

DRAFT INITIAL STUDY & NEGATIVE DECLARATION

CITY OF LOMITA GENERAL PLAN AMENDMENT: HOUSING ELEMENT AND SAFETY ELEMENT UPDATES

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Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
ACRONYMS AND ABBREVIATIONS	ii
1 INTRODUCTION	1
1.1 Project Overview	1
1.2 California Environmental Quality Act Compliance	1
1.3 Initial Study Checklist	1
2 PROJECT DESCRIPTION	4
2.1 Housing Element Update	4
2.2 Safety Element Update	13
3 INITIAL STUDY CHECKLIST	15
3.1 Aesthetics	19
3.2 Agriculture and Forestry Resources	20
3.3 Air Quality	21
3.4 Biological Resources	24
3.5 Cultural Resources	26
3.6 Energy	27
3.7 Geology and Soils	28
3.8 Greenhouse Gas Emissions	30
3.9 Hazards and Hazardous Materials	31
3.10 Hydrology and Water Quality	34
3.11 Land Use and Planning	35
3.12 Mineral Resources	36
3.13 Noise	37
3.14 Population and Housing	38
3.15 Public Services	39
3.16 Recreation	40
3.17 Transportation	41
3.18 Tribal Cultural Resources	42
3.19 Utilities and Service Systems	43
3.20 Wildfire	45
3.21 Mandatory Findings of Significance	46
4 REFERENCES AND PREPARERS	48
4.1 References Cited	48

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ADU	Accessory Dwelling Unit
AMI	Area Median Income
BMP	Best Management Practice
CBC	California Building Code
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
City	City of Lomita
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development
HFHSZ	High Fire Hazard Severity Zone
IS	Initial Study
M-U	Mixed-Use Overlay Zone
ND	Negative Declaration
NPDES	National Pollution Discharge Elimination System
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
SB 1000	Senate Bill 1000
SCAB	San Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Prevention Plans
TDSP	Transit District Specific Plan

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1 Introduction

1.1 Project Overview

The purpose of the proposed project is to provide updates to the Housing Element and the Safety Element of the City of Lomita's (City's) General Plan. The City's General Plan, which was adopted in 1998, provides the policy framework for the long-range planning of physical development in the community. The City's General Plan consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation Element. This project involves an amendment to the General Plan in order to adopt, as required by State Law, an updated Housing Element as well as to update the Safety Element. The Housing Element of the General Plan is intended to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Elements every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The Safety Element of the General Plan addresses natural and human-caused hazards in the City of Lomita and the potential short- and long-term risks to human life, property, and economic and social dislocation resulting from hazard events, including air pollution, extreme heat, flooding, geologic hazards, hazardous materials, and wildfires.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, Sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

The City's Community Development Department directed and supervised the preparation of this Initial Study (IS)/Negative Declaration (ND). Although prepared with assistance from the consulting firm Dudek, the content contained within and the conclusions drawn by this IS/ND reflect the independent judgment of the City.

1.3 Initial Study Checklist

Dudek, under the City's guidance, prepared the project's Environmental Checklist (i.e., IS) per CEQA Guidelines Sections 15063–15065. The CEQA Guidelines include a suggested checklist to indicate whether a project would have an adverse impact on the environment. The checklist is found in Section 3 of this document. Following the Environmental Checklist, Sections 3.1 through 3.21 include an explanation and discussion of each significance determination made in the checklist for the project.

For this IS/ND, the following four possible responses to each individual environmental issue area are included in the checklist:

1. Potentially Significant Impact
2. Less-than-Significant Impact with Mitigation Incorporated
3. Less-than-Significant Impact
4. No Impact

The checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the project. In doing so, the City will determine the extent of additional environmental review, if any, for the project.

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2 Project Description

The project proposes an amendment to the City of Lomita's (City's) General Plan. The City's General Plan serves as the policy framework for the long-range planning of physical development in the community. The City's General Plan, which was adopted in 1998, consists of the following elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Resource Management, 5) Safety, 6) Noise, 7) Economic Development, and 8) Implementation. Under the proposed project, the General Plan would be amended with updates to the Housing Element and the Safety Element, as detailed below.

2.1 Housing Element Update

Background

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The proposed Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Housing Element include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the following issues related to flood hazards and flood management, fire hazards, sea level rises, and other climate change-related issues.

This 2021-2029 Housing Element update is coordinated with updates to these other elements of the General Plan to ensure consistency in policy frameworks, and efficient and comprehensive outreach efforts.

