apply only to full-service hospitals in the HM designation. For non-hospital uses a maximum FAR of 0.6 will apply.

- City Boundary
- == Freeway/Highway
- Street
- +— Railroad



--- City Boundary



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**Table 1
Development and Population Projections Pursuant to Land Use Plan**

Land Use	Expected Density/ Intensity	Acres	Estimated Dwelling Units	Estimated Non- Residential Square Feet (in thousands)	Estimated Population
R-LO Low Density ¹	6.8 du/ac	4,002	27,210	-	69,559
R-LM Low-Medium Density	13.5 du/ac	420	5,666	-	14,484
R-MD Medium Density	23.25 du/ac	606	14,085	-	36,006
R-MH Medium-High Density	33 du/ac	278	9,171	-	23,444
R-HI High Density	45 du/ac	5	207	-	529
C-GEN General Commercial ^{2,3}	0.35 FAR	822	42	12,525	107
C-CTR Commercial Center ²	0.4 FAR	402	816	7,001	2,086
R-OF Residential Office	0.5 FAR/ 23.25 du/ac	41	471	441	1,204
I-HVY Heavy Industrial	0.1 FAR	859	-	3,740	-
I-LT Light Industrial	0.45 FAR	527	-	10,338	-
I-BP Business Park	0.45 FAR	881	-	17,271	-
PUB Public/Quasi-Public/Open Space	0.15 FAR	1,218	-	7,960	-
HM Hospital/Medical ⁴	1.0 FAR	62	-	2,692	-
AIR Airport	0.01 FAR	313	-	136	-
Other (right of way)	NA	73	-	-	-
TOTAL		10,506	57,668	62,104	147,420

Assumptions:

- a. Persons Per Household figure of 2.623 is from California Department of Finance data, 2006
- b. Residential Occupancy Rate of 97.46% is from California Department of Finance data, 2006
- c. FAR for Public/Quasi-Public/Open Space and Airport land uses is not considered an appropriate measure of the intensity of impacts. Expected intensity (FAR) is for analysis purposes only
- d. Density (du/ac) for the residential land use designations is based on 75% of maximum allowed density. As Torrance is mostly built out and development has not, and is not expected to, reach the maximum allowed intensity over the life of the Plan, the 75% figure is used to estimate future conditions.
- e. Expected FAR figures are based on established development patterns for newer uses.
- f. Residential Office assumes 50% residential, 50% office.

Notes:

1. For the Low Density Residential designation, a density of 6.8 dwelling units per acre is expected based on existing conditions and on the limited likelihood that densities in these neighborhoods will increase over the life of the General Plan. All other residential land use designations are based on 75% of maximum allowed density.
2. Dwelling units in the Commercial Center and General Commercial designations are based on housing units created within the Hawthorne Boulevard Specific Plan Corridor between the 10-year period from the specific plan's inception in 1996 to 2006. The calculation assumes that the same number of units created in that time period will be created in the next two 10-year periods (20 years). (Figure = current units + units created in the next 20 years).
3. Solely commercial uses in the General Commercial designation are limited to a maximum FAR of 0.6. To enable development of mixed commercial and residential projects within this designation a maximum FAR of 1.0 will apply to mixed-use projects only.
4. For non-hospital uses in this designation such as medical related offices, general office, and other non-medical uses, a maximum FAR of 0.6 will apply. The maximum FAR may be exceeded for a full service hospital and related uses with the approval of the Planning Commission or City Council.

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ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With Mitigation Incorporation	Impact	Impact

1. AESTHETICS. Would the project:

- (a) Have a substantial adverse effect on a scenic vista?

The proposed project involves an update to the City of Torrance General Plan, which includes a Community Resources Element. Development in accordance with the General Plan could potentially impact scenic vistas in Torrance. The EIR will evaluate the potential impacts of the proposed project to scenic vistas in Torrance.

- (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no officially designated or eligible scenic highways that serve the City of Torrance. This issue will not be addressed further in the EIR.

