



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

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Notice of Availability (Environmental Impact Report)

THE CITY OF TORRANCE HEREBY GIVES NOTICE that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the Community Development Department has analyzed the information proposed for the City of Torrance General Plan Update.

PROJECT DESCRIPTION

The Project consists of an update to the City of Torrance General Plan. This update involves a revision to the land use map and a revision to the elements required by the State of California. The updated General Plan consists of six elements: Land Use, Circulation and Infrastructure, Community Resources, Safety, Noise, and Housing.

DETERMINATION

After reviewing the Initial Study and any applicable mitigating measures for the project, the Community Development Department has determined that this project may have a significant effect on the environment. The following significant impacts are anticipated as a result of this project:

Air Quality, Noise

PUBLIC HEARING

Public workshops conducted by the Planning Commission for the General Plan Update and Environmental Impact Report will be held on **September 23, 2009** and **October 14, 2009, 7:00 p.m.** in the City Council Chambers, 3031 Torrance Boulevard, Torrance.

A Public hearing will be held by the Planning Commission to consider the Draft General Plan and Environmental Impact Report on **October 28, 2009, 7:00 p.m.** in the City Council Chambers, 3031 Torrance Boulevard, Torrance.

PUBLIC COMMENTS

Public comments will be received by the City prior to final approval of the Environmental Impact Report and action on the project, beginning **July 23, 2009**, through **September 8, 2009**.

COPIES FOR PUBLIC INSPECTION

Copies of all relevant material, including the project specifications, initial study, and the Environmental Impact Report (EIR), and all documents referenced in the EIR, are available for review in the offices of the Community Development Department, City Clerk Office, the Civic Center library, and on the City of Torrance website (www.TorranceCA.Gov). The City does contain areas listed on various lists of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice.

Signature

Jeffery W. Gibson
Community Development Director

Title

August 17, 2009

Date

310-618-5990

Contact Number