Regional Housing Needs Assessment (RHNA)

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for the Los Angeles County (as well as Ventura, Riverside, Orange, San Bernardino, and Imperial Counties) and allocates to the six counties and 191 cities and the unincorporated county areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a RHNA of 829 units for the 2021–2029 Housing Element, broken down as follows: 239 very-low income units, 124 low income units, 128 moderate income units, and 338 above-moderate income units. To accommodate the 829 units, the City prepared an Adequate Sites Analysis and Inventory which identifies vacant sites that could be developed with dwelling units, underutilized sites that could be redeveloped to include more dwelling units, development that is currently underway, which counts towards the City’s housing need; details the expected number of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that could be developed within the planning period. The Adequate Sites Analysis also breaks down the methodology by which realistic development capacity was determined and summarizes the approach utilized for the identification of sites selected for rezoning. Because the City does not have large swaths of land available for development, there are little to no opportunities to identify new housing capacity on undeveloped lands. With few vacant sites, much of the City’s housing capacity is identified in the form of underutilized sites that are most suitable for redevelopment. The underutilization of these sites paired with programs identified in the Housing Element and outlined below will ensure that the City can realistically meet the RHNA targets at all income levels during the Housing Element planning period.

RHNA Approach

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the regional growth. The development of the sites inventory started with the vacant and non-vacant sites that were identified by the City based on staff knowledge of existing conditions and development interests expressed by property owners and developers. Then a series of GIS analyses were conducted to identify additional vacant and non-vacant sites in the City within the land use categories that can accommodate housing (i.e., Agriculture, Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use) using data from SCAG and County Assessor’s Office and criteria that demonstrate feasibility for redevelopment.

Vacant Sites

Lomita consists of approximately 980 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Assessor parcel data reveals that 54 total parcels in Lomita are vacant. However, upon ground-level inspection, the majority of these sites are not available for development. Many of the sites are irregularly shaped parcels wedged behind developed sites with no street access, some are designated

rights-of-way, and others are parking lots, which do not meet the definition of a vacant site. Of these sites, 9 were found to be vacant and developable. While these sites may be vacant and developable, they are not considered suitable for lower-income housing because they either do not meet the default density for lower-income units or they are too small to qualify for lower-income housing development. Further, two of the vacant developable sites are not zoned to permit residential uses and rezoning would require a comprehensive process that analyzes the surrounding nonresidential uses and their compatibility with and appropriateness for residential uses. Approximately 26 above-moderate income units could be accommodated on these sites, which would leave a remaining housing need of 239 very-low income units, 124 low income units, 128 moderate income units, and 112 above-moderate income units to be accommodated.

Underutilized Sites

The Adequate Sites Analysis then identified underutilized sites that could be redeveloped to include additional housing. Since Lomita is almost entirely built-out, determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Opportunities for redevelopment to higher densities in Lomita exist primarily on sites within the City's Mixed Use Overlay (MUO) where the zoning is more permissive than what is built and the current use is likely to redevelop when paired with the programs of the Housing Element. While existing uses on nonvacant sites are an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. The methodology for identifying and prioritizing underutilized sites was based on the following factors:

- Building Age - Buildings more than 50 years old
- Under Valued - An assessed improvement to land value ratio less than 1
- Underbuilt - Commercially zoned sites where the current FAR compared to the maximum allowable FAR is less than 100%
- Resource Access - Within TCAC/HCD Opportunity Areas, defined by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) as areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for lower-income households.

Further, in accordance with Housing Element law, the City's default density for accommodating capacity for lower-income units requires zoning that permits a minimum of 20 dwelling units per acre. Also, it is detailed under State guidance that many assisted housing developments using State or Federal resources result in developments between 50 and 150 total dwelling units, and parcels that are too small or too large may not facilitate developments of this size. In addition to permitting 20 dwelling units per acre or greater, for a site to qualify as having capacity for lower-income housing, it must be between 0.5 and 10 acres. Those underutilized sites with a net gain of dwelling units between a site's current state and realistic building capacity combined with a lot size of at least 0.5 acres places it in the priority category for redevelopment to meet the lower income RHNA target.

Because of the recent higher-density multifamily development occurring within Lomita's MUO zone, the ability of sites to yield a positive unit count when calculating net new units under the realistic density, as well as the abundance of underutilized sites that are zoned above the City's default density, all underutilized capacity has been identified within the City's MUO. The sites identified consist of multiple contiguous parcels, all of which are along the Lomita Boulevard and Narbonne Avenue mixed use corridors. Based on the results of the underutilized sites analysis, approximately 6 above moderate-income, 26 moderate-income, and 240 lower-income housing units could be accommodated.

