



## City of Torrance, Community Development Department

Jeffery W. Gibson, Director

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

# Environmental Checklist Form

- 1. Project Title:** Mixed Use Senior Housing Project EAS15-00001(ZON15-00003, CUP15-00014 & DIV15-00006)
- 2. Lead Agency Name and Address:** City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503
- 3. Contact Person and Phone Number:** Gregg Lodan, Planning Manager  
(310) 618-5990
- 4. Project Location:** Property located on east side of Prairie Avenue approximately 100ft north of 176<sup>th</sup> Street (APN: 4088-002-021).
  
- 5. Project Sponsor's Name & Address:** Mohamad Pournamdari  
221 Avenue B  
Redondo Beach, CA 90277
- 6. General Plan Designation:** General Commercial
- 7. Zoning:** C-R: Restricted Commercial
- 8. Description of the Project:** The proposed project consists of developing an existing 72,745 square foot vacant parcel, formerly owned and used by the California Department of Transportation (CalTrans) for construction and equipment staging, with a mixed use residential/commercial building consisting of 62 senior condominiums and approximately 3,000 square feet of commercial area. The approximate 87,500 square foot building is proposed to be four-stories with a maximum height of 44-feet and resulting floor area ratio (FAR) of 1.1. The project also requests approval of a Zone Change from C-R (Restricted Commercial) to C-2 (General Commercial) to allow the proposed use and height and a Tentative Tract Map for condominium purposes.
  
- Surrounding Land Uses and Setting:** The 1.67 acres (72,745 sf) site is currently vacant and has recently been used for seasonal uses (i.e Christmas tree lot). The site is surrounded by a car wash and gas station to the north, single-family residential to the south and west and Interstate 405 to the east.
  
- Other public agencies whose approval is required:** None

**ENVIROMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: On the basis of this initial evaluation:**

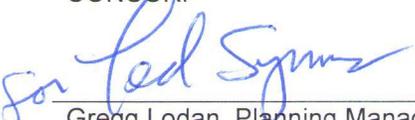
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

Field Inspections and Assessment By:

  
\_\_\_\_\_  
Oscar Martinez  
Senior Planning Associate

2/29/16  
\_\_\_\_\_  
Date

CONCUR:

  
\_\_\_\_\_  
Gregg Lodan, Planning Manager  
Secretary to the Planning Commission

3/1/16  
\_\_\_\_\_  
Date

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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**1. AESTHETICS. Would the project:**

- (a) Have a substantial adverse effect on a scenic vista?      1

*According to the Community Resources Element of the City of Torrance General Plan (2009), views of the San Gabriel Mountains and Pacific Ocean are considered scenic. Recognizing the value of these scenic views, the City has adopted policies for hillside areas, which typically offer scenic vistas of these resources. The project site is not located on a hillside and is within a highly developed urban area. No scenic views in the vicinity of the project site would be adversely affected. Therefore, no impacts to scenic vistas would occur and no mitigation measures would be required.*

- (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?      1

*The vacant project site is not located near any state scenic highway. No rock outcroppings or historic buildings would be removed from the project site. Therefore, no scenic resources within a scenic highway or special designated area for street trees would be damaged. Therefore, no impacts to scenic resources would occur and no mitigation measures would be required.*

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

*The project site is an undeveloped parcel located within a heavily developed urban environment. The project site is bounded by the I-405 Freeway entrance ramp on the north/east, commercial uses to the north and single family residential to the south and east. Approval of the project would introduce the addition of a new visible on-site structure (i.e., a 44-foot tall building). Although the currently undeveloped project site would be developed with a new structure that would be visible from the I-405, nearby single-family homes and commercial development to the north, the building will be treated with materials similar to existing developments in the vicinity. Therefore, impacts to the visual character and quality of the site and its surroundings would be considered less than significant. No mitigation measures would be required.*

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

*The proposed project would contribute additional lighting within the project vicinity. The project site would include additional lighting. However, the project site is located within an urban area that presently generates a variety of light sources (e.g., building and pole-mounted outdoor lighting associated with commercial uses to the north, lights associated with the I-405 freeway, etc.). Additionally, lighting for the proposed project will be required to be cast downward and shielded so as not to illuminate beyond the project boundary and to avoid light from spilling over onto adjacent property. Therefore, impacts related to substantial light or glare would be considered less than significant. No mitigation measures would be required.*

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		

**2. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?      2                       

*Per the Farmland Mapping and Monitoring Program (2008), the project site is located in an area designated as Urban and Built-Up Land. There are no agricultural resources or operations located at the project site or in the surrounding area. Therefore, no impacts to farmlands would occur and no mitigation measures would be required.*

(b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?      2 & 3                       

*The project site is not located within a zone designated for agricultural use or an area that is designated as Williamson Act contract lands. Therefore, no impacts or conflicts with existing zoning for agriculture use or Williamson Act contract would occur and no mitigation measures would be required..*

(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?      3                       

*The project site is located within an urban environment in an area that is not designated as forest land. There are no forest resources or operations located at the project site or in the immediate area. Therefore, no impacts to forest land zoning would occur and no mitigation measures would be required.*

(d) Result in the loss of forest land or conversion of forest land to non-forest use?      3                       

*The project site is located within an urban environment in an area that is not designated as forest land. There are no forest resources or operations located at the project site or in the immediate area. Therefore, no impacts to forest land or conversion of forest land would occur and no mitigation measures would be required.*

(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?      3

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

*There are no agricultural or forestry resources or operations located at, adjacent or near the project site. The project would not introduce any changes that would result in conversion of farmland or forest land. Therefore, no impact to farmlands or forest lands would occur and no mitigation measures would be required.*

**3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

- (a) Conflict with or obstruct implementation of the applicable air quality plan?      4

South Coast Air Quality Management District

*An Air Quality/Greenhouse Gas Assessment was prepared for the proposed project (Attachment 2). The report did not identify any conflicts with the implementation of the applicable air quality plan.*