- (c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed project involves an update to the City of Torrance General Plan, which includes a Community Resources Element. Development in accordance with the General Plan could potentially impact scenic vistas in Torrance. The EIR will evaluate the potential impacts of the proposed project to scenic vistas in Torrance.

- (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The update to the City of Torrance General Plan could result in light or glare impacts, which could adversely affect day or nighttime views in the area. The EIR will evaluate the potential light or glare impacts to the aesthetic environment of Torrance as well as sensitive receptors. Mitigation measures will be recommended as appropriate.

2. AGRICULTURE 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- (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?

No areas within the City are designated Prime, Unique or Farmland of Statewide Importance. The proposed project would not result in the conversion of existing farmland to nonagricultural use. No further analysis is required and this issue will not be addressed in the EIR.

- (b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

The City of Torrance is an urbanized environment. The City is fully developed and contains minimal vacant land. No land in the City is zoned or otherwise designated for agricultural use, no farmland exists in the City of Torrance, and Torrance does not have a County-designated Agricultural Opportunity Area. No further analysis is required and this issue will not be addressed in the EIR.

- (c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The City of Torrance is in an urbanized environment. The City is fully developed and contains minimal vacant land. No farmland exists in the City of Torrance and Torrance does not have a County designated Agricultural Opportunity Area. The proposed project is an update to the City of Torrance General Plan. Implementation of the proposed project would not result in the conversion of farmland to nonagricultural use. No further analysis is required and this issue will not be addressed in the EIR.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant		
			With Mitigation Incorporation	Less than Significant Impact	No Impact

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:

- (a) Conflict with or obstruct implementation of the applicable air quality plan?

The City of Torrance is located within the South Coast Air Basin (SoCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SQAQMD). The proposed project is an update to the City of Torrance General Plan. The intensification of land uses associated with the General Plan Update could generate additional traffic volumes, and consequently, greater air quality impacts. An analysis of air quality in the Torrance area will be conducted for the EIR. AB 32 will be addressed. The EIR will assess the Torrance General Plan's consistency with the AQMP and recommend mitigation measures as appropriate.

- (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The City of Torrance is located within the SoCAB, which is in nonattainment for federal standards for ozone and particulates (PM₁₀). Development pursuant to the Torrance General Plan Update may impact air quality during construction and operation of planned uses and potentially generate greater traffic volumes. The EIR will evaluate the Torrance General Plan Update for consistency with regional growth forecasts and any impacts the planning program may have on the attainment of regional air quality objectives. Mitigation measures would be recommended as appropriate.

- (c) 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 (including releasing emissions which exceed quantitative threshold for ozone precursors)?

The City of Torrance is located within the SoCAB, which is in nonattainment for federal standards for ozone and particulates (PM₁₀). Implementation of the proposed project may increase existing levels of criteria pollutants and contribute to the existing nonattainment status for these criteria pollutants. The intensification of land uses may also impact air quality. An analysis of air quality in the Torrance will be conducted for the EIR. The EIR will evaluate the potential impacts of the proposed project to air quality, evaluate the policies of the General Plan that are intended to reduce air quality impacts, and recommend mitigation measures as appropriate.

- (d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project is an update to the City of Torrance General Plan. The increase in industrial, commercial, and mixed-/multi-use acreage could generate additional traffic volumes, and consequently, greater air quality impacts. The intensification of land uses may also impact air quality, which could affect sensitive receptors in the City. An analysis of air quality in the Torrance area will be conducted for the EIR.

- (e) Create objectionable odors affecting a substantial number of people?

The proposed project is an update to the City of Torrance General Plan. Development in accordance with the General Plan Update may expose existing and potential sensitive receptors to substantial pollutant concentrations by permitting the location of sensitive receptors near intensified land uses and traffic. An analysis of air quality in the Torrance area will be conducted for the EIR. The EIR will evaluate potential sources of odor and the potential to affect a substantial number of people. Mitigation measures would be recommended as appropriate.

