

Appendix B
NOP Responses/Service Letter Correspondence



Appendices

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STATE OF CALIFORNIA

Arnold Schwarzenegger, GOVERNOR

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 904
SACRAMENTO, CA 95814
(916) 658-8251
Fax (916) 657-5890
Web Site www.nahc.ca.gov
e-mail: ca_nahc@pacbell.net



November 6, 2008

Mr. Ted Seaman, Manager, Redevelopment & General Plan Division
CITY OF TORRANCE
3031 Torrance Boulevard
Torrance, CA 90503



Sent by FAX to: 310-618-5829
Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65562.5 (SB 18) for General Plan Update and Environmental Impact Report ; City of Torrance, Los Angeles County, California

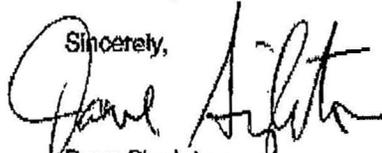
Dear Mr. Samaan:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state agency designated for the protection of Native American Cultural Resources. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916-653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 658-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Tribal Consultation List

**NAHC
Native American Tribal Consultation List
Los Angeles County
November 6, 2008**

**Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483-3564 cell**

**Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Office
(909) 262-9351 - cell**

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.



JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

PHONE: 310.618.5990
FACSIMILE: 310.618.5829

ATTENTION: NATIVE AMERICAN HERITAGE COMMISSION

COMPANY: _____

FAX: 916-657-5390

DATE: 11/5/08

SENT FROM: KEVIN JOE

DIVISION: GENERAL PLAN

PHONE: (310) 618-5990

NUMBER OF PAGES BEING FAXED (INCLUDING COVER PAGE): 3

*NOTE: IF YOU DO NOT RECEIVE THE COMPLETE NUMBER OF PAGES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 310.618.5990.

MESSAGE:

Native American Heritage Commission,
The City of Torrance is in the process of updating the City's General Plan. All State mandated elements (land use, circulation, noise, safety, conservation, housing, open space) are being updated. The City is submitting the Tribal Consultation List Request form and map of the City in accordance with SB18 so that we may notify interested tribal groups. The City will be conducting a Scoping meeting for the Draft EIR on Wednesday, November 12, 2008, 7:00 PM, City Council Chambers, 3031 Torrance Boulevard, Torrance CA 90503. All members of the public are invited and encouraged to share their comments.

Please contact the General Plan staff members of the Community Development Department if you should have any questions.

Sincerely,
Kevin Joe



PROJECT TITLE: City of Torrance General Plan Update and Environmental Impact Report

Local Government: City of Torrance

Contact Person: Ted Semaan, Manager, Redevelopment & General Plan Division

Phone: 310-618-5990 **E-Mail:** CDDGeneralPlan@torrnet.com

Street Address: 3031 Torrance Boulevard **Fax:** 310-618-5829

City: Torrance **Zip:** 90503

PROJECT LOCATION:

County: Los Angeles **City/Community:** Torrance

LOCAL ACTION TYPE:

General Plan General Plan Amendment General Plan Element Specific Plan

PROJECT DESCRIPTION:

The City's previous General Plan was last comprehensively updated in 1992. To adjust to the dynamics of a new Council and the rapidly changing conditions of the City and surrounding areas, the City Council determined that a comprehensive update to the General Plan was necessary.

The General Plan, frequently described as the "Constitution" of the City, is the foundation upon which land use decisions are based. The Plan is a comprehensive information and planning guide established by State law to provide a framework for making informed decisions about the future of the community. It identifies the community's land use, circulation, environmental, economic and social goals and policies as they relate to land use and development. The General Plan, and supporting environmental documentation, identifies concerns and issues important to the community and establishes goals, policies, and program implementation measures that resolve these issues.

A map is attached to illustrate the City's project boundaries.

NAHC Use Only
Date Received: _____
Date Completed: _____

Native American Tribal Consultation lists are only applicable for consulting with California Native tribe per Government Code Section 65352.3

STATE OF CALIFORNIAArnold Schwarzenegger, Governor**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-6390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



November 17, 2008

Mr. Ted Semaan, Manager, Redevelopment & General Plan Division
CITY OF TORRANCE
 3031 Torrance Boulevard
 Torrance, CA 90503



Sent by FAX to: 310-618-5829
 Number of pages: 2

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65582.5 (SB 18) for General Plan Amendment/Update & Environmental Impact Report, City of Torrance, Los Angeles County, California

Dear Mr. Semaan:

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If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
 Program Analyst

Attachment: Native American Tribal Consultation List

NAHC
Native American Tribal Consultation
Los Angeles County
November 17, 2008

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 **Gabrielino Tongva**
San Gabriel , CA 91778
ChlefRBwife@aol.com
(626) 286-1632
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Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
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CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

November 10, 2008

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

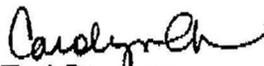
Dear Mr. Morales:

The City of Torrance is in the process of a General Plan Update and associated Environmental Impact Report (EIR). 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 part of the City's responsibilities pursuant to Government Code §65352.3, local Native American tribes must be notified for the purpose of offering a consultation to protect any cultural resources that may exist in the project area. The Native American Heritage Commission (NAHC) has provided the City of Torrance with a list of tribes to be notified. Your tribe is on the NAHC list.

If you wish to consult with the City of Torrance about any cultural resources located in the project area, please contact my office in the next ninety days. Apart from a cultural resource consultation, if you would like to be notified of public hearings for the proposed General Plan Update and EIR, please let me know.

If you have any questions, please contact me at (310) 618.5990.

Sincerely,


Ted Semaan
Manager
General Plan & Redevelopment Division



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

November 10, 2008

Gabrielino/Tongva Council/Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg. 1, 2nd Floor
Los Angeles, CA 90021

Dear Mr. Morales:

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If you have any questions, please contact me at (310) 618.5990.

Sincerely,


Ted Semman
Manager
General Plan & Redevelopment Division



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

TED



November 19, 2008

Mr. Jeffery W. Gibson, Director
City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Gibson:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the City of Torrance General Plan Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:DG:AK

LAC081112-03AK

Control Number



GREGG

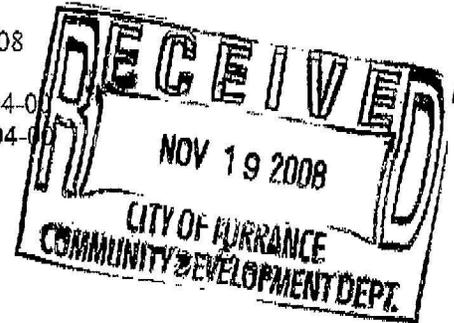
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

November 17, 2008

File No: 05-00.04-0
SBC-00.04-0



Community Development Department
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Ladies and Gentlemen:

City of Torrance General Plan Update

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on November 13, 2008. The City of Torrance (City) is located within the jurisdictional boundaries of District No. 5 and the South Bay Cities Sanitation District. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain only the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City.
2. The Districts should review development and redevelopment projects within the City in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the project. Please forward information on projects within the City to the undersigned.
3. The City's wastewater is treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 303.3 mgd.
4. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed

project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.
7. The Districts encourage distribution of large environmental documents in electronic format in order to reduce paper waste. Whenever possible, please submit these documents on CD (pdf files) or provide Notices of Availability that include website information for downloading environmental documents.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET
LOS ANGELES, CA 90012-3606
PHONE (213) 897-3747
FAX (213) 897-1337



*Flex your power!
Be energy efficient!*

December 4, 2008

Ted Semaan - Plan and Redevelopment Manager
Torrance Community Development Department
3031 Torrance Boulevard, Torrance, CA 90503

City of Torrance General Plan update
LOS / 110 / 3.26-9.87 405 / 12.97-18.23
SCH No. 2008111046 IGR No. 081123/EK

Dear Ted Semaan:

We have received the Environmental Checklist Form and Notice of Preparation (NOP) for the City of Torrance General Plan update project. City area includes sections of two State Route surface roads, Pacific Coast Highway (SR-1) and Hawthorne Boulevard (SR-107), until such time as they may be relinquished to the City. Along the eastern City boundary is a section of State Route surface road Western Avenue (SR-213). The City is served for regional access by the State Route Harbor (I-110) and San Diego (I-405) freeways. Access is provided via an extensive freeway ramp system connecting the major arterial roads of Torrance to the freeways. For the California State Department of Transportation (Department), we have the following comments regarding the information received on the Plan update.

As you are aware, there is a critical relationship between land use and transportation. The quality of the State transportation system operation can affect the quality of the local circulation system operation. We therefore hope for good coordination of planning efforts between local agencies and the Department District 7.

In the materials received, we noticed a Table 1 titled "Development and Population Projections Pursuant to Land Use Plan", which contains specifications of just some future conditions according to the plan. In reports to be made for the Draft Environmental Impact Report (DEIR), we hope to also see some presentation of the amounts, degrees, or proportions of expected difference from current conditions in regard to traffic as well as regarding land use, employment, residential units, etc. .

The City should identify traffic impacts at General Plan buildout or time horizon, including cumulative effects. Then it should also identify desired mitigation measures, especially for State facilities. Such identifications would make it easier to seek public funds or private contributions for mitigation and facilitate preservation of transportation corridors for future system improvements. We would appreciate description of criteria for decision, on when or at what point the transportation improvements identified would be needed to accommodate traffic demand according to the General Plan.

Ted Semaan
December 4, 2008
Page 2 of 3 pages

Implementation of General Plan buildout might result in significant increase in traffic volumes on State facilities in the plan horizon year. Some mitigation of traffic impacts could be implemented on a project-by-project basis. Other mitigation for cumulative traffic impacts could be implemented with reserved portions of "fair-share" contributions, which should be sizeable enough to provide appropriate shares of costs of larger-scale kinds of improvements to State facilities.

Regarding mitigation need, please note that capacities of local facilities and traffic controls to absorb freeway off-ramp traffic is important to prevent the safety hazard of backup of off-bound traffic onto freeway travel lanes. Queue analysis is recommended. On occasion, improvement of off-take capacity might be an integral part of mitigation for projects.

We encourage the City to consider vehicular demand-reducing strategies. These include incentives for commuters to use transit, like park-and-ride lots, discounts on monthly bus and rail passes, vanpools, etc. Other strategies may include transit-oriented development.

We ask that attention be given to the jobs-and-housing balance concept and Smart Growth strategies. Communities of predominantly residential character should be encouraged to set aside or retain areas for office, commercial/retail, and industrial uses. Benefits of balanced communities include reduction of morning and evening commutes on State highways. Shorter trip times and lengths would in turn reduce air pollution and consumption of fuels. Trip directionality might also be considered. Instead of a heavy majority of traffic traveling in one direction during peak periods, some trips may be diverted to the opposite direction.

For Department thresholds and guidance on the preparation of acceptable traffic studies, please refer to the Statewide Guide for the preparation of Traffic Impact Studies at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf> .

Please note the California Environmental Quality Act allows a responsible agency such as the Department to develop criteria for evaluating impacts upon those activities and facilities that it manages. County Congestion Management Plan (CMP) percentage criteria for impact significance would not necessarily be applicable. Department facilities are located within counties; however, the counties do not have final word on management of Department facilities within their geographical boundaries. In fact, Los Angeles County MTA guidelines have in the past provided that the Department must be consulted in the identification of specific locations to be analyzed on the State Highway system. Even if a freeway facility is already at a level of service "F" (LOS F), according to Department criteria mitigation is still needed, for example to prevent increase in the length of time at that LOS. A development project is responsible for its equitable share pursuant to the formula in Appendix B of the Statewide Guide. On the enclosed page, we give a list to illustrate our expectations for comprehensive traffic studies.

Ted Semaan
December 4, 2008
Page 3 of 3 pages

Please note that we would welcome being involved in developing traffic mitigation agreements and arranging for monitoring, for projects. On all aspects of traffic analysis for state facilities and potential mitigation, we offer to participate.

If you have any questions regarding our comments in this letter, please refer to our internal Record Number 081123/EK. Please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-6696. Our E-mail addresses are edwin_kampman@dot.ca.gov and elmer_alvarez@dot.ca.gov.

Sincerely,



Elmer Alvarez
IGR/CEQA Program Manager

enclosure page: Traffic Study Elements

cc: Scott Morgan, State Clearinghouse

Enclosure—Traffic Study Elements

The following listed are elements of what is desired in a full-scale traffic study for consideration by the IGR/CEQA Branch at District 7 of California State Department of Transportation. These elements are based on the Caltrans Guide for the Preparation of Traffic Impact Studies (TIS Guide). This Guide can be accessed at selection item "tisguide.pdf" on the following WEB-site:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf> .

1. a) Presentations of assumptions and methods used to develop socio-economic forecasts, trip generation, trip distribution, choice of travel mode, and assignments of trips to route. Also, b) Consistencies of project travel modeling with other regional and local modeling forecasts and with travel data. Differences should be thoroughly explained.
2. Analysis of ADT, AM, and PM peak-hour volumes for both existing and future conditions in sensitive affected areas. These would include freeways mainline sections, interchanges, all HOV facilities, and major intersections. Interchange Level of Service should be specified (HCM2000 method, when usable). Utilization of all transit facilities should be realistically estimated. Future conditions would include build-out of all projects (see next Item) and any plan-horizon years.
3. Inclusion of all appropriate traffic volumes. Analysis should include a) traffic from specific projects under consideration, b) cumulative traffic from all specific approved developments in the area, c) cumulative traffic from likely not-yet-approved developments in the area, and d) traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth. Scenarios involving different assumptions on development and growth might be considered.
4. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. This discussion should include, but not be limited to, the following:
 - description of transportation infrastructure improvements
 - financial costs, funding sources and financing
 - sequence and scheduling considerations
 - implementation responsibilities, controls and monitoringAny mitigation involving transit, HOV, or TDM should be thoroughly justified and its effects conservatively estimated. Improvement from developer actions is desirable (e.g., land dedication).
5. A plan of realistic mitigation measures, including those under the control of the developers as well as specification of assessment shares of costs for various mitigation actions. Assessment fees for mitigation action on State facilities should at least be in proportion of the additional traffic generated by projects to the amount of traffic benefiting from action (see Caltrans TIS Guide). Number of trips from projects on each travel segment or element is estimated in the context of forecasted traffic volumes that include all sources of growth (see Item 3). Analytical methods such as select-zone travel forecast modeling might be used.

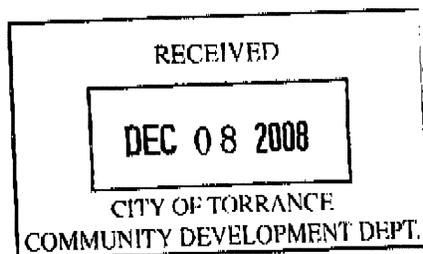
STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

December 4, 2008

Ted Semaan
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Semaan:

Re: SCH# 2008111046; City of Torrance General Plan Update

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

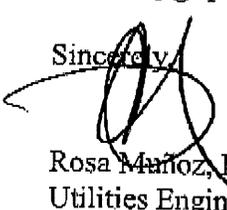
The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-Notice of Preparation* from the State Clearinghouse. As the state agency responsible for rail safety within California, we recommend that the City add language to the General Plan Update so that any future planned development adjacent to or near the railroad right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at nearby at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new developments. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions, please contact Varouj Jinbanchian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,



Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor



GOVERNOR'S OFFICE OF EMERGENCY SERVICES
DISASTER ASSISTANCE PROGRAMS BRANCH
3650 SCHRIEVER AVENUE
MATHER, CALIFORNIA 95655
PHONE: (916) 845-8101 FAX: (916) 845-8381



December 5, 2008

Ted Semaan
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

RE: Notice of Preparation for a Draft Environmental Impact Report for the City of Torrance's
General Plan Update, SCH# 2008111046

Dear Mr. Semaan:

Thank you for the opportunity to comment on your Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the city's general plan update. In preparing the general plan and accompanying DEIR, the city should examine the sections of state planning law that involve potential hazards the city may face. For your information, I have underlined specific sections of state planning law where identification and analysis of hazards are discussed (see Attachment A).