City of Torrance and County of Los Angeles

*The City of Torrance 2009 General Plan Air Quality Element include goals and measures for the achievement of air quality standards, increased mixed use development, and increased energy efficiency and conservation (City of Torrance 2009). The project demonstrates consistency with the General Plan goals to achieve air quality attainment goals during both construction and operation through emission estimates that are below both South Coast Air Quality Management District's (SCAQMD) local and regional mass daily thresholds.*

*Implementation of SCAQMD Rule 403 Fugitive Dust will ensure conformance with County goals.*

*Therefore, impacts related to conflicts or obstruction of the applicable air quality plan would be less than significant. No mitigation measures would be required.*

- (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?      4

*The Clean Air Act (CAA) required 8-hour ozone non-attainment areas to prepare state implementation plan (SIP) revisions by June 2007, and required PM<sub>2.5</sub> non-attainment areas to submit by April 2008. As a result, the most recent air quality management plan (AQMP) for the south coast air basin (SCAB), as approved by United States Environmental Protection Agency (USEPA) and incorporated into the SIP, focuses on ozone and PM<sub>2.5</sub> emissions and demonstrates that the national ambient air quality standards (NAAQS) can be attained even in the face of substantial future growth within the Basin (AQMP 2007). As demonstrated in Tables 7, 8, and 9 of the Air Quality and GHG Impact Analysis for the project (Attachment 2), emissions from the project will not exceed the threshold for any criteria pollutant. Therefore, the project will not conflict with the 2007 AQMP's goal of ensuring regional compliance with the NAAQS. Impacts related to violation of, or substantial contribution to, an air quality standard would be less than significant. No mitigation measures would be required.*

- (c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?      4

**ENVIRONMENTAL ISSUES:**

**Potentially Significant Impact**     **Less Than Significant With Mitigation Incorporation**     **Less than Significant Impact**     **No Impact**

The project would not exceed any available threshold for construction or operation and would therefore not result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is currently designated non-attainment. As demonstrated in Tables 7, 8, and 9 (below) of the Air Quality and GHG Impact Analysis for the project (Attachment 2), emissions from the project will not exceed the threshold for any criteria pollutant.

**Table 7  
Construction Activity Emissions  
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>2016</b>						
Unmitigated	57.8	30.0	22.0	0.0	8.3	4.9
Mitigated	57.8	30.0	22.0	0.0	4.7	3.1
SCAQMD Thresholds	75	100	550	150	150	55

Although impacts related to a cumulatively considerable net increase of criteria pollutants would be less than significant, the following mitigation measure was included in the analysis to obtain mitigated construction emissions:

AQ-1: Watering of exposed surfaces two times daily to reduce dust.

**Table 8  
LST and Project Emissions (pounds/day)**

LST 1.0 acres/25 meters SW Coastal LA	CO	NOx	PM-10	PM-2.5
<b>LST Significance Threshold</b>	664	91	5	3
<b>Grading</b>				
Unmitigated	20	30	8	5
Mitigated	20	30	5	3
<b>Construction</b>				
Unmitigated	17	25	2	2
Mitigated	17	25	2	2
<b>Paving</b>				
Unmitigated	12	18	1	1
Mitigated	12	18	1	1

**Table 9  
Daily Operational Impacts**

Source	(lbs/day)					
	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
Area *	2.7	0.1	5.2	0.0	0.1	0.1
Energy	0.0	0.2	0.1	0.0	0.0	0.0
Mobile	1.0	2.6	10.9	0.0	1.8	0.5
<b>Total</b>	<b>3.7</b>	<b>2.9</b>	<b>16.2</b>	<b>0.0</b>	<b>1.9</b>	<b>0.6</b>
AQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

\*natural gas hearths

Source: CalEEMod2013.2.2 Output in Appendix

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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- (d) Expose sensitive receptors to substantial pollutant concentrations? 4

*The Air Quality and GHG Impact Analysis for the project (Attachment 2) identified residences to the south and west of the project as sensitive receptors. As demonstrated in Tables 7, 8, and 9 (refer to 3(c)) of the Air Quality and GHG Impact Analysis for the project (Attachment 2), emissions from the project will not exceed the threshold for any criteria pollutant and therefore would not result in exposure of a sensitive receptor to substantial pollutant concentrations. Therefore, impacts related to substantial pollutant concentration for both construction and operation would be less than significant. No mitigation measures would be required.*

- (e) Create objectionable odors affecting a substantial number of people? 4

*The project does not propose land uses typically associated with emitting objectionable odors (i.e. wastewater treatment plants, chemical plants, composting operations, refineries, landfills, and dairies). As the proposal is for a mixed-use senior condominium project, the operating characteristics of which typically do not expose people to objectionable odors or pollutant concentrations which could be considered a significant impact. Therefore, impacts associated with odors would be less than significant. No mitigation measures would be required.*

**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? 5 & 9

*A Biological Resources Survey (Attachment 5) was prepared for the project. The survey did not identify any candidate, sensitive, or special status species that occupied the site. The project site is an undeveloped parcel located within an urbanized area and has been previously disturbed as a significant portion of the site is paved. Therefore, no impacts to federal or state listed or other sensitive designated species would occur and no mitigation measures would be required.*

- (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? 5 & 9

*The project site is located within an urbanized area and has been previously disturbed. No riparian habitat or other sensitive natural community is present on the project site. Therefore, no impacts to riparian habitat or other sensitive natural communities would occur and no mitigation measures would be required.*

- (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? 1

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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The project site is located within a highly developed area and has been previously disturbed. There are no legally defined wetlands on the project site; thus, construction activities would not occur on any federally protected wetlands. Therefore, no impacts to federally protected wetlands would occur and no mitigation measures would be required.

- |     |   |     |                          |                          |                          |                                     |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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? | 1&9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within an urbanized area and has been previously disturbed. Per the Biological Resources Survey (Attachment 5), the majority of the on-site vegetation is non-native and no wildlife was observed on or adjacent to the site. The project site is not expected to provide habitat for any established native resident, migratory fish or wildlife species.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located on or near any street designated as a special area for street trees (Figure CR-6, Special Designated Areas for Street Trees, of the City of Torrance General Plan). There are no other local policies or ordinances protecting biological resources identified in the City of Torrance General Plan that would be applicable to this site. It should be noted that a landscape plan will be required if the project is approved and trees/vegetation will be planted once construction is complete. Therefore, no impact to biological resources (tree preservation) would occur and no mitigation would be required.