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With Mitigation Incorporation	Impact	Impact

4. BIOLOGICAL RESOURCES. Would the project:

(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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The proposed project involves an update to the City of Torrance General Plan, including the intensification of land uses throughout the City. Almost no natural areas or wildlife habitat remains in Torrance, with the exception of the Madrona Marsh. The Madrona Marsh is one of the last remaining vernal marshes in Southern California. It houses about 110 species of plants, over 65 families of insects, 2 amphibian species, 3 species of reptiles, about 160 types of birds, and at least 4 mammal species. While the City owns the marsh and plans to preserve, in perpetuity, the unique and beneficial wildlife habitat, the intensification of surrounding areas may have indirect impacts on the marsh. This issue will be examined further in the EIR.

(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 Game or U.S. Fish and Wildlife Service?

Please see response to 4(a) above. This issue will be examined further in the EIR.

(c) 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?

Please see response to 4(a) above. This issue will be examined further in the EIR.

(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?

Please see response to 4(a) above. This issue will be examined further in the EIR.

(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Torrance has no existing tree preservation policy or ordinance; therefore, the General Plan Update would not interfere with any such policy. This issue will not be examined further in the EIR.

(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?

The City of Torrance is not located within either a habitat conservation plan area or a natural community conservation plan. This issue will not be addressed further in the EIR.

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	Mitigation	Impact	Impact
			Incorporation		

5. CULTURAL RESOURCES. Would the project:

- (a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The proposed project is an update to the City of Torrance General Plan. Section 10564.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant" if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- ii) Is associated with the lives of persons important in our past;*
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.*

The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources, or identified in a historical survey does not preclude a lead agency from determining that the resource may be a historical resource.

Historical structures exist within the City of Torrance, including some listed on the California Office of Historic Preservation online list of California Historical Landmarks: namely, the Adobe home of Jose Dolores Sepulveda. Torrance also has structures currently listed on the National Register of Historic Places. Implementation of the proposed project could result in the intensification of land uses, which could affect historical resources.

Further analysis in the Draft EIR is required.

- (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Because the City is primarily built out and the majority of land in the City has been previously disturbed, the discovery of archaeological resources in the City is unlikely. However, this finding does not preclude the potential for discovering such resources in the City during redevelopment or intensification of certain areas. Further analysis in the Draft EIR is necessary, and mitigation measures will be recommended as appropriate.

- (c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Paleontological resources are remains of plants and animals, fossilized and predating human occupation. Fossils are found mostly in sedimentary rocks that have been uplifted, eroded, or otherwise exposed. The City is fully developed, with minimal vacant land. Because of the geology of the area and the City's highly developed urban fabric, paleontological resources are unlikely to occur within the City. However, this finding does not preclude the potential for discovering such resources in Torrance. The proposed project is an update to the City of Torrance General Plan, which would result in an intensification of land uses. Further analysis in the Draft EIR is required.

- (d) Disturb any human remains, including those interred outside of formal cemeteries?

Implementation of the proposed project is not expected to disturb human remains within the City. However, in the event that human remains are discovered, all ground-disturbing activity shall be immediately halted, and the appropriate actions would be taken in consultation with pertinent agencies, including Native American involvement, if necessary. The Draft EIR will evaluate the potential of the proposed project on sensitive cultural resources.

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With Mitigation Incorporation	Impact	Impact