Prior to the release of the draft general plan or within the DEIR, city staff or your consultants should examine each of the requirements in state planning law and determine if there are hazard issues within the community which the general plan should address. A table in the DEIR (or general plan) which identifies these specific issues and where they are addressed in the general plan would be helpful in demonstrating the city has complied with these requirements. If the DEIR determines that state planning law requirements have not been met, it should recommend that these issues be addressed in the general plan as a mitigation measure.

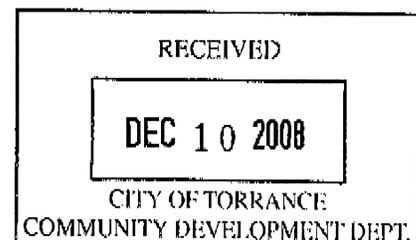
We note that state planning law includes a requirement for consultations with state agencies in regard to information related to hazards. OES would be happy to share all available information at our disposal to facilitate the city's ability to comply with state planning and environmental laws.

If you have any questions about these comments, please contact Andrew Rush at (916) 845-8269 or andrew.rush@OES.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Dennis Castrillo".

Dennis Castrillo
Environmental Officer



cc: State Clearinghouse

Attachment A Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

(F) The location, quantity and quality of the rock, sand and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Care Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

(C) Passenger and freight on-line railroad operations and ground rapid transit systems.

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(E) Local industrial plants, including, but not limited to, railroad classification yards.

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

(i) Avoiding or minimizing the risks of flooding to new development.

(ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.

(iii) Maintaining the structural and operational integrity of essential public facilities during flooding.

(iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.

(v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.

(C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).

(3) After the initial revision of the safety element pursuant to paragraph (2), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.

(4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.

(5) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the office, and the board required by this subdivision.

(6) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation one copy of a draft of the safety element or amendment and any technical studies used for

developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element of or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Dale Lincoln
20524 Wayne Ave.
Torrance, CA 90503
(310) 540-1718 d.lincoln1@verizon.net

December 8, 2008

City of Torrance
Community Development Department
3031 Torrance Blvd.
Torrance CA 90503

RE: COMMENTS ON ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN
UPDATE, BIOLOGICAL RESOURCES

Gentlemen:

As per CEQA Guidelines I would like to take this opportunity to pass on my comments relative to General Plan Update, EIR, Biological Resources section. Also included for your review and presentation to the consulting firm, are the following:

January 28, 2008 letter to Mr. Ted Semaan, Division Chief , General Plan

January 29, 2008 letter to Torrance Planning Commission

Natural Habitat and Wildlife Areas in the City of Torrance and Map 1/27/08.
(limited to certain city owned properties and a County storm water basin)

EIR Initial Evaluation Check List page 15, # 4, Biological Resources

Natural Habitat in the City of Torrance 2/22/08

City of Torrance, Public Works Department Announcement "Stormwater Basin
Enhancement Program"

Map, Vernal Pool Areas of the South Bay (R. Matonni) Crossosoma 23(2),
Autumn 97

The Ecology, Preservation and Use of Henrietta Basin Marsh (Lincoln) 1992
(A Layman's Study)

VALUES OF NATURAL WILDLIFE HABITAT IN AN URBAN SETTING

In a world of rising population, decreasing natural resources, increasing extinction of species and potential catastrophic climate change, people are now beginning to recognize value in preserving and restoring local natural wildlife habitat. In addition to the inherent value of allowing other species to survive, nature preservation in the urban setting provides the public with educational and scientific opportunities, a variety of passive recreational activities, increased area property values, and even emotional health benefits.

The City of Torrance is a progressive leader in this field with the preservation and ongoing restoration of Madrona Marsh. The development of the nature center and its many fine programs is outstanding but this does not need to be limited to one site. Other areas in the city can be used as outlying or satellite nature sites taking advantage of the City's central Madrona Marsh Nature Center and its many excellent programs, on an out-reach, geographically diverse basis.

If local residents wish to observe some beautiful wild ducks, or a local school science class wishes a biology walk, why must it only be across town at one location? There may be appropriate sites in their local neighborhoods and close to their schools. This is like libraries and fire stations. Torrance has a large central library and fire station that serve as headquarters and have the most resources. There are also a half dozen or so smaller branch libraries and fire stations effectively serving the various outlying communities, that are managed and supported by the main facility.

The native plants and animals of the South Bay do not live in isolation. Seeds, birds, bugs, and critters move from one location to another. Preserving and restoring a number of small sites within the city will increase the overall health, diversity and interest of the whole ecological system.

The General Plan Update Draft appropriately addresses a number of important current environmental issues. It can, and in my opinion, should, also address the issue of planning for and implementing policy to achieve the many benefits of local community habitat preservation and restoration. I respectfully request the Community Development Department and General Plan consultant to include verbiage in the General Plan reflecting these values and goals.

CHANGES AND ADDITIONS

Community Development Department staff has been cordial and receptive, and responsive to suggestions for changes in the Community Resources element of the draft. This is very much appreciated.

It is my understanding that the incorrect statement in first draft CR-47, "Almost no natural areas or wildlife habitat remain in Torrance with the exception of the Madrona

Marsh”, has been removed. This same verbiage was also used in the EIR Initial Study, Biological Resources # 4 boxes a, b, c, d. I believe this is also to be revised. Very appropriately, Open Space Objectives and Policies CR.2, CR.2.1, and CR.3.7 have been strengthened with the intent to designate and apply preservation and habitat protection to significant areas.

I also understand that a map (or “figure”) will be included in the General Plan to show designated natural habitat areas. Such a map is present in the current General Plan but it needs to be up-dated with additional areas now recognized as suitable for restoration and preservation of native plant and animal species habitat.

Other Objectives or Policy Statements that have been used in the existing General Plan~~at~~ or are appropriate for inclusion in the update GP update are:

CR 2.1 “Assign open space designations and apply preservation policies to significant natural habitat areas.”

16.1 “Preserve and restore other natural habitats for similar benefits” (as Madrona Marsh)

STORM WATER BASINS

In a very progressive and laudable manner, Torrance Public Works Department, assisted by park and recreation staff, has selected four “sumps” for natural, native habitat restoration in their Storm Water Basin Enhancement Program. They have increased the value of these basins by retaining their original function but now making them “multi-use facilities”. The first are Entradero, Henrietta, Amie and Ocean basins. Each should be listed and shown in the Community Resources Element of the General Plan as a natural habitat area.

Some of the other storm water basins also have areas suitable for restoration of native plant and wildlife habitat. These should be researched and also identified in the General Plan if they have significant habitat.

CITY PARKS

As open green space with plants and trees, all the city parks have some wildlife value in addition to their active recreational use. A few parks, in particular old Torrance Park, have numerous very large, old growth native trees. Saving these type resources should be mentioned in the General Plan

The steam railroad site at the east side of Wilson Park has a native plant garden that could easily be expanded.

Every city park is landscaped and has an irrigation system. Rather than using only exotic or foreign plants and trees, each park should have areas of local native vegetation and also incorporate native plants in their landscape design.. This will provide better habitat for rare or threatened local species of living creatures. Since many local plant species are drought tolerant, there may be cost savings in water. This philosophy should be verbalized in the General Plan.

HABITATS ON PRIVATE LANDS

It should be recognized that open space on private commercial, industrial and residential land may also have remnants of native habitat and certainly have restorable areas. If aware, private landowners may be interested in a variety of programs that can provide them with significant economic and environmental benefits from preservation and restoration. Torrance may even want to study acquisition of a portion of some of these sites.

Some sites (but not all) in the city include:

- Mobil Refinery complex
- raw land south east of Del Amo Blvd. and Madrona Ave.
- Butcher Hill in south WALTERIA, large open pit quarry in the hillside
- “Hawthorne Hill”, from Hawthorne Blvd to the Palos Verdes Estates Line.
- Coastal bluffs and the “bowl” above Torrance Beach. (There are safety, security, privacy and ownership issues for resident land owners but some patches of original native coastal sand bluff habitat do remain).
- Open land north and east of Alta Loma Park called “Dead Horse Canyon”
- South Torrance undeveloped hillsides
- Rail road sidings or abandoned rail right of ways

DEAD HORSE CANYON

The approximately five acre Dead Horse Canyon site is located to the north and east of Alta Loma Park. Parts of the property are severely eroded and geologically unstable. There are what appears to be patches of original coastal scrub sage habitat and also a number of local trees. The location and instability of the land may prevent any structural development. It would be an ideal spot for a second, dedicated City of Torrance Nature Preserve. Safety and access issues, along with impacts on the neighborhood would need to be appropriately addressed but the preserve could very well be used for a number of the city’s Nature Center programs already in existence. The setting however would be in a hill area with trees and brush rather than a flat wetland with willows as at Madrona Marsh.

Plans are being made by the cities of Rolling Hills Estates and Torrance and the Chandler organization for land swaps, boundary changes and major golf course/residential development. As an excess piece of natural habitat property, acquired by the City of Torrance, Dead Horse Canyon should be designated specifically in the General Plan as a potential "Nature Preserve".

TORRANCE BEACH

Although the actual beach and shoreline at Torrance Beach is owned by the State and maintained by the County, it is located within Torrance City Limits. Because the southern section of the beach, backed by sand bluffs, receives relatively less traditional beach use, it would make an ideal spot for restoration of historical beach habitat. In coordination with California Department of Fish and Game it would be easy to re-establish and manage large seasonal grunion runs and reintroduce the large clams that historically lived in the sand. Both would provide amusement, and considerable recreational and educational benefits.

EIR INVENTORY OF SITES

It is suggested that the EIR consultant (The Planning Center) have a field biologist locate and inventory all areas of Torrance where native habitat still exists or could easily be restored. All appropriate sites would be designated in the General Plan Update.

Resources available to the consultant for such a project might (?) include knowledgeable local residents, local college professors and academia, certain members of the Friends of Madrona Marsh, The Torrance City Naturalist, Madrona Nature Center staff, and certain staff or members of the Palos Verdes Peninsula Land Conservancy. I personally offer my time to assist The Planning Center or the Community Development Department in any way they would like.

Thank you very much for your efforts and expertise.

Sincerely

A handwritten signature in cursive script that reads "Dale Lincoln".

Dale Lincoln

Dale Lincoln
20524 Wayne Ave.
Torrance, CA 90503
(310) 540-1718

January 28, 2008

Mr. Ted. D. Semaan
Division Chief, Redevelopment and General Plan
City of Torrance, Community Development Department
3031 Torrance Blvd.
Torrance, CA 90503

RE: Draft General Plan: Community Resources Element; Identification of Natural Habitat/Wildlife Areas

Dear Mr. Semaan:

I compliment the City and Planning Staff for their great effort made for a quality draft of the Revised General Plan. I was particularly impressed by the section for progressive actions relative to "global warming".

One subject in the Community Resources Element does however need strengthening. In addition to Madrona Marsh, the City has a number of areas of significant, restorable remnants of native plant and animal habitat. These sites should be identified and designated in the text and on a separate Figure (map) of "Natural Habitat and Wildlife".

The existing 1992 General Plan has substantial verbiage in several elements about the value, identification, preservation, and restoration of natural habitat and wildlife. In summary, the Conservation Element (1992) states on page 17, while Madrona Marsh is "the most important habitat remaining in the City, additional research may identify other habitats of local important. The City therefore, should undertake further study of local wildlife habitats and, at the same time, investigate methods for their preservation".

Although there are a number of other sites not included, I have attached a list and brief description of six of these sites on publicly owned property. Knowledgeable and qualified professionals can verify that these are indeed natural open space areas that have remnants of native plant and animal communities or can be restored as such.

I invite members of your staff to accompany me on a tour of the listed sites to gain an in-depth understanding of their natural and open space values.

January 28, 2008
Page 2
Draft General Plan, Habitat

Please have your staff revise the draft General Plan accordingly, so that revisions and the map will be included in the document for the January 30, 2008, Planning Commission public workshop.

Thank you very much.

Sincerely,

Dale Lincoln

cc: Chun

**Dale Lincoln
20524 Wayne Ave.
Torrance, CA 90503
(310) 540-1718**

January 29, 2008

Planning Commission
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

RE: Draft General Plan: Community Resources Element; Natural
Habitat/Wildlife Areas

Dear Commissioners:

I greatly appreciate the Planning Commission and City Planning Staff's efforts for a quality Revised General Plan and it is a good draft document. Particularly impressive was a section of the Community Resources Element that provides for progressive actions related to "global warming". However, some of the sections on wildlife protection and natural habitat need revision and additions.

The Draft Plan very correctly and clearly states that "Madrona is one of the City's most important assets". It explains that the Marsh's preservation of natural habitat and programs are "invaluable" to the City. These are certainly valid assessments. City employees and Friends of Madrona Marsh have done an outstanding job of restoring the wetlands and providing the public, at very little cost, a variety of very well attended, outstanding education and enrichment programs.

The following Draft Open Space Objectives and Policies are certainly valid:

Objective CR.2: To preserve natural resource lands that contribute to the environmental quality of the City.

Policy CR.2.1: Assign open space designations and apply preservation policies to significant natural habitat areas.

Policy CR.3.7: Accommodate the conversion of marginal lands, such as retention Basins, to uses such ashabitat protection.

Unfortunately, the opening sentence of Draft Plan 3.5 WILDLIFE PROTECTION, page CR-47, states "Almost no natural areas or wildlife habitat remain in Torrance with the exception of the Madrona Marsh". This is incorrect and needs to be eliminated.

January 29, 2008

Page 2

Planning Commission, Draft General Plan, Habitat/Wildlife

Additionally, in the spirit of the General Plan and good community planning practices, further areas of remnant restorable natural habitat should be recognized and designated.

Attached is a list and brief description of five significant restorable remnants of natural habitat on publicly owned property in our City. Evidence and independent scientific study can support their habitat values. A rough map is also included to show locations.

Other habitat areas also exist in Torrance, but the five identified are good examples of different types of facilities and varying plant and animal communities in different sections of the City.

Listing these will not interfere or diminish existing uses and functions on the sites but will expand the value of the properties by providing further or multiple functions and uses. Because these are already publicly owned properties, there is no cost of acquisition. Recognition will enable potential or possible preservation or potential future enhancements and enrichment programs that will provide valuable benefits for a broad spectrum of our citizens.

Please list these sites in the text of the General Plan.

Please also include a "Figure" (map) of "Natural Habitat Resource Areas" clearly showing site locations. The existing 1992 General Plan has this map but at that time only Madrona Marsh had been identified.

The existing 1992 General Plan made reference to the value, identification, preservation and restoration of natural wildlife habitat in several of the elements. This was summarized on page 17: while Madrona Marsh is "the most important habitat remaining in the City, additional research may identify other habitats of local importance. The City therefore, should undertake further study of local wildlife habitats and, at the same time, investigate methods for their preservation".

Kindly continue the spirit of the 1992 General Plan and if anything we should be strengthening the Plan's provisions on these matters rather than weakening them. Please, incorporate the above in our updated General Plan. Thank you very much.

Sincerely

Dale Lincoln
cc. Cessna
Attachments (2)

January 27, 2008

NATURAL HABITAT AND WILDLIFE AREAS IN THE CITY OF TORRANCE

The 44 acre Madrona Marsh Preserve in central Torrance contains seasonal marsh, coastal prairie, vernal pools, etc. with a wide variety of native plant and animal species. An outstanding nature center provides a broad spectrum of quality life science activities and education. The preservation, restoration, management and public programs of “Madrona” are well recognized and have great value to the City.

