

**California Environmental Quality Act
Initial Study**

City of Lawndale

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Project Title and File No: Case No. 10-14: General Plan Amendment to adopt the 2008-2014 Housing Element

Related File No(s): None

Submittal Date: August 12, 2010

Lead Agency: **City of Lawndale**
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Project Sponsor: City of Lawndale
14717 Burin Avenue
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Project Location: Citywide

The City of Lawndale is located in the Los Angeles metropolitan South Bay Area approximately 3 miles east of the Pacific Ocean. The City is located south of the 105 Freeway with the 405 Freeway bisecting the community.

Project Description: The aim of the proposed project is to adopt the 2008-2014 Housing Element consistent with California Government Code Section 65583. The purpose of the Housing Element revision is to identify the City's existing and projected housing needs and to establish goals and policies to guide City officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Element. The Element also emphasizes specific target groups requiring the most urgent attention in the City, such as the elderly, lower income households and the homeless. The Housing Element serves as a policy guideline for addressing defined issues which may arise in meeting the housing needs of the community.

State Policy and Authorization

The State of California's primary housing goal is the attainment of decent housing and a suitable living environment for every Californian. To implement this goal requires cooperative participation between the government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Counties and cities have the responsibility to prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goals. Section 65302 of California's Government Code specifies the required components of the General Plan. Section

65583 lists the required contents of the Housing Element. State law requires Housing Elements to be updated approximately every five years to reflect the community's changing housing needs. Lawndale's Housing Element was last updated in 2001.

Organization of the Housing Element

The City of Lawndale Housing Element is comprised of the following major components:

- Chapter 1: Introduction;
- Chapter 2: Housing Needs Assessment. Discusses existing and projected housing needs, needs of special groups, and housing unit characteristics;
- Chapter 3: Housing Constraints. Analyzes both governmental and nongovernmental constraints.
- Chapter 4: Housing Resources. Lists resources available to meet housing needs, including land and financial resources;
- Chapter 5: Housing Plan. Includes a review of accomplishments from the 1998 to 2008 Housing Element and lists goals, policies and programs for the 2008 to 2014 planning period.

Regional Housing Needs

The State of California Department of Housing and Community Development (HCD) is required by State law to determine the statewide housing need for a projected period of time. The current planning period has been defined as being from January 1, 2006 through June 30, 2014. In coordination with HCD, local governments and councils of government (e.g., SCAG) are charged with making a determination of the region's existing and projected housing need as a share of the statewide housing need. State law requires that the Housing Element include a plan to accommodate the City's "fair share" of the regional housing need.

The Southern California Association of Governments (SCAG) prepared the Regional Housing Needs Assessment (RHNA) in 2007 which defined the housing need allocation for each member local government in southern California, including Lawndale. As a result of this process, SCAG has determined that the City of Lawndale's total construction need is 468 housing units for this planning period. This total construction need is divided by SCAG into housing construction need by income level. For Lawndale, this need has been determined to be 116 units of very low income housing, 72 units of low income housing, 77 units of moderate income housing and 203 units of above moderate income housing. The intent of the future needs allocations by income group is to relieve the undue concentration of very low and low income households in a jurisdiction and to help allocate resources in a fair and equitable manner.

From January 1, 2006 to December 31, 2008, 94 dwellings units have been built in Lawndale. The City's remaining RHNA is therefore 374 units for the planning period of the Housing Element. Of that total, the breakdown by income category is 116 units of very low income housing, 72 units of low income housing, 77 units of moderate income housing and 109 units of above moderate income housing.

The RHNA total construction need figure is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, income distribution and growth forecasts. Consideration of indicators such as the number of low income

households overpaying for housing, severe overcrowding, housing tenure, and current vacancy need are also part of this determination. The allocation of these units by income level, which is also termed the "fair share" distribution, is based on the median income level of the County of Los Angeles and the existing income structure of each city within the County.