Current Development

In 2017, the City adopted the 24000 Crenshaw Boulevard Specific Plan (CBSP). This plan applies to a 2.516-acre site and permits multifamily development with residential amenities at a density up to 88 dwelling units per acre. In December of 2020, the City issued permits for the implementation of the CBSP, permitting the development of 220 market-rate units on what was formerly an equipment rental yard known as A-1 Coast Rentals. The development is currently under construction and is expected to be completed by July 2022. The grading and foundation of the site as well as the underground parking garage has already been completed and the construction of the structure is currently underway. Once completed, this five-story podium development will provide an amenity-rich community to the growing population, with studios, and one and two-bedroom apartments. The City worked closely with the developers to help them understand the needs of Lomita’s residents. While this development will not provide any of the City’s needed housing for lower-income households, this puts the City on track to meet the above moderate-income RHNA category through the provision of approximately 220 above moderate-income units.

Based on the inventory of available sites, Table 1 presents the total RHNA compared to credits and capacity identified through the preparation of the Housing Element Update.

Table 1. Total RHNA Compared to Credits and Capacity Identified

Category	Total Units	Lower Income Units	Moderate and Above Moderate-Income Units
RHNA	829	363	466
Development to be Completed During RHNA	220	0	220
Potential ADUs and JADUs	40	24	16
Vacant Site Capacity	26	0	26
Underutilized Capacity	272	240	32
Remaining RHNA	271	99	173

Source: City of Lomita 2021-2029 Housing Element

Because the numbers shown in Table 1 demonstrate a shortfall in available housing units needed to meet the RHNA goals, a rezoning program would be required to identify appropriate areas within the City where additional housing could eventually be constructed to meet RHNA goals.

Rezoning

In accordance with State guidance, where the Adequate Sites Analysis does not identify adequate capacity to accommodate the RHNA targets at all income levels, a program to rezone vacant properties to accommodate this need must be included in the Housing Element. Whereas State law provides guidance on the rezone of vacant properties to meet the lower-income RHNA, the statute is silent on the criteria for rezones to accommodate the moderate and above moderate RHNA. Additionally, because Lomita does not have adequate vacant sites to rezone, capacity must be identified through a rezone of underutilized sites. Further, the Adequate Sites Inventory must identify potential sites for a rezoning program. Sites identified to be rezoned are based on the net-new realistic capacity of underutilized sites at the proposed zone’s density that can accommodate the RHNA at all income levels. Those sites identified to be rezoned to meet the lower income RHNA shortfall must meet the following requirements:

- Permit a minimum of 16 dwelling units per site.
- Have a minimum zone density of 20 dwelling units per acre.

- Must permit owner-occupied and rental multifamily residential uses by-right for developments in which at least 20% of the units are affordable to lower-income households.
- Where more than 50% of lower-income capacity is identified on sites that permit nonresidential uses or mixed uses, the lower-income capacity shall be accommodated on sites that allow 100% residential uses and require that residential uses occupy a minimum of 50% of the total floor area of a mixed-use project.

Through a rezoning program, the City could accommodate the following, as detailed in Table 2. As shown in Table 2, through the rezoning program a total of 447 additional housing units could eventually be constructed.

Table 2: Rezoned Site Capacity

Total Units	Lower-Income Units	Moderate and Above-Moderate Income Units	Buffer Units
442	99	173	170

Source: City of Lomita 2021-2029 Housing Element

Housing Plan

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; providing and maintaining adequate capacity to meet the housing need; removing government constraints to development, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The following is a summary of the key programs that would be included in the City’s proposed Housing Element Update. Many of these are a continuation of programs from the previous 2013–2021 Housing Element.

Program 1: Housing Rehabilitation Grant Program

The City’s Housing Rehabilitation Grant Program is restricted to lower income homeowners (including extremely low-income homeowners) who meet the current HUD income guidelines. The units proposed for rehabilitation must be owner-occupied. The funds are primarily used for the correction of building safety and health code violations and correction of hazardous structural conditions.

Program 2: Code Enforcement

The City implements a code enforcement program that assists property owners in addressing both building and zoning code violations. This program is implemented by responding to complaints and through field observations and assists property owners with bringing their property into compliance. The most common residential violations addressed include overgrown vegetation, illegal dumping or improper waste container storage, and work without permits.

Program 3: Mobile Home Park Regulations

The City will adopt an ordinance detailing regulations and procedures for any proposed conversion of an existing mobile home park to minimize any adverse impact on the housing supply, lower-income households, and on displaced persons. These procedures will provide certain rights and benefits to tenants, will require relocation assistance whenever an existing mobile home park or portion thereof is converted to another use, and will require replacement of any units lost affordable to households that previously resided in those units lost. Further, the City will provide guidance on the analysis of any recreational vehicles lost through redevelopment.