6. GEOLOGY AND SOILS. Would the project:

- (a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) 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.
The proposed project includes an update to the Safety Element that will address geological hazards within the City. Based on the California Geological Survey as of 2005, there are no delineated Alquist-Priolo Special Study Zones within the City of Torrance. However, if the Palos Verdes fault were ever zoned as an active fault, then an Alquist-Priolo Earthquake Fault Zone would include a southern portion of Torrance. According to the California Geological Survey, approximately one dozen earthquake faults could impact the City of Torrance. These include the San Andreas, Verdugo, Raymond, Whittier, Anacapa-Dume, Upper Elysian, Hollywood, Malibu Coast, Santa Monica, Newport-Inglewood, Palos Verdes, and Puente Hills faults. Further analysis in the EIR is required.
- ii) Strong seismic ground shaking?
Historically, Southern California, including Torrance, has experienced significant ground shaking. According to the California Geological Survey, approximately one dozen earthquake faults could impact the City of Torrance. These include the San Andreas, Verdugo, Raymond, Whittier, Anacapa-Dume, Upper Elysian, Hollywood, Malibu Coast, Santa Monica, Newport-Inglewood, Palos Verdes, and Puente Hills faults. The hazard of strong seismic ground shaking is potentially significant and further analysis in the EIR is required.
- iii) Seismic-related ground failure, including liquefaction?
Liquefaction occurs when ground shaking causes water saturated soils to become fluid and lose strength, causing the ground to behave much like quicksand. Liquefaction typically causes damage to bridges, buildings, buried pipes, and underground storage tanks. Localities most susceptible to liquefaction-induced damage are underlain by loose, water-saturated, granular sediment within 40 feet of the ground surface. In Torrance, the greatest risk of liquefaction occurs along the bluffs overlooking Torrance Beach. Further analysis in the Draft EIR is required.
- iv) Landslides?
Landslides can be induced by seismic activity. Areas in Torrance vulnerable to earthquake-induced landslides and slope instability are particularly steep slope areas south of Pacific Coast Highway. In this area, local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacement to occur. Further analysis in the Draft EIR is required.
- (b) Result in substantial soil erosion or the loss of topsoil?
The City of Torrance is an urbanized area. However, implementation of the City of Torrance General Plan Update could result in the intensification or alteration of land uses or new development, resulting in soil erosion. Further analysis in the Draft EIR is required.
- (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?
While the potential for landslide is confined to a relatively small portion of the City, the proposed project would involve the intensification of land uses in areas that may be susceptible to seismic ground failure, seismic groundshaking, lateral spreading, subsidence, or liquefaction. The Draft EIR will evaluate any potential impacts the proposed project may have to geologic/soil stability. Mitigation measures will be recommended as appropriate.
- (d) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant Impact	No Impact
			With Mitigation Incorporation		

Faults and shear zones may contain clays with expansive minerals. In some cases, engineered fills may be expansive and cause damage to improvements if such soils are close to the surface. Further analysis in the Draft EIR is required.

- (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The City may have a few remaining parcels that rely on the use of septic tanks for wastewater disposal; however there are no documented soil incompatibility issues relating to these uses. This issue will not be discussed further in the EIR.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Since the City of Torrance has a varied industrial base, issues associated with storage, use, and disposal of hazardous materials are highly expected. Although Torrance's land use pattern generally separates industry from residential uses, large-scale industrial activities have the potential to impact broad areas in the event of an accident. Commercial freight carriers that transport hazardous materials along major roads or railways present another hazard. These issues will be evaluated further in the Draft EIR.

- (b) Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Commercial freight carriers that transport hazardous materials along major roads or railways in Torrance pose a potential risk for spills or leaks from nonstationary sources. The proposed project could result in intensification of land uses. This intensification could contribute to risk to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. These issues will be evaluated in the EIR. Mitigation measures will be recommended as appropriate.

- (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The City of Torrance lies within the boundaries of the Torrance Unified School District. According to the Technical Background Report by ECI, there are approximately 379 small-quantity generators of hazardous waste in Torrance. This issue will be analyzed further in the Draft EIR. Mitigation measures will be recommended as appropriate.

- (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?

The EPA listed two Superfund sites in Torrance in 2005 due to historical ground disposal of industrial solvents, nitrates from subsurface sewage disposal, and past agricultural activities. Further analysis in the EIR is required.

- (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?

Torrance has one airport, Torrance Municipal Airport, where the most planes are small and used mainly for recreational purposes. Robinson Helicopter Company also operates at the airport. Land use compatibility issues will be addressed in the Land Use Element of the General Plan Update and this issue will be addressed further in the Draft EIR. Mitigation measures will be recommended as appropriate.