Madrona however does not exist in isolation and there is continual transference of plants and animals from other nearby natural areas. In Torrance, many of the retention basins (sumps), selected open parklands and other sites on public and private property contain significant, restorable remnants of natural habitat and local ecosystems.

While recognizing that there are other locations NOT listed below, the following briefing describes several valuable and restorable sites within the City of Torrance. All are on public property. All can be dual or multiple use facilities. Potential habitat preservation or enhancement or possible passive natural activities and programs will not interfere with or diminish existing functions or activities.

ENTRADERO PARK 26 acres. West Torrance. Enter off Towers St. two blocks west of Entradero Ave.

- Large basin with open storm and drainage water inlet channel. Baseball diamonds. Improved neighborhood park with basketball courts, children’s playground, picnic area.
- Well over one half of this park is natural open space but not managed for habitat.
- Restorable areas of seasonal marsh, mid-dune hills, riparian (creek side), coastal prairie.

HENRIETTA MARSH 7 acres. West Torrance, Henrietta St. at Spencer, across from West High School.

- Historical seasonal wetlands/marsh, deepened and contoured as a storm water retention basin (sump).
- Center sand dune hill gifted to City of Torrance as dedicated open space for natural preserve. Four plus acres of year around wetlands with willows, cotton woods, sycamores. Native blue elderberry and coastal buckwheat exist. Various migratory water fowl. Great Horned and Barn Owls, White Tailed Kite, nesting hawks.

LOS ARBOLES (ROCKET SHIP) PARK 6 acres Hollywood Riviera, Calle de Recardo at Paseo de Las Tortuga

- Passive activity neighborhood park.
- Lower slope on the South Torrance hillside is open natural area with abundance of pine trees and remnants of native plant community. Open space exists on adjacent private properties. Restorable as coastal scrub sage eco system.

TORRANCE BEACH (and Rat Beach) - Paseo de la Playa to Palos Verdes Estates line

- Beach sand and shoreline/tidal system. Restorable for clams, grunion spawning, variety of shorebirds, etc. Off shore marine values.
- Unique sand bluffs. Micro, marine influence, bluff community. Endangered El Segundo Blue Butterfly preservation.
- Restorable beach (fore) dunes, sand hill plant and animal community

WALTERIA RETENTION BASIN (SUMP) Waleria, Ocean Ave. at 236th Street

- Operated by Los Angeles County Flood Control District. Large enclosed, excavated, deep storm water, retention and pump facility.
- The remains of historical Lake Waleria, a seasonal lake and wetlands that extended from South High School to Crenshaw Blvd.
- Numerous water fowl including roosting and nesting cormorants and egrets. Upland slopes with planted, non-native vegetation. With some minor enhancements and slight altered management, could be an extremely prolific migratory waterfowl and general bird sanctuary.

Dale Lincoln
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Figure CR-2

Park and Recreation Resources

Legend

Park and Recreation Facilities
Reference facility numbers in Table CR-1

Torrance Unified School District School Site

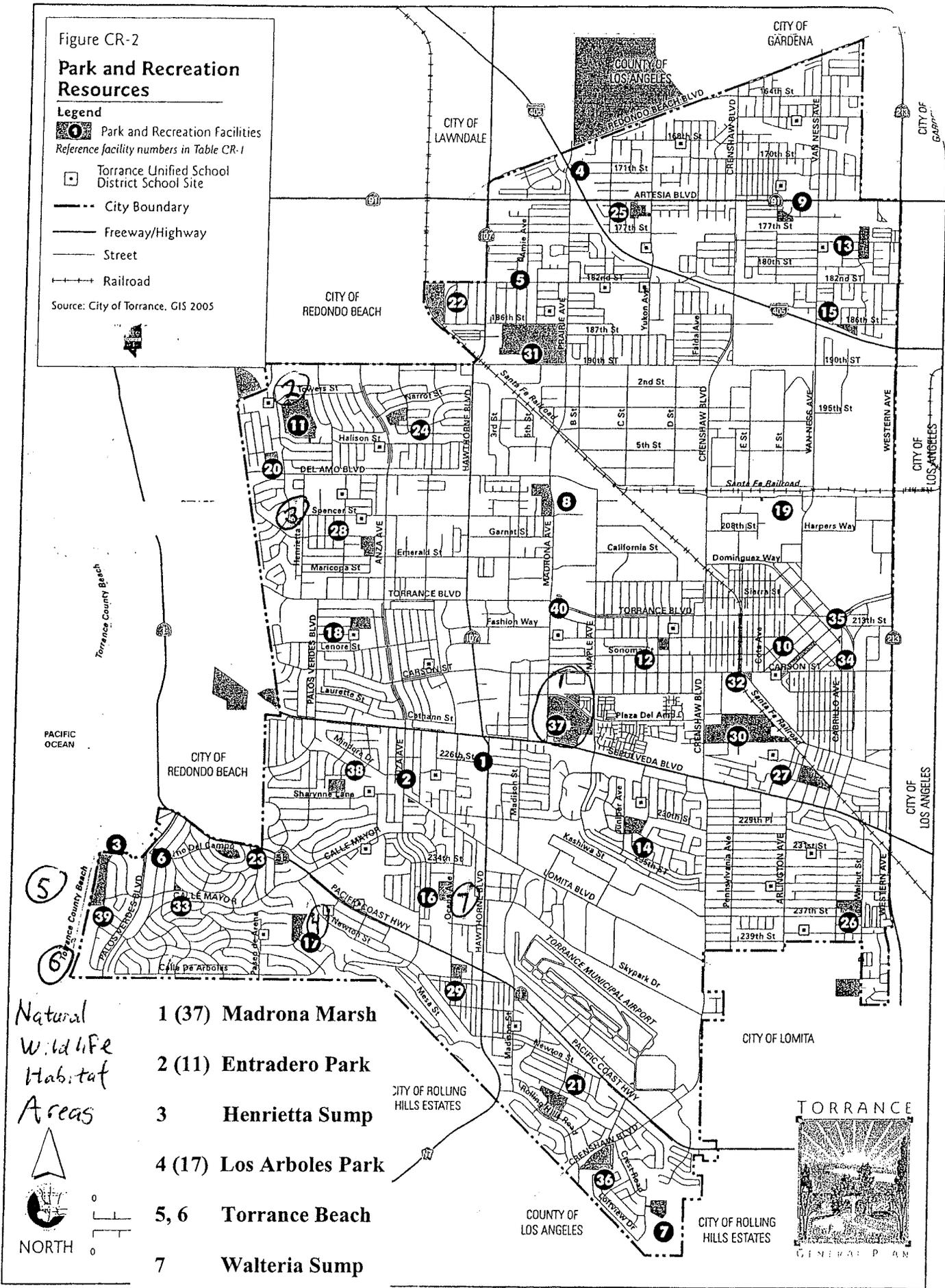
City Boundary

Freeway/Highway

Street

Railroad

Source: City of Torrance, GIS 2005



Natural
Wildlife
Habitat
Areas

- 1 (37) Madrona Marsh
- 2 (11) Entradero Park
- 3 Henrietta Sump
- 4 (17) Los Arboles Park
- 5, 6 Torrance Beach
- 7 Walteria Sump



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

2/22/08

NATURAL HABITAT IN THE CITY OF TORRANCE

DESIGNATED SITES

Significant existing natural habitat or restorable remnants are located at **Madrona Marsh Preserve, Entradero Park**, lower **Los Arboles Park** and **Henrietta Marsh/Sump**. All are owned and managed by the City of Torrance.

PARKS

In **31 locations**, Torrance, has **270 acres** of City owned and managed mini, neighborhood, community and regional **parks**. Almost all have natural value because they have green open space and trees. An example is old central **Torrance Park** which has a number of old growth trees.

In most of the parks, without interfering with existing uses, a small portion of existing landscape could be replanted with native flowers, shrubs and trees. This would provide pockets throughout the city of habitat for the various forms of wildlife. Those include insects and butterflies, reptiles and amphibians, birds and mammals and so forth. It also would provide some unique, interesting and beautiful plants and flowers, different from the commonly plain, utilitarian landscaping of our parks. An example of an area for this is the Live Steamer (railroad) area of **Wilson Park**.

FLOOD CONTROL RETENTION BASINS (sumps)

All sumps in Torrance have natural value because they have open space, land and water. Some of the sumps have full functioning wetlands. The extent of existing or restorable habitat varies from one to another. In total, it is very substantial. Even cement lined Spencer Sump has some natural value because it retains water (a pond) much of the year.

NEIGHBORHOODS

Local neighborhoods with large numbers of mature street or yard trees provide varying degrees of habitat for birds. The **Scout Center** and old **Torrance Health Building** sites and nearby residential areas are an example of this.

OTHER CITY OWNED PROPERTIES

Sections of undeveloped agricultural and aircraft buffer areas on the north, east and west sides of **Torrance Airport** could provide wildlife habitat if managed for that.

Undeveloped property along Madrona Ave. north of City Yard.

OTHER GOVERNMENT SITES

Although owned and operated by the Los Angeles County Flood Control District, **Walteria Retention Basin** (sump) provides habitat for large numbers of water fowl including roosting herons and egrets. It is small reminder of historic Lake Walteria that covered hundreds of acres of southern Torrance.

Torrance Beach, owned by the State and managed by Los Angeles County, has unique opportunities for habitat and wildlife restoration. Proper management could entice the return of large grunion runs. "Pismo" clams could be reintroduced, bringing back the prolific clam population that was once there.

Although owned by CalTrans, the many acres of **405 Freeway siding** slopes could easily be used for wildlife habitat. A relatively easy change in management and landscaping practices could include a mix native plants and trees along with suitable bird and wildlife friendly imported plants and trees.

PRIVATE PROPERTY SITES

The following lists open space or wildland on private property with existing or restorable habitat:

Adjacent to Alta Loma Park, north (eroded), south and east sides. Wildland with a variety of heavy non-native vegetation and trees. Some patches of "coastal scrub sage" systems still remain. Designated Landslide, Ground Displacement Area (DLGDA)

Butcher Hill" (eroded old mine, DLGDA) and "**Hawthorne Hill**" (remnants coastal sage).

South Torrance hillside (DLGDA)

Sand **bluffs** and the "**bowl**" above **Torrance Beach** (unique coastal bluffs - DLGDA)

Undeveloped **West Side of Mobile Refinery**, north west Del Amo Blvd and Prairie Ave. Many acres of highly degraded and invasive plants, but never-the-less, open space wildland.

Railroad track sidings and right of ways (Burlington Northern Santa Fe) through the City have potential areas that could be planted with native vegetation. Examples of such areas would include right-of-ways through **Central Torrance** and at **El Nido Park**.

THE ECOLOGY, PRESERVATION, AND USE
OF
HENRIETTA BASIN MARSH, TORRANCE, CALIFORNIA
(A Layman's Study)

Prepared for
The Honorable Mayor, City Council,
Planning Commission, and
Parks and Recreation Commission
of the City of Torrance,
and the
Board of Education
Torrance Unified School District

by

Dale Lincoln
20524 Wayne Ave
Torrance, CA 90503
(310) 316-5062

October 4, 1992

PREFACE

Almost all of the original wetlands and open sand dunes of the South Bay area of Los Angeles County have been lost to urban development. Fortunately Madrona Marsh was saved. Complementing Madrona Marsh, but different in a number of aspects, is a significant natural habitat, the functioning wetland and vernal marsh contained in the Henrietta Storm Water Retention Basin of West Torrance.

The purpose of this study is to describe the physical and natural aspects and values of this area and to present a sensible plan to make best use of it. Best use includes flood control, natural open space, natural preservation and environmental education, all of which are compatible and present little expense to the City.

Information will be useful to City of Torrance elected officials, managers, staff and EIR consultants, other government officials, local schools and educators, neighborhood residents, and persons having an interest in environmental issues and concerns.

This study was prepared by a layman with no professional or educational background in the applicable sciences. Information was obtained by personal observation and sources believed to be accurate, but access to some sources has been limited and there is no guarantee of correctness. It is suggested that the City of Torrance commission a full professional study.

Across the nation, progressive local governments are now using their own initiative to save or even purchase and create small areas of ecological significance. It is hoped that the City of Torrance will continue to recognize the wisdom in this and dedicate Henrietta a natural preserve and commence appropriate restoration, enhancement, and management.

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SUMMARY

The coastal back dune and vernal marsh habitats of the Henrietta Flood Control Basin are rare and interesting. Preserving, enhancing, and appropriately managing this area will give the City of Torrance and the region a valuable environmental asset. It would:

- be a means for reducing pollution in storm runoff water which contaminates the Santa Monica Bay.
- provide an excellent outdoor classroom (laboratory) for serious science study and enrichment for nearby school students and others.
- present an aesthetically pleasing and refreshing open landscape in the midst of our increasingly urban region.
- conserve a habitat for numerous migrating birds and waterfowl as part of the Pacific Flyway.
- be an excellent habitat for numerous resident animals and plants including natives, some of which are becoming increasingly rare.
- be a living example of some of the interesting early natural history of the South Bay
- make a local contribution to the now, internationally recognized and vitally important goal of environmentally saving the earth and its diverse living things.

The City already owns the land and there are no acquisition costs. Use as a preserve need not impinge on the dual flood control function. Rather, it would enhance the control of storm water pollution. Maintenance and management costs need not increase. It would compliment Madrona Marsh, utilizing the City system that is already in place. It would enhance and increase the effectiveness of the planned Natural History Center.

Dedicating Henrietta as a preserve would be politically popular, highly cost effective, and good government.

INTRODUCTION

This study is prepared for the City of Torrance to assist in the process of declaring, dedicating, and operating the Henrietta Flood Control Basin (Henrietta) as a City Natural Preserve (or Wildlife Habitat), in addition to a storm water collection basin. It is also for individuals and organizations involved in environmental activities and education such as The Torrance Unified School District. It will assist the Cities of Torrance, Hermosa, and Redondo Beach in developing effective Storm Water Pollution Prevention Plans.

This study presents: some history of the area; values and uses of a preserve; a description of its physical and biological characteristics. Political and legal elements are discussed as well as management practices which would insure safe and environmentally sensitive operation of the site. A plan for future enhancement and restoration is mentioned along with an action plan as a specific course to follow. Environmental health and the preservation of natural habitats such as wetlands are vital to mankind, both locally and worldwide. There are numerous well established reasons which are not addressed in this paper.

In recent history, the area covered by the City of Torrance had an abundance of open coastal sand dunes and seasonal wetlands. Those once provided habitats for a host of living creatures and native American man. Almost all of those open sand hills and wetlands are now gone as a result of intensive urban development.

There are, however, several small pockets remaining, one of which is Madrona Marsh (Madrona) in central Torrance. Another is Henrietta across from Henrietta Street and Spencer Street (near West High School) in West Torrance. Although an excavated storm water retention basin, this 6.9 acre plot has a functioning wetland. Soils, hydrology, plants, and animals all qualify it as such. Just as state and national governments preserve large naturally significant areas in designated parks and preserves, progressive cities are now also saving and restoring, and even buying and recreating small, local sites.

The City of Torrance very wisely obtained and preserved Madrona Marsh. Henrietta, whether or not contoured by man, is also a vernal marsh well worth saving and enhancing for the same reasons. Its differences compliment Madrona and it should be considered the second element of the Torrance Nature Preserve System.

The basin is a needed flood control facility. That function in no way needs to be interfered with or diminished. The dual uses are compatible and make the best use of the land.