- |     |   |     |                          |                          |                          |                                     |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (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? | 1&9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|

Per the Biological Resources Survey (Attachment 5), the project site does not contain biological resources that are managed under any conservation plan. Therefore, no impacts to conservation plans would occur and no mitigation measures would be required.

**5. CULTURAL RESOURCES. Would the project:**

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located within an urbanized area and no historical resources exist on the project site or in the immediate vicinity. The Community Resources Element of the City of Torrance General Plan (2009) does not list the project site as a location of historic interest to the City. In addition, the project site is not registered under the State or National Register of Historic Places. The closest structures to the project site are post-World War II single-family tract housing (circa 1953) located to the south and commercial development (circa 1998) on a portion of the north property line. These structures in the project vicinity do not have any unusual characteristics or associated with any national regional or local figures of significance that would qualify them as a historical resource or of historic significance. Therefore, no impacts to historical resources would occur and no mitigation measures would be required.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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*The project site is located within an urbanized area and has been previously disturbed. No prehistoric or historic archaeological sites are known to exist within the project site or vicinity. There is no evidence as provided by the General Plan and the General Plan EIR of any known historical, archeological, or paleontological resources on the site. Therefore, no impacts to archeological resources would occur and no mitigation measures would be required.*

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The project site is located within an urbanized area and has been previously disturbed. Any surficial paleontological resources that may have existed at one time on the project site have likely been previously unearthed or disturbed. Therefore, no impacts to paleontological resources would occur and no mitigation measures would be required.*

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Disturb any human remains, including those interred outside of formal cemeteries? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*No human remains are known to exist on the project site, and any remains likely would have been removed during prior disturbance of the project site. Therefore, no impacts would occur and no mitigation measures would be required.*

**5. GEOLOGY AND SOILS. Would the project:**

- |     |   |   |                          |                          |                                     |                          |
|-----|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |   |                          |                          |                                     |                          |
| i)  | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*According to the Safety Element of the City of Torrance General Plan (2009), no Alquist-Priolo Earthquake Fault Zones have been designated within the Torrance City limits. Additionally, the project would be constructed in accordance with the 2013 California Building Code (2013 CBC) seismic safety requirements. Implementation of the project is not anticipated to expose people or structures to fault rupture hazards during a seismic event. Therefore, impacts associated with rupture of a known earthquake fault would be less than significant. No mitigation measures would be required.*

- |     |                                |   |                          |                          |                                     |                          |
|-----|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) | Strong seismic ground shaking? | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The project site is located in the seismically active Southern California and is prone to earthquakes, which may result in hazardous conditions to people within the region. According to the Safety Element of the City of Torrance General Plan (2009), the highest risks from earthquake fault zones in the City of Torrance come from the Palos Verdes fault zone, the Puente Hills Fault, the Newport-Inglewood fault zone, the Elysian Park fault zone, the Malibu Coast-Santa Monica-Hollywood fault zone, and the Whittier fault zone. However, earthquakes and ground motion can affect a widespread area. The potential severity of ground shaking depends on many factors, including distance from the originating fault, the earthquake magnitude and the nature of the earth materials below the site. Although implementation of the project has the potential to result in the exposure of people and structures to strong ground shaking during a seismic event, this exposure is no greater than exposure present in other areas throughout the Southern California region. Also, the project would be designed and constructed in accordance with the 2013 CBC, which is anticipated to minimize the potential for damage. Therefore, potential impacts associated with strong seismic ground shaking would be less than significant and no mitigation measures would be required.

iii) Seismic-related ground failure, including liquefaction?      6                       

According to the Safety Element of the City of Torrance General Plan (2009), the project site is not located within the mapped seismic-related hazard areas where there is potential to experience liquefaction-induced ground displacement (Figure S-2, Seismic-Related Hazards, of the City of Torrance General Plan). Also, the project would be built in accordance with the 2013 CBC, which sets procedures and limitations for design of structures based on seismic risk and the type of facility. All proposed construction would be subject to all applicable provisions of the 2013 CBC and the applicant would be required to submit a grading/drainage plan with soil investigation report prior to the issuance of any building permits. Therefore, impacts associated with seismic related ground failure and liquefaction would be less than significant. No mitigation measures would be required.

iv) Landslides?      6                       

According to the Safety Element of the City of Torrance General Plan (2009), the project site is not located within the mapped seismic-related hazard areas where there is potential to experience landslides (Figure S-2, Seismic-Related Hazards, of the City of Torrance General Plan). Also, because the project site and surrounding area is relatively flat, there is little risk for landslides. Therefore, no impact associated with landslides would occur and no mitigation measures would be required.

(b) Result in substantial soil erosion or the loss of topsoil?                       

The potential exists for minimal amounts of soil erosion to occur during construction activities. However, construction-related soil erosion and loss of topsoil impacts would be reduced to a level that is less than significant through adherence to the specifications within the General Construction Permit, which would require the preparation of a Storm Water Pollution Prevention Plan that specifies best management practices (refer to response for Section 9(a)).

Grading of the project site would be subject to the requirements of the Torrance Municipal Code and the 2013 CBC with regards to soil compaction and drainage. Also, prior to the issuance of building and grading permits the project would be required to develop a Standard Urban Storm Water Mitigation Plan identifying post-construction best management practices. Therefore, impacts associated with soil erosion and loss of topsoil would be less than significant. No mitigation measures would be required.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?      6

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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As previously noted in the responses to questions a (iii) and a (iv), above, there are no known liquefaction or landslide hazards in or adjacent to the project site. Any unstable materials that may be encountered during routine geotechnical investigations and the grading phase would be removed and replaced with properly engineered, compacted materials, in accordance with the Torrance Municipal Code and the 2013 CBC. As such, potentially significant impacts involving unstable geologic or soil materials would be avoided. Therefore, impacts associated with geologic units or soils that are unstable or may become unstable would be less than significant. No mitigation measures would be required.

