



## NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance (City) proposes to adopt a Negative Declaration, declaring that no significant environmental effects will result from the adoption of the 6<sup>th</sup> Cycle City of Torrance General Plan Housing Element Update. The City's General Plan EIR mitigation measures and other current mitigation measures applicable to land development projects is included for reference. The proposed Negative Declaration and Initial Study (reference number EAS21-00002) is available for **PUBLIC REVIEW** on the following matter:

### GENERAL PLAN HOUSING ELEMENT UPDATE - EAS21-00003

**PROJECT DESCRIPTION AND LOCATION:** The project proposed is an update to the City's General Plan Housing Element. It is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. The General Plan Housing Element covers the entirety of the City of Torrance.

**DETERMINATION:** Based on the project Initial Study, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 2009 General Plan Environmental Impact Report (SCH #90010318). 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 Negative Declaration.

**PUBLIC COMMENTS:** Public review of the Initial Study and Negative Declaration will commence on Monday, November 1, 2021 and will continue until 5:30 p.m. on Tuesday, November 30, 2021. Written comments on the Initial Study and on the proposed adoption of a Negative Declaration will be accepted during the public review period and may be directed to Gregg Lodan, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or [CDDinfo@TorranceCA.Gov](mailto:CDDinfo@TorranceCA.Gov).

**COPIES FOR PUBLIC INSPECTION:** The proposed Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the One Stop Permit Center public counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center at 3031 Torrance Boulevard, Torrance CA 90503. The proposed Negative Declaration and Initial Study are also available for review online at: <https://www.torranceca.gov/our-city/community-development/planning-division/reports-information>.

**PUBLIC HEARING:** The Torrance Planning Commission will consider the proposed adoption of the Initial Study and Negative Declaration in conjunction with the consideration of the proposed project at a public hearing in the near future. 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, 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 the LONG RANGE PLANNING DIVISION of the Community Development Department at (310) 618-5990.