

## 2. Introduction

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### 2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects. This draft environmental impact report (DEIR) has been prepared to satisfy CEQA and the CEQA Guidelines.

The lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” (Guidelines § 21067). The City of Torrance has the principal responsibility for consideration of the Solana Residential Development project. For this reason, the City of Torrance is the CEQA lead agency for this project. In addition, the Department of Toxic Substances Control (DTSC) will be tiering off this DEIR for the Removal Action Workplan.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the proposed Solana Residential Development to allow the City of Torrance to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the City are described in Section 3.4, *Intended Uses of the EIR*.

This DEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed Solana Residential Development project. This DEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

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### 2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The City of Torrance determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study on July 27, 2017 (see Appendix A). Additionally, a public Scoping Meeting was held on August 10, 2017, in the Torrance City Hall Council Chambers. During the scoping period, the City received 209 comment letters. At the scoping meeting, 95 persons provided oral comments including requests that the public review and comment period be extended. The public review period was subsequently extended until September 18, 2017. Comments received during the initial study's public review period, from July 27, 2017 to September 18, 2017, are included in Appendix A.

The NOP process helps determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the initial study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR, but issues identified as less than significant or of no impact are not. Refer to the initial study in Appendix A for discussion of how these initial determinations were made.

### 2.3 SCOPE OF THIS DEIR

The scope of the DEIR was determined based on the City's initial study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the City. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the DEIR identifies any potentially significant adverse impacts and recommends mitigation that would reduce or eliminate these impacts to levels of insignificance.

#### 2.3.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, the City of Torrance determined that three environmental impact categories were not significantly affected by the proposed project. The following environmental issues are not discussed in detail in this DEIR.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing

#### 2.3.2 Potentially Significant Adverse Impacts

The City of Torrance determined that 14 environmental issues have potentially significant impacts if the proposed project is implemented.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils

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- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Services Systems

### 2.3.3 Unavoidable Significant Adverse Impacts

This DEIR identifies no significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a “statement of overriding considerations” before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable.

## 2.4 INCORPORATION BY REFERENCE

The documents listed below are incorporated by reference into this DEIR, consistent with Section 15150 of the CEQA Guidelines, and they are available for review at the City of Torrance City Clerk’s Office and Permit Center, 3031 Torrance Boulevard, Torrance, CA 90503.

- *General Plan Update Draft Environmental Impact Report*, prepared by City of Torrance, 2009.
- *City of Torrance General Plan*, prepared by City of Torrance, 2010.

## 2.5 FINAL EIR CERTIFICATION

This DEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the City at the mailing and email address shown on the title page of this document. Upon completion of the 45-day public review period, the City of Torrance will review all written comments received and prepare written responses for each. A Final EIR (FEIR) will incorporate the received comments, responses to the comments, and any changes to the DEIR that result from comments. The FEIR will be presented to the City of Torrance for consideration and potential certification as the environmental document for the project. All persons who comment on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the City.

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The DEIR is available to the general public for review at the following locations:

- City of Torrance City Clerk's Office and Permit Center, 3031 Torrance Boulevard, Torrance, CA 90503
- Katy Geissert Civic Center Library, 3301 Torrance Boulevard, Torrance, CA 90503
- Waleria Library, 3815 W 242nd Street, Torrance, CA 90505
- Palos Verdes Library District, 701 Silver Spur Road, Rolling Hills Estates, CA 90274
- City of Torrance Community Development Department website: <http://www.torranceca.gov/our-city/community-development/planning/butcher-solana>

### 2.6 MITIGATION MONITORING

Public Resources Code, Section 21081.6, requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

The Mitigation Monitoring Program for the Solana Residential Development Project will be completed as part of the Final EIR, prior to consideration of the project by the Torrance City Council.