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

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**NOTICE IS HEREBY GIVEN** that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Negative Declaration means that the project has been determined not to have a significant effect on the environment with the incorporation of mitigation measures. The proposed Mitigated Negative Declaration and Initial Study (reference number EAS16-00006) are available for PUBLIC REVIEW on the following matter:

### **LA PALOMA PARK/SURROUNDING SINGLE FAMILY RESIDENTIAL PARCELS PROPERTY LINE ADJUSTMENTS – EAS16-00006, DIV16-00012, GPA16-00003, AND ZON16-00004**

La Paloma Park (APN: 7528-021-124) and Surrounding Single Family Residential parcels: 4319 230<sup>th</sup> St (7528-021-023), 4323 230<sup>th</sup> St (7528-021-024), 4327 230<sup>th</sup> St (7528-021-025), 4331 230<sup>th</sup> St (7528-021-026), 4335 230<sup>th</sup> St (7528-021-027), 22908 Anza Ave (7528-021-032), 22912 Anza Ave (7528-021-031), 22916 Anza Ave (7528-021-030), 22920 Anza Ave (7528-021-029), and 22924 Anza Ave (7528-021-028), Torrance CA 90505

**PROJECT DESCRIPTION:** Private Improvements along the rear of the single family residences located between 22908 through 22924 Anza Avenue and 4319 through 4335 230<sup>th</sup> Street presently encroach into the La Paloma Park parcel. This Environmental Assessment assesses the potential property line adjustments to address the existing approximate 1-foot encroachment into the park for the Anza Avenue residences, the existing approximate 3.5-foot encroachment into the park for the 230<sup>th</sup> Street residences and the potential extension of 4319 230<sup>th</sup> Street to the Lomita Boulevard right-of-way for an additional approximate 329 square feet of area. The project also involves a General Plan Amendment to maintain existing General Plan Designations of "Public/Quasi-Public/Open Space" and "Low Density Residential" for the adjusted property boundaries and a Zone Change of La Paloma Park from R-1 (Single-Family Residential District) to PU (Public Use District).

**DETERMINATION:** Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment and no other significant impacts beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report (SCH #2008111046). The 2009 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

**PUBLIC COMMENTS:** Public review of the Initial Study will commence on November 16, 2016 and will continue until 5:30 p.m. on December 6, 2016. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Gregg D. Lodan, AICP, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or [Community\\_Development\\_Dept@TorranceCA.Gov](mailto:Community_Development_Dept@TorranceCA.Gov).

**COPIES FOR PUBLIC INSPECTION:** The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Torrance City Clerk's Office and the Planning Counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center located at 3031 Torrance Boulevard, Torrance CA 90503. The proposed Mitigated Negative Declaration and Initial Study are also available for review at the City of Torrance Community Development Department Web-page ([www.torranceca.gov/111.htm](http://www.torranceca.gov/111.htm)).

**PUBLIC HEARING:** The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearing in the near future, tentatively scheduled for December 7<sup>th</sup>, 2016. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, in addition to being subject to all other applicable statutes of limitations, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure. For further information, contact Danny Santana, Lead Senior Planning Associate, of the Community Development Department at (310) 618-5990.