- (d) Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Expansive soils shrink and swell in response to dry and moist conditions and can result in cracking and structural failure of pavement and foundations. The expansive characteristics of underlying soils and proper design to mitigate such conditions would be determined in accordance with the Torrance Municipal Code and the 2013 CBC. Site-specific recommendations pertaining to expansive soils would be incorporated into grading and foundation plans. As such, adherence to the Torrance Municipal Code and the 2013 CBC would ensure that any areas containing expansive soils would be properly designed and engineered. Therefore, impacts associated with expansive soils would be less than significant. No mitigation measures are required.

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

The project would connect to the existing city sewer in the area. As such, the project does not include septic tanks or other alternative wastewater disposal systems. Therefore, no impact related to septic tanks or alternative wastewater disposal systems would occur and no mitigation measures would be required.

**7. GREENHOUSE GAS EMISSIONS. Would the project:**

- (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 4

The project would not generate greenhouse gas (GHG) emissions, both direct and indirect, which could result in a significant environmental impact. As presented in Tables 10 and 11 of the Air Quality and GHG Impact Analysis (Attachment 2) for the project, total project emissions are significantly below the SCAQMD's GHG threshold. Therefore, the contribution to regional and global climate change would be minimal. Impacts related to the generation of GHGs would be less than significant. No mitigation measures would be required.

- (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? 4

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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Statewide Plans and Policies

Assembly Bill 32 (AB 32) climate change scoping plan (CCSP) included 39 recommended measures developed to reduce GHG emissions from key sources and activities while improving public health, promoting a cleaner environment, preserving natural resources, and ensuring that the impacts of the reductions are equitable and do not disproportionately impact low-income and minority communities. These measures put the state on a path to meet the 2050 goal of reducing California’s GHG emissions to 80 percent below 1990 levels. Many of the recommended measures, such as high speed rail and the Renewable Portfolio Standard, are beyond the scope of this project. Others, such as measures to reduce emissions from oil and gas extraction and control methane from landfills and dairies, are not relevant. However, the construction and operation of the project will not conflict with the CCSP’s overall emissions reduction goal.

Because the subject project is a small local project, its lifetime GHG emissions will be insignificant compared to those of the state as a whole, or relative to major facilities that are required to report GHG’s (i.e. those that produce more than 25,000 metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) per year). Moreover, because the project’s GHG emissions are below all available thresholds, it will not produce a significant climate change impact.

Local Goals

The City of Torrance and the County of Los Angeles have established goals related to energy efficient and sustainable building standards as well as policies aimed towards achieving consistency with AB32 goals and regional GHG reductions. Because the project results in GHG emissions primarily generated during construction, many of the local goals and policies would not apply. However, new structures and facilities will be constructed with sustainable materials, to the extent feasible. Therefore, the project would demonstrate consistency with local climate change goals, plans and policies.

Impacts related to conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be less than significant. No mitigation measures would be required.

**8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

- (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?      6

The proposed mixed use senior condominium project is not expected to create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials. Residential uses do not involve the use of hazardous materials typical of environmentally significant manufacturing processes. Therefore, impacts associated with hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials would be considered less than significant. No mitigation measures would be required.

- (b) Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?      6

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

*As stated previously, the proposed project does not involve the use of hazardous materials. Therefore, impacts associated with hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be considered less than significant. No mitigation measures would be required.*

- |     |  |   |                          |                          |                                     |                          |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Ascension Lutheran and Yukon Elementary are located within one-quarter mile of the project. However, as stated previously, the proposed project does not involve the use of hazardous materials. Therefore, impacts associated with hazardous emissions or handling of hazardous materials within one-quarter mile of a school would be considered less than significant. No mitigation measures would be required.*

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*According to the Safety Element of the City of Torrance General Plan (2009), the project site is not located on or near a hazardous material site, including sites identified as Superfund sites under the federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), or sites listed on the Toxic Release Inventory (Figure S-4, Hazardous Material Sites, of the City of Torrance General Plan). Therefore, no impacts to the public or the environment would occur and no mitigation measures would be required.*

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The closest airport to the project site is the Hawthorne Municipal Airport located approximately 3.6 miles from the project site. Furthermore, the Torrance Municipal Airport is located approximately 5.8 miles from the project site and according to the Safety Element of the City of Torrance General Plan (2009), the project site is not located within the Torrance Municipal Airport land use plan (Figure S-5, Torrance Airport Runway Protection Zone, of the City of Torrance General Plan). Therefore, no impacts to people residing or working in the project area would occur and no mitigation measures would be required.*

- |     |  |      |                          |                          |                          |                                     |
|-----|--|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | 6, 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|------|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The project site is not located near a private airstrip. Therefore, no impacts to people residing or working in the project area would occur and no mitigation measures would be required.*

- |     |  |   |                          |                          |                                     |                          |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

*Although some temporary, partial street closures may be necessary for construction activities, the project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, impacts to emergency response plans or emergency evacuation plans would be considered less than significant. No mitigation measures would be required.*

- |     |   |       |                          |                          |                          |                                     |
|-----|---|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | 1,6,9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The project is located within an urbanized area that does not contain expanses of wildland area and therefore does not pose a potential fire hazard involving wildland fires. Therefore, no impacts related to the exposure of people or structures to wildland fires would occur and no mitigation measures would be required.*

**9. HYDROLOGY AND WATER QUALITY. Would the project:**

- |     |  |                          |                          |                                     |                          |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*There is the potential for short-term surface water quality impacts to occur during the grading and construction phases of the project. Such impacts include runoff of loose soils and/or a variety of construction wastes and fuels that could be carried off-site in surface runoff and into local storm drains and streets that drain eventually into water resources protected under federal and state laws. These water quality impacts would be avoided through compliance with the National Pollutant Discharge Elimination System (NPDES) regulations set forth under Section 402 of the federal Clean Water Act. Pursuant to the NPDES regulations, the contractor would be required to file a Notice of Intent for a General Construction Permit with the Regional Water Quality Control Board (RWQCB). To obtain this permit, the contractor would prepare a Storm Water Pollution Prevention Plan (SWPPP) that specifies best management practices (BMPs) to ensure that the project does not violate any water quality standards or any waste discharge requirements during the construction phases. BMPs would include erosion and sediment controls such as silt fences and/or straw wattles or bails, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, prevention and containment of accidental fuel spills or other waste releases, inspection requirements, etc. This permit would cover the entire grading footprint area of the project site, including the off-site improvement areas. Compliance with the approved permit would ensure that the project does not violate any water quality standards or any waste discharge requirements during construction.*