Pollutants from Henrietta drainage area flow through the Herondo Drain into the Santa Monica Bay. Wetlands, by their nature, cause filtration, settlement, and break down of pollutants. The City of Torrance can enhance their storm water pollution control efforts by using modern practices and techniques at Henrietta to remove trash and reduce pollutants. Best Management Practices should include operations at Henrietta.

The property is City owned. There are no acquisition costs. Ongoing maintenance and management would be slightly different as a preserve, but costs would be about the same. The knowledge and system already established for running Madrona would be applied to Henrietta.

The site is a valuable public resource and should be zoned PU - Public Use. It should be specifically identified in the various applicable elements of the General Plan as a wildlife habitat subject to preservation.

It is hoped that those responsible will see the vision of what can be done here. Ecological and environmental issues and education are not just fads of the decade. Over the long term, they are the survival of a living planet and its most advanced creation, man. Even small locations such as Henrietta are important.

HISTORICAL BACKGROUND

Los Angeles Basin

Historically, the portion of Los Angeles County south of the San Gabriel Mountains was covered by an extensive system of creeks and rivers which drained the mountains and the basin itself. The three main rivers, Los Angeles, San Gabriel, and Rio Hondo had some flow year around but became torrents during major storms. Large flood plains existed. Extensive, lush riparian (streamside) forests and habitats existed along these waterways and within the flood plain.

Low lying areas and coastal estuaries created extensive sloughs, tidal flats, permanent marshes, seasonal marshes, etc. These wetland areas were biologically very prolific.

In the 1800's, large numbers of immigrants decimated the riparian forests, using the trees for domestic purposes and fuel for steam ships and railroads. In the 1900's, all the rivers, and creeks were channelized into concrete corridors for flood control. Marshes and lowlands were drained, filled or made into harbors. This eliminated the flood threat and opened up land for development. It

also eliminated the river and wetland ecosystems and the vast amount of life contained therein.

Torrance/South Bay

Centinela Valley (the inland portions of the South Bay and Torrance) lies east of the coastal sand dunes and between Palos Verdes Hills on the south and Baldwin Hills on the north. In early days, this valley had limited natural drainage. Due to its terrain, rain water either moved slowly to Centinela Creek (Inglewood) on the north, the Dominguez Channel complex, Wilmington Wash, or Compton Creek on the east, or remained in low lying pockets until it percolated down or evaporated.

Even into the 1900's, the Torrance area had thousands of acres of these seasonal, temporary wetlands or vernal (winter/spring) marshes. Large numbers of water fowl utilized the ponds during their annual migrations. Pictures and accounts from early residents describe Lake Walteria as covering large sections of South Torrance from Sepulveda to Pacific Coast Highway between Anza and Crenshaw. It would recede and then disappear in the dry season. Other undrained areas, likely including pockets in the coastal dunes, contained vernal marshes.

Henrietta Basin

One of the naturally undrained areas of the inland side of the coastal dunes is along Henrietta Avenue. The watershed covers a good portion of West Torrance.

The actual existing sump was excavated in 1959 relative to the development of the adjacent subdivision. Rain water, which in history, had supplied one or several seasonal marshes in the area is now collected in the basin. In 1971, a large outflow drain was installed on the north end allowing most of the water to flow to the ocean via the 190th Street drain and Herondo outfall. An aerial photo shows excavated ponds with water in both basins prior to the construction of homes or runoff producing roofs, driveways and paved streets. This demonstrates the natural collection of storm water in the area.

The exact location of the original low point(s) of the watershed is not known. A 1923 U. S. Geological Survey Map, however, shows it to be in the same general location as Henrietta. An early aerial photo shows groves of what appear to be riparian trees along the base of the hills indicating the presence wet areas.

Since the excavation 33 years ago, a full mini-ecosystem has, by itself, naturally developed in the basin. Seed from the prior marsh and migrating birds have started plant communities which were followed by insects and a diverse number of other life up to and including mammals.

It is academic and irrelevant whether or not the current basin sits on the exact spot of the historic marsh(es) serving this watershed. At one time square miles of wetland existed in the Torrance/South Bay area. It has almost all been destroyed. If Henrietta vernal marsh was dug out by man, and since then nature has created a habitat utilizing water and migrating flora and fauna, it nevertheless still does exist. It represents what was once abundant and is almost all gone from our City.

If one takes the position that the sump was man dug and there is no natural habitat, then the solution is simple; allow nature to create the habitat by not destroying it as it develops, or introduce native species and assist in its creation. The end result is similar, a living natural area representing historical but destroyed habitats of our region.

Since 1959, the contour and elevation of the bottom has been changed a time or two relative to flood control functions. Per long time residents, established trees were removed in the 1960's and 1970's. A major new storm drain inlet was constructed on the south side in 1991 during which all south vegetation was removed. In the months since then, a surprising amount of self rejuvenation has taken place but it may take years for full natural balance to be achieved.

REGIONAL AND GLOBAL CONCERNS

The vast majority of America's wetlands have been destroyed. California and Los Angeles County wetlands have been decimated.

Governments everywhere are trying to locate and reclaim or create natural areas. In Santa Barbara and San Diego Counties, governments are expending funds to artificially develop vernal pools from scratch. Modern man has learned that our planet contains a fragile global ecosystem. It has been assaulted by the industrial revolution and the presence of, and increasing consumption of billions of human beings.

In order for mankind and many of other species to survive, major changes must be made in the way we think and act towards our environment. Wise individuals and responsible nations are becoming aware and are actively working to preserve natural areas and to protect the environments we live in.

LOCAL VALUES AND USES

Flood Control Functions

Storm and other street runoff water from most of West Torrance runs into Henrietta Basin or Entradero Basin. It is held until it flows at a slower pace, via a large drain, north to 190th Street, and then west to the Herondo ocean outlet by the Chart House. Smaller

quantities of the water remain in the Henrietta for extended periods and either evaporate out or percolate into the soil.

The Basin is vital to flood control and if it were not there, flooding would occur all along Henrietta Ave. Its use as a collection basin for storm water is vital to public safety. The use of Henrietta as a habitat need not and should not interfere with the flood control function. The two uses can be compatible, cooperative, even symbiotic.

Storm Runoff and Ocean Pollution Control

Trash (particularly plastics), road oils, pesticides, animal waste, and numerous other toxics flow in the runoff down gutters or storm drains into Henrietta. From there it flows into the Santa Monica Bay, posing a health hazard to swimmers. Herondo Drain has been known to contain human waste. It is also detrimental to the marine ecosystems.

Under a National Pollutant Discharge System permit, in association with Los Angeles County and other adjacent cities, Torrance is required to control pollution discharge in drain and storm waters going into the Santa Monica Bay. Use of Henrietta in the implementation of "Best Management Practices" offers an excellent, cost effective opportunity to enhance the City's efforts to cleanse the waters.

There is always some dry weather flow into the basin, but little dry weather outflow. The main problem is storm runoff. Better designed and maintained screening (fencing) of the outflow drain and proper, periodic clean-up (removal of the trash) of the basin would provide an inexpensive means of preventing medium and large items from getting into the ocean. Floatable plastics and trash often end up in a ring around the high water mark and heavier items are near the inflows. Plastics are known killers of marine life and makes our beaches look like a dump after rains.

Street catch basins should be cleaned in early fall before the first rain to help prevent the "first flush" from bringing items into Henrietta and other retention basins (sumps). The most effective times to pick up rubbish from the sides and bottom of Henrietta are after the first major rain and then in Spring after the rainy season. Periodic winter cleaning of the outflow screening is needed.

As water slowly flows through a wetland, the plant system filters the water. Harmful contaminants settling to the bottom are broken down by bacterial action or bound into benign substances. This role of wetlands in reducing pollution is well established. Marshes treat the water for free. Retaining aspects of the marshland of Henrietta is valuable for that purpose.

The Cities of Torrance, Redondo Beach, and Hermosa Beach all have an inherent interest and benefit in having their beaches clean and uncontaminated. Each City contains part of the watershed feeding Herondo outfall. Using Henrietta and also nearby Entradero Basin to collect and remove trash and pollutants is part of the answer. It would be wise for all three cities in the watershed to plan and implement together as they meet Federal EPA and Los Angeles County stormwater regulations.

Natural History

The South Bay's range of coastal sand hills extends from Playa del Rey on the north to the base of Palos Verdes Hills on the south. Only two significant dune areas remain undeveloped in a somewhat natural state. They are the El Segundo Dune project under the LAX flight path near Dockweiler Beach (which is a cleared housing tract), and some parkland in the City of Palos Verdes Estates. Wilderness Park in Redondo Beach is a designed and artificially planted area representing other habitats not natural to its location.

Henrietta contains exposed soils (sandy types) of the east side of the dunes, Even if it was artificially contoured, if properly restored, it could be a valuable display of our South Bay dune geological history.

Other than Madrona, no other significant coastal dune or back dune vernal marshes remain. It would be intrinsically valuable to have a second example of this type of South Bay historical wetland. Henrietta contains marsh, mudflat, dune, and upland communities. Each of these type habitats is distinct. The various combinations of plant and animal contained are unique and are becoming increasingly rare.

Aesthetics and Enrichment

There is a growing demand by the public for places to just "get away", to feel open space and observe natural landscape. For the urban dweller, it refreshes the soul. Those areas need not be limited to summer vacation in far away forests or landscaped city parks.

Incorporating wrought-iron view openings at several locations in the wall would allow the public to enjoy the view, open space and the aesthetics of the area. A bench could be placed at each scenic vista. Although locked with controlled access for security purposes, it would still be enjoyed. Entry would be granted on a limited basis to responsible groups and individuals for serious study and nature observation. Trails, facilities or improvements should not be constructed because of the limiting size, water level changes, and habitat disturbances. It would be wiser to restrict visitors to several safely accessible, designated observation/study

points. A small duck blind could be constructed so as to not disturb waterfowl.

Use of the site as a traditional urban park is not needed because of the abundance of nearby park and recreational facilities as follows: Sunnyglen, Victor, Entradero, Paradise, Dominguez, and Alta Vista Parks, and West High, Bishop Montgomery High, and Victor School. Wilderness Park in Redondo Beach provides nearby camping, picnicking, and hiking. These activities are not suitable for Henrietta because of its physical configuration and close proximity to adjacent residences. Entrance would need to be limited and strictly controlled with responsible adults in attendance to avoid disturbance of plants, wildlife, and neighbors.

Educational

Many of the physical sciences and all of the life sciences can be taught, highly effectively utilizing natural areas as outdoor classrooms or living laboratories. Henrietta is located across the street from West High and several blocks from other schools. It presents a free and convenient opportunity for students of biology, general science, environmental science, etc. to first-hand study elements of a thriving, complex living system.

Observing and classifying plants and animals, studying microorganisms of pond water, etc. are types of activities that could be engaged in. Scientific research, college graduate student projects, etc. would be encouraged. Collection of specimens would not be allowed except under special circumstances.

Enlightened educators can readily visualize the excellent learning resource this presents. Its valuable use is only limited by a lack of creativity. It could provide an inexpensive instructional tool for Torrance Unified School District.

PHYSICAL ASPECTS

Location and Layout

Henrietta is about 7 acres, and lies to the west of Henrietta Street across from Spencer Street. The north, west and south sides back up to fenced rear yards of homes. Dominguez Oil Company operates a producing oil well on the hill in the middle and has some holding tanks at the southeast corner. Except for two chain link gates for access at the north and south ends, all of the Henrietta Street side is enclosed by a block wall.

The hill in the middle divides the area into two somewhat separate basins. They are connected by a waterway and low area along the east side. Someday, when oil production ceases from the well, the hill should be restored as an example of a coastal dune hill.

The permanent wet areas are estimated to be about one half acre and exist near the inflow pipes and connecting low strips. The seasonal pools are about three or four acres. All of the bottom and part way up the sides can be underwater immediately following the heaviest rains.

Soils

The upland portions of the basin contain primarily sandy type soils. Some areas on the south side have spots of very clean, almost beach type sand, which came from the deeper excavations of the 1991 storm drain project. The pond bottoms have traditionally had very black wetland type mud. Some of that was covered up during the 1991 project but a deeper layer of that exists, even if what is on top is a lighter color.

Hydrology

Water enters Henrietta from three locations. An approximately two foot storm drain brings street water from Wayne into the northwest side. An approximately eight foot diameter drain enters on the east directly across from Spencer Street, and an eight foot drain comes in at the southeast corner.

The watershed more or less covers an area bounded by Del Amo Boulevard (north), Hawthorne Boulevard (east), Torrance Boulevard (south), and Prospect Avenue (west). Future plans call for running Bishop Montgomery sump water through Henrietta.

Daily street runoff causes year-round water for about twenty feet around each inlet and in the lowest areas along the east side. The depth is about two feet in the small ponds immediately adjacent to the inlets, and about 6 inches in other areas.

During heavy rains, the entire bottom of both sides can be covered up to ten or more feet deep. Within a few hours most of this drains through the standing concrete outflow pipe and goes to the 190th Street drain and out to the ocean. The residual maintains about one or two feet deep ponds covering most of the bottom of both sides. The water slowly percolates and evaporates out within a few weeks but is replenished by the next rain. During winter and early spring, those ponds are present but by summer most of the water is gone and dry mud flats remain.

The author has no information on the presence or absence of a clay or hardpan bottom nor the amount and value of water percolating into underground water basins. In the South Bay, there is concern that pollutants could seep from the higher "Gage" aquifer into the lower "Lynwood" and "Silverado" aquifers from which well water comes. The cleansing action of this and other wetlands might be beneficial for this.

During heavy rains, large volumes of captured fresh water are released to the ocean. Economic and other benefits would result if methods could be devised for using this captured water for landscape irrigation or industrial purposes. Locally, Mobil Oil and Redondo Edison are large users of water.

ECOSYSTEM

Vegetation

Almost all vegetation was removed or covered from the south basin during the 1991 project. Annual disking and weed abatement of large areas alters the normal development and succession of plant systems. Under normal circumstances, plant communities would be similar to Madrona. Birds regularly commute between the two locations transferring seed, insects, etc.

A plant list has not yet been developed. Three distinct categories of plants exist; upland, dune, and wetland. The upland flora consists of a diverse variety of species, some low and creeping which we would expect in sand dunes, but most are larger and upright. Numerous species of composite are present. Several species of grasses are common. Clump or bunch grasses have not been observed. Hotentot Fig and Sea Fig (ice plant) is present on some of the slopes but cold weather in 1990 killed much of the ice plant.

This year, because there was so much soil disturbance, some of the most common plants are:

- Telegraph Weed
- Mares Tale
- Wild Radish
- Burr Ragweed
- Curley Dock

A number of native wild flowers grew in the spring, including Golden Poppy, Purple Lupine, Primrose, and Spanish Broom. Large amounts of Nightshade were seen on the north. Several cherry and tear drop tomato plants, and an acorn squash plant were observed to be well fruited out. Their origin is unknown, but are assumed to be "escapes".

The ponds and bottoms host wetland plants which grow very prolifically. Sedges, rushes, and a number of leafed and flowering water plants such as Yellow Water Weed are on the water or in the muds. Although not in evidence until September, a continuous coating of Duck Weed covers most of the residual water giving a bright green appearance to the ponds.

Cattails are presently quite dominant and very thick in spots. In previous years, there were almost no cattails on the south side but they were heavy on the north.

There were no species recognized that are dominant in coastal sage or chaparral plant communities. Fennel, toyon, or lemonade berry, all very common in nearby Palos Verdes, are absent.

Trees Early residents state that at one time, a number of trees existed in Henrietta. Most were removed in the 1960's or 70's for unknown reasons. The only established trees are an escape palm tree and two unclassified deciduous trees on the bottom of the north side.