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>As discussed above, Torrance has one airport, Torrance Municipal Airport, where most planes are small and used mainly for recreational purposes. Land use compatibility issues will be addressed in the Land Use Element of the General Plan Update and this issue will be addressed further in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>The proposed project is an update to the City of Torrance General Plan. The impact of the proposed project to the City's adopted emergency response or evacuation plans will be addressed in the Draft EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>Wildland fires have historically occurred in the brush-covered hills that frame many communities, such as the southern portion of Torrance, adjacent to what is known as Rolling Hills and Palos Verdes. Small vegetation fires occasionally occur on these hills. This issue will be addressed further in the EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY. Would the project:

(a)	Violate any water quality standards or waste discharge requirements? <i>Pursuant to the Clean Water Act, the U.S. Environmental Protection Agency (EPA) established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In California, the State Water Resources Control Board administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, including those from construction activities. Pollutants can also be introduced through operation of the project, including the use of fertilizers and pesticides, and the accumulation of oil or other automotive fluids on parking and drive aisle surfaces. Various devices such as inlet inserts (catch basin inserts) and Fossil Filters or their equivalent can be used in storm drains to decrease the level of pollutants, debris, and sediment discharged to storm drain facilities. The proposed project is an update to the City of Torrance General Plan. The Draft EIR will evaluate the project's effect on water quality standards and water discharge requirements. Further analysis is required and mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? <i>The proposed project may result in the intensification of land uses; therefore, Citywide total domestic water demand could rise, increasing the demand on groundwater supply. The impacts of the proposed project to groundwater supplies and recharge potential will be evaluated in the Draft EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? <i>The proposed project would involve the intensification of uses in several areas of the City. This intensification may result in the alteration of the existing drainage pattern of the area. Further analysis in the EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(d)	<p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p><i>The City is subject to two types of potential flooding: storm flooding and dam/reservoir failure. The proposed project would involve the intensification of land uses in the city. This intensification would result in an increase in stormwater runoff. The Draft EIR will evaluate the rate or amount of surface runoff, which could result in flooding. Mitigation measures will be recommended as appropriate.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	<p>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?</p> <p><i>The proposed project is an update to the City of Torrance General Plan. The City of Torrance has a high concentration of impermeable surfaces that collect water or concentrate the flow of water in nonnatural channels. The City has no natural drainage system. Drainage problems and flooding can occur along streets when trash and debris clog storm drain inlets and when stormwater collects in flat and low-lying areas. Implementation of the City of Torrance General Plan Update could result in the alteration or intensification of land uses throughout the City. This could affect the drainage systems of the City of Torrance or provide an additional source of polluted runoff. Further analysis in the Draft EIR is required.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	<p>Otherwise substantially degrade water quality?</p> <p><i>Torrance Municipal Water (TMW) satisfies legal requirement under the federal Safe Drinking Water Act by conducting about 2,200 water quality tests annually of the City's groundwater and Metropolitan Water District's surface water. According to TMW's 2006 water quality report, all regulated and secondary substances identified in the City's water supply fall under maximum contaminant levels established by state law. However, the proposed project would involve the intensification of land uses, and therefore would have the potential to impact water quality standards. This issue will be evaluated in the EIR. Mitigation measures will be recommended as appropriate.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	<p>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p><i>Flood maps and flood insurance studies are used to identify flood-prone areas in communities. The Federal Emergency Management Agency (FEMA) maps floodplains or zones as part of the National Flood Insurance Program (NFIP). According to this program, the City of Torrance has only a few, small, isolated areas that have been mapped as Special Flood Hazard Areas (SFHA), which are mostly a result of the ponding of water in shallow depressions. In addition, flooding from coastal processes may pose a hazard to Malaga Cove. The potential impact of flooding to residential uses within a 100-year flood hazard area will be evaluated further in the EIR. Mitigation measures will be recommended as appropriate.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	<p>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p><i>Flood maps and flood insurance studies are used to identify flood-prone areas in communities. FEMA maps floodplains or zones as part of the NFIP. According to this program, the City of Torrance has only a few, small, isolated areas that have been mapped as SFHA, which are mostly a result of the ponding of water in shallow depressions. In addition, flooding from coastal processes may pose a hazard to Malaga Cove. The potential impact of flooding to areas within a 100-year flood hazard area will be evaluated further in the EIR. Mitigation measures will be recommended as appropriate.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i)	<p>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p><i>The City of Torrance has two enclosed water reservoirs in the southern part of the City, WALTERIA and Ben Haggot reservoirs. They are considered dams because of their size. In the event of a rupture of the Palos Verdes fault, earth movement could cut the major water lines serving portions of the City, leaving the area without water for a significant amount of time. If these major water lines were to rupture, flooding would immediately occur in the surrounding down-gradient areas. The EIR will evaluate the potential impact of flooding to people and structures. Mitigation measures will be recommended as appropriate.</i></p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With Mitigation Incorporation	Impact	Impact