## City of Torrance, Community Development Department

Jeffery W. Gibson, Director

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

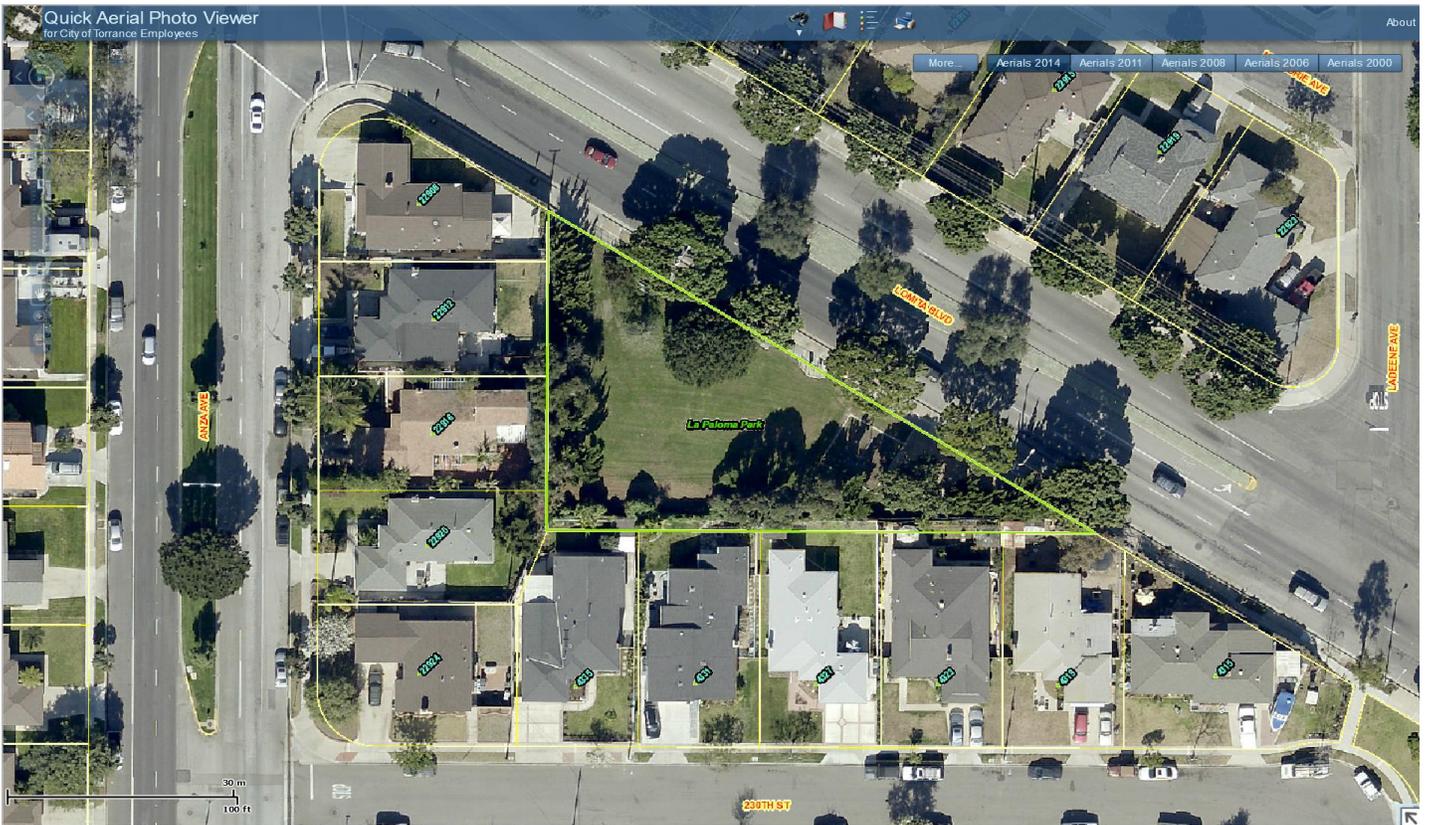
# Environmental Checklist Form

- 1. Project Title:** La Paloma Park/Surrounding Single Family Residential Parcel Property Line Adjustments  
Environmental Assessment – EAS16-00006  
Lot Line Adjustment – DIV16-00012  
General Plan Amendment – GPA16-00003  
Zone Change – ZON16-00004
- 2. Lead Agency Name and Address:** City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503
- 3. Contact Person and Phone Number:** Gregg Lodan, Planning Manager  
(310) 618-5990
- 4. Project Location:** La Paloma Park (APN: 7528-021-124) and Surrounding Single Family Residential parcels: 4319 230<sup>th</sup> St (7528-021-023), 4323 230<sup>th</sup> St (7528-021-024), 4327 230<sup>th</sup> St (7528-021-025), 4331 230<sup>th</sup> St (7528-021-026), 4335 230<sup>th</sup> St (7528-021-027), 22908 Anza Ave (7528-021-032), 22912 Anza Ave (7528-021-031), 22916 Anza Ave (7528-021-030), 22920 Anza Ave (7528-021-029), and 22924 Anza Ave (7528-021-028), Torrance CA 90505
- 5. Project Sponsor's Name & Address:** City of Torrance  
3031 Torrance Blvd.  
Torrance, CA 90503
- 6. General Plan Designation:** Existing: La Paloma Park Public/Quasi-Public/Open Space  
Single Family Residences Low-Density Residential  
Proposed: Maintain Existing Designations for Adjusted Parcel Boundaries
- 7. Zoning:** Existing: La Paloma Park & Single Family Residences: R-1 Zone (Single Family Residential District)  
Proposed: La Paloma Park Rezone from R-1 (Single Family Residential District) to PU (Public Use District)
- 8. Description of the Project:** Private Improvements along the rear of the single family residences located between 22908 through 22924 Anza Avenue and 4319 through 4335 230<sup>th</sup> Street presently encroach into the La Paloma Park parcel. This Environmental Assessment assesses the potential property line adjustment to the existing approximate 1-foot encroachment into the park for the Anza Avenue residences, the existing approximate 3.5-foot encroachment into the park for the 230<sup>th</sup> Street residences and the potential extension of 4319 230<sup>th</sup> Street to the Lomita Boulevard right-of-way for an additional approximate 329 square feet of area. The project also involves a General Plan Amendment to maintain existing General Plan Designations of "Public/Quasi-Public/Open Space" and "Low Density Residential" for the adjusted property boundaries and a Zone Change of La Paloma Park from R-1 (Single-Family Residential District) to PU (Public Use District).
- 9. Surrounding Land Uses and Setting:** La Paloma Park is adjacent to Lomita Boulevard right-of-way to the north and immediately abuts single family residences to the west, east and south. Single-family residences also exist to the south and east across 230<sup>th</sup> Street, and north, across Lomita Boulevard, which front along the south side of Marjorie Avenue. Across Anza Avenue, to the west are additional Single-Family residences and Seaside Heroes Park.
- 10. Other public agencies whose approval is required:** None



**City of Torrance, Community Development Department**  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990  
**Environmental Checklist Form**

Jeffery W. Gibson, Director



City of Torrance GIS Aerials (2014)



La Paloma Park/Lomita Boulevard Southwesterly Street View (2016)



**City of Torrance, Community Development Department**

Jeffery W. Gibson, Director

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

**Environmental Checklist Form**



La Paloma Park Southwesterly Internal View of Existing Fence Line Encroachments (2016)



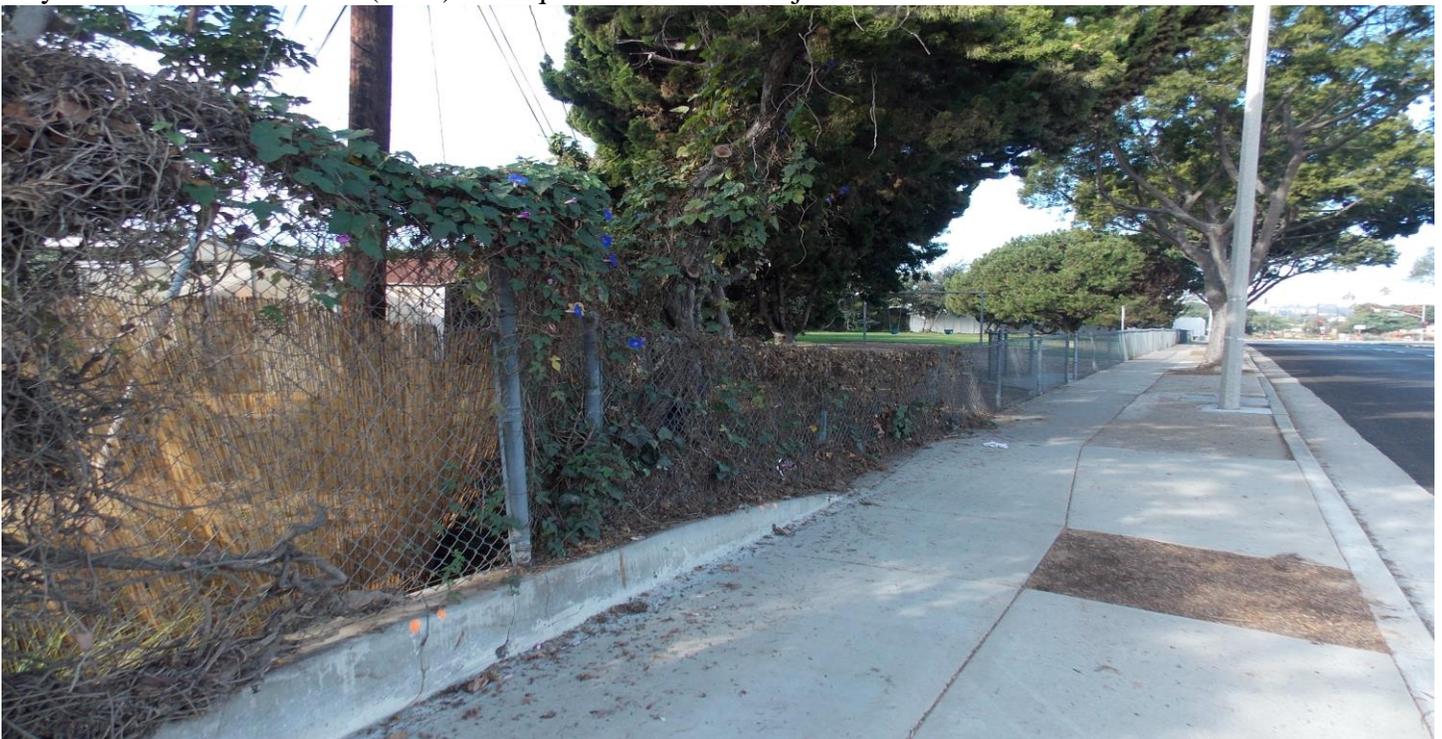
La Paloma Park Southeasterly View of Existing Fence Line Encroachments (2016)



# Environmental Checklist Form



City of Torrance GIS Aerial (2014) of Requested Lot Line Adjustment Area for 4319 230<sup>th</sup> Street



Existing La Paloma Park Fence adjacent to Lomita Boulevard Westerly view (2016)