Program 4: Lower Income Housing Preservation

The City will continue to work with local non-profit agencies and other entities to ensure the continued availability of affordable housing developments in Lomita. The City will work towards maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed-restrictions.

Program 5: Replacement Requirements

The City will mandate replacement requirements consistent with the Housing Crisis Act of 2019 for proposed housing developments on sites that currently have residential uses, or within the past 5 years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households.

Program 6: Accessory Dwelling Units

The City will review and amend the zoning code to permit Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in all zones that permit residential uses, consistent with State law. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households.

Program 7: Incentives and Regulations

The City will evaluate a range of incentive-based and regulatory approaches to facilitate the development of housing for lower-income households. This will include updates to local implementation on the State's Density Bonus program, as well as evaluation of a floor area ratio-based bonus, bonuses in exchange for infrastructure, increased opportunities for expedited permit processing, and increased use of ministerial processing for a variety of housing types.

Program 8: Low Barrier Navigation Centers

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses.

Program 9: Supportive Housing

The City will amend the zoning code to allow supportive housing by-right in residential zones that permit multifamily uses and mixed uses zones that allow residential uses.

Program 10: Affordable Housing Streamlining

The City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals and reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will amend their internal procedures to include SB 35 streamlining in staff permitting process procedures.

Program 11: Objective Design Standards

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations.

Program 12: Lot Consolidation

The majority of the parcels within Lomita are smaller in size. To facilitate housing development within the City's Mixed-Use Overlay, the City currently offers the following incentives in exchange for lot consolidation:

- For mixed use projects involving lot consolidation, the commercial requirement in the Mixed-Use Overlay District is reduced to 20% (instead of 30%).
- For mixed use projects involving lot consolidation of at least two parcels for a minimum 20,000 square feet, the commercial requirement is reduced to 10% (instead of 30%).

To further incentivize housing production, especially for lower-income households, the City will amend the zoning code to expand this program to provide lot consolidation incentives to all sites identified in the Sites Inventory (Appendix E). Incentives will include a menu of options such as: reductions to required setbacks, an increase in maximum allowed height, and a decrease in minimum dwelling unit size.

Program 13: Zoning Revisions for Special Needs Housing

The City will amend the zoning code to permit a variety of housing types consistent with State law. This includes permitting Emergency Shelters as a use by-right, without requiring a discretionary action, in at least one zone; permitting transitional housing subject to only those restrictions that apply to other residential dwellings of the same type in the same zone; calculating Emergency Shelter parking requirements based on the demonstrated need to accommodate staff; permitting employee housing providing accommodations for six or fewer employees by the same process by which single-family residences are permitted in the same zones; and defining and reducing development standards for Senior Planned Units Developments.

Program 14: Rezone Program (By-Right)

To facilitate the development of multifamily housing affordable to lower-income households, the City will increase the allowable density within the existing Mixed Use Overlay to permit up to 30 dwelling units per acre with a minimum density of 20 dwelling units per acre, allowing exclusively residential uses and requiring that at least 50 percent of the building floor area be dedicated to residential uses. This rezone will occur no later than October 15, 2024. Rezoned sites that are adequate for accommodating the lower-income RHNA will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20% or more of the units are affordable to lower income households and will be selected from site groups 1 through 29 as identified in the sites inventory Table B(Appendix E), will be suitable, have the capacity for at least 16 units, and will be available for development in the planning period where water and sewer can be provided. Additionally, the City will extend the Mixed Use Overlay to additional sites to provide a buffer to ensure that adequate capacity

remains through the planning period. Further, the City will reevaluate consistency with the General Plan and amend the General Plan, as necessary, concurrent with the rezone to ensure continued consistency.

Program 15: Supporting Low Density

To increase single-family housing opportunities and to provide a buffer for moderate and above moderate-income housing capacity, the City will identify a streamlined process by which a single-family zoned lot can be split and can accommodate additional single-family units. This will maintain Lomita’s existing character while increasing housing capacity and opportunities for homeownership.

Program 16: No Net Loss

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements.

If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA.

Program 17: Annual Progress Reports

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development.

Program 18: Surplus Lands

The City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands annually through the Housing Element Annual Progress Reports.

Program 19: Accessibility

The City will ensure all new, multi-family construction meets the accessibility requirements of the Federal and State fair housing acts through local permitting and approval processes. Further, the City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.

Program 20: Homebuyer Assistance Programs

The Los Angeles County Development Authority administers homebuyer assistance programs for Lomita. The City will continue to connect residents to available resources and to information regarding homeownership assistance through digital media platforms. The following programs apply:

The Home Ownership Program (HOP) provides loans for down payment and closing costs. The HOP loans are shared equity loans (at zero interest) with no monthly payments until the home is sold, transferred, or refinanced. The home must be owner-occupied for the life of the loan, which is 20 years. Eligible properties are single-family homes or attached/detached condominium units or townhomes within the purchase price limits established by HUD. The borrower must contribute a minimum of 1% of the down payment. Also, the

borrower must complete an 8-hour education course in homeownership by a HUD-approved counseling agency.