*Waste Discharge Requirements are issued by the RWQCB under the provisions of Division 7, Article 4 of the California Water Code. These requirements regulate "point source" discharges of wastes to surface and groundwater, such as septic systems, sanitary landfills, dairies, etc. All wastewater produced within the project would be discharged into a sewer line to be tied into the existing sewer line in Prairie Avenue. Therefore, the project would have no point sources of waste water discharge and thus would have no direct effect upon surface or groundwater.*

*Therefore, impacts to water quality or waste discharge requirements would be considered less than significant. No mitigation measures would be required.*

- |     |   |    |                          |                          |                                     |                          |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level | 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

which would not support existing land uses or planned uses for which permits have been granted)?

*Approximately 26,500 square feet (31%) of the site will be provided with landscaping within planters along the perimeter as well as landscape common areas to the rear of the building, to capture rainwater and assist in achieving Stormwater runoff-NPDES requirements. The applicants will also be encouraged to further implement low impact development techniques that provide sufficient groundwater infiltration and low water use fixtures and landscape palettes to minimize water demand while promoting infiltration. Therefore, impacts to groundwater supplies or recharge would be considered less than significant. No mitigation would be required.*

- |     |   |    |                          |                          |                                     |                          |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

*The project site does not contain any watercourses or drainages that would be affected by the project. As discussed previously, the project would result in an increase in impervious surfaces at the project site because new structures would be constructed on a currently undeveloped parcel of land. The project, as indicated in 9(b), would incorporate rainwater infiltration techniques. As such, implementation of the project would not alter the existing drainage pattern of the site in a manner which would result in substantial erosion or siltation on- or off-site. Therefore, impacts to the existing drainage pattern would be considered less than significant. No mitigation measures would be required.*

- |     |  |      |                          |                          |                                     |                          |
|-----|--|------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | 1, 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|------|--------------------------|--------------------------|-------------------------------------|--------------------------|

*The project site does not contain any watercourses or drainages that would be affected by the project. As discussed previously, the project would result in an increase in impervious surfaces at the project site because new structures would be constructed on a currently undeveloped parcel of land. Also, it should be noted that prior to the issuance of building and grading permits the project would be required to develop a SWPPP identifying post-construction BMPs. As such, implementation of the project would not alter the existing drainage pattern of the site or substantially increase the rate or amount of surface runoff in a manner which would result in substantial flooding on- or off-site. Therefore, impacts to the existing drainage pattern or the rate or amount of surface runoff would be considered less than significant. No mitigation measures would be required.*

- |     |  |  |                          |                          |                                     |                          |
|-----|--|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*As discussed previously, the project would result in an increase in impervious surfaces at the project site because new structures would be constructed on a currently undeveloped parcel of land. Also, it should be noted that prior to the issuance of building and grading permits the project would be required to develop a SWPPP identifying post-construction BMPs. As such, implementation of the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts to existing or planned stormwater drainage systems would be considered less than significant. No mitigation measures would be required.*

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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(f) Otherwise substantially degrade water quality?

*The project would not involve any additional water quality impacts beyond those discussed in the response under Section 9(a), above. Therefore, impacts to the degradation of water quality would be considered less than significant. No mitigation measures would be required.*

(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? 6

*According to the Safety Element of the City of Torrance General Plan (2009), the project site is not located within a 100-year flood hazard area (Figure S-3, Flood Hazards, of the City of Torrance General Plan). Because the project site is not located within a flood hazard area, development of the project would not significantly increase the exposure of people or structures to flood hazards. Therefore, no impacts to housing within a 100-year flood hazard would occur and no mitigation measures would be required.*

(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 6

*The project site is not located within a 100-year flood hazard area. As such, the project would not place structures within a 100-year flood hazard area and therefore would not impede or redirect flood flows. Therefore, no impact to impeding or redirecting flood flow would occur and no mitigation measures would be required.*

(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? 6

*The project site is not located within a 100-year flood hazard area and is not located immediately downstream of any levee or dam. As such, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, no impact related to failure of a levee or dam would occur and no mitigation measures would be required.*

(j) Inundation by seiche, tsunami, or mudflow? 6, 9

*The project site is neither located near a large body of water that would be subject to tsunamis or seiches, nor to canyons, slopes, drainage courses, or other natural features on or near the project site which could generate mudflows during heavy rainstorms. Therefore, no impacts from inundation by seiche, tsunami, or mudflow would occur and no mitigation measures would be required.*

**10. LAND USE AND PLANNING. Would the project:**

(a) Physically divide an established community? 10

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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Implementation of the project would not disrupt or divide the physical arrangement of the surrounding community. The project site is undeveloped and surrounded by various types of land uses such as commercial, I-405 Freeway, and residential. The project would not place any structures in an established community that would physically divide that community and thereby prevent interaction between members of the community. Therefore, no impact to established communities would occur and no mitigation measures would be required.

- |     |  |   |                          |                          |                                     |                          |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (b) | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Implementation of the project as proposed would conflict with the existing zoning designation (C-R: Restricted Commercial) due to the height and Floor Area Ratio (FAR). However, the project proposes a Zone Change from C-R (Restricted Commercial) to C-2 (General Commercial) to comply with height standards. The project site has been designated as General Commercial in the General Plan. The proposed rezoning will allow the parcel to continue to be in conformance with the long-term vision for the property. Therefore, impacts related to zoning conflicts would be considered less than significant if a Zone Change is approved. No mitigation measures would be required.

- |     |  |      |                          |                          |                          |                                     |
|-----|--|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Conflict with any applicable habitat conservation plan or natural community conservation plan? | 3, 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located in an area that is subject to any habitat conservation plan or natural community conservation plan. Therefore, no impacts to conservation plans would occur and no mitigation measures would be required.