## Environmental Checklist Form



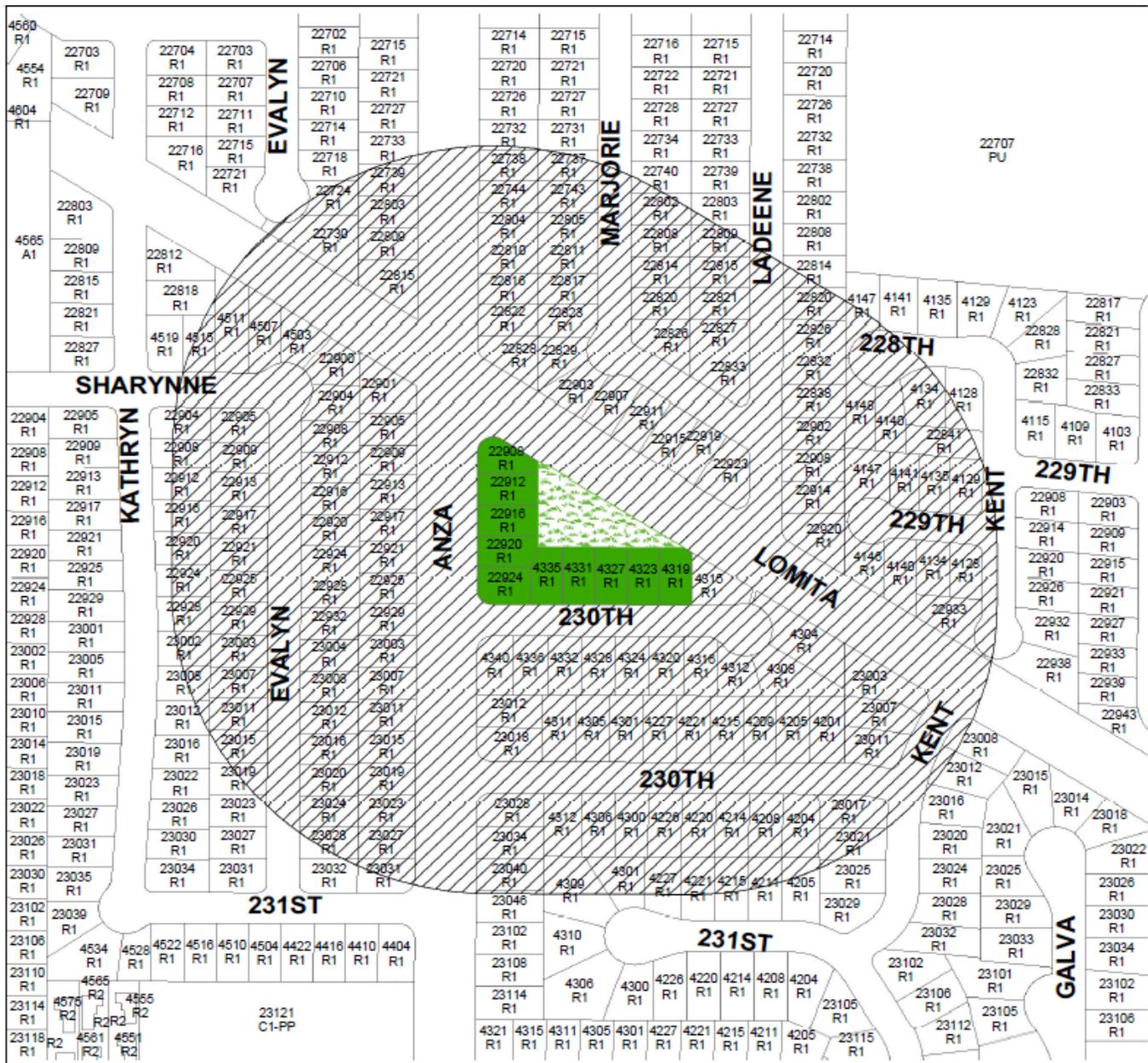
Existing Fence Encroachments/Requested Lot Line Adjustment Area for 4319 230<sup>th</sup> St. Southerly View (2016)



Existing Fence Encroachments/Requested Lot Line Adjustment Area for 4319 230<sup>th</sup> Street Southeasterly View (2016)



# Environmental Checklist Form



## LOCATION AND ZONING MAP

LA PALOMA PARK/SURROUNDING SINGLE FAMILY RESIDENTIAL PARCELS PROPERTY LINE ADJUSTMENTS  
 EAS16-00006, DIV16-00012,  
 GPA16-00003 & ZON16-00004



## LEGEND

-  La Paloma Park
-  Adjacent Single Family
-  500ft Notification Area



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |   |   |   |
|---|---|---|
| <input 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 and Hazardous Materials    | <input type="checkbox"/> Hydrology and Water Quality        |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population and 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:**

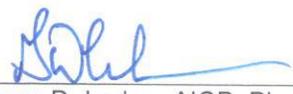
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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:

  
\_\_\_\_\_  
Danny Santana  
Lead Senior Planning Associate

November 15, 2016  
\_\_\_\_\_  
Date

CONCUR:

  
\_\_\_\_\_  
Gregg D. Lodan, AICP, Planning & Environmental  
Manager/Secretary to the Planning Commission

November 15, 2016  
\_\_\_\_\_  
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, 2

*Per 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 near 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?                      2

*The project site is not located near any state scenic highway. No rock outcroppings or historic buildings would be removed from the project site. 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?                      1, 3

*The project site is located within a heavily developed urban environment. The project site is bounded by Lomita Boulevard right-of-way and Single-family residences. Approval of the project would allow for method by which existing encroachments into the park to be legalized via a lot line adjustment review by the Torrance Planning Commission and allow for a triangular 329 square foot area to the rear of the 4319 230<sup>th</sup> Street to be incorporated into the parcel. This would allow for this property to install a 6-foot fence along the adjusted property boundary if desired. As all remaining encroachments presently exist along the southerly and westerly property lines of the park, there will be no substantial visual modifications or potential for degradation of the quality of the area. Therefore, impacts to the visual character and quality of the site and its surroundings would be considered less than significant and 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?                      3

*The proposed project would not contribute additional lighting within the project vicinity. The project would allow for existing encroachments to remain and not involve the introduction of any additional lighting along the public right-of-way or on private property that is not commensurate with residential uses. If lighting for the proposed project were to be installed, the Torrance Municipal Code requires that any new lighting be cast downward and shielded so as not to illuminate beyond the project boundary and to avoid light from spilling over onto adjacent property. Furthermore, the project site is located within an urban area that presently generates a variety of public right-of-way and residential light sources. Therefore, no impacts related to substantial light or glare would occur and no mitigation measures would be required.*

**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? 4

*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? 1, 4

*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))? 1

*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? 1

*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? 1

*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? 2

City of Torrance and County of Los Angeles

*The City of Torrance 2009 General Plan Community Resources Element include goals and measures for the achievement of air quality standards, increased mixed use development, and increased energy efficiency and conservation. The project demonstrates consistency with the General Plan goals to achieve air quality attainment goals both during any subsequent construction that may result from the lot line adjustment and existing park operations through emission estimates that are below 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.*

*Demolition of existing fencing and repositioning to adjusted parcel boundary for 4319 230<sup>th</sup> Street is the only construction activity on the project site that would result in dust generation. These short-term impacts would be mitigated by implementation of the City's Building Code regulations and common Best Management Practices (BMPs). Therefore, the project would not have a significant impact on the environment with respect to construction. Additionally, as the present encroachments of all other residences exist and there are no planned expansion of park operations presently being offered, no additional construction is envisioned and no additional operational emissions would be created.*

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

- (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? 3

*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).*

*No increase in emissions is anticipated from the adjusted parcel boundaries as no new uses are being created within the project area nor is it likely that any temporary construction emissions would 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 and 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)? 3

*No increase in emissions is anticipated from the parcel boundary adjustments, no soil import is planned nor is it likely that any emissions would exceed the threshold for any criteria pollutant. 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.*

- (d) Expose sensitive receptors to substantial pollutant concentrations? 3

No increase in emissions is anticipated from the adjusted parcel boundaries nor is it likely that any emissions would exceed the threshold for any criteria pollutant. The project will not change the existing character or intensity of existing area uses. Therefore, the project is not likely to result in exposure of a sensitive receptor to substantial pollutant concentrations.

The project site is approximately 1,300' west of the nearest child care center, 550' southwest of the nearest elementary school, and approximately 1,600' northeast of the nearest middle school or higher. Therefore, impacts related to substantial pollutant concentration for both construction and operation would be less than significant and no mitigation measures would be required.

- (e) Create objectionable odors affecting a substantial number of people? 3

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 parcel boundary adjustment not change the existing character or intensity of existing area uses, 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? 2, 5

The Community Resources Element of the City of Torrance General Plan (2009) does not identify any threatened or endangered species in the City of Torrance. The project site is developed with an existing park and surrounding single-family residences. The project site has not been identified to contain any biological resources, wildlife, or wetland and is not in an environmentally sensitive area. The proposal does not conflict with any conservation plans for the site. For these reasons, the project will not negatively impact biological resources 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? 2, 5

The project site is located within an urbanized area and has been previously disturbed. The project site is developed with an existing park and surrounding single-family residences. 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? 2

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, 2

or impede the use of native wildlife nursery sites?