Mortgage Credit Certificate Program offers the first-time homebuyer a Federal income tax credit by reducing the amount of Federal taxes to be paid. It also helps a first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The credit is subtracted dollar-for-dollar from his or her Federal income taxes. The qualified buyer is awarded a tax credit of up to 15% with the remaining 85% taken as a deduction from the income in the usual manner.

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low to moderate income households. SCHFA does not lend money directly to the homebuyers; the homebuyers must work directly with a participating lender. The program provides down payment and closing cost assistance in the form of a gift equal to 4% of the first loan amount.

Program 21: Section 8 Housing Choice Voucher Program

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher Program to increase housing access to lower-income renter households. The City will continue to connect residents and property owners to information regarding Section 8 rental assistance. The City will make resources available on their website and work with local rental property owners to expand program participation.

Program 22: Fair Housing

The City shall promote compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification. The City will connect developers to resources to raise awareness about antidiscrimination in housing marketing materials.

Program 23: Fair Housing Development Marketing

The City shall require private housing developers to ensure marketing materials for new residential developments are designed for and representative of renters and buyers, regardless of race, color, ethnicity, sex, religion, national origin, age, physical or mental ability, and family status or any other protected class. Marketing materials include project renderings, brochures, websites, mailers, and any other materials used to market residential developments.

Program 24: Analysis of Impediments to Fair Housing Choice

The City continues to participate in an ongoing regional collaborative effort to analyze and reduce impediments to fair housing choice. The analysis is part of a joint effort to prepare, conduct, and submit their certification for affirmatively furthering fair housing. The City will continue to collaborate with the Community Development Commission and the Housing Authority of the County of Los Angeles to continue this analysis.

Program 25: Energy Conservation Program

The City will periodically review the City's zoning code and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. Further, the City offers a waiver of administration planning fees and a portion of the Building and Safety fee for solar projects. This program will supplement existing City efforts in the enforcement of the State's Green Building Standards.

Program 26: Increased Transparency

The City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports.

Program 27: Reduced Parking Requirements

Large parking lots associated with religious institutions provide opportunities for partnerships that facilitate the development of housing for vulnerable populations. The City will ensure that appropriate parking reductions apply to any development proposals that would eliminate religious-use parking spaces in exchange for housing developments, in accordance with State law. Further, the City will explore additional opportunities to reduce parking requirements for residential uses in areas within walking distance from resources and amenities.

Program 28: Rezone Opportunities

To maintain adequate capacity and to increase opportunities for development, the City will continue to identify areas appropriate for increased residential densities, specifically in areas with access to resources, amenities, and public transit. The City will also consider implementing density minimums for sites identified to be rezoned.

Program 29: Ongoing Code Updates

The City will continue to update their regulations, as necessary, in response to legislative changes. Further, the City will monitor opportunities and amend their zoning code to streamline, update, and simplify regulations related to housing, where possible.

Program 30: Inclusionary Housing Ordinance

To facilitate the production of lower-income housing and to ensure the City's program to rezone properties for increased densities maximizes the public benefit received, the City shall consider an inclusionary ordinance to pair with the rezoning of sites. The City shall conduct an economic feasibility analysis for consideration of an inclusionary housing ordinance. Based on the findings of the analysis, where an inclusionary requirement and in-lieu fee would not impede the development of housing, the City shall consider the adoption of an inclusionary housing ordinance.

The proposed Housing Element Update is available at:

<http://www.lomita.com/cityhall/housing-element/index.cfm>

2.2 Safety Element Update

A Safety Element was part of the City of Lomita General Plan 1998. The proposed Safety Element Update incorporates recently adopted State laws that require the following to be performed, updated, and included in a Safety Element:

a) Identify and update information related to:

- Seismic and geologic hazards;
- Evacuation routes;

- Military installations;
- Peak-load water supply requirements;
- Minimum road widths and clearances around structures;
- Flood hazards; and
- Fire hazards.

b) Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies.

c) Identify residential developments in any hazard area that does not have at least two evacuation routes.

