

## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017071061

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Project Title: Solana Residential ProjectLead Agency: City of TorranceContact Name: Oscar Martinez, Inetrim Planning & Environmental ManagerEmail: OMartinez@TorranceCA.GovPhone Number: 310.618.5990Project Location: Torrance, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site is 24.68 acres at the southwest corner of Hawthorne Boulevard and Via Valmonte in the City of Torrance, Los Angeles County California. The project site is a primarily vacant former diatomaceous earth mine. The project would involve the consolidation of 17 parcels into three lots. Lot 1 would consist of 5.71 acres in the footprint of the former mining area. Lot 2 would be along the bluff immediately above the former diatomaceous earth mine and would be 6.0 acres in area. Lot 3 would be primarily comprised of the level blufftop to the south of Lot 2 and would be 12.92 acres in area. Under the proposed project, all of the site development would occur in Lot 1, and Lots 2 and 3 would be preserved as undeveloped open space, for a total of 18.92 acres, with the 12.92 acres of Lot 3 maintained in its current state.

Development would consist of 248 apartment units in three 5-story buildings, with ground floor parking and lobbies and four floors of residential uses. The units would be one- and two-bedroom units. The project would provide a total of 484 parking spaces in one 6-story parking structure, in ground-level parking garages in each of the three apartment buildings, and surface parking.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The DEIR found the following significant or potentially significant impacts. A summary of impacts, mitigation measures, and level of significance after mitigation is provided on Table 1-2 of the DEIR.

- Aesthetics,
- Biological Resources,
- Cultural Resources,
- Geology and Soils,
- Hazards and Hazardous Materials,
- Noise,
- Transportation,
- Tribal Cultural Resources, and
- Utilities and Service Systems

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Prior to the preparation of the DEIR, the City of Torrance circulated a Notice of Preparation (NOP) and held an EIR scoping meeting on August 10, 2017 at the Torrance City Hall Council Chambers at 3031 Torrance Blvd. to determine the concerns of interested parties regarding environmental analysis of the proposed project.

Oral and written comments received during the public scoping period for the Initial Study/NOP indicated that areas of controversy and potential issues to be resolved included the following: (1) aesthetics, request for silhouette during DEIR public review period, and new source of lighting on visual resources, (2) air quality, pollutant emissions relating to construction activities including fugitive dust in the form of diatomaceous earth, (3) biological and cultural resources, (4) geology and soils, slope stability and soil stability, (5) hazards, previously unknown hazardous materials at the project site, (6) land use, compatibility with the surrounding land uses and compliance with the Hillside and Coastal Overlay Zone, (7) noise, (8) public services, increase need for police and fire services, (9) traffic and parking. These issues are addressed in Sections 5.1 through 5.14 of this DEIR.

Provide a list of the responsible or trustee agencies for the project.

- Los Angeles Regional Water Quality Control Board
- California Department of Toxic Substances Control
- Federal Emergency Management Agency
- South Coast Air Quality Management District