The project site is located within an urbanized area and has been previously disturbed. The project site is developed with an existing park and surrounding single-family residences. The project site is not expected to provide habitat for any established native resident, migratory fish or wildlife species, however, there is the potential that a small number of trees would be removed during fence relocation to the adjusted parcel boundaries. These trees have the potential to provide suitable nesting habitat for raptors and other migratory non-game native bird species, the removal of which during the bird breeding season has the potential to result in significant impacts to nesting birds. Any significant adverse impacts related to nesting birds would be reduced to less than significant with the incorporation of the following mitigation measure:

**B-1** Prior to the issuance of demolition or grading permits, the Applicant shall place the following notes on any fence relocation plans: The Applicant shall remove trees during the non-breeding season (September 1 to end of February) in order to comply with the Federal Migratory Bird Treaty Act and avoid potential takes of active nests including raptors and other migratory nongame birds. If the Applicant has not removed the trees during the non-breeding period and intends to commence construction during March 1 through August 31 (breeding season), the Applicant shall have a USFWS/CDFG approved biologist conduct weekly bird surveys. These surveys will be conducted to determine if there are protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allow. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of clearance/construction work. If a protected native bird is found, the Applicant should delay all tree clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the approved biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by the approved biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be Page 8 of 30 ENVIRONMENTAL ISSUES: Sources Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less than Significant Impact No Impact established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The Applicant should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Therefore, with the incorporation of the above referenced Mitigation Measure (B-1), impacts to the movement of any native resident or migratory or wildlife species nor to the use of nursery sites would be less than significant.

- (e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? 2

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. 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? 2

The project site is not located on or near any 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? 2

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 nearest structures to the project site are post-World War II single-family tract housing (circa 1954) located in all directions and Lomita Boulevard that was extended adjacent to the now park parcel and some of the surrounding residences later (circa 1970) to the north. The park was formerly established in 1973. These structures in the project vicinity do not have any unusual characteristics nor are 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? 2

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? 2

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. If approved, relocation of an existing rear yard fence to the adjusted boundary line of 4319 230<sup>th</sup> Street is the likely the only resulting construction. Preparation for this type of construction is likely not to disturb more than 1' of existing subsurface soil and are not likely to encounter any untouched paleontological resources that remain subsurface. 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? 2

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. As previously mentioned relocation of existing of the existing rear yard fence and preparation of the construction site would not disturb more than 1' of existing subsurface soil and are not likely to encounter unknown human remains that remain subsurface. Therefore, no impacts would occur and no mitigation measures would be required.

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

- (a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 6

Per 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, any resulting construction would be completed 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 and no mitigation measures would be required.

- ii) Strong seismic ground shaking? 6

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. Per 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

Per 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 obtain building permits. Therefore, impacts associated with seismic related ground failure and liquefaction would be less than significant and no mitigation measures would be required.

- iv) Landslides? 6

Per 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? 6

The potential exists for minimal amounts of soil erosion to occur during fence 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)). Although unlikely, a needed grading would be of a minimal square footage (less than 500sf) and would require a Grading permit subject to the requirements of the Torrance Municipal Code and the 2013 CBC with regards to soil compaction, drainage and infiltration. Therefore, impacts associated with soil erosion and loss of topsoil would be less than significant and 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

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 and 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? 6

The analysis area is located within an “Expansive Soil Study Zone” requiring special foundation designs. 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 and 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? 6

Although no additional sewer connections are envisioned, any new connections would be to the existing city sewer in the area and 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? 3

The project would not generate greenhouse gas (GHG) emissions, both direct and indirect, which could result in a significant environmental impact. As previously described, the encroachments into the Park presently exist and only one rear fencing would need to be relocated. The contribution to regional and global climate change would be minimal and is insignificant when amortized over 30 years. Therefore, impacts related to the generation of GHGs would be less than significant and 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? 3

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 proposed project is small and local, 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 likely to be 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 and 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 potential lot line adjustments are not expected to create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials. If approved, demolition activities would be limited to limited waste removal that are typical for such projects. 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 and 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

*As stated previously, the proposed project does not involve the use of hazardous materials, however, will require waste removal if existing fencing is demolished. 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 and 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

*The project site is located within one-quarter mile of an existing or proposed school. The nearest elementary school is the Arnold Elementary located 0.10 mile to the east. As stated previously, the proposed project does not involve the use of hazardous materials during regular operation, however, will require waste removal when any existing fencing is demolished. Therefore, impacts associated with hazardous emissions or handling of hazardous materials within one-quarter mile of a school would be considered less than significant and 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

*Per the Safety Element of the City of Torrance General Plan (2009), the project site is not located adjacent to hazardous materials sites (Figure S-4, Hazardous Material Sites). The site is currently developed as a park and surrounded by post-World War II single-family tract housing (circa 1954). Therefore, impacts to the public or the environment would be less than significant 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

*The Torrance Municipal Airport is located approximately 0.94 miles from the project site, however, per 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 6

working in the project area?

*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

*There are no envisioned temporary, partial street closures for any fencing relocation activities. If approved, 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. The fencing relocation would take place at the rear of 4319 230<sup>th</sup> Street and would not obstruct circulation along Lomita Boulevard. Therefore, impacts to emergency response plans or emergency evacuation plans would be considered less than significant and 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? 2, 6

*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? 3

*There is the potential for short-term surface water quality impacts to occur during the fence demolition 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. Therefore, the project would not violate any water quality standards.*

*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 existing area sewer line to be tied into the existing sewer line in 230<sup>th</sup> Street. 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 and 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 3

of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

*The project site is currently developed as a Park and abutting single-family residences. No additional residences or impervious areas are proposed. Therefore, a reduction of the soils absorption rate is likely to be less than significant. The applicants will be encouraged to 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 and no mitigation measures 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? 3

*The project site does not contain any watercourses or drainages that would be affected by the project. As discussed previously, there is less than significant increase in impervious surfaces at the project site because the adjusted parcel boundaries would result in fencing relocation. 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 and 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? 2, 3, 6

*The project site does not contain any watercourses or drainages that would be affected by the project. As discussed previously, there is no increase in impervious surfaces at the project site because the adjusted parcel boundaries result in fencing relocation. 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 and 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? 3

*As discussed previously, there is no increase in impervious surfaces at the project site because the adjusted parcel boundaries would result in fencing relocation. 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.*

- (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 and 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. In addition, the project does not involve housing. 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

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? 1, 3

Development of the project would not disrupt or divide the physical arrangement of the surrounding community. The project site is currently developed as a Park and abutting single-family residences. 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? 1, 7

Per the Land Use Element of the City of Torrance General Plan (2009), the City of Torrance is a charter city and is governed on the basis of a charter that establishes its powers and authorities, as contrasted with a general law city, which enjoys only those powers specifically granted to it by the State. While general law cities are required by Section 65860 of the California Government Code to have zoning ordinances that are consistent with the General Plan, zoning ordinances in charter cities like Torrance are not required to be consistent with the General Plan. Nonetheless, the City of Torrance strives to have a zoning ordinance that is consistent with the objectives, policies, general land uses, and programs in the General Plan.

The Park parcel presently has a General Plan designation of "Public/Quasi-Public/Open Space", while the abutting single-family residences are designated "Low Density Residential". The General Plan Amendment proposed is to maintain these existing designations for the existing uses and apply them to the adjusted parcel boundaries. Secondly, although the correlating zone for the Park parcel's General Plan designation would be "PU (Public Use District)", the parcel appears to retain the zoning of R-1 from when the City acquired the parcel in 1969. A Zone Change from R-1 to PU for the Park parcel is proposed to correct this inconsistency, while retaining the R-1 classification to the single-family residences and the adjusted parcel boundaries if approved. If the Zone Change and the General Plan Amendment are approved, conflict with any applicable land use plan or policy will be addressed and will be less than significant. No mitigation measures would be required.

If approved, the adjusted parcel boundaries would update the resulting reduced size of La Paloma Park from 17,579 sf (0.40) to 16,297 sf (0.37 acres) to reflect the existing 953 sf (0.022 acres) total encroachments into the park and the additional 329 sf (0.008 acres) reduction proposed for 4319 230<sup>th</sup> Street residence. Although this will result in a reduction of documented available park land within the City, the majority of this reduction better reflects the existing field conditions where 953 sf (0.022 acres) of which have not been accessible as these encroachments into the park parcel have existed for some time. The additional reduction of less than 1% percent of the existing park that is accessible is narrow/irregular in shape and is not part of an improved playground or play yard area. Therefore, due the existing inaccessible conditions of the 953 sf of existing park encroachments and due to the limited existing improved conditions of the additional 329 sf area under consideration for absorption by 4319 230<sup>th</sup> Street, conflict with any general plan policy resulting from the reduction of the park parcel would be less than significant. No mitigation measures would be required.

- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan? 2

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? 2

Per the Community Resources Element of the City of Torrance General Plan (2009), the project site is located within Mineral Resources Zone (MRZ) "MRZ-3", which is the classification for areas where "the significance of mineral deposits cannot be determined from the available data." Therefore, it cannot be determined whether the project would result in loss of availability of any mineral resource that would be of value to the region. Therefore, no impacts to known mineral resources are known to occur and at this time 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? 2

As stated previously, it is unknown whether the project site contains any locally-important mineral resources. Therefore, no impacts to locally-important mineral resources are known to occur and at this time 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 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. Any fencing construction of the project would adhere to the hours and would comply with the City's Noise Ordinance. No area use changes or change to Park operations are occurring.

Operational Noise

Long term noise levels will be typical of the surrounding area. The project site is within two miles of a public airstrip, however, the operation of a parking lot area will not generate significant levels of noise.

Therefore, exposure to or generation of noise levels in excess of standards would be less than significant and no mitigation measures would be required.

- (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? 1, 6

During the construction phase, no well boring machines will be present nor digging new wells. Fence demolition and construction activity resulting from approval of the project may have the potential to create vibration impacts during demolition of the existing residence and grading of the project site, of which will take place during construction hours. These impacts are considered to be short term, limited to permitted construction hours and will cease upon completion of the project. Therefore, impacts are considered to be less than significant and no mitigation is required.

- (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 6

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? 6

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? 6

The project is not located within an airport land use plan. Although the project site is located within two miles of a public airport or public use airport, the project site is not located within the airport noise contour area, 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?

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)? 3

*The project does not result in the creation of any additional residences or expansion of any new roads or public infrastructure. The project would not directly or indirectly induce substantial population growth because no new housing or business are proposed. Therefore, the project would have a less than significant impact on population and housing and no mitigation measures would be required.*

- (b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? 3, 8

*The project does not involve in the demolishing of any housing units. Therefore, there will be no impacts to the displacement of existing housing and no mitigation measures would be required.*

- (c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? 3, 8

*As noted in Section 13(b), the project does not involve in the demolishing of any housing units. Therefore, there will be no impacts to the displacement of people that would necessitate the construction of replacement housing and no mitigation measures would be required.*

**14. PUBLIC SERVICES**

- (a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- (i) Fire protection? 3, 6

*The project involves a parcel adjustment boundary between an existing Park and abutting single-family residences that will not affect accessibility or service to the area. No disruption in service or alteration of such service is a part of this project. In addition, there are adequate fire, police, park and public maintenance services provided by the City of Torrance available to service the proposed project. Since November of 2005, the City of Torrance has collected a Development Impact Fee (DIF). The DIF is a one-time cost other than a tax or special assessment fee that is charged by a local government agency. The DIF is applied to pay a portion of the costs identified for public facilities used for transportation services, undergrounding of utilities, sewer and storm drain. As of January 2007, the DIF fees were also extend to cover Police and Fire Facilities. Therefore, the project will have a less than significant impact with regard to public services and no mitigation measures are required.*

- (ii) Police protection? 3, 6

*Refer to previous response under Section 14(ai).*

- (iii) Schools? 2

*The project does not involve the reduction or expansion of any housing units and as such, there will be no school age population generated. Therefore, the project will not have an impact with regard to schools and no mitigation measures would be required.*

- (iv) Parks? 2

The project would allow for the formalization of parcel boundaries to reflect the existing 953 sf encroachments into the park parcel and the additional 329 sf reduction at the northeast corner of the existing park parcel. As previously discussed in the Land Use and Planning section, there are no likely significant impacts resulting from the additional 0.008 acre reduction. The existing Park playground and play field will remain intact and will not be affected by the proposed parcel boundary adjustments, nor is there an envisioned increase in demand for park use or space, beyond what was previously addressed by the 2009 General Plan EIR. Therefore, the project will have a less than significant impact with regard to parks and no mitigation measures would be required.

- (v) Other public facilities? 2

Although demands for services cannot be determined with precision at this time, the impact of the project alone is not significant. There are adequate fire, police, and public services provided by the City of Torrance available to service the project. Utilities and infrastructure systems are available to support the development of this site without the need for either new systems or supplies, or substantial alterations to existing utilities. Given the nature and extent of the proposed project, it will not have a significant environmental impact on public services and therefore 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? 3

The project is not increasing housing or business units that would increase the demand or use of recreational facilities or services. There is a reduction (0.008 acres) of existing La Paloma Park area that would result, however, as previously described, the reduction is small (0.008 acres, is irregular in shape and is not improved with a playground or playfield). Therefore, impacts to recreational facilities would be less than significant 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? 3

The project site includes an existing Park that will be maintained without a change in operating characteristics. The nominal reduction existing park area contained within the existing park boundary fencing is not envisioned to increase the demand for recreational services which may an adverse physical effect on the environment. Therefore, impacts to recreational facilities would be less than significant 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? 10, 11

The Transportation Planning Division of the Community Development Department prepared a traffic analysis for the project utilizing the trip generation rates. Per the Traffic Model Analysis, the proposed reduction of area within the existing park fencing boundaries would result in a 0.01 reduction of trip ends per day (TEPD) as the 329 sf of park area would be transferred to the existing single-family residence at 4319 230<sup>th</sup> Street and no additional residences would be constructed. As a result, the 24-hour traffic volumes in the area will not be increased by the project nor will there any increase to the peak hour volume to capacity

(v/c) ratios at the critical intersection of Lomita Boulevard and Anza Avenue. It is noted that no additional driveways are proposed or removal of existing curbside parking. Therefore, the subject proposal is well within the amount of traffic envisioned by the General Plan EIR.

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 freeways, pedestrian and bicycle paths, and mass transit. Therefore, impacts related to traffic would be considered less than significant and 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? 10, 11

As indicated in the traffic analysis prepared by the Transportation Planning Division, 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 fence construction or operation of the project area uses would not trigger any thresholds set forth by the CMP. Therefore, impacts related to the congestion management program would be considered less than significant and 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? 10

The project site is located within two miles of a public airport, however, is not located within an airport land use plan. 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

The project area will not feature any additional or relocated access points. All existing access points and driveway are maintained and do not include hazardous design features or involve incompatible uses. 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? 3

The project area will not involve relocated access points. All existing access points and driveway are maintained. Therefore, no impacts related to emergency access would occur and 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? 10

The project would not conflict with policies, plans, or programs supporting alternative transportation, e.g., bicycles, buses, carpools, vanpools, ridesharing, walking, etc. 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? 3, 9

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 project involves no new sewer connections.

Given the nature and extent of the proposed project, wastewater generation is not expected to exceed wastewater treatment requirements pursuant to the RWQB as overseen by the Sanitation Districts of Los Angeles County. Therefore, there will be no impacts to wastewater systems and 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? 3, 9

The project involves no new sewer connections. The project does not involve the construction of new buildings nor expansions of existing facilities that would increase the need for wastewater treatment. Therefore, any impact to water systems or wastewater systems would be considered less than significant as no expansion of existing facilities will be required and 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? 3

The project would not result in a significant increase in impervious surfaces at the project site. 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 and 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?

The project site is an existing Park surrounded by existing single-family residential. The City of Torrance has implemented a Development Impact Fee and a portion of the fee is used towards maintenance and improving infrastructure in the area. In addition, as the project results in no new water connections and is not expected to have nor increase a high value of water demand. Therefore, impacts to water supplies would be considered less than significant and no mitigation would be required.