In accordance with State law (Government Code Section 65302), the City has prepared an update to its Safety Element. The proposed Safety Element Update organizes safety goals and policies into six sections: 1) Air Pollution; 2) Extreme Heat; 3) Flooding; 4) Geologic Hazards; 5) Hazardous Materials; and 6) Wildfires. The plan provides five goals, which provide polices and actions that the City will implement as part of its General Plan and are as follows:

- 1) A built environment that protects against extreme heat and air pollution.
- 2) A city designed to minimize risks from hazards.
- 3) A city prepared for disasters.
- 4) Emergency response designed to serve a range of community needs.
- 5) A city that builds back stronger.

A summary of proposed updates to the Safety Element sections are provided below.

The Safety Element Update now includes, in addition to the five goals outlined above, specific policies associated with each of the five goals. Regarding the safety topics addressed in the Element Update, for each of the six safety topics (Air Pollution, Extreme Heat, Flooding, Geologic Hazards, Hazardous Materials, and Wildfires), the Element Update includes a description of “what” the hazard is, “when” it poses a safety issue, “where” the safety issue may occur, “who” the safety issue could potentially affect, and “how” the safety issue can be addressed and/or minimized.

The proposed Safety Element Update is available at:

<http://www.lomita.com/cityhall/safety-element/index.cfm>

3 Initial Study Checklist

1. Project title:

City of Lomita General Plan Amendment: Housing Element and Safety Element Updates

2. Lead agency name and address:

City of Lomita Community Development Department
24300 Narbonne Avenue
Lomita, CA 90717

3. Contact person and phone number:

Sheri Repp Loadsman, Planner
310-325-7110, Ext. 103

4. Project location:

Citywide

5. Project applicant's name and address:

City of Lomita Community Development Department
24300 Narbonne Avenue
Lomita, CA 90717

6. General plan designation:

Not Applicable for Adoption of Housing and Safety Element Updates

7. Zoning:

Not Applicable for Adoption of Housing and Safety Element Updates

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

Proposed General Plan Amendment (GPA) to amend the City of Lomita General Plan with updates to the Housing Element for the planning period of 2021 through 2029

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The City Lomita is located 26 miles south of downtown Los Angeles and is bounded by the City of Torrance on the north and west, the City of Los Angeles on the east, and the City of Rolling Hills Estates on the southwest. Southeast of Lomita is the City of Rancho Palos Verdes. The City's total land area is 1,261 acres,

which is equivalent to 1.97 square miles. Primary land uses within the City residential neighborhoods at varying densities, with commercial uses concentrated along major roadway corridors.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Approval from California Department of Housing and Community Development (HCD).

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City has received one letter from the Gabrieleño Band of Mission Indians-Kizh Nation dated July 14, 2021. The letter indicated that the tribe concurs with the plan update and would like to engage with the City for any future construction or ground disturbing activity. The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, result in specific development or construction at this time. The City notes the comments of the Gabrieleño Band of Mission Indians-Kizh Nation.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



August 5, 2021

Signature

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - d. The significance criteria or threshold, if any, used to evaluate each question; and
 - e. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–d: No Impact.

The Housing Element update is a policy document, and adoption of this Element alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program for which, no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Implementation of the programs contained in the document would accommodate development required to meet the City’s 2021-2029 RHNA allocation, which specifies a need for the construction of 829 housing units. To accommodate this RHNA allocation, City staff reviewed the inventory of vacant and underutilized sites and identified Mixed-Use Overlay Zone (M-U) sites, and other vacant/underutilized land sites that can accommodate the current RHNA allocation for the 2021-2029 Housing Element Update. Within the identified sites, the 829 units would be accommodated, with a majority of these units being accommodated on high-density residential or mixed-use infill sites given the already built-out nature of the City. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards. As such, the adoption of the General Plan Amendment and the Housing Element update would not

degrade the visual character or quality, scenic resources, or generate light and glare impacts. No aesthetic impacts would occur from the adoption of this policy document.

Updates to the Safety Element include updated policy information related to seismic and geologic hazards; evacuation routes; military installations; peak-load water supply requirements; minimum road widths and clearances around structures; flood hazards; and fire hazards; preparation of a climate change vulnerability assessment; development of climate adaptation and resilience strategies; and identification of residential developments in any hazard area that does not have at least two evacuation routes. These policy updates are procedural and will not result in physical changes to the environment such that aesthetics or visual character would change. As such, no aesthetic impacts would occur from the adoption of this policy document.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–e: No Impact.

Per the City of Lomita Resource Management Element of the General Plan, Lomita was once an agricultural area and was known as the Celery Capital of the World in the early 1900's. However, much of the agricultural land within the City was replaced by oil wells and residential tracts in the mid-1920's. Agricultural uses within the City are now limited to large rural lots with limited animal husbandry activities; agricultural uses are not considered viable due to the presence of nearby urban developments and lack of large vacant tracts of land (City of Lomita 1998).