**11. MINERAL RESOURCES. Would the project:**

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to the Community Resources Element of the City of Torrance General Plan (2009), the project site is located within Mineral Resources Zone (MRZ) "MRZ-1", which is the classification for areas where "adequate information indicates that no significant mineral deposits are present or likely to be present". Therefore, the project would not result in loss of availability of any mineral resource that would be of value to the region. Therefore, no impacts to known mineral resources would occur and no mitigation measures would be required.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

As stated previously, the project site does not contain any locally-important mineral resources. Therefore, no impacts to locally-important mineral resources would occur and no mitigation measures would be required.

**12. NOISE. Would the project result in:**

- |     |   |   |                          |                                     |                          |                          |
|-----|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| (a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan | 7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-----|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

Construction

Per the Torrance Municipal Code, construction operations are limited between the hours of 7:30 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. on Saturdays. No construction would occur on Sundays or City recognized holidays. Construction of the project would adhere to the hours and would comply with the City's Noise Ordinance. Based on the analysis in the Acoustical Analysis Report for the project (Attachment 3), a noise survey of existing conditions resulted in CNEL 69. Maximum construction noise levels at the nearest receptors (single family residential to the south and west of the project site) would be above the existing noise levels and could create temporary annoyance, however, with incorporation of the following mitigation measures, impacts will be less than significant.

- N-1: The contractor shall conduct construction activities in such a manner that the maximum noise levels at residential structures shall not exceed 75 dBA by limiting the types of equipment used near residences, erecting temporary noise barrier, and/or by other methods, subject to the approval of the Community Development Director.
- N-2 All internal combustion engines on construction equipment should be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine should be operated on the project without said muffler.
- N-3 Staging areas should be located as far as possible from occupied residences. Work in staging areas that generate loud noises, such as equipment maintenance, should not occur during the hours prohibited for construction work.
- N-4 If traffic control and construction signs that require power for lighting or flashing are located near residences, the source of power should be batteries, solar cells, or another quiet source. Gas- or diesel-fueled internal combustion engines should not be used.

Operational Noise

The Acoustical Analysis Report for the project (Attachment 3) recommends the following mitigation measure for the operation of any compressor on site:

- N-5 The contractor shall install a closed-sided, open topped, open-bottomed barrier (similar to a bathroom stall) at each location. The barriers shall be no further than 3 feet from the compressor surfaces and extend 2 feet above the top of the compressor and 2 feet below the base of the mount. A door may be installed to allow access to the unit itself, as long as it meets the same design specifications as the barriers.

(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The vibration information provided in the Acoustical Analysis Report for the project (Attachment 3) states that the vibration perception threshold is a motion velocity of 0.01 inches per second over the range of 1 to 100Hz. Dozers and well boring machines associated with the project have the potential to create vibration impacts. Dozers could create vibration impacts at a distance of 50 feet. These impacts are considered to be short term and will cease upon completion of the project. Therefore, impacts are considered to be less than significant.

(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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Refer to response 12(a), above.

- |     |   |   |                          |                          |                                     |                          |
|-----|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | 7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response 12(a), above.

- |     |  |  |                          |                          |                          |                                     |
|-----|--|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within an airport land use plan or within two miles of a public airport or public use airport, therefore, no impacts would occur and no mitigation measures are required.

- |     |   |  |                          |                          |                          |                                     |
|-----|---|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within the vicinity of a private airstrip, therefore, no impacts would occur and no mitigation measures are required.

**13. POPULATION AND HOUSING. Would the project:**

- |     |  |        |                          |                          |                                     |                          |
|-----|--|--------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 9 & 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project involves the construction of 62-senior condominiums, 12-one bedroom units and 50-two bedroom units and approximately 3,000 square feet of commercial area. As designed, the project proposes 37.1 dwelling units per acre. According to the Land Use Element of the Torrance General Plan, the typical population density is 81-115 persons per acre.

Per the Torrance Municipal Code, senior citizen housing (TMC 95.3.45) requires a minimum of 750 square feet of land area per dwelling unit. As such, based on a gross area of 76,745 square feet, up to 97 units may be provided. As this proposal is for 62 units, impacts related to population growth are less than significant and no mitigation measures will be required.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no existing houses on the project site. The project site is an undeveloped parcel. Implementation of the project would not displace any existing housing but if approved, create the potential for 62 additional senior housing units. Therefore, no impacts to housing displacement would occur and no mitigation measures would be required.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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(v) Other public facilities?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Senior populations tend to increase the use of passive recreation areas, such as walking paths at existing public facility and increase the demand for other existing municipal services, such as public transit and senior programming at recreation centers. As a part of the Building Permit fees, a Parks and Recreation services fee is collected to off-set additional needs for services. Therefore, no impacts to public facilities would occur and no mitigation measures would be required.

**15. RECREATION:**

(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	----	--------------------------	--------------------------	-------------------------------------	--------------------------

While the project will increase demand for recreational facilities, on-site amenities include outdoor recreation areas and common recreation rooms on each floor for the benefit of the residents. Therefore, no impacts to recreational facilities would occur and no mitigation measures would be required.

(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	----	--------------------------	--------------------------	-------------------------------------	--------------------------

The project's on-site amenities include outdoor recreation areas and common recreation rooms on each floor for the benefit of the residents. Therefore, no impacts to recreational facilities would occur and no mitigation measures would be required.

**16. TRANSPORTATION/TRAFFIC. Would the project:**

(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	---	--------------------------	--------------------------	-------------------------------------	--------------------------

A Traffic Impact Analysis Report (Attachment 4) was prepared for the project and analyzed five (5) intersections in the vicinity that could be impacted by the development. According to the report, on a typical weekday, the condominiums are expected to generate 224 daily trips (one half arriving and one half departing) with 13 trips (5 inbound, 8 outbound) being generated in the AM peak hour and 17 trips (9 inbound, 8 outbound) in the PM peak hour. The study further analyzed the commercial component and applied an internal trip reduction rate of 50% as the commercial component targets the residents of the development. The commercial portion is expected to generate 1,089 daily trips with 46 (23 inbound, 23 outbound) in the AM peak hour and 51 (26 inbound, 25 outbound).