In cooperation with the City and County, about sixteen riparian type trees were planted by local residents and the contractors after the 1991 project. Five were bulldozed during City maintenance. Of the remaining, two sycamores are healthy but growing very slowly. One alder is doing alright. Two willows are growing very rapidly.

Six Fremont Cottonwoods, about five feet high, were planted. When Spring came, they leafed out and grew very rapidly to about ten feet with much foliage. In mid August, they developed a yellow fungus, rose rust, which killed off the majority of the leaves.

All the trees were planted several feet above the normal residual winter water line to avoid long term inundation. By summer, they were a hundred feet from any surface water. They are irrigated by several different neighbors. It is unknown if their roots reach any sort of water other than the irrigation source.

Four smaller willow trees of unknown origin have appeared near the south inflow drain. They look to be a different species of willow from the planted trees. The entire pond is frequented by numerous migrating waterfowl and there is ample opportunity for seed to arrive from other wetlands.

It would be reasonable to plant several more appropriate native trees in proper locations, particularly the perimeter. However, too many trees is not natural to the area and would not enhance it, but cause difficulty to manage overgrowth. They could interfere with flood control operations. A common problem among artificially created natural parks is planting too many trees and finding a dense, unnatural forest several years later. Open water and open dunes are important elements of Henrietta.

Mammals

Henrietta contains the following mammals:

- Possoms
- Skunks
- Raccoons
- Gophers
- Field mice

Rats and rabbits have not been reported or observed.

Birds

Henrietta has a very seasonal variation of its bird species. Spring and Fall have a number of briefly stopping transients. When pond water is present, the waterfowl appear. When the ponds are drying and mud flats occur, shore birds are found. Some year-round residents exist, the most numerous of which are doves. Only a couple of mature trees exist in the basin so there is little habitat for many bird species. Water fowl frequently commute between Henrietta and Madrona and can be seen flying in that direction.

The number and variety of birds seen in the last several years has diminished. This may be attributable to drought, the destruction of habitat by the 1991 construction project, and other demise of bird populations unrelated to Henrietta. In earlier years, it was not uncommon to see several species of wild ducks at one time totalling 50 to 100. This is part of the Pacific Flyway and an important resting spot for birds as they seasonally travel north and south.

It is unknown what birds normally nest in Henrietta. In spite of the 1991 destruction of habitat, a pair of mallards nested that season and produced about ten ducklings which thrived on the pond.

The following is a partial list of birds that have been sighted:

Water and Shore Birds

- Mallard
- Coot
- Mexican Duck
- Northern Pintail
- American Widgeon
- Cinnamon Teal
- Black Crowned Night Heron
- Great Blue Heron
- Great Egret
- Bonaparte Gull
- Eared Grebe

Belted King Fisher
Greater Yellow Legs
Common Snipe
Willet
Ducks - several other unidentified species
Sea Gulls - several other unidentified species
Shore Birds - several other unidentified species.

Birds of Prey

Red Tailed Hawk
Kestrel (sparrow hawk)
Black Shouldered Kite (White Tailed Kite - a falcon)
seen one day, threatened species

Perching Birds

Blackbirds
Red Winged Blackbirds
Spotted Dove
Mourning Dove
Loggerhead Shrike
Rock Dove (pigeon)
Red Shafted Flicker (woodpecker)
Anna's Hummingbird
Bush Tit
Killdeer
Scrub Jay
Starling
Mockingbird
American Crow
Common Raven
Lazuli Bunting
Black Phoebe
Western Flycatcher
Barn Swallow
Warblers - various unidentified species
Vireos - various unidentified species
Finches - various unidentified species
Sparrows - various unidentified species
Red Breast Sap Sucker (Woodpecker)
Towhee

Fish, Amphibians, Reptiles

Observed Fish, Amphibians, and Reptiles are as follows:

Pacific Tree Frog
Western Toad
Gambusia (mosquito fish)
Fence Lizards
Other unclassified lizards

Snakes have not been observed.

Adequate year round water would allow the introduction of native fishes and other amphibians which at one time existed in the vast marshes and sloughs of Torrance, Wilmington, Harbor City, etc.

Insects

A large variety of air, ground, and water insects exist because the area has both water and upland habitats. Different sizes and colors of butterflies are seen all spring and summer. Dragonflies come in green, blue, red, yellow, and gold. In the wet 1992 spring, there were some large hatches and short-lived swarms of midges and gnats. Use of broad spectrum insecticides for mosquito prevention may have reduced the population of harmless insects.

Pond Life

Year round water exists in proximity to all the inflow culverts. A full aquatic system exists, with pond micro-organisms, various water bugs and beetles, water snails, fish, frogs, and top of the food chain, water loving raccoons.

During winter and spring, a true vernal marsh exists. It goes through the unique and complex process of changing from a pool to mudflats, to a dry hibernating bottom waiting to be revived by the following year's rains. Although once common in California, vernal pools and their unique flora and fauna are now rare.

Fairy Shrimp

Madrona contains a type of fairy shrimp. This small, specialized, and very interesting invertebrate hatches in vast numbers in vernal pools. Unfortunately, with the destruction of most of California's vernal pools, some of the species of this crustacean is considered endangered. It is not known if they live in Henrietta or not. If not, they could be introduced from Madrona or another source. One area or section of the pond bottom could be set aside and maintained for their habitat. If that area was not degraded, they would likely thrive. A municipality protecting a possibly endangered species is not common but certainly worthy of note.

HEALTH, SAFETY, LIABILITIES

Security and Access

Any recreational or public access facility poses certain risks. There are legitimate concerns that this area be secure and used only under proper supervision and by responsible persons. Nature observation, outdoor science classes, etc. inside the facility should be limited to when an authorized, supervising adult is present. Permission to enter would be denied to persons other than

those involved in legitimate nature observation, study or research. Entrance requirements would clearly state that any hazards, the drains, the fenced oil well and homes never be approached. Permission for access would never be allowed during storms.

In the last ten years, there have been almost no incidents of juveniles or unauthorized persons being in Henrietta. This is because the entire area is already walled or fenced. It is readily observable by dozens of concerned neighbors. To increase the already effective security, the following inexpensive items should be done:

- reinstall the missing barbed wire along the top of the Henrietta wall and both chain link gates.
- install no trespassing signs on the wall and gates (there were never any installed after the 1991 project))
- fill in two missing wall blocks opposite Spencer Street and remove the decorative protruding wall blocks near the south. These provide steps to climb over the wall.

If these measures are taken, it would physically be quite difficult to get in. Posting the needed signs would indicate that it was not acceptable nor legal to enter.

Drowning Hazard

Except during a storm, the water is generally not deeper than two feet and there are no currents. There are no steep banks and the depth slowly increases unlike a number of the other deep, steep sided sumps. Even if the retained water depth were increased somewhat, only young children would have a chance of being in over their head. Juveniles capable of breaching the wall and barbed wire and bringing in floatation devices would be able to stand safely if they fell off or waded into the deeper areas.

Liability and public safety cannot be taken lightly. However, a number of unsupervised and unfenced open waters exist locally. The pond at Wilson Park, Alondra Park Lake, Harbor Lake, and the Ocean, are examples. Although there are risks at these sites, they do not prevent public use nor do they have as much security as Henrietta.

Entradero Park is an easy access, sports and leisure park used by thousands. The outflow drain is completely unfenced and children play on it. During storms, Entradero Park retains more water than Henrietta. Concerns about fenced Henrietta with no people, as compared to wide-open Entradero with numerous people is not consistent.

Fire

In the summer and fall, dry vegetation in Henrietta (and all other wildlands) can certainly burn. Because there is no heavy brush present and there are no adjacent wood roofs, the chance of damage resulting from a fire here is very limited. In the last ten years, there are no known fire incidents in Henrietta. Unlike Bishop Montgomery sump, there is no access and use by juveniles.

Costly and needless disking and removal of dry vegetation is not needed from the middle and east side, as is current practice. There are no adjacent structures. It could be quickly controlled by Fire Department "deck guns" from Henrietta Street. Heavy equipment scraping of the bottom of the slopes is not effective but just causes erosion. Sensible and cost effective weed abatement would call only for vegetation removal below the houses per common wildland/urban interface standards. One twenty-five foot disked fire break down the middle would "section a burn" to prevent the nuisance of fire spreading across the area.

Fire is, in fact, a natural and healthy part of this and most United States ecosystem. It cleans out the dead stuff and recycles nutrients. Progressive land and park managers use controlled burns to reduce costs, threats, and provide habitat health and rejuvenation. Procedures and systems are well established. Prescription burns in Madrona and Henrietta would save the City money and be environmentally beneficial.

Pests and Nuisances

Gophers In the Spring of some years, gophers burrow into some adjacent back yards. It is controllable with traditional methods and nothing more than a nuisance.

Natural control methods could be introduced to lessen any problem. There are no regular natural predators to reduce any overabundant gophers so the simple and inexpensive thing to do is introduce a breeding pair of harmless gopher snakes which are the normal predators. Also, because there are no tall trees, the local red tail hawks only make fly-bys and don't stick around. Installing a centrally located tall phone pole with a platform for a hawk's nest might keep a resident pair on site to take care of the gophers.

Other Rodents Rats or their evidence have never been observed and mice have never been a problem.

Odors Odors have not been noticed.

Mosquitoes

In wet Spring times, there have been large hatches of harmless Chironomid midges (gnats) which look like mosquitoes. Although

there have been occasional unconfirmed reports of mosquitoes, there have never been any observed by this author over many years.

The Southwest Mosquito Control District recently took over abatement from the City of Torrance. *Gambusia Affinis*, a guppy-like mosquito fish, are abundant in the permanent water. It seems the control efforts are completely effective. Should spraying be necessary, the substance should be limited to natural bacterial mosquitocides to avoid pesticide contamination and killing off other harmless insect populations.

LEGAL STATUS

Zoning

Henrietta is currently zoned R-1. Recognizing the flood control, open space, and public functions of this area, the draft revised General Plan lists it as PU, Public Use. It is assumed that this zoning classification will be adopted.

General Plan

The City of Torrance General Plan has, since 1974, strongly stated the intent to retain open space and conserve natural and wildlife habitats. The potential of so called "Madrona Pond" is well addressed. Speaking of areas in addition to Madrona, the Environmental Resources Element states: "While the areas mentioned above are the most important wildlife habitats remaining in the City, additional research may identify other habitats of local importance. The City, therefore, should undertake further study of local wildlife habitats and, at the same time, investigate methods for their preservation."

The 1992 draft revision of the Conservation Element of the General Plan was released September 28, 1992 for public review. It appropriately addresses the outstanding values and uses of Madrona but it has eliminated all discussion of any other natural open space, habitats or potential natural sites.

Madrona is truly lovely and valuable. A city of this size and quality, however, need not confine itself to just one site and eliminate all other possibilities. Our City has one main library and five branch libraries. There are twenty-nine traditional parks.

Ecosystems in general, and wetlands along the Pacific Flyway in particular, do not function well as one isolated spot. They are part of larger interconnected systems.

The revised General Plan should include preservation verbiage similar to the old Plan. Language discussing potential restoration or creation of additional natural areas would be appropriate. The

Plan should specifically identify Henrietta in the text and on the map, Open Space For The Conservation of Natural Resources. The community interest in and potential for Henrietta to become a preserve needs to be presented.

Wetland Status and Protection Issues

Laws, policies, and regulations regarding wetlands are very complex. Regardless of whether made by man or nature, it is a marsh. Due to its months of inundation, soils, plant, and animal communities, Henrietta could be classified a legal wetlands subject to all related protections. If it were to be classified as such, however, there are concerns by some that current flood control and maintenance practices would need to be altered in order to achieve protection.

From a candid and practical standpoint, it might be better to avoid officially classifying this area a "wetland" and allow state and federal agencies to not be concerned with regulating it. If the City then honestly managed it as a wetland, in a protective and environmentally sensitive manner, and yet maintained enough latitude to continue their needed flood control management practices, the best of both worlds would be achieved. Concerned staff would be comfortable and confrontation on wetland issues would be avoided.

This pragmatic approach is not legally nor organizationally naive. It offers an approach to achieve the spirit and results of wetland legislation without threatening City or County flood control operations and without excessive bureaucratic involvement. Most all of the waterways of our nation are part of flood control systems. Most of those also serve wildlife and recreational functions. If dual use is the norm for the rest of the nation, then the same standard can be applied in Torrance.

RESTORATION AND ENHANCEMENT

If left undisturbed, this area will remain viable and over the years, reach a natural balance. Actions taken by man can speed up the process and make it possible for the area to better represent a historic South Bay marsh and dune. This is done by altering contour, soils, water patterns, and introducing missing native plant and animals.

Madrona has a diverse community. It would be quite easy to collect seed, tree cuttings, and even pond organisms such as water beetles and fairy shrimp to "inoculate" Henrietta. As each missing element is added, the system becomes a better whole. A plan needs to be developed to consider all the various aspects of the system and adjust each appropriately.

ONGOING MANAGEMENT

Operation by City Departments

Maintenance is currently handled by Street Department crews. It is logical that they continue with those functions which include:

- clean up
- removal of storm debris
- needed weed abatement
- maintenance of the physical facilities (wall and fences, outflow screens, etc.)

Preserve operations would be by the Parks and Recreation Department as a sub-unit of Madrona. This would include:

- providing entrance (by appointment) to authorized, responsible individuals and groups who receive and agree to abide by written safety, etiquette, and visitor rules. Limited but reasonable schedules could be offered to those who have legitimate reasons for entering.
- obtaining and providing interpretive information
- developing and implementing compatible plans for restoration or creation of habitats and introduction of native species

Relationship to Madrona Marsh

Madrona would remain as the central and focal City Preserve. Henrietta would be a smaller supplemental unit not detracting from nor interfering with Madrona operations.

The proposed Natural History Center could easily serve and provide information on both locations. In fact, it would increase the worth, use and cost effectiveness of the Center to serve two or more areas rather than just one. Programs, docents, etc., could be utilized at Henrietta when appropriate.

Biologically, Madrona and Henrietta are very kindred. Birds commute between the sites inter-dispersing seeds and insects from one to another. Ecological areas do not survive in a vacuum and the sharing of seeds and species keeps things going. If disturbed or there are problems at one site, birds fly over to the other and vice-versa. Both are part of the Pacific Flyway. A greater number of resting places available to migrating birds, butterflies, etc. will allow larger, more viable populations.

Concerns - Flood Control Compatibility

Limitation of Use: This site is not suitable for open public access, picnicking, hiking, etc. Its physical configuration, close proximity to homes, and the need to avoid disturbing plants, animals and neighbors precludes it from those type activities. It is suitable and desirable for serious nature study and observation by scheduled appointment. Visitor's rules would be posted and given to those receiving permission to enter. There is no reason why a procedure accomplishing this cannot be established and implemented.

Flood Control Compatibilities: There are concerns that flood control functions and a preserve cannot coexist. A close examination of the issues finds there is no problem:

- Annual scarification (plowing) of the south basin is an established practice. It is compatible with wildlife management because it provides more open water desired by migratory waterfowl. However, the outside perimeter of the pond need not all be plowed to achieve percolation. A few patches of the "tules" can be left to provide cover for animals, nesting birds, etc. This reduces the time, effort, and expense of maintenance.
- Weed abatement (vegetation clearance) per established State and County standards must certainly be performed to achieve fire safety for adjacent houses. However, plants and flowers far from homes, adjacent to nothing that will burn, do not need to be removed. Bulldozing perimeter trees and scraping the side slopes does not enhance the flood control function, it just costs money and causes erosion, which can clog up the system.
- Removing rubbish and keeping the site clean is not anti-flood control. Rather, it enhances the storm water discharge plan of eliminating trash which flows into the ocean. This is a City accepted and legally required flood control function.
- Contouring the bottom so that all water is immediately drained has never been needed for flood control. The seasonal ponding takes up probably no more than two percent of the capacity of the basin. The settlement of harmful particulates and cleansing action of plant and micro-organisms is desirable and a function of modern flood control practices.