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the update. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2021). There would thus be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Los Angeles County Important Farmland map. As such, based on the above, updates to the Housing Element and Safety Element would have no impacts upon agricultural and forestry resources.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact. d: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City lies within the South Coast Air Basin (SCAB), and the South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAB is designated as a nonattainment area for federal and state O₃ standards and federal and state PM_{2.5} standards. The SCAB is designated as a nonattainment area for state PM₁₀ standards; however, it is designated as an attainment area for federal PM₁₀ standards. The SCAB is designated as an attainment area for federal and state CO standards, federal and state NO₂ standards, and federal and state SO₂ standards. While the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan by the SCAQMD because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SCAG’s growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to air quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on air quality.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. The Safety Element contains policies related to Goal 1 that would enhance the urban forest within the City, which would likely improve the overall habitat within the City. Additionally, pertinent goals and policies within the Resource Management Element of the City’s General Plan (City of Lomita 1998b) related to sensitive biological resources are listed below.

- To preserve those resources and amenities that enhance Lomita’s living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City’s history and heritage.
- Resource Management Policy 8: Lomita will promote the use of open space buffer areas to separate incompatible land uses which may also be designed to provide open space for recreational use.

The Housing and Safety Element Updates do not alter any local, regional, State, or Federal biological protection standards, nor would they alter the City’s existing general plan policies related to protection and preservation of sensitive biological resources. Although the policies and objectives of the Housing Element encourage housing, any new housing would have to comply with all current biological preservation policies, standards and regulations. The proposed Housing and Safety Element Updates do not encourage housing or development to be located in stream corridors, wetlands, riparian areas, or any other type of habitats for endangered or threatened species. Therefore, the Housing Element Update and the Safety Element Update would have a less than significant impact on biological resources.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts.

Goals within the Resource Management Element of the City’s General Plan (City Lomita 1998b) include the following:

- To preserve those resources and amenities that enhance Lomita’s living and working environment;
- To promote the conservation of important natural resources to provide a more livable and sustainable community;
- To promote the maintenance and enhancement of recreational opportunities for those living and working in the City; and
- To foster a better understanding of the City’s history and heritage.

Related to cultural resources, the Resource Management Element identifies that the City shall continue to implement programs for increasing cultural awareness in the community by cooperating with local organizations,

including the local historical society, to acquire resource materials concerning the local history and culture of the City to display in public civic buildings within the City (City of Lomita 1998b). Furthermore, AB 52 requires early consultation with culturally affiliated tribes in the area. As future projects are planned and developed, they must adhere to these General Plan policies, regulations and AB 52 as it pertains to historical and culturally sensitive resources.

Relative to human remains, there are no known burial sites or cemeteries within the vicinity of the City. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the project. In the unlikely event that human remains are discovered, then the provisions set forth in California Public Resources Code Section 5097.98 and state Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City shall be required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), as well as AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be less than significant

The Housing Element and Safety Element Updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to energy. Alternatively, the Safety Element includes policies aimed at prioritizing clean energy, such as Policy 1.1 to improve indoor air quality and urban cooling in homes near major roadways and Policy 1.4 to adopt policies and standards for the built environment that reduce the urban heat island effect.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with energy.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–f: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

a: As the City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. While no Alquist-Priolo earthquake fault zones are located within the City, active faults within 20 miles of Lomita include the Newport–Inglewood Fault and the Palos Verdes Fault. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of the Newport-Inglewood Fault, the Palos Verdes Fault, and the San Andreas Fault, located approximately 55 miles northeast of the City, a strong earthquake on any of these faults could produce severe ground shaking in the City. Despite the potential of the nearby faults to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist–Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards, and impacts would be less than significant.

b–e: As the City of Lomita is located outside any identified landslide or liquefaction zones, the potential for the City to be affected by geologic hazards related to landslides and liquefaction is low. The City has in place geologic review procedures to address these hazards. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new

development is required to be consistent with these regulations. As such, compliance with these regulations would minimize impacts associated with seismic hazards, and impacts would be less than significant.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The Resource Management Element of the existing General Plan contains policies for the protection of paleontological resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter these policies.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to natural hazards (e.g. ground shaking and liquefaction); specifically those policies and actions associated with Goal 1, Goal 2, Goal 3, Goal 4 and Goal 5.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts associated with geology and soils.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation and other activities, has caused the concentrations of heat-trapping greenhouse gases (GHGs) to increase significantly in the earth’s atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the

atmosphere. Given the already built-out nature of the City and lack of substantial vacant land, future residential projects that may be developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with GHG emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts GHG emissions.