- (j) Inundation by seiche, tsunami, or mudflow?

A tsunami is formed when a disturbance on the ocean floor creates a large sea wave. Most tsunamis in Southern California are associated with distance earthquakes across the Pacific Ocean. The tsunami hazard in Torrance is moderate due to proximity to several active offshore faults.

Reservoirs, lakes, ponds, swimming pools, and other enclosed bodies of water are subject to potentially damaging oscillations (sloshing) called seiches. The formation of seiches is dependent on specific earthquake parameters (e.g. frequency of the seismic waves, distance and direction from the epicenter), as well as site-specific design of the enclosed body of water. Therefore, it is difficult to predict whether or not seiching will occur, and how large the waves are going to be. Developments and resorts with man-made lakes and other open bodies of water, such as recharge basins and wastewater percolation ponds, may be impacted by seiching. However, these ponds are generally sufficiently shallow that seiches with the potential to overflow the ponds are not likely to develop. Water in recharge basins is also usually present in these structures for brief periods of time, as water percolates rapidly into the sandy subsurface. Therefore, seiching is not anticipated to pose a significant hazard to these facilities.

Seismically induced inundation can also occur if strong ground shaking causes structural damage to aboveground water tanks. If a tank is not adequately braced and baffled, sloshing water can lift a water tank off its foundation, splitting the shell, damaging the roof, and bulging the bottom of the tank (elephant's foot). Movement can also shear off the pipes leading to the tank, releasing water through the broken pipes. The City currently operates four water storage reservoirs with a total capacity of 31.5 million gallons to serve the City's water supply. Further analysis in the Draft EIR is required to determine the significance of any potential impacts.

Mudflows are unlikely to occur in the City of Torrance, as the City is urbanized and the vast majority is flat. This issue will not be discussed further in the EIR.

9. LAND USE AND PLANNING. Would the project:

- (a) Physically divide an established community?

The proposed project is an update to the City of Torrance General Plan. The General Plan Update could result in the alteration or intensification of land uses. While the purpose of the update is to preserve the quality of the existing community and identify future economic development opportunities, the potential for the project to physically divide an established community within the City will be evaluated in the Draft EIR.

- (b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project is an update to the City of Torrance General Plan. The consistency of the General Plan Update with other land use plans, policies, or regulations governing Torrance, including the SB 375 guidelines, will be evaluated in the Draft EIR.

- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The City of Torrance is not located within either a habitat conservation plan area or a natural community conservation plan. This issue will not be addressed further in the EIR.

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With Mitigation Incorporation	Impact	Impact

10. MINERAL RESOURCES. Would the project:

- (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?

The existing General Plan indicates that the State Mining and Geology Board identified aggregate materials in the Torrance region in an effort to conserve and develop them, and to meet anticipated aggregate production needs of the region. The report indicated where significant mineral deposits are not present and are unlikely to exist in the City. These areas of the City have been designated as MRZ-1 by the state. Most remaining areas of the City are MRZ-3 zones, or areas containing mineral deposits, the significance of which cannot be evaluated from available data.