- The residual ponding has always existed. To the author's knowledge, draining those waters out of existence was never an issue in the last eighteen years until recently when attention was focused on possible dual use as a preserve.

Control of the Facility

Under the concept presented in this study, control of the facility would remain completely with the City of Torrance. There would be no regulation by outside groups or agencies. A purest, hands off conservation approach is neither advocated nor practical for this site. Streets Department and other City Departments would always have emergency and routine access and not be inhibited from doing what is needed. A properly functioning flood control basin is vital. Avoiding practices that needlessly damage the plants and animals is all that is involved.

Thousands of government and private entities across the nation treat their land resources in an environmentally sensitive manner. There is no reason why such policy and implementation cannot exist in Torrance. The issue might be whether or not there is awareness, concern, and reasonable attention.

Management Plan

Management of the site involves a number of actions mentioned throughout this study. Some of those are:

- provide increased security by reinstalling barbed wire and posting no trespassing sign.
- establish a policy on when and how to give permission and access to serious, responsible groups or individuals
- develop a weed abatement plan and diagram that will not disturb vegetation which does not pose a fire threat to structures.
- use hand crews for clearance below houses and fence lines but avoid clearing along the block wall (it accomplishes nothing)
- annually disk most of the middle of the south basin to allow for percolation, sectioning fires, AND to create open water for migratory waterfowl.
- leave vegetation around the side of the south pond and a few scattered sections in the middle to provide cover for waterfowl

- design and install proper perimeter screening for the outflow standing drain; clean at reasonable intervals during rainy season.
- use hand labor to systematically remove all trash from the basin after first rain and after last rain. (concerned neighbors, school service groups, scouts, etc. could all be used to eliminate labor expense)
- develop an inventory of the flora and fauna
- create a simple guide sheet providing basic information about the ecosystem and its history
- plant a few native trees on the perimeter and appropriately in the basin, irrigate until established
- in selected areas, remove exotic vegetation and plant (reintroduce) native flower and other species endemic to the dune, upland, or marsh communities
- install two or three wrought iron inset openings in the wall for observation vistas for those passing by
- install a bench at each vista
- contact West and Bishop Montgomery High Schools and inform them of limited potential use by supervised students doing serious studies or projects
- enhance or create vernal pool aspects of selected portions of the bottomland
- introduce fairy shrimp from Madrona into those viable vernal areas
- maintain an effective number of mosquito fish
- request mosquito abatement crews to use insecticides specific only to mosquitos so that the normal harmless insect populations are not wiped out
- research the possibilities to increase the water level to allow more time for settling of particulates and bacterial action on contaminates
- research the possible use of wetland plant systems to filter storm water discharge.
- research the possibility of introducing locally native fish and amphibians

- research and implement other methods to restore or create the native, local characteristics of the area and habitat

ACTION PLAN

- City rezones as PU - Public Use.
- City identifies Henrietta in the General Plan.
- Council directs that the area shall be used for both flood control and preservation functions and it shall be managed and maintained with environmental sensitivity.
- Parks and Recreation Department develops and implements plan to manage preserve functions.
- Street Department develops and implements plan to manage maintenance with reasonable regard for natural and habitat characteristics.

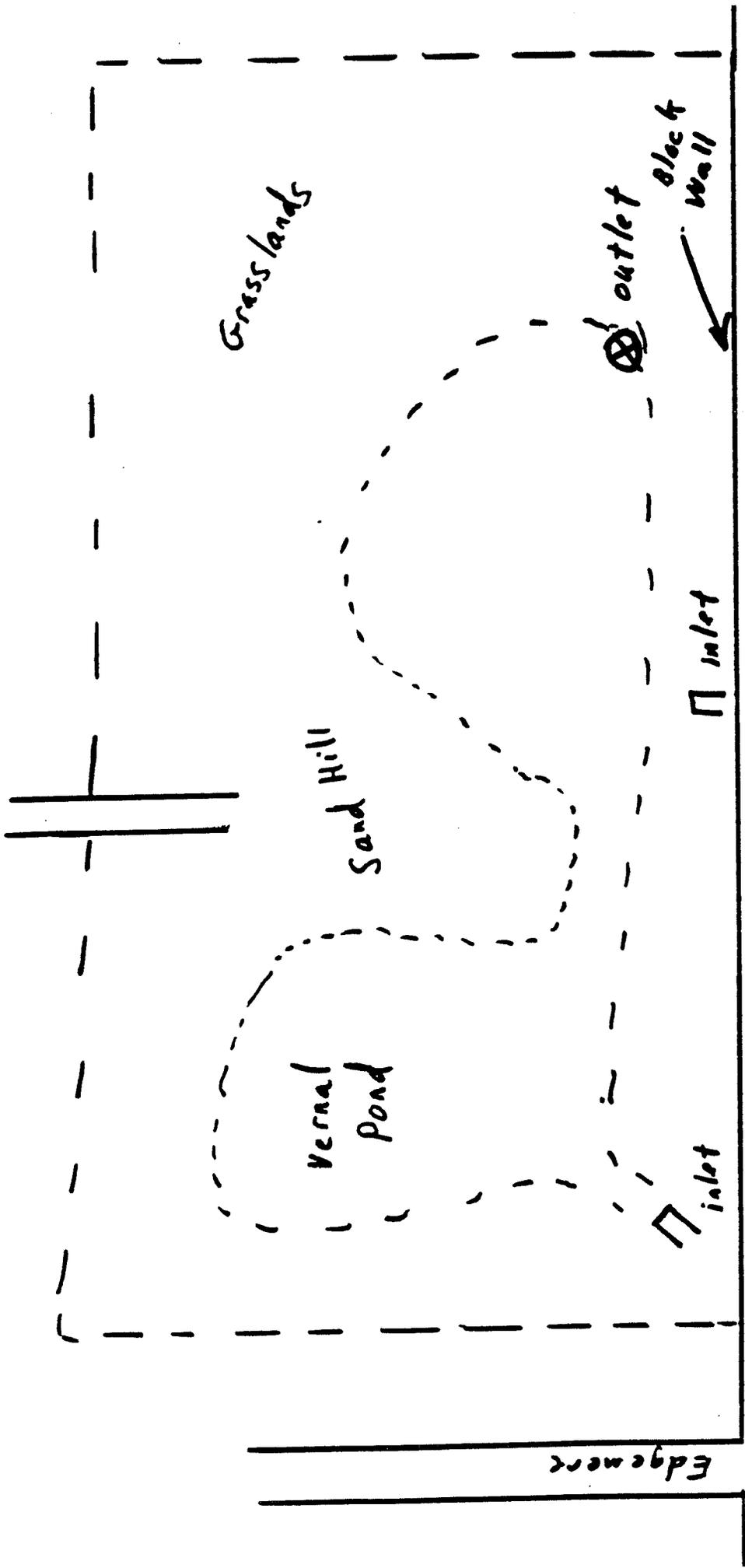
CONCLUSION

The City owns the land. Its best use is as a flood control basin and limited access natural open space. Operation as such would provide a variety of benefits to the public and more intrinsic benefits to a diminishing natural world.

10/92

HENRIETTA BASIN MARSH

Rough Lay out - Not to Scale



Henrietta

West High

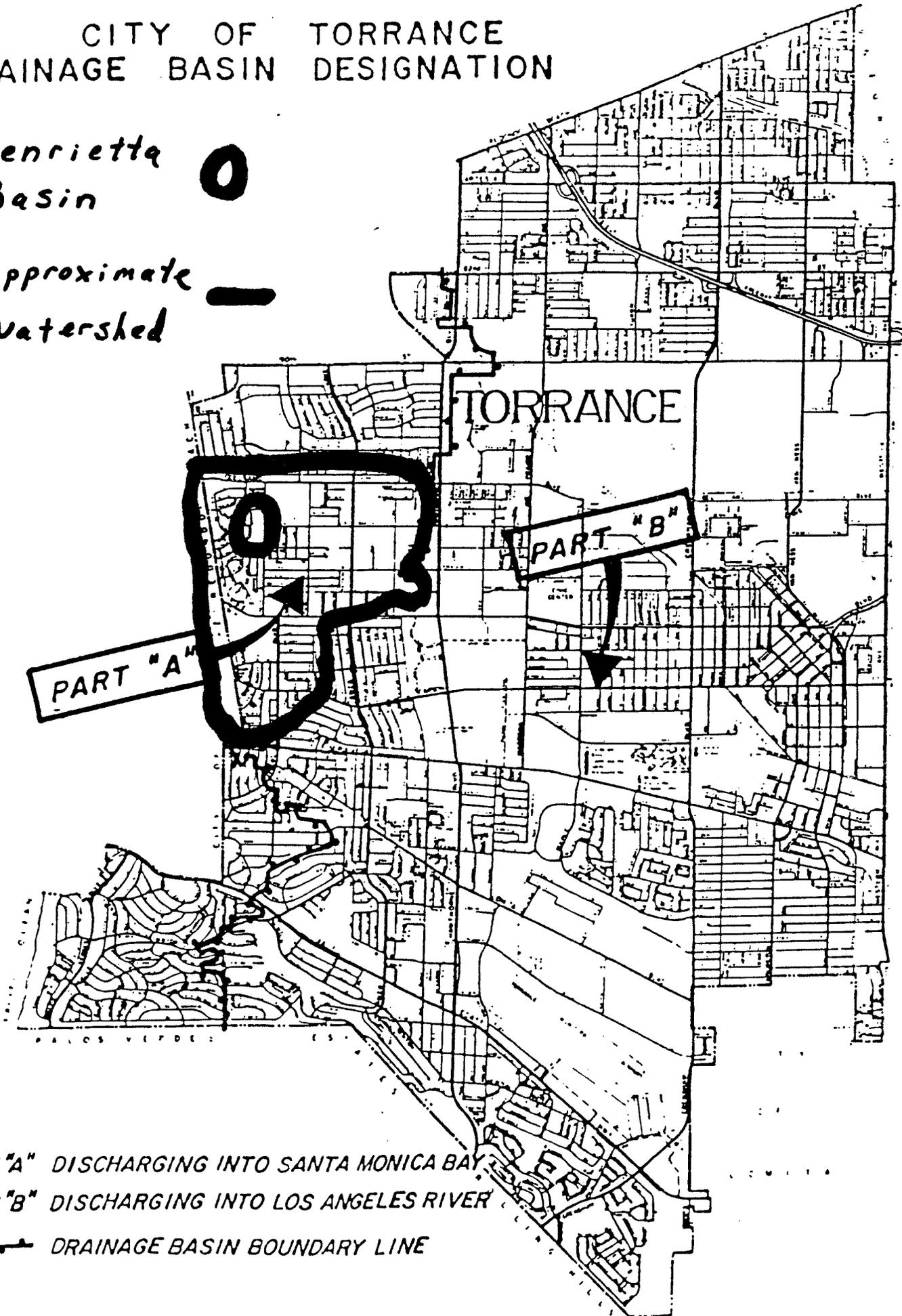
Edgemere

near

CITY OF TORRANCE DRAINAGE BASIN DESIGNATION

Henrietta
Basin

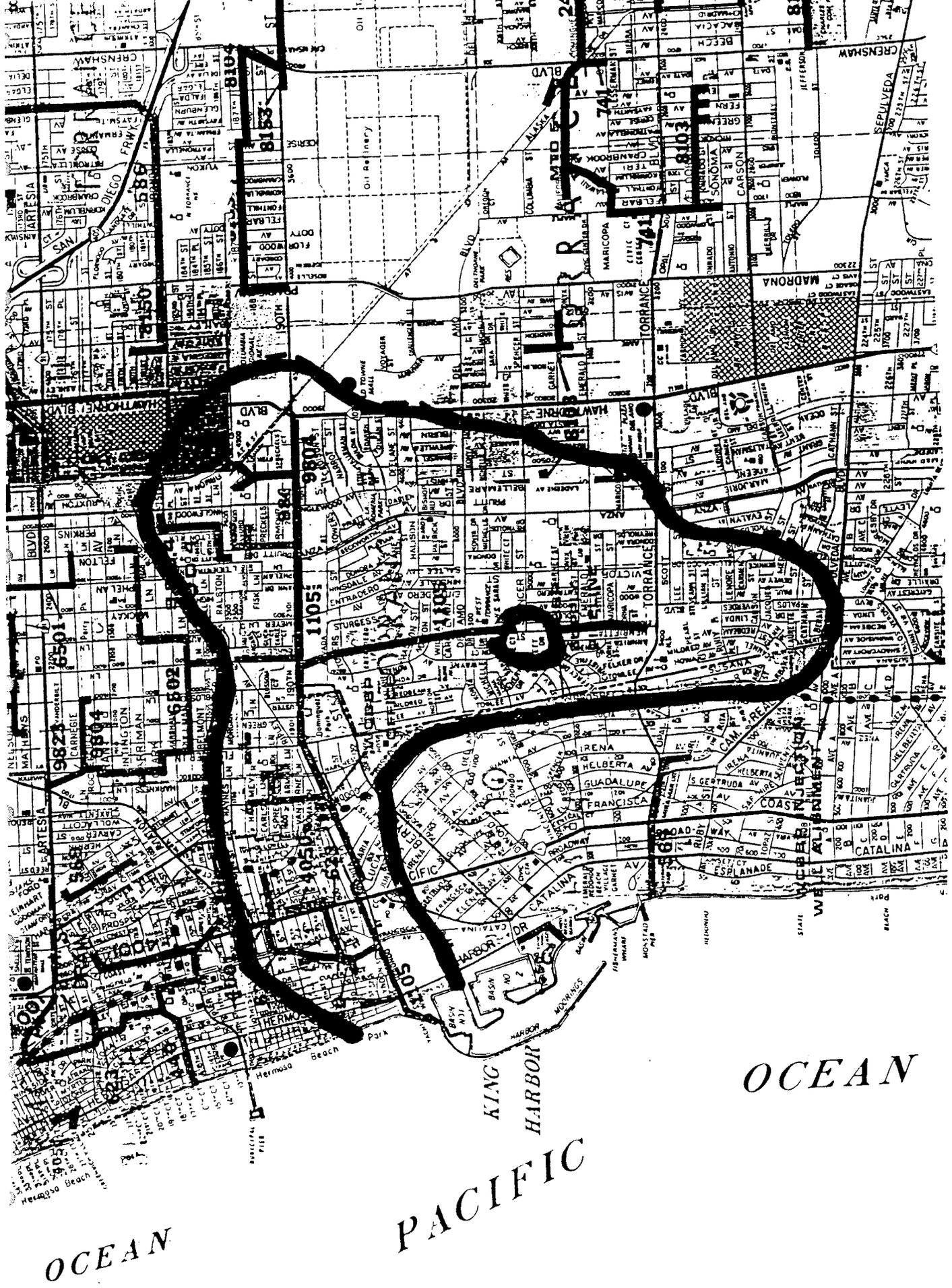
Approximate
Watershed



PART "A" DISCHARGING INTO SANTA MONICA BAY

PART "B" DISCHARGING INTO LOS ANGELES RIVER

 DRAINAGE BASIN BOUNDARY LINE



10/92

Approximate Watershed Herondo Drain
Henrietta Basin

OCEAN

PACIFIC

KING
HARBOR

OCEAN

October 8, 1992

The Honorable Mayor and City Council
City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

GENERAL PLAN; HENRIETTA BASIN/PRESERVE

Environmental values and the preservation of natural open space are becoming increasingly important. As expressed in a number of locations in the prior General Plan, Torrance recognizes that there is value in finding and preserving natural areas within our City. Page 17 of the old Environmental Element states that in addition to Madrona Marsh, "The City should undertake further study of local wildlife habitats, and at the same time, investigate methods for the preservation".