Based on the above, the Housing Element Update and Safety Element Update would have a less than significant impact on GHG emissions.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e–g: No Impact. d: Less Than Significant Impact.

a–c: The Housing Element and Safety Element Updates are policy documents, and therefore, adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element and Safety Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials. The Safety Element actually includes goals and policies specifically designed to reduce impacts from hazards to City residents and the environment. As such, no impacts would occur.

d: The Housing Element and Safety Element Updates are policy documents and adoption will not, in itself, result in environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time.

All sites of future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted if and as necessary, in conformance with CEQA. As such, the Housing Element and Safety Element Updates would result in less than significant impacts.

e-g: The Housing Element and Safety Element Updates would be consistent with General Plan policy. Within the Safety Element Update are details related to the City's emergency response plan to prepare for, and respond to, natural hazards including extreme heat, flooding, geologic hazards such as earthquakes, exposure to hazardous materials, and wildfires. Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Housing Element and Safety Element Updates would result in no impact on hazards or hazardous materials.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a, c–d: Less than Significant Impact. b and e: No Impact.

The Housing Element and Safety Element Updates are policy documents, consisting of a housing program and updates to the Safety Element to address new requirements in Safety Elements specifically related to air pollution and extreme heat; no actual development is proposed as part of the update. Therefore, adoption of these updates would not, in itself, produce environmental impacts. However, implementation of the programs contained in the

documents would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future residential development that would qualify to meet the RHNA requirement are expected to be located on infill sites in urbanized areas and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Wastewater collection and treatment services are provided by Los Angeles County Sanitation District No. 5. Sewage from the City is conveyed in sewer lines maintained by the County of Los Angeles Department of Public Works. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: Water service in the City of Lomita is provided by Lomita Water, which is part of the Water Division within the City of Lomita. Therefore, the City is directly responsible for providing water to its residents. Therefore, implementation of the Housing Element update would not deplete groundwater supplies.

c-d: City regulations prohibit new development that would create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. Based on the above, the Housing Element Update would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, Lomita Water, which is part of the City's Water Division, provides potable water to residences and businesses within the City. The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the Lomita Water.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to hydrology and water quality.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on hydrology and water quality.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a: No Impact. b: Less than Significant.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Although implementation of the programs contained in the document would encourage residential development required to meet the City’s RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on land use and planning.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b: No Impact.

There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element and Safety Element Updates as these would be merely adoptions of policies and not in themselves result in direct changes to the environment.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact. c: No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The majority of such development is expected to be located on infill sites. Adherence to the City’s Noise Ordinance and compliance with General Plan Noise Element Polices would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to noise.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on noise.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City’s RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on population and housing.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a(i–v): Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

The Housing Element and Safety Element Updates, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. These general plan updates would not change or impact standards, policies, programs and regulations in place that ensure adequate provision of public services. Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on public services.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a-b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts related to recreation.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on recreation.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed, using both level-of-service (LOS) and vehicle miles traveled (VMT) methodologies, consistency with local and state guidelines.. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on transportation.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–b: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The City’s Existing General Plan (City of Lomita 1998a) contains policies for the protection of tribal cultural resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from

hazard events within the City. The current Safety Element Update would not change or alter policies to protect tribal cultural resources.

Based on the above, the Housing Element and Safety Element Updates would result in less than significant impacts to tribal cultural resources.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

a–c and e: No Impact; d: Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual

rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on utilities and service systems.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–d: Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. Because the development anticipated by the Housing Element would occur primarily on infill sites identified outside of the High Fire Hazard Severity Zone the impacts associated with wildfire would be less than significant.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updated goals, policies and actions that support the reduction of impacts related to wildfire; those policies and actions associated with Goal 2, Goal 3, Goal 4 and Goal 5 and specifically Policy 2.4: Maximize fire resistance of existing and planned development and infrastructure would help mitigate the wildfire risk in high wildfire hazard severity zones.

Based on the above, the Housing Element and Safety Element Updates would have a less than significant impact on wildfire.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Judgements:

a–c: Less Than Significant Impact.

As discussed throughout the above portions of the Initial Study Checklist, the Housing Element and Safety Element Updates are policy documents and adoption of these Element Updates alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City’s RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. While a rezoning program is identified within the Housing Element Update, the actual rezoning of property within the City to accommodate RHNA allocations would occur at a future date and is not one of the discretionary actions being undertaken at this time. The Safety Element Update is also a policy document that does not identify, describe, promote, entitle, or permit any particular development projects.

The Housing Element and Safety Element Updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element and Safety Element Updates does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings.

4 References

4.1 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

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City of Lomita. 1998a. Lomita General Plan. Accessed July 8, 2021. <http://www.lomita.com/cityhall/government/pzbs/generalplan/title.pdf>.

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