The study identified that 4 of the 5 intersections currently operate at an acceptable level (ICU Methodology) during the AM and/or PM peak hours with the exception of Prairie Avenue and Redondo Beach Boulevard which operates at LOS E during the PM peak hours. The study also identified, utilizing HCM Methodology that 2 of the intersections currently operate at LOS E (Artesia Boulevard and Prairie Avenue & Prairie Avenue and Redondo Beach Boulevard). See Table 7-1 and 7-2.

ENVIRONMENTAL ISSUES:

Sources Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less than Significant Impact No Impact

**TABLE 7-1**

**INTERSECTION CAPACITY UTILIZATION (ICU)  
and  
LEVEL OF SERVICE (LOS)**

**SENIOR HOUSING PROJECT**

INTERSECTION	TIME PERIOD	Existing (Y 2015) Traffic Volumes		Existing + Project Traffic Volumes		Significant Impact		Existing with Project w/ Mitigation	
	AM	ICU	LOS	ICU	LOS	ICU Increase	Yes/No	ICU	LOS
	PM								
1 Artesia Blvd. and Hawthorne Boulevard	AM	0.716	C	0.718	C	0.002	No	na	na
	PM	0.827	D	0.829	D	0.002	No	na	na
2 Artesia Blvd. and Yukon Avenue	AM	0.595	A	0.596	A	0.001	No	na	na
	PM	0.740	C	0.742	C	0.002	No	na	na
3 Prairie Avenue and 182nd Street	AM	0.763	C	0.764	C	0.001	No	na	na
	PM	0.858	D	0.860	D	0.002	No	na	na
4 Prairie Avenue and Artesia Blvd.	AM	0.884	D	0.894	D	0.010	No	na	na
	PM	0.870	D	0.871	D	0.001	No	na	na
5 Prairie Avenue and Redondo Beach Boulevard	AM	0.779	C	0.780	C	0.001	No	na	na
	PM	0.935	E	0.936	E	0.001	No	na	na

ENVIRONMENTAL ISSUES:

Sources Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less than Significant Impact No Impact

TABLE 7-2

Highway Capacity Manual (HCM) and LEVEL OF SERVICE (LOS)

SENIOR HOUSING PROJECT

INTERSECTION	TIME PERIOD	Existing (Y 2015) Traffic Volumes		Existing + Project Traffic Volumes		Significant Impact		Existing with Project w/ Mitigation	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	Yes/No	Delay (s/v)	LOS
1 Artesia Blvd. and Hawthorne Boulevard	AM	24.6	C	24.6	C	0.0	No	na	na
	PM	32.8	C	33.0	C	0.2	No	na	na
2 Artesia Blvd. and Yukon Avenue	AM	5.7	A	5.7	A	0.0	No	na	na
	PM	9.5	A	9.4	A	0.0	No	na	na
3 Prairie Avenue and 182nd Street	AM	29.1	C	29.1	C	0.0	No	na	na
	PM	33.4	C	33.5	C	0.1	No	na	na
4 Prairie Avenue and Artesia Blvd.	AM	44.5	D	44.9	D	0.4	No	na	na
	PM	55.6	E	56.1	E	0.5	No	na	na
5 Prairie Avenue and Redondo Beach Boulevard	AM	40.7	D	40.7	D	0.0	No	na	na
	PM	67.2	E	67.3	E	0.1	No	na	na

Note: s/v = delay in second per vehicle

As shown on Table 7-1 and 7-2, none of the study intersections will be significantly impacted by the proposed project.

Construction and operation of the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and free ways, pedestrian and bicycle paths, and mass transit. Therefore, impacts related to traffic would be considered less than significant. No mitigation measures would be required.

- (b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? 8

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

As indicated in the Traffic Impact Analysis Report (Attachment 4), the project would not exceed, either individually or cumulatively, a level of service standard established by the Los Angeles County Congestion Management Program for designated roads or highways. As discussed previously, traffic associated with construction or operation of the project would not trigger any thresholds set forth by the CMP. Therefore, impacts related to the congestion management program would be considered less than significant. No mitigation measures would be required.

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within two miles of a public airport, nor is it located within an airport land use plan. The nearest airports to the project site are Hawthorne Municipal Airport, Torrance Municipal Airport, Los Angeles International Airport, and Long Beach International Airport, which are approximately 3.5, 4.5, 5, and 10.5 miles from the project site, respectively. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project would not result in any aerial structures. Therefore, no impacts related to air traffic would occur and no mitigation measures would be required.

- |     |   |    |                          |                          |                          |                                     |
|-----|---|----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|----|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is proposed to be accessed via a driveway located to the south of the building. An existing landscape median restricts access to the site to right turn "in" and right turn "out" only reducing the potential for hazards while entering or exiting the site. Therefore, no impacts related to hazards due to design features would occur and no mitigation measures would be required.

- |     |  |    |                          |                          |                                     |                          |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (e) | Result in inadequate emergency access? | 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project will be served by one driveway located to the south of the building. The project has been designed to provide a fire lane with a turn-around on-site to provide adequate emergency access. Therefore, impacts related to emergency access would be considered less than significant. No mitigation measures would be required.

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (f) | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with policies, plans, or programs supporting alternative transportation, e.g., bicycles, buses, carpools, vanpools, ridesharing, walking, etc. The project will be required to provide certain amenities related to the California Green Code and is located in close proximity to commercial services, promoting pedestrian activity. Therefore, no impacts related to alternative transportation would occur and no mitigation measures would be required.

**17. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- |     |  |    |                          |                          |                                     |                          |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The Public Works Department of the City of Torrance maintains local sewer and storm drainage systems. The Sanitation Districts of Los Angeles County (LACSD) is the regional agency responsible for the collection and treatment of wastewater. Torrance lies within Sanitation District No. 5. The nearest wastewater treatment facility to Torrance is the Joint Water Pollution Control Plant (JWPCP) in Carson. Torrance maintains 287 miles of sewer lines and 9 lift stations (City of Torrance 2009).

