



**Notice of Preparation and Scoping Meeting
Lomita General Plan Update Environmental Impact Report**

Date: December 13, 2023

To: State Clearinghouse, Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation and Scoping Meeting for the Lomita General Plan Update Environmental Impact Report

Scoping Meeting: Thursday, January 11, 2024, 5:30 p.m. to 6:30 p.m.
Don Knabe Community Meeting Room
24210 Narbonne Avenue
Lomita, CA 90717

Comment Period: Thursday, December 13, 2023 to Friday, January 26, 2024 at 5:00 p.m.

NOTICE IS HEREBY GIVEN that the City of Lomita (City) will prepare an Environmental Impact Report (EIR) for the City of Lomita General Plan Update (Project). The City is the lead agency for the Project. The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the State California Environmental Quality Act (CEQA) Guidelines §15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project; and (3) notice the public scoping meeting.

The City determined that the proposed Project would require preparation of a fully scoped EIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with §15082(b) of the CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the Project at a programmatic level. The proposed Project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of this General Plan Update. However, the Program EIR can serve to streamline environmental review of future projects.

Information regarding the Project description, Project location, and topics to be addressed in the Draft EIR is provided below. Additional information on the General Plan Update and Program EIR are available at the City of Lomita, Community and Economic Development Department, located at 24300 Narbonne Avenue, Lomita, CA 90717, and online at: www.lomita.generalplan.org.

For questions regarding this notice, please contact Brianna Rindge, Director of Community & Economic Development at 310-325-7110 x122, or by email: b.rindge@lomitacity.com.

Notice of Preparation Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, all interested parties, and the Office of Planning and Research, respond in a manner consistent with §15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code §21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in

response to this notice no later than the comment period deadline identified below. In accordance with the time limits established by CEQA, the NOP public review period will begin on Thursday, December 13, 2023 and end on Friday, January 26, 2024 at 5:00 p.m.

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted to the address below, or by email, by the close of the NOP review period, which is 5:00 p.m. on Friday, January 26, 2024:

Brianna Rindge, Director of Community & Economic Development
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717
Email: b.rindge@lomitacity.com

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Thursday, January 11, 2023, at 5:30 p.m.** The scoping meeting will not discuss the merits of the Project, but rather the environmental topics to be included in the environmental review. The location of the meeting is as follows:

Don Knabe Community Meeting Room
24210 Narbonne Avenue
Lomita, CA 90717

Public Agency Approvals

The City Council is the final decision-making body for the General Plan Update. Before the City Council considers the proposed Project, the Planning Commission will review it and make recommendations to the City Council. While other agencies may be consulted during the General Plan Update process, their approval is not required for adoption of the General Plan. However, subsequent development under the General Plan Update may require approval of state, federal, and responsible trustee agencies that may rely on the EIR for decisions in their areas of expertise.

Project Location and Setting

As shown on Figure 1, the City of Lomita is located in the South Bay area of Los Angeles County, approximately 16 miles southwest of downtown Los Angeles. Lomita is bounded by the City of Torrance to the north and west, the City of Los Angeles (Harbor City neighborhood) to the east, the City of Rolling Hills Estates on the southwest, and the City of Rancho Palos Verdes on the southeast. Regional access to the City is provided by Interstate 110 via Pacific Coast Highway, which provides access to Lomita and the greater Los Angeles region.

The Planning Area is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lomita's incorporated area, as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entirety of the City within its limits (approximately 1,228 acres).

Project Description

The City of Lomita is preparing a comprehensive update to its existing General Plan. The updated Lomita General Plan is expected to be adopted in 2024 and will guide the City's development and conservation through land use objectives and policy guidance. The General Plan is intended to be an expression of the community's vision for the City's Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The General Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan.

State law requires the City to adopt a comprehensive, long-term General Plan for the physical development of its Planning Area. The General Plan must include land use, circulation, housing, conservation, open space, noise, safety, and environmental justice elements, as specified in Government Code Section 65302, to the extent that the issues identified by state law exist in the City's Planning Area.

The Lomita General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 3).