The draft revision of the Conservation Element nicely and appropriately discusses Madrona Marsh, but it makes absolutely no mention whatsoever of any other natural locations in our City. All previous verbiage has been eliminated and there is no provision to find, preserve, restore, or create them. This changes the philosophy of the last twenty years and fails to make best use of our land.

Please direct that the spirit expressed in the prior Plan be continued (reinstated) in the revised Conservation Element.

The Henrietta Flood Control Basin in West Torrance contains seven acres of significant natural habitat including upland, dune, and wetland/marsh communities. If enhanced or allowed to rejuvenate itself, it could become, with minimal cost, a valuable, additional preserve supplementing Madrona Marsh. Its use as such would not interfere with, but be compatible with the site's flood control functions. Many aesthetic, educational, and recreational benefits would result.

Please direct that Henrietta be identified and designated as a Natural Open Space/Habitat in the text of the Plan and also be shown as such on the Open Space Element, Natural Resources Map. Please direct that it be stated that there is community interest and potential for it to become a branch City Nature Preserve.

Sincerely,



Dale Lincoln
20524 Wayne Avenue
Torrance, CA 90503
316-5062

Prior Conservation Element

natural drainage areas. Likewise, the City's sumps, parks, and even generously landscaped yards all represent wildlife habitats of varying importance. Generally, however, the larger the area involved, and the greater the diversity and quantity of vegetation within the area, the greater is its significance as a wildlife habitat. Moreover, the value of a *natural* wildlife habitat is unsurpassed for wildlife preservation purposes.

One of the major objectives of the Conservation Element should be the preservation of natural wildlife habitats which remain in Torrance; because once they are destroyed, it may be impossible to reconstruct this valuable natural resource. Two such areas, which are possibly the last vestiges of natural wildlife habitats within the City, have been identified on Map 6.

Many types of native fauna still live in unoccupied areas of the Torrance hillside. They consist of several species of field mice, squirrels, and rabbits. A few rattlesnakes, skunks and opossums still remain in that area as well. Occasionally, even foxes can be observed in the hillsides. While residential development has spread into that area, a considerable amount of open space still exists.



are permanent residents of the pond area. Numerous songbirds, e.g., finches, warblers and mockingbirds, birds of prey, e.g., hawks and owls, and shorebirds, e.g., curlews, egrets and avocets, have been identified in the vicinity of the pond. The last two species noted are quite rare in inland areas of southern California. Moreover, the grasslands and wooded area adjacent to the actual marsh are a recorded feeding grounds for an endangered California bird, the White Tailed Kite. This bird is presently included on the California State Department of Fish and Game Fully Protected Species List.

The wildlife of the Madrona Pond is not limited to birds; invertebrates (e.g., plankton and aquatic and semi-aquatic insects), amphibians (toads and frogs), and reptiles (several species of lizards and snakes) have been observed in the pond area. Furthermore, several species of small mammals (e.g., rodents, raccoons, skunks and rabbits) are also found there.

The physical setting of the pond, the plant and animal life it supports and its local as well as regional importance as a fresh water marsh are thoroughly discussed in a recent publication by the Torrance Park and Recreation Department.* The reader should refer to this publication for a more detailed discussion of this significant natural wildlife habitat.

While the areas mentioned above are the most important wildlife habitats remaining in the City, additional research may identify other habitats of local importance. The City, therefore, should undertake further study of local wildlife habitats and, at the same time, investigate methods for their preservation.



Probably the greatest concentration of wildlife in Torrance can be found in the so-called "Madrona Pond," a natural drainage area located northeast of the intersection of Sepulveda Boulevard and Madrona Avenue. Because of the water which is retained in this area throughout a major part of the year and the natural vegetation that it engenders, the Madrona Pond is an excellent feeding place for migratory waterfowl. Various species of ducks, e.g., mallards, teals, pintails and canvas backs, along with some varieties of geese can be observed there during the fall when they are flying south and again in the spring on their way north.

Although these migratory waterfowl only utilize this area seasonally, there are numerous other species of birds which



*Torrance City Park and Recreation Department, *Wildlife Park, Intra-Urban Ecological Preserve and Interpretive Center, A Proposal*, 1973.

Dale Lincoln
20524 Wayne Avenue
Torrance, CA 90503
(310) 316-5062

March 23, 1992

The Honorable Mayor and City Council of Torrance
Torrance City Hall
3031 Torrance Boulevard
Torrance, CA 90503

HENRIETTA BASIN/PRESERVE

Enclosed is a copy of a letter of thanks to Los Angeles County Public Works for their efforts to lessen the negative environmental impacts created by the storm drain project on the Henrietta Basin/Vernal Marsh. I also want to thank Mayor Giessert and Councilman Nakano for meeting with me and thoughtfully addressing the concerns of numerous people. It's great to have their quality leadership.

It will be several years until Henrietta has (hopefully) rejuvenated itself. It is valuable open space, but of particular importance because of its wetland configuration. Almost all of Southern California's wetlands have already been destroyed and saving even small segments such as this is significant.

At almost no cost, this area can easily serve a dual function as a storm water runoff basin and a natural preserve. The two uses are fully compatible, but a simple management plan is needed for City staff which considers and preserves natural and habitat characteristics, as well as flood control functions. We would be appreciative if you directed staff to develop and implement those environmentally sensitive practices.

The south pond is now back to its previous contour and level, and the water is percolating out at the same speed it did before. There was no problem with this in past years. If there are now plans to re-contour the bottom to drain the seasonal pond out of existence, there is really no need to do so. We trust that this will not occur, so that "wetland destruction" issues need not arise.

The Honorable Mayor and City Council of Torrance
March 23, 1992
Page 2

We are hopeful that the Planning Department, under Council's direction, is progressing towards finalization of rezoning Henrietta and other appropriate sumps from R1 to PU, Public Use. We sincerely request that in the General Plan, Council officially dedicate Henrietta a natural preserve (similar to Madrona Marsh) but of course, specify its continued use for flood control functions.

Our city already owns the land and no financial expenditures are needed. We can gain educational, aesthetic, psychological and environmental benefits that will be valuable for generations to come.

Sincerely,



Dale Lincoln
Homeowner's Representative

cc: Richard Burt, Torrance City Engineer
Gene Barnett, Torrance and Parks Recreation Director
Richard Garcia, Torrance Street Services Director
David Ferren, Torrance Planning Director
Heal the Bay, Wetlands Task Force
Sierra Club, Wetlands Committee
Area Homeowners



Fire Services Questionnaire

City of Torrance General Plan Update, Environmental Impact Report

1. Please list the name(s) and location(s) of the fire stations within the City of Torrance and provide a description of the personnel and equipment (trucks/engines/paramedics) housed at each station.

Fire Sta. 1

1701 Crenshaw Bl.

Torrance, Ca. 90501

Administrative Offices & Support Staff: 14

(Business hr staffing)

Fire Operations: (24-hr staffing)

2-Engine Co. 4 + 4

1-Truck Co. 4

1-Paramedic 2

1-Command Team 2

1-HazMat Unit (staffed by E91 as needed)

Sub-Total 16

Total-Sta.1 30

Fire Sta. 2(24-hr staffing)

25135 Robinson Way

Torrance, CA 90505

1-Engine Co. 4

Fire Sta. 3(24-hr staffing)

3535 W 182nd St.

Torrance, CA 90504

1-Engine Co. 4

1-Paramedic Unit 2

Total 6

Fire Sta. 4(24-hr staffing)

5205 Calle Mayor

Torrance, Ca 90505

1-Engine Co. 4

1-Paramedic Unit 2

Total 6

Fire Sta. 5(24-hr staffing)

3940 Del Amo Blvd.

Torrance, Ca 90503

1-Engine Co. 4

1-Paramedic Unit 2

Total 6



***Fire Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report***

Fire Sta. 6(24-hr staffing)
21401 Del Amo Circle Dr.
Torrance, Ca 90503
1-Engine Co. 4
1-Truck Co 4
1-Air & Lighting 1
1-Paramedic Unit 2
Total 11

Fire Prevention

3330 Torrance Blvd.
Torrance, Ca 90503
Administrative Offices & Support Staff: 13
(Business hr staffing)

2. What other fire stations would respond in the event of a large scale emergency in the City of Torrance?

Under California OES Mass Mutual Aid agreements, nearby local area agency fire departments would respond. These could include any or all of the following cities:

Redondo Beach
Hermosa Beach
Manhattan Beach
El Segundo
Los Angeles County Fire
Los Angeles City Fire
Other Southern California departments as the incident needs dictate.

3. Are there plans for the expansion of existing fire service facilities? (Please include location and completion dates of any projected expansion activities that would service the City of Torrance).

Overview

There are currently 3 major projects on the books for the Torrance Fire Department. Of the three, the first and second ones have been approved and are in various stages of the funding process. The third project has yet to be approved and its' status remains as a proposed project only.

Project 1:

Fire Station 4 Remodel and Upgrade: Approved
Fire Station 4
5205 Calle Mayor
Torrance, Ca.

Remodel of existing station bathrooms and dormitories.
The current 960 sq. ft. bedroom area will be remodeled into five bedrooms. One women's bath and one laundry room will be added on the 128 sq. ft. area where currently there are locker rooms.

***Fire Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report***

Justification:

To provide sanitary and washing facilities for female firefighters required by California Code of Regulations, Title 8, Sections 3364 and 3366.

This station has not been remodeled since its construction 47 years ago (1955).
Estimated Completion Date: FY-2013

Project 2:

New Construction of Fire Station 7: Approved
Del Amo and Van Ness, N/E Corner

Justification:

Reduce response times and increase the distribution of apparatus.

This property was purchased in 1962 for this purpose.

Discussion:

Although Station 7 construction was already approved for FY2011-12 at Del Amo and Van Ness, building a new Station 1 first (see next item), makes better sense operationally and fiscally, and provides a more efficient distribution of resources in the Central and South East Sections of the City. The City would be best served if Station 7 is built later at a location dependent on where Station 1 is built. For example, if Station 1 is built at the PPG site, Station 7 would be located in South East Torrance.

Estimated Completion Date: FY 2014-15

Project 3:

New Construction (relocation) of Fire Station 1: Proposed
300 blk of Crenshaw Blvd. (New Location)

Build a new Fire Station 1 at the former Pittsburg Paint & Glass (PPG) site on Crenshaw Bl. Constructing a new Headquarters facility at the PPG site will require building another station (Station 7) in South East Torrance for better protection and distribution of Fire resources in Torrance. This is a more cost effective alternative as it will save relocation cost for temporary housing of personnel and apparatus during the construction.

Justification:

Reduce response times and increase the distribution of apparatus.

Discussion:

The existing building, constructed in 1955 with subsequent additions and renovations, meets basic needs but has a lack of adequate office and training spaces, non ADA compliant public/office spaces, poor layout, and a lack of adequate equipment and storage spaces. Some Fire vehicles are currently stored in canopies and equipment is stored in outside containers. Continued updates to the existing old building would provide inferior satisfaction of the Department needs and require significant funds, which will be better utilized for new construction.

*Fire Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

Building a new Station 1 first makes better sense operationally, fiscally, and provides a more efficient distribution of resources in the Central and South East Sections of the City.

Estimated Completion Date: TBD

- 4. The attached statistical analysis shows projected land use information under the proposed General Plan in comparison to the existing adopted plan. What additional measures, if any, do you recommend to ensure that adequate service would be available to the City under the updated General Plan? If there are particular concerns, what do you recommend to alleviate those concerns? (Please attach additional pages as needed).**

At this time it would be prudent to reserve comment on any recommendations relating to projected service levels provided by the Torrance Fire Department. At the end of 2008, a comprehensive survey was conducted by the ISO addressing this specific topic. The results of that survey are still pending and until received and reviewed, any comment would be premature and potentially based on less than optimal foundational data.

*Fire Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

Response Prepared By:

Name	Title
-------------	--------------

Agency	Date
---------------	-------------

Police Services Questionnaire

City of Torrance General Plan Update, Environmental Impact Report

1. What types of police services do you provide within the City of Torrance (e.g. patrol, investigations)?

Patrol; Traffic enforcement; criminal and traffic investigations; SWAT; Gang Enforcement; school policing; Jail; community outreach (juvenile diversion, crime victims assistance, neighborhood watch, disaster preparedness, safety training, etc.)

2. Please explain your designated patrol areas.

Four major patrol areas as follows:

- 5L1 – North of 190th St. to Redondo Beach Blvd with a West limit along Hawthorne Blvd and a East limit along Western Ave. Patrol area is up to the city borders of Lawndale to the North, Redondo Beach to the West, Gardena to the Northeast and LA City to the East.
- 5L2 – North border of 190th St; South border of Sepulveda Ave.; West Border of Madrona/Prairie Ave. and East border of Western Ave.
- 5L4 - North border of 190th St; South border of Sepulveda Ave., East border of Madrona/Prairie Ave. and a Western border to the city limits of Redondo Beach.
- 5L3 – North border of Sepulveda Ave; South border along Pacific Coast Hwy to the city limits of Redondo Beach and Palos Verdes; East border of Western Ave.; Southeast border along Crenshaw Blvd. to the city limits of Lomita; West border along Palos Verdes Blvd. to the city limits of Redondo Beach.



3. What are the number and types of personnel ranging from administrative to officer ranks in your Department that are available to provide police protection services within the City of Torrance?

241 Sworn employees: 1 Chief; 1 Deputy Chief; 4 Captains; 15 Lieutenants; 33 Sergeants; 187 Officers

116 Civilian employees

*Police Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

Continued on Next Page

4. Please list the name(s) and location(s) of the station(s) within the City of Torrance. If a map of the facilities is available, please include with questionnaire.

Torrance Police Station
3300 Civic Center Dr.
Torrance CA 90503

5. The attached statistical analysis shows projected land use information under the proposed General Plan in comparison to the existing adopted plan. What additional measures, if any, do you recommend to ensure that adequate service would be available to the City under the updated General Plan? Are there any current plans for the expansion of the existing facilities and services? If yes, please describe the planned expansion.

None.

Response Prepared By:

Kent Sentinella	Administrative Analyst
Name	Title
City of Torrance, Police Department	4/2/09
Agency	Date

Educational Facilities Services Questionnaire

City of Torrance General Plan Update, Environmental Impact Report

- 1 Are the schools, addresses, and grades listed correct? Is this a complete list of all of the schools within the City of Torrance?