- (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? 9

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 minor alteration of existing parcel boundaries would not result in a large producer of wastewater nor result in the increase of wastewater production. The existing system would have adequate capacity to serve the project site. Therefore, impacts to wastewater treatment capacity would be considered less than significant and 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? 2

*As the project is located in an urbanized area, the project area uses are presently serviced by a public hauler that provides recycling and sorting to reduce demand for landfill area. Through various waste collection, reduction, and recycling programs, Torrance residents, and businesses recycle over 10,000 tons of materials each year. As the project does not involve the addition of residences or businesses that would generate waste, the project is not envisioned to increase landfill waste production. 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? 2

*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? 3

*As described in the analysis above, the project site is developed with a park surrounded and abutting single-family residences and involves the adjustment of parcel boundaries that, in limited instances, have the potential to result in significant impacts to nesting birds through the removal of trees. However, any significant adverse impacts would be reduced to less than significant with the incorporation of the identified mitigation measure of B-1. Therefore, with the incorporation of the mitigation measure, the project would not degrade the quality of the environment, 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.*

- (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)?

*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 manufacturing 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 and no mitigation measures would be required.*

- (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, any resulting construction and operation of the existing park and residential uses 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. Therefore, impacts related to adverse effects on human beings, either directly or indirectly, are considered less than significant and no mitigation measures would be required.*

## **19. EARLIER ANALYSIS:**

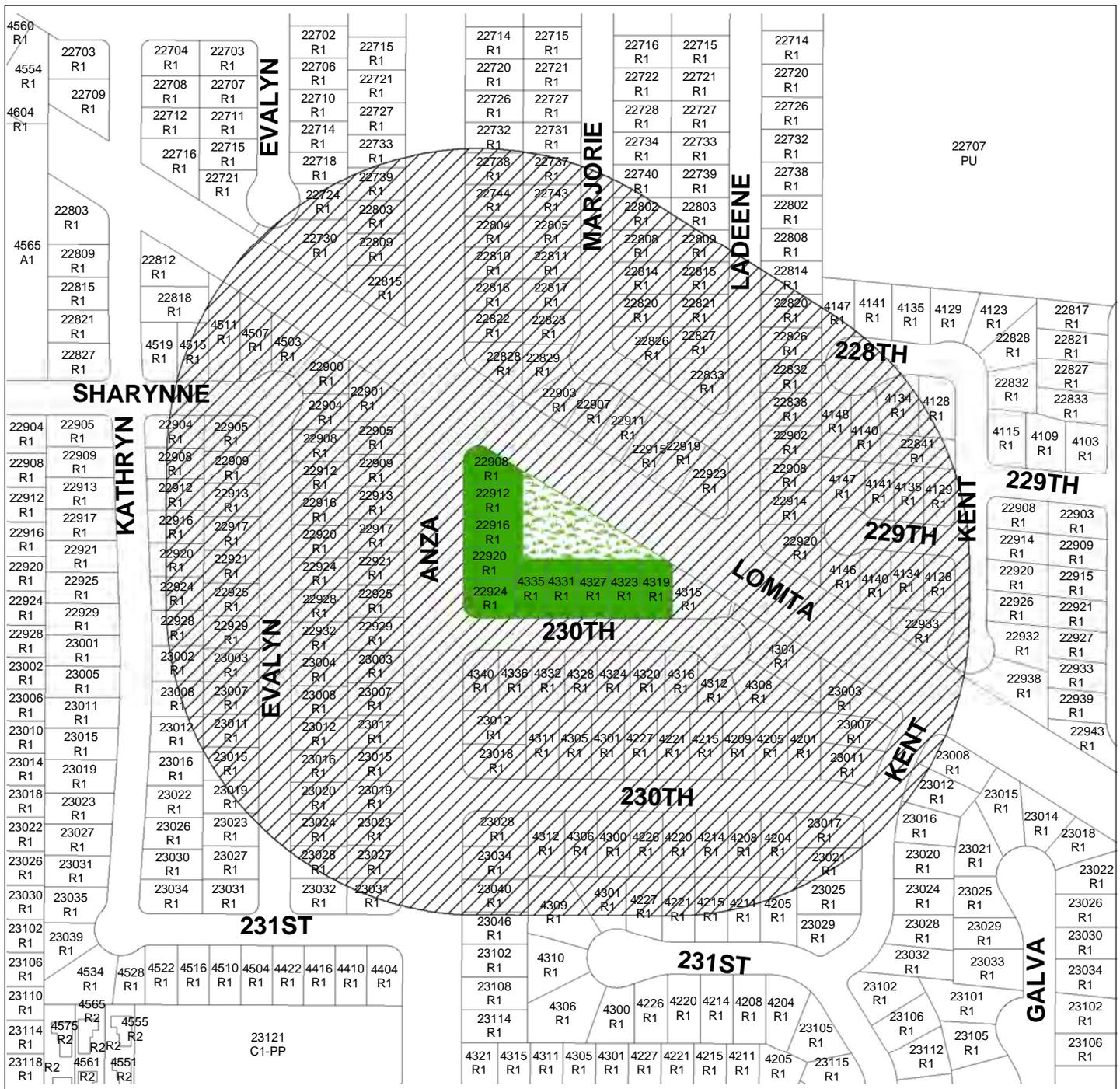
- a) This Initial Study incorporates information contained in the City of Torrance General Plan. The General Plan Update Final EIR, 2009, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

## **20. SOURCE REFERENCES:**

1. City of Torrance Zoning Map (July 2015)
2. City of Torrance General Plan, Chapter 3: Community Resources Element (April 6, 2010)
3. Project Site Plan
4. 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>
5. California Natural Diversity Database (CNDDDB). Biogeographic Data Branch, California Department of Fish and Game. RareFind3, Version 3.1.1. Commercial Version – (February 27, 2011)
6. City of Torrance General Plan, Chapter 4: Safety Element (April 6, 2010)
7. City of Torrance General Plan, Chapter 1: Land Use Element (April 6, 2010)
8. City of Torrance General Plan, Chapter 6: Housing Element (October 1, 2013)
9. Sanitation Districts of Los Angeles County (<http://www.lacsd.org>)
10. City of Torrance General Plan, Chapter 2: Circulation and Infrastructure Element (April 6, 2010)
11. Traffic Model Analysis, City of Torrance Transportation Planning Division (November 14, 2016)

## **21. ATTACHMENTS:**

1. Location and Zoning Map (July 2015)
2. Traffic Model Analysis, City of Torrance Transportation Planning Division (November 14, 2016)
3. Project Area Lot Line Survey Exhibit/Area Site Plan



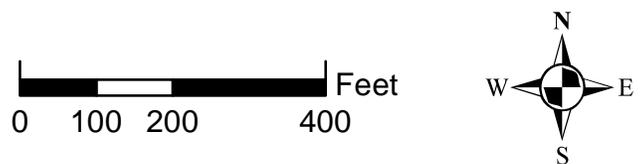
# LOCATION AND ZONING MAP

LA PALOMA PARK/SURROUNDING SINGLE FAMILY RESIDENTIAL PARCELS PROPERTY LINE ADJUSTMENTS  
 EAS16-00006, DIV16-00012,  
 GPA16-00003 & ZON16-00004



# LEGEND

-  La Paloma Park
-  Adjacent Single Family
-  500ft Notification Area



**PROJECT DESCRIPTION:**

**Date: 11/14/16**

Proposed reduction of park space by 329 square feet from the existing 17,579 square feet for La Paloma Park located on Lomita Boulevard.

**Existing Average Daily Traffic (ADT)**

**Existing Peak Hour Volumes**

A. 14,908 Lomita Boulevard

A. 1,248 Lomita Boulevard

**TRIP GENERATION**

TEPD Rates: 1.89 trips per Acre of land for City Park (411)

Source: Trip Generation Manual 9th Edition (ITE)

A. Existing from site 0.76 TEPD City Park.  
\_\_\_\_\_ TE during morning (a.m.) peak-hour.  
\_\_\_\_\_ TE during afternoon (p.m.) peak-hour.

B. From project 0.75 TEPD City Park.  
\_\_\_\_\_ TE during morning (a.m.) peak-hour.  
\_\_\_\_\_ TE during afternoon (p.m.) peak-hour.