Goals in the General Plan are the broadest statements of community values. They are generalized ideals which provide a sense of direction for action. Goals are overall statements of desired future conditions. The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals and guide the course of action the City must take to achieve the goals in the General Plan. It is important to note that policies are guides for decision-makers, not decisions themselves. Action items are steps or actions the City should take to implement the General Plan.

Additional elements that relate to the physical development of the City may also be addressed in the General Plan. The degree of specificity and level of detail of the discussion of each General Plan Element need only reflect local conditions and circumstances. The Lomita General Plan will include all of the state-mandated elements and may also address optional topics, as either stand-alone elements or in conjunction with a required element, including but not limited to Economic Development and Implementation.

The Lomita General Plan is intended to reflect the desires and vision of Lomita residents, businesses, the Planning Commission, and City Council. The following objectives were identified for the proposed update to the General Plan:

1. Preserve, protect, and enhance the City’s existing residential neighborhoods;
2. Celebrate and enhance Downtown Lomita;
3. Expand the range of housing choices to allow more people to live and work in Lomita;
4. Encourage new desirable uses in Lomita and expand the local economy;
5. Promote walkability to everyday uses;
6. Expand the range of high-quality housing options;
7. Create pedestrian-scaled environments;
8. Target housing growth to support commercial activity;
9. Reinforce corridors with memorable places;
10. Create a fiscally-sustainable land use plan with balanced residential and nonresidential development; and
11. Address new requirements of state law.

The City is also preparing a Zoning Code Update to implement the General Plan and create consistency between the Land Use Map and the Zoning Code. The Zoning Code Update will focus on amendments resulting from the City’s recently certified 2021-2029 Housing Element, and primarily involve the rezoning of sites to accommodate the City’s Regional Housing Needs Allocation (RHNA) and the preparation of Objective Design and Development Standards for residential development.

More specifically, Housing Element Program 14: Rezone Program, is intended to facilitate the development of multifamily housing affordable to lower-income households, especially in areas with access to resources and opportunity. Program 14 requires the City to: (1) rezone to accommodate the shortfall in the lower-income RHNA; (2) rezone to accommodate the remaining moderate- and above-moderate income RHNA need; and (3) rezone to create a buffer of capacity for the lower- and moderate-income RHNA. The Zoning Code Update will be implemented in concert with the General Plan Update and will also be analyzed under the General Plan EIR.

General Plan Buildout Summary

The EIR will evaluate the anticipated development that could occur within the Planning Area if every parcel is developed at the densities and intensities allowed under the General Plan. While no specific development projects are proposed as part of the Lomita General Plan Update, the General Plan will accommodate future growth in Lomita, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes a 20-year planning horizon, and 2045 would be the full buildout year of the General Plan (the theoretical point at which all parcels in the City are developed according to their General Plan land use designation).

Table 1 provides a statistical summary of the buildout potential associated with the Proposed Land Use Map compared to existing on-the-ground conditions and the currently adopted General Plan.

Table 1 Planning Area Buildout Statistical Summary

| Description | Housing Units | Population | Non-Residential Development (Square Feet) | Jobs | Jobs per Housing Unit |
|---|---------------|------------|---|-------|-----------------------|
| Existing Conditions (12/1/2023) | 8,274 | 21,843 | 2,527,297 | 3,035 | 0.37 |
| Proposed Land Use Map (Development Potential by 2045) | 11,159 | 29,459 | 3,110,728 | 3,888 | 0.35 |
| New Development Potential Over Existing Conditions by 2045 | 2,885 | 7,616 | 583,431 | 853 | -- |
| Notes: | | | | | |
| 1. The statistical summary is based a 20-year planning horizon and buildout year (the theoretical point at which all parcels in the city are developed according to their General Plan land use designation). | | | | | |
| 2. Numbers are rounded to the nearest whole number. | | | | | |

Environmental Factors Potentially Affected

The proposed Project could potentially affect the following environmental factors, and each will be addressed in the EIR:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires

Attachments

- Figure 1: Regional Location Map
- Figure 2: Planning Area Map
- Figure 3: Proposed General Plan Land Use Map