



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

## Memorandum

**Date:** July 29, 2019  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2017071061  
**Solana Residential Development**

---

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **August 19, 2019** to accommodate the review process. All other project information remains the same.

cc: Oscar Martinez  
City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503



# EXTENSION OF PUBLIC COMMENT PERIOD FOR ENVIRONMENTAL IMPACT REPORT

## Solana Residential Development Project

Governor's Office of Planning & Research

**TO:** Area Residents, Agencies, Organizations, and Interested Parties

**FROM:** City of Torrance – Community Development Department (Lead Agency)  
 3031 Torrance Boulevard  
 Torrance, CA 90503  
 Contact: Oscar Martinez – Interim Planning Manager

JUL 29 2019

STATE CLEARINGHOUSE

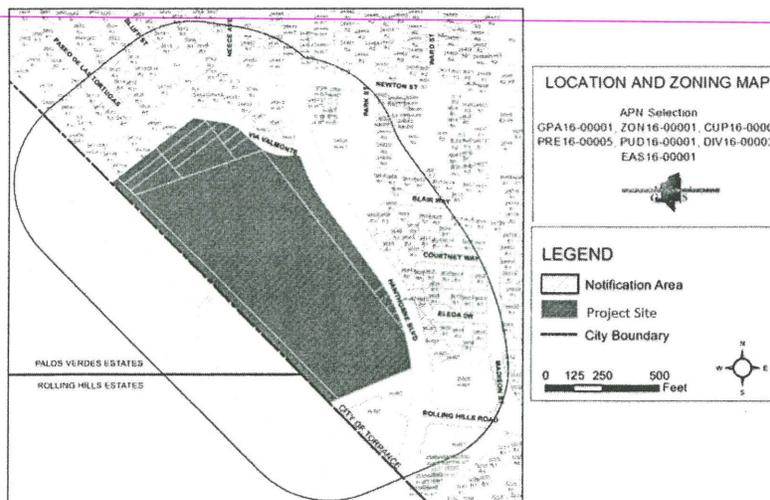
**SUBJECT:** Amended Notice of Availability of a Draft Environmental Impact Report (DEIR) for the Solana Residential Development Project

**NOTICE IS HEREBY GIVEN** that the City of Torrance, as lead agency, has prepared a DEIR for the Solana Residential Development Project (proposed project) pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is 1) to serve as an updated Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087, and 2) to receive comments on content of the DEIR. Pursuant to the original Notice of Availability, issued on June 19, 2019, the Draft EIR was made available for review during a 47-day public comment period that commenced on June 19, 2019, and was originally set to close on August 5, 2019. **The comment period is being extended and will now end on August 19, 2019.**

**DEIR PUBLIC REVIEW PERIOD:** June 19, 2019 – August 19, 2019

**PROJECT TITLE:** Solana Residential Development Project

**PROJECT LOCATION:** The project site is on the southern boundary of the City of Torrance at the northern foot of the Palos Verdes Hills in southwestern Los Angeles County. The project site is 24.68 acres at the southwest corner of Hawthorne Boulevard and Via Valmonte. The nearest freeway to the site is Interstate 110 (I-110 or the Harbor Freeway) approximately 3.9 miles to the east via Pacific Coast Highway (SR-1). The two nearest state highways to the project site are SR-1, approximately 0.7 mile to the north; and SR-107, Hawthorne Boulevard, also approximately 0.7 mile to the north. Local access is provided by Hawthorne Boulevard, with secondary access from Via Valmonte. The north half of the southwest site boundary is bounded by the City of Palos Verdes Estates, and the south half by the City of Rolling Hills Estates.



# EXTENSION OF PUBLIC COMMENT PERIOD FOR ENVIRONMENTAL IMPACT REPORT

---

**PROJECT DESCRIPTION:** The site was used from the early 1900s to the late 1950s as a diatomaceous earth mine, and is primarily vacant. The proposed project consists of development of 248 apartment units in three 5-story buildings in the footprint of the former mining area. The first level of each building would include ground level parking, with the exception of Building A, which would be semi-subterranean, and ground floor lobbies, with four residential floors on the second through fifth floors. 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.

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. The apartment buildings, parking structure and surface parking, and approximately 2.2 acres of landscaping, would all be developed in Lot 1. 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.

**ENVIRONMENTAL DETERMINATION:** The DEIR analysis determined that the proposed project has the potential to result in significant impacts related to Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The DEIR incorporates mitigation measures to ensure that the proposed project will not result in any significant, adverse effects on the environment. Impacts related to Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use, Public Services, and Energy were determined to be less than significant.

**PUBLIC REVIEW PERIOD AND DOCUMENT AVAILABILITY:** The City welcomes input and comments on the DEIR. The DEIR is available for a 61-day public review period beginning June 19, 2019, and ending August 19, 2019. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Copies of the DEIR are available for review at (physical locations during normal business hours):

- 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
- WALTERIA LIBRARY, 3815 W 242<sup>nd</sup> 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>

Pursuant to Public Resources Code Section 21092(b)(1), all documents referenced in the DEIR are available for inspection at the Torrance City Hall, located at 3031 Torrance Boulevard, Torrance, CA 90503.

**RESPONDING TO THIS NOTICE:** The City will accept written comments regarding this notice through the close of business on August 19, 2019. Please send your written comments to Oscar Martinez, Interim Planning Manager, Community Development Department, 3031 Torrance Boulevard, Torrance, CA 90503; or by e-mail at [OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov).

*Please send your responses and comments\* with the subject heading "Solana Residential Development Project" and include the name, phone number, and e-mail address of a contact person in all responses submitted.*

**NEXT STEPS:** Following the close of the public review period, the City will prepare responses to all comments for inclusion in the Final EIR. The Final EIR will need to be certified by the City Council prior to making a decision to approve or deny the project. Public input is encouraged at all Planning Commission and City Council public hearings regarding the project.