The Engineering Division of the Community Development Department has placed conditions and code requirements to ensure that the existing sewer system can adequately handle wastewater generated by the project. Wastewater generated by the project is not expected to exceed wastewater treatment requirements pursuant to the RWQB as overseen by the Sanitation Districts of Los Angeles County. Therefore, impacts to wastewater systems would be considered less than significant. No mitigation measures would be required.

- |     |   |    |                          |                          |                                     |                          |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would result in an increase in the need for wastewater treatment services. Based on the Sanitation Districts of Los Angeles County average wastewater generation factors, the project's expected wastewater flow is 9,972 gallons per day (156gpd/du + 100gpd/1000sf of commercial). Wastewater generated by the project will be treated at the Joint Water Pollution Control Plant in Carson which has a design capacity of 400 million gallons per day and currently processes an average of 280 million gallons per day. Therefore, impacts to water systems or wastewater systems would be considered less than significant as no expansion of existing facilities will be required. No mitigation measures would be required.

- |     |  |     |                          |                          |                                     |                          |
|-----|--|-----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|-----|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would result in an increase in impervious surfaces at the project site because new structures would be constructed on a currently undeveloped parcel of land. No additional new storm water drainage facilities, or the expansion of existing facilities, would be required. Therefore, impacts to storm water drainage facilities would be considered less than significant. No mitigation measures would be required.

- |     |   |  |                          |                          |                                     |                          |
|-----|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is surrounded by residential and commercial development. The Engineering Division has placed conditions and code requirements on the project to ensure adequate service to the site. It should be noted that the City of Torrance has implemented a Development Impact Fee and that a portion of the fee is used towards maintenance and improving infrastructure in the area. Therefore impacts to water supplies would be considered less than significant.

- |     |  |    |                          |                          |                                     |                          |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (e) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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*As mentioned in 17(b), the Joint Water Pollution Control Plant in Carson has a design capacity of 400 million gallons per day and currently processes an average of 280 million gallons per day. The existing system would have adequate capacity to serve the project. Therefore, impacts to wastewater treatment capacity would be considered less than significant. No mitigation measures would be required.*

- |     |   |    |                          |                          |                                     |                          |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (f) | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|----|--------------------------|--------------------------|-------------------------------------|--------------------------|

*As the project is located in an urbanized area, the project will be serviced by a private hauler and conditions of approval will require recycling and sorting to reduce demand for landfill area. Therefore, impacts to solid waste disposal would be considered less than significant and no mitigation measures would be required.*

- |     |  |  |                          |                          |                          |                                     |
|-----|--|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (g) | Comply with federal, state, and local statutes and regulations related to solid waste? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The project would comply with all federal, state, and local statutes and regulations related to solid waste. In addition, a WMP would be prepared in order to recycle or reuse at least fifty percent of the materials that leave the project site. Therefore, no impacts to regulations related to solid waste would occur and no mitigation measures would be required.*

**18. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*The project site is vacant and undeveloped with a large portion that is paved. Per the Biological Resources Survey (Attachment 5), no native vegetation exists on the site and no rare, endangered species exists on the site. Therefore, the project will not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of major periods of California history or prehistory. No impact would occur and no mitigation measures are required.*

- |     |   |  |                          |                          |                                     |                          |
|-----|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The project would not result in individually or cumulatively considerable impacts that are significant. The analysis above has determined that the project would not have any individually or cumulatively considerable impacts.

The long-term cumulative impacts in the City, pursuant to the Torrance General Plan (2009), were assessed in the General Plan Update Final EIR. The analysis performed in the General Plan EIR assumed the site was a commercial use. The EIR identified certain cumulative impacts such as generation of air pollution, 100-year flood protection, traffic congestion, limited solid waste disposal facilities in Los Angeles County and limited water supply for Southern California. These cumulative impacts are considered to be previously assessed and the development does not have impacts that are individually limited, but cumulatively considerable. Therefore, impacts are considered less than significant. ...

- (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As described in the analysis, above, construction and operation of the project would not cause substantial adverse effects on human beings, either directly or indirectly. The impacts that the project could have on human beings have been reduced to below a level of significance via existing regulations and standard conditions of approval. With incorporation of mitigation measures, impacts are considered less than significant.

**19. EARLIER ANALYSIS:**

- a) This Initial Study incorporates information contained in the City of Torrance General Plan.

**20. SOURCE REFERENCES:**

1. City of Torrance General Plan, Chapter 3: Community Resources Element (April 6, 2010)
2. State of California Department of Conservation, Farmland Mapping & Monitoring Program & Williamson Act Program <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>, and <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>
3. City of Torrance Zoning Map
4. Air Quality and GHG Impact Analyses, Giroux & Associates, October 27, 2015.
5. California Natural Diversity Database (CNDDDB). Biogeographic Data Branch, California Department of Fish and Game. RareFind3, Version 3.1.1. Commercial Version – Dated February 27, 2011.
6. City of Torrance General Plan, Chapter 4: Safety Element, (April 6, 2010)
7. Acoustical Analysis Report, Cooke and Associates, September 19, 2015.
8. Traffic Impact Analysis Report, Alan Leung, P.E., October 2015.
9. Senior Housing: 176<sup>th</sup> St. & Prairie Ave. Biological Resources Survey, Cooke and Associates, August 31, 2015
10. City of Torrance General Plan, Chapter 1: Land Use Element, (April 6, 2010)
11. City of Torrance General Plan, Chapter 2: Circulation and Infrastructure Element, (April 6, 2010)
12. Sanitation Districts of Los Angeles County (<http://www.lacsd.org>)
13. Project Site Plan, Floor Plans, and Elevations

**21. ATTACHMENTS:**

1. Location and Zoning Map
2. Air Quality and GHG Impact Analyses, Giroux & Associates, October 27, 2015
3. Acoustical Analysis Report, Cooke and Associates, September 19, 2015.
4. Traffic Impact Analysis Report, Alan Leung, P.E., October 2015
5. Senior Housing: 176<sup>th</sup> St. & Prairie Ave. Biological Resources Survey, Cooke and Associates, August 31, 2015