

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from the construction and operation of the proposed Torrance Del Amo Project (Project). The Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Torrance (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project would not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration (IS/MND) are intended as informational documents and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes: (1) to inform governmental decision-makers and the public about the potentially significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of mitigation measures or feasible alternatives¹; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An application for the Project has been submitted to the City for discretionary review. The City is the Lead Agency for the purposes of CEQA because it has the principal responsibility and authority for consideration of the discretionary actions and associated permitting for the Project. As the Lead Agency, the City is also responsible for analyzing the project's potential environmental impacts. The City, as Lead Agency, has determined that the Project is subject to CEQA, and the preparation of an IS/MND is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a potentially significant effect on the environment, an Environmental Impact Report (EIR) should be prepared. Otherwise, the Lead Agency may adopt a Negative Declaration or an MND.

This IS/MND has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.)

¹ *Project Alternatives are only required in an EIR.*

1.2. ORGANIZATION OF THE IS/MND

This IS/MND is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies environmental issues addressed in the Initial Study, and includes a determination of whether the Project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and a discussion of the environmental factors that would be potentially affected by the Project.

5 PREPARERS AND PERSONS CONSULTED

Identifies the Lead Agency, the Project Applicant, and consultants/persons associated with the preparation of the Initial Study.