TORRANCE UNIFIED SCHOOL DISTRICT			
Schools within the City of Torrance			
School Name and Location	Grades Served	District	Current Enrollment
Adams Elementary 2121 238th St., Torrance, CA 90501	K-5	TUSD	400
Anza Elementary 21400 Ellinwood Dr., Torrance, CA 90503	K-5	TUSD	594
Arlington Elementary 17800 Van Ness Ave., Torrance, CA 90504	K-5	TUSD	547
Arnold Elementary 4100 W. 227th St., Torrance, CA 90505	K-5	TUSD	589
Calle Mayor Middle 4800 Calle Mayor, Torrance, CA 9050	6-8	TUSD	839
Carr Elementary 3404 W. 168th St., Torrance, CA 90504	K-5	TUSD	456
Casimir Middle 17220 Casimir Ave., Torrance, CA 90504	6-8	TUSD	707
Children's Center 4120 W. 185th St., Torrance, CA 90504	PK-5	TUSD	Closed
Edison Elementary 3800 W. 182nd St., Torrance, CA 90504	K-5	TUSD	607
Fern Elementary 1314 Fern Ave., Torrance, CA 90503	K-5	TUSD	535
Hamilton Adult 2606 W. 182nd St., Torrance, CA 90504		TUSD	
Hickory Elementary 2800 W. 227th St., Torrance, CA 90501	K-5	TUSD	841
J. H. Hull at Levy Middle 3420 West 229th Place, Torrance, CA 90505	6-8	TUSD	650
Jefferson Middle 21717 Talisman St., Torrance, CA 90503	6-8	TUSD	672
Levy Adult School at Hull 2080 West 231st St., Torrance, CA 90501		TUSD	



***Educational Facilities Questionnaire for City of Torrance General Plan Update
Environmental Impact Report***

TORRANCE UNIFIED SCHOOL DISTRICT			
Schools within the City of Torrance			
School Name and Location	Grades Served	District	Current Enrollment
Lincoln Elementary 2418 W. 166th St. Torrance, CA 90504	K-5	TUSD	455
Lynn Middle 5038 Halison St., Torrance, CA 90503	6-8	TUSD	761
Madrona Middle 21364 Madrona Ave., Torrance, CA 90503	6-8	TUSD	744
Magruder Middle 4100 W. 185th St., Torrance, CA 90504	6-8	TUSD	777
North High 3620 W. 182nd St., Torrance, CA 90504	9-12	TUSD	2188
Richardson Middle 23751 Nancy Lee Lane, Torrance, CA 90505	6-8	TUSD	713
Riviera Elementary 365 Paseo de Arena, Torrance, CA 90505	K-5	TUSD	680
Seaside Elementary 4651 Sharynne Lane, Torrance, CA 90505	K-5	TUSD	691
Shery High 2600 Vine St., Torrance, CA 90501	9-12	TUSD	190
South High 4801 Pacific Coast Highway, Torrance, CA 90505	9-12	TUSD	2213
Torrance Elementary 2125 Lincoln Ave., Torrance, CA 90501	K-5	TUSD	530
Torrance High 2200 Carson St., Torrance, CA 90501	9-12	TUSD	2183
Towers Elementary 5600 Towers St., Torrance, CA 90503	K-5	TUSD	537
Victor Elementary 4820 Spencer St., Torrance, CA 90503	K-5	TUSD	1027
Walteria Elementary 24456 Madison St., Torrance, CA 90504	K-5	TUSD	626
West High 20401 Victor, Torrance, CA 90503	9-12	TUSD	2070
Wood Elementary 2250 W. 235th St.	K-5	TUSD	393
Yukon Elementary 17815 Yukon Ave., Torrance, CA 90504	K-5	TUSD	361
Griffith Adult Education Center 2291 Washington Ave., Torrance, CA 90501		TUSD	

*Educational Facilities Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

- 2 What are the existing enrollments and current capacities at each school facility?
Do you have any projections for attendance levels or capacity for future years?

The district projects a slow decrease to its current enrollment of less than 1%

- 3 What are the average student generation rates per dwelling unit for each school?
We do not have student generation factors for each school

- 4 Does the District currently use portable or temporary classrooms at any of its schools? If so, please identify the school and number of portable facilities for each school. Yes, see attached

- 5 Are any new schools or expansions of existing schools planned by the District?
The district is planning 2 expansions of existing schools: Hull Middle School and Fern Elementary

*Educational Facilities Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

- 6 Are fees assessed against new developments for school related services? If so, in what amount for residential and non-residential (commercial and industrial) development? Yes, \$2.97 for residential and \$.41 for commercial

Response Prepared By:

Don Stabler

Deputy Superintendent

Name

Title

Torrance Unified

April 20,2009

Agency

Date

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Parks Services Questionnaire

City of Torrance General Plan Update, Environmental Impact Report

1. Please list the name, location, acreage, and type of facilities for each of the parks and/or recreational facilities within the City of Torrance.

See the attached PDF that describes all of our parks in detail.

In addition to the parks listed in the attachment, Torrance operates the Victor A. Benstead Plunge, a 50-meter public pool (3331 Torrance Blvd.), and the 42-acre Madrona Marsh Nature Center and Preserve (3201 Plaza Del Amo).

2. How are park needs determined (e.g., X-acres/population)?

The City of Torrance has determined its park needs by attempting to maintain 10 acres of usable open space to every 1000 residents. The City has also created parks and recreational opportunities in response to public inquiry and community action.

3. Are existing resources adequate or deficient in terms of meeting the City's recreational needs?

The recreational opportunities available to the public do not meet the current demand. To meet the need for active recreation space, more night-lit sports facilities are needed to keep pace with the growth of youth and adult sports. As local density increases with the addition of multifamily homes and condominiums, new and upgraded parks should be considered vital elements of the residents' quality of life.

4. Are there any planned additions or alterations to existing park and/or recreational facilities? If so, please indicate.

The City of Torrance has several projects pending that add to the range of recreational opportunities.

The City plans to add one neighborhood park to the system at the junction of Lomita Blvd and Anza Ave. This project plans to turn an unused storm drain area into a neighborhood park with a small tot lot, walking paths and landscaping. Community discussions have already begun and a draft park concept has been created. This project is currently on hold due to a state grant-funding freeze.

The City is also planning to renovate a small pocket park in a neighborhood on our eastern border called Pueblo Park. There has been high community support for this project though funding has not been available.

*Parks Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

The City of Torrance has a number of stormwater retention basins that are being considered for recreational opportunities. The Bishop Montgomery Sump (11 acres) may provide an opportunity for night lit multi-purpose sports fields. The Ocean Ave Sump (10 acres) would provide for passive recreational walking trails in a naturally landscaped setting. Furthermore, the City is considering improvements to the walking trails at the Entradero Sump and providing minor amenity modifications to the co-joined park site.

5. What are the current sources of revenue for existing and or future park/recreation facilities? Is new development assessed park fees and, if so, in what amount?

The City utilizes three main sources of funds for new parks and park improvements: Grant funds, City General Funds, and Open Space/Facility fees. Grant funding large enough to renovate a park or provide significant improvements often come in the form of Proposition funding and occur every several years pending approval by the voters. However, accessing grant funds is often difficult to plan for and often requires matching funds. The City's General Fund is usually carry-over capital funding and is used to make up the difference in funding sources on specific projects.

Currently, the City assesses fees for new residential development categorized as Open Space and Facilities Fees. These fees have provided much flexibility in planning for and implementing improvements. These funds are projected to decrease over the next few years due to the lack of new building activity in the City. At this time, the City has not considered assessing additional park fees.

6. To the best of your knowledge, has park and recreational facilities usage changed in past years? For example, has the level of need increased, decreased or stayed the same? Please provide any available figures to document this change.

Parks and Recreation practices have changed dramatically over past years. The industry has seen a shift from free to fee-based programming. We have seen an increase in demand and participation in the fee-based programs. The figures below show the increase in our fee-based classes, programs, and leagues over a five-year period.

Year	Number of Participants
2004	37,149
2005	38,066
2006	38,071
2007	40,289
2008	41,772

We have also seen an increase in non-profit participation in youth, adult, and senior programs such as little league baseball, youth soccer, and adult sports leagues. This increase had driven up the demand for practice space, night lit fields, and scheduling.

*Parks Services Questionnaire for City of Torrance General Plan Update
Environmental Impact Report*

7. The attached statistical analysis shows projected land use information under the proposed General Plan in comparison to the existing adopted plan. What additional measures, if any, do you recommend to ensure that adequate service would be available to the City under the updated General Plan? If there are particular concerns with the update to the General Plan, what do you recommend to alleviate those concerns? (Please attach additional pages as needed).

To provide the maximum recreational opportunities for future populations, the plan should reinforce the commitment to keeping the open space/population ratio as high as possible. This commitment assists the city in maintaining a high standard of living, reinforces property values, and lowers crime levels. Land that becomes available for reallocation or purchase should be considered for recreational opportunities. In addition, as residential development is planned that changes density levels, recreational opportunities should be considered as well.

Response Prepared By:

Andrew Orpe	Sr. Administrative Analyst
Name	Title
Community Services Department	April 14, 2009
Agency	Date

PARK FACILITIES

Park Name	Handicapped Access	Meeting Rooms	Kitchen	Picnic Area	Barbecues	Ball Diamond	Soccer Field	Basketball Court	Tennis Court	Children's Play Equipment	Fitness Path	Horseshoes	Restrooms	Acres
ALTA LOMA PARK 26126 Delos Drive														5.5
COLUMBIA PARK 4045 190th Street Community Gardens														52.0
DE PORTOLA PARK 25615 Lazy Meadow Drive														12.5
DELTHORNE PARK 3401 Spencer Street														9.7
DESCANSO PARK 2500 Descanso Way														3.0
DISCOVERY PARK 22526 Ocean Avenue														.39
EL NIDO PARK 18301 Kingsdale Avenue														12.3
EL PRADO PARK El Prado Avenue														2.9
EL RETIRO PARK 126 Vista del Parque														4.8
ENTRADEIRO PARK 5500 Towers Street														26.5
GREENWOOD PARK 1520 Greenwood Avenue														3.4
GUENSER PARK 17800 Gramercy Place														7.8
HICKORY PARK 2850 232nd Street														5.8
LA CARRETERA PARK 2040 186th Street														3.1
LA PALOMA PARK Lomita Boulevard (Between Anza & Ladeerne Avenues)														0.4
LA ROMERIA PARK 19501 Inglewood Avenue														6.6
LAGO SECO PARK 3920 235th Street Community Gardens														14.7

- Handicapped Access
- Meeting Rooms
- Kitchen
- Picnic Area
- Barbecues
- Ball Diamond
- Soccer Field
- Basketball Court
- Tennis Court
- Children's Play Equipment
- Fitness Path
- Horseshoes
- Restrooms
- Acres

PARK FACILITIES

Park Name	Address	Handicapped Access	Meeting Rooms	Kitchen	Picnic Area	Barbecues	Ball Diamond	Soccer Field	Basketball Court	Tennis Court	Children's Play Equipment	Fitness Path	Horseshoes	Restrooms	Acres
LOS ARBOLES/ROCKETSHIP PARK	5101 Calle de Ricardo														6.3
MCMMASTER PARK	3624 Artesia Boulevard														5.5
MIRAMAR PARK	201 Paseo de la Playa														1.1
OSAGE PARK	17008 Osage Avenue														0.2
PARADISE PARK	5006 Lee Street														4.7
PEQUENO PARK	4223 180th Street														0.7
PUEBLO PARK	2252 Del Amo Boulevard														0.5
RIVIERA PARK	Bounded by Catalina & Palos Verdes Drive														0.3
SEA AIRE PARK & GOLF COURSE	22730 Lupine Drive														5.2
SUNNYGLEN PARK	5525 Del Amo Boulevard														5.5
SUR LA BREA PARK	23610 Cabrillo Avenue														7.4
TORRANCE PARK	2001 Santa Fe Avenue														10.2
VICTOR PARK	4727 Emerald Street														6.6
WALTERIA PARK	3855 242nd Street														4.5
CHARLES H. WILSON PARK	2200 Crenshaw Boulevard														44.1

Live Steamer • Tree House • Farmers' Market • Sports Center
Roller Hockey • Batting Cages • Skate Park

indicates that lighting is available.

Total Park Acreage: 274.19

Planning Center – Program Environmental Impact Report (EIR)

Library Division- Library Services Questionnaire

1. How are library service needs determined by the County for the City of Torrance (e.g. X square feet or volumes/population)

The County is *not* involved in setting library division operational goals or measures. Torrance Public Library staff, under the general direction of the City Council/City Manager/Community Services Department Director of the City of Torrance develops a plan of service and budget goals/objectives based on staff and community input, and comparisons with other library agencies of similar size and complexity. The California State Library collects information from all public libraries in California and publishes an annual summary of the data which is made available to libraries in the state for planning purposes. As a general standard, Los Angeles City Public Library has developed criteria for the size of libraries in its system. Their plan recommends building 10,500 square foot facilities (branches) for communities with less than 50,000 population and 12,500 square foot libraries for communities with more than 50,000 population. For contemporary libraries, the figure of 3.8 square feet /person has been suggested. As a comparison, Torrance submitted a grant to build a new North Torrance Library and Community Services Center in McMaster Park at a size of 15,509 square feet (the Library portion of the building was to be 12,628 square feet) for a population of approximately 35,000 residents.

2. Are existing library facilities adequate to meet the community's needs?

The five branch libraries of Torrance Public Library are the "original" buildings, have not been improved upon, are quite cramped and small, and could use a variety of improvements to meet the community's needs. Only the main library, the Katy Geissert Civic Center Library, has been completely refurbished since the facility was built. The five branches range in size from 3000 square feet to 7400 and require new carpet and paint, new electrical infrastructure to handle technology needs such as computers and other hardware, and expansion for programming, collections, and seating areas. These same facilities are slated for some of this work in the next two years. Earthquake braced shelving has been purchased and will be installed in each location, as well as new carpet, interior paint, and in the case of at least one of the buildings, new ceiling. All buildings are also slated for additional electrical wiring/cabling in preparation for installation

of wireless access. However, space for programming and much needed services such as Homework Centers is *not* sufficient at all but one of the branches.

3. Are there any planned additions to existing library resources or facilities? If so, please list them.
 - a. As previously mentioned, the Library Division (approved by the Torrance City Council) submitted a grant application to the California State Library to build a new **North Torrance Library and Community Services Center** in McMaster Park. The joint facility would consist of a 12,628 square foot library including a large community meeting room, and several rooms dedicated to recreation services including a room for recreational therapeutics. The total size of the building is planned at 15,509 square feet. The grant guidelines required the City to commit to 1/3 of the cost of the facility with the State Library covering 2/3 of the project's costs. While the State Library ranked the project "very good" it has not been funded and the project is still on the drawing board; conceptual plans for the facility are available.
 - b. The Library had also hoped to expand the present **Henderson Library branch** by, at minimum, 2,000 square feet to enable inclusion of a small Homework Center, programming area, and additional patron seating. It was expected that the additional square footage would be created by expanding the building into the area now occupied by the parking lot directly behind the facility. A capital project (FEAP) budget account was created for the Henderson project but there is no present budget allocation for this project.
 - c. The **El Retiro branch** needs additional programming and collection space for the provision of Youth Services. Library staff identified parkland area to the west of the facility which could be used for expansion. While such an addition has been discussed, no City action has been taken to develop such a plan.
4. What are current sources of revenue for the library? Are new developments assessed fees? If so, in what amount for residential, commercial and industrial uses?

Presently the majority of the Library's budget comes from the City of Torrance General Fund. The Library generates modest revenue through the charging of fines and fees for overdue or lost materials (approximately \$134,000) and/or service fees for placing holds on items or obtaining materials for patrons through

inter-library loans (\$3,000). Other sources of revenue include grant programs funded by the California State Library (Public Library Fund and Transaction Based Reimbursement Programs) but these programs have been greatly reduced due to budget cutbacks.

The Library does not presently receive developer's fees (sometimes called impact fees) for new residential or commercial property development in the City. There are cities and library jurisdictions that have established such fees to help defray the impact of new developments on library operations but Torrance Public Library is not receiving such funds at this time.

5. To the best of your knowledge, for library facilities, has the level of need increased, decreased, or stayed the same in recent years? If there have been changes, please provide us with information about those changes, known causes of the changes and the time frame in which these changes occurred.

The level of need for library facilities has increased dramatically in the past five to ten years. There has been an information explosion and not only are students heavily dependent on electronic resources, but the general public also looks to the Library for their computer and Internet access needs. Current facilities do not have the electronic infrastructure to support large numbers of computers as well as the bandwidth to support downloading resources from the Library's electronic information system.