However, an MRZ-2 zone has been identified on a small strip of land south of Pacific Coast Highway, and roughly east of Hawthorne Boulevard. The MRZ-2 designation is given to an area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. These mineral resource designations are intended to prevent incompatible land use development on areas that have significant mineral resource deposits. The proposed project could involve changes to land uses in the City. Therefore, the effects of the proposed project on regionally significant mineral resources will be evaluated in the EIR. Mitigation measures will be recommended as appropriate.

- (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?

As stated above in 10 (a), there is a potential for locally important recovery sites to exist in a small strip of land south of Pacific Coast Highway. The Draft EIR will analyze the potential impacts of the General Plan Update on any sites considered locally important mineral resource recovery sites. Mitigation measures will be recommended as appropriate.

11. NOISE. Would the project result in:

- (a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The proposed project is an update to the City of Torrance General Plan. The proposed project may entail the alteration or intensification of land uses, which may result in temporary, periodic, or permanent increases in ambient noise or groundborne vibrations or noise levels in excess of standards established in the general plan or noise ordinance. A noise analysis will be conducted and issues relating to noise will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.

- (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Please see response to 11 (a) above. This issue will be examined further in the EIR.

- (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Please see response to 11 (a) above. This issue will be examined further in the EIR.

- (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Please see response to 11 (a) above. This issue will be examined further in the EIR.

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(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 expose people residing or working in the project area to excessive noise levels? <i>Torrance's airport, Zamperini Field, is located in the southern portion of the City. The airport is a primarily used for private aircraft, although it does have other services available, such as charter flights. Because implementation of the proposed project may result in alteration or intensification of land uses, further analysis in the EIR is required. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>Please see response to 11 (e) above. This issue will be examined further in the EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. POPULATION AND HOUSING. Would the project:

(a) Induce substantial 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)? <i>The proposed project could result in the alteration or intensification of land uses within the City of Torrance and thereby potentially induce population growth in the area both directly and indirectly. Further analysis in the EIR is required. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>The proposed project would involve the intensification of several types of land uses within the City, including commercial/retail development. However, these intensifications would not result in the displacement of substantial numbers of existing housing or necessitate the construction of replacement housing. This issue will not be addressed further in the EIR.</i>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>The General Plan Update would primarily involve the intensification of land uses in the City. The proposed project would not displace substantial numbers of people and necessitate the construction of replacement housing elsewhere. This issue will not be addressed further in the EIR, and no mitigation measures are necessary.</i>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. PUBLIC SERVICES

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Fire protection? <i>The proposed project is an update to the City of Torrance General Plan. The General Plan Update could result in the intensification of land uses and thereby increase overall demand on fire protection services within the City. This issue will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(ii)	Police protection? <i>The proposed City of Torrance General Plan Update could result in the intensification of land uses and thereby increase overall demand on police protection services within the City. This issue will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Schools? <i>The proposed project could result in the intensification of land uses and thereby increase overall demand on school services within the City. This issue will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv)	Parks? <i>The proposed General Plan Update could result in the intensification of land uses and thereby increase overall demand on parks and recreational services within the City. This issue will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v)	Other public facilities? <i>The proposed project is an update to the City of Torrance General Plan. The General Plan Update could result in the intensification of land uses and thereby increase overall demand on other public services, such as library services, within the City. This issue will be further evaluated in the Draft EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. RECREATION:

(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? <i>The proposed project is an update to the City of Torrance General Plan. In general, a project's impact to park and recreational facilities occurs with an increase in population. The impact of the project to neighborhood and regional parks and recreational facilities will be further evaluated in the EIR. Mitigation measures will be recommended as appropriate.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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? <i>In general, a project's impact to park and recreational facilities occurs with an increase in population. The impact of the project to neighborhood and regional parks and recreational facilities will be further evaluated in the EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. TRANSPORTATION/TRAFFIC. Would the project:

(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? <i>The proposed project is an update to the City of Torrance General Plan and includes an update to the Land Use and Circulation Elements. The General Plan Update could result in the intensification of land uses. A traffic analysis will be conducted for the General Plan and Draft EIR. The EIR will evaluate the potential impacts related to traffic load and capacity of the street system, as well as level of service standards established by the county congestion management agency.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? <i>The proposed project includes an update to the Land Use and Circulation Elements, which could result in the intensification of land uses. A traffic analysis will be conducted and the EIR will evaluate the potential impacts related to traffic load and capacity of the street system, as well as level of service standards established by the county congestion management agency.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <i>The Torrance Airport, Zamperini Field, is located in the southern portion of the City. The potential impacts of the General Plan Update on air traffic patterns will be evaluated in the Draft EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>A traffic analysis will be conducted for the General Plan and the Draft EIR will evaluate the potential hazards created by a design feature or incompatible use and address emergency access and parking capacity issues that result from the General Plan Update.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Result in inadequate emergency access? <i>The Draft EIR will evaluate the potential hazards created by a design feature or incompatible use and address emergency access issues that result from the General Plan Update.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Result in inadequate parking capacity? <i>The Draft EIR will address parking capacity issues that result from the General Plan Update.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>The Draft EIR will evaluate the potential for conflict with adopted policies, plans, or programs supporting alternative transportation that result from the General Plan Update.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>The proposed General Plan Update could result in the intensification of land uses. The impact of land use intensification to wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB) will be further evaluated in the Draft EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>The General Plan Update could result in land use changes that may increase the overall demand for water and/or wastewater facilities, stormwater drainage facilities, and water resources in Torrance. Further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>The General Plan Update could result in the intensification of land uses, which may increase the overall demand for water and/or wastewater facilities, stormwater drainage facilities, and water resources in Torrance. Further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>The General Plan Update could result in land use changes that may increase the overall demand for water in Torrance. Further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(e)	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? <i>The General Plan Update could result in the intensification of land uses, which may increase the overall demand for wastewater facilities. Further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <i>The Los Angeles County Sanitation District provides wastewater treatment and facilities to the City of Torrance. Future development per the General Plan update may require additional wastewater capacity from LACSD to serve projected population demands as a result of the intensification of land uses. The EIR will evaluate the project's impacts to the wastewater treatment capacity. Further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Comply with federal, state, and local statutes and regulations related to solid waste? <i>The General Plan Update could result in the intensification of land uses, which may increase the overall demand for solid waste disposal facilities in Torrance. Although the proposed project would comply with federal, state, and local statutes and regulations related to solid waste, further analysis in the Draft EIR is required.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. MANDATORY FINDINGS OF SIGNIFICANCE:

(a)	Does the project have the potential to 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, 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? <i>Changes proposed in the Proposed General Plan would have the potential to degrade the quality of the environment. The EIR will analyze the project's potential impacts to biological, cultural, and geological resources.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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)? <i>The proposed project has the potential to degrade the quality of the environment through impacts to aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, land use, noise, population and housing, public services, recreation, transportation/traffic/circulation, and utilities and service systems. The Draft EIR will evaluate these topics in greater detail to determine whether the project would generate significant environmental impacts.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? <i>The proposed project could cause direct and indirect adverse effects on humans. The project has the potential to affect humans directly and indirectly through impacts on aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, land use, noise, population and housing, public services, recreation, transportation/traffic/circulation, and utilities and service systems. The significance of these impacts will be evaluated in the Draft EIR.</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. SOURCE REFERENCES:

1. City of Torrance General Plan Land Use Element and Land Use Map, October 1992
2. General Plan Final Environmental Impact Report, SCH #1990010318, October 1992
3. City of Torrance Municipal Code, Division 9: Planning & Land Use
4. City of Torrance Zoning Map
5. City of Torrance Community Profile, The Planning Center, January 2008.
6. City of Torrance Existing Economic Conditions and Trends, Stanley R. Hoffman and Associates, April, 2005.
7. Torrance General Plan Land Use Background Report, October 2005.
8. Technical Background Report to the Safety Element of the General Plan for the City of Torrance, Earth Consultants International (ECI), August 2005.

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