C. Net increase = -0.01 TEPD

**TRIP DISTRIBUTION**

**A. Arriving**

- 1. \_\_\_\_\_ TEPD northbound.
- 2. \_\_\_\_\_ TEPD southbound.

**Departing**

- 1. \_\_\_\_\_ TEPD northbound.
- 2. \_\_\_\_\_ TEPD southbound.

**Total**

**Total**

**TRAFFIC CHARACTERISTICS**

The proposed park reduction will generate less daily vehicular trips by 0.01 trip per day. The existing Level of Service at the critical intersection (Lomita Boulevard and Anza Avenue) will be insignificantly impacted.

**By: PS**

(Note: 2005 Traffic data are used for this analysis)

**Basis of Bearings**

The Bearing N 0° 15' 52" E of the centerline of Anza Avenue, as shown on the map of Tract No. 19245, M.B. 494, Pgs. 15 - 18, Records of Los Angeles County, is taken as the Basis of Bearings for this Boundary Survey Map.

**BOUNDARY SURVEY MAP**

For The City of Torrance La Paloma Park  
 Located Between Anza Avenue & Ladeene Avenue, Torrance, CA 90505

Legal Description: Lot 124, Tract No. 19245, M.B. 494, Pgs. 15 - 18  
 Record Owners: City of Torrance, a Municipal Corporation  
 Area of La Paloma Park: 17,579 Sq. Feet = 0.4035 Acres

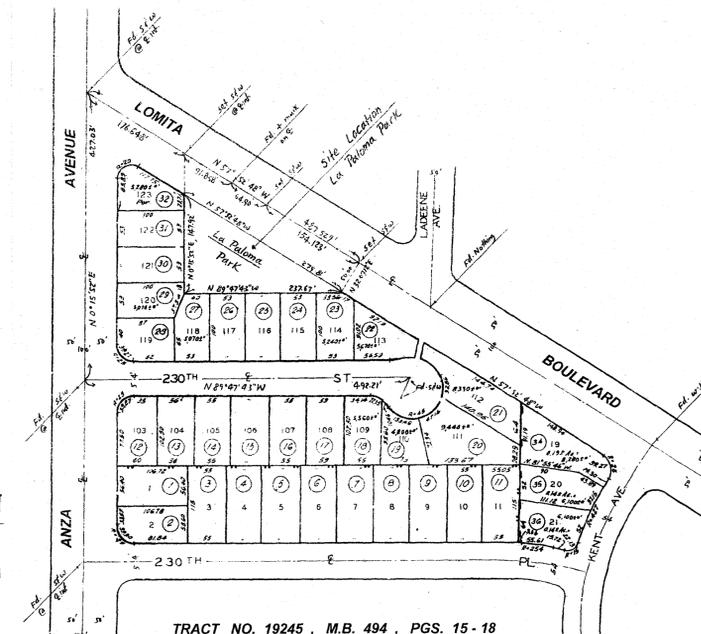
Date: July 18, 2016

**Riahi Engineering & Surveying**



**John H. Riahi**  
 Registered Civil Engineer & Licensed Land Surveyor

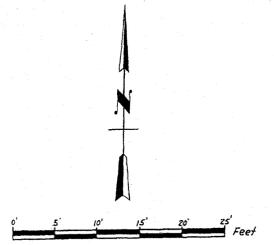
22630 Leye Drive, Torrance, California 90505  
 Tel: (310) 375-0404 Fax (310) 375-6684  
 J.riahing@yahoo.com  
 Cell # (310) 221-1620



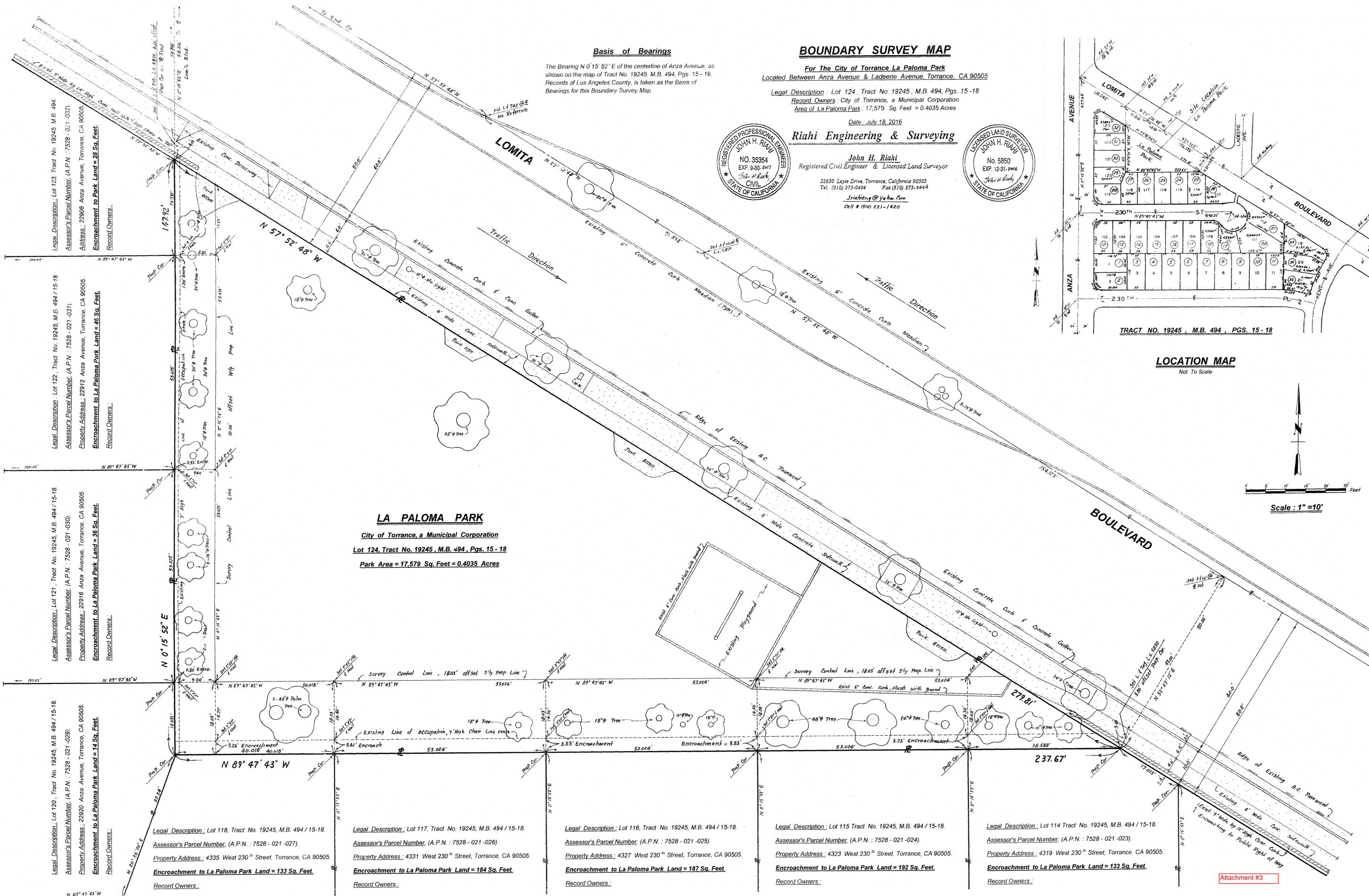
TRACT NO. 19245, M.B. 494, PGS. 15 - 18

**LOCATION MAP**

Not To Scale



Scale: 1" = 10'



**LA PALOMA PARK**  
 City of Torrance, a Municipal Corporation  
 Lot 124, Tract No. 19245, M.B. 494, Pgs. 15 - 18  
 Park Area = 17,579 Sq. Feet = 0.4035 Acres

Legal Description: Lot 123, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 032  
 Address: 22908 Anza Avenue, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 28 Sq. Feet  
 Record Owners:

Legal Description: Lot 122, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 031  
 Property Address: 22912 Anza Avenue, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 46 Sq. Feet  
 Record Owners:

Legal Description: Lot 121, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 030  
 Property Address: 22916 Anza Avenue, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 38 Sq. Feet  
 Record Owners:

Legal Description: Lot 120, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 029  
 Property Address: 22920 Anza Avenue, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 14 Sq. Feet  
 Record Owners:

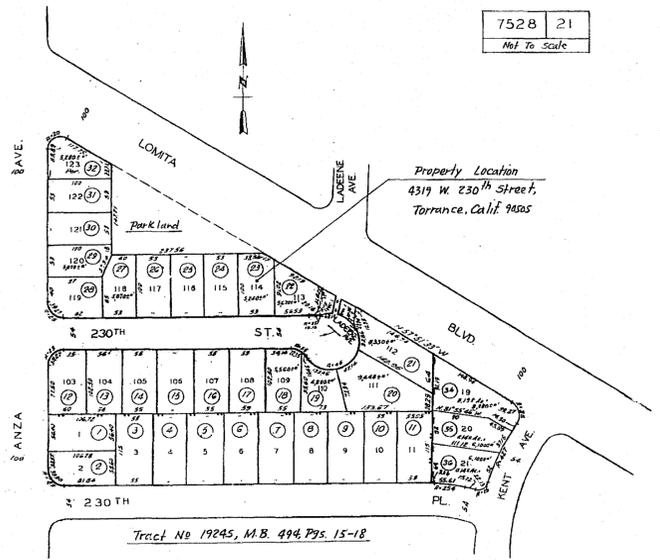
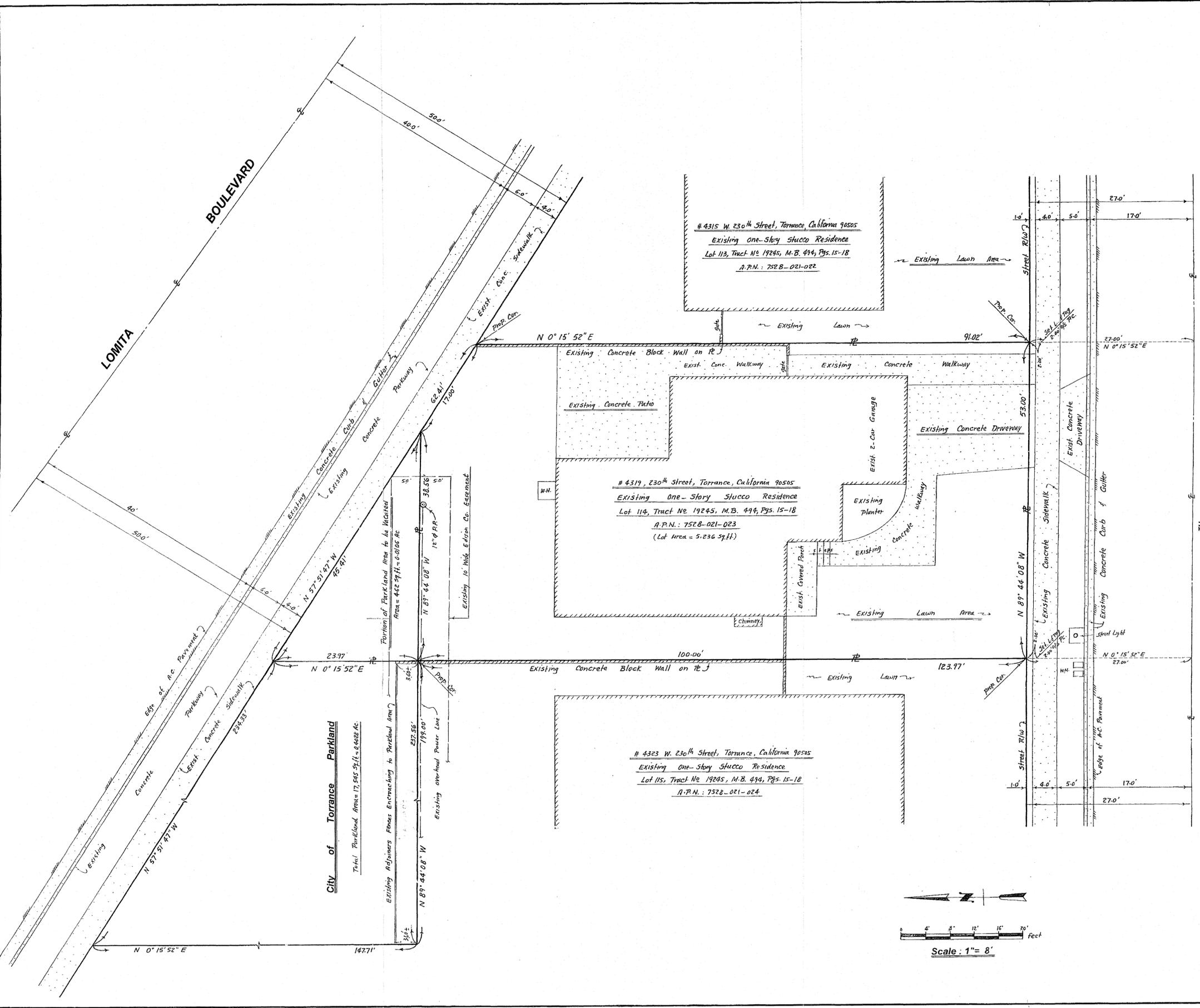
Legal Description: Lot 118, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 027  
 Property Address: 4335 West 230<sup>th</sup> Street, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 133 Sq. Feet  
 Record Owners:

Legal Description: Lot 117, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 026  
 Property Address: 4331 West 230<sup>th</sup> Street, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 184 Sq. Feet  
 Record Owners:

Legal Description: Lot 116, Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 025  
 Property Address: 4327 West 230<sup>th</sup> Street, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 187 Sq. Feet  
 Record Owners:

Legal Description: Lot 115 Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 024  
 Property Address: 4323 West 230<sup>th</sup> Street, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 192 Sq. Feet  
 Record Owners:

Legal Description: Lot 114 Tract No. 19245, M.B. 494 / 15-18  
 Assessor's Parcel Number: (A.P.N.): 7528 - 021 - 023  
 Property Address: 4319 West 230<sup>th</sup> Street, Torrance, CA 90505  
 Encroachment to La Paloma Park Land = 133 Sq. Feet  
 Record Owners:



**LOCATION MAP**  
Not to Scale

**PROJECT DATA**

**Property Address:** 4319 West 230th Street, Torrance, California 90505.

**Lot Area:** Current Area = 5,236 Square Feet = 0.1202 Acres.  
Proposed Parkland Vacation Area = 462 Square Feet = 0.1202 Acres.

**Record Owners:** Mr. & Mrs. Gregory A. Davis Tel (310) 5375-6678.

**Legal Description:** Lot 114 of Tract No. 19245, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 494, Pages 15-18, inclusive of maps, in the Office of the County Recorder of said County.

**Assessor's Parcel No.:** (A.P.N.: 7528-021-023), Records of Los Angeles County.

**Zoning:** Single-Family Residential, R-1.

**Utilities:** All utilities are available in the abutting public street.

**Basis of Bearings:** The Bearing N 89° 44' 08" W of the centerline of West 230th Street, as shown on the Map of Tract No. 19245, M.B. 494, Pgs. 15-18, is taken as the Basis of Bearings for this Boundary Survey Map.

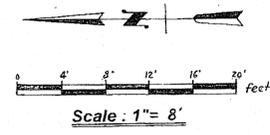
**Easement Status:** As shown on the Boundary Survey Map hereon.

**BOUNDARY SURVEY MAP**

For a Single-Family Residential Property  
Located at 4319 West 230th Street, Torrance, California 90505

**Legal Description:** Lot 114, Tract No. 19245, M.B. 494, Pgs. 15-18  
A.P.N.: 7528-021-023

**Record Owners:** Mr. & Mrs. Gregory A. Davis, Tel. (310) 375-6678  
Date: May 28, 2016



**Riahi Engineering & Surveying**  
John H. Riahi  
Registered Civil Engineer & Licensed Land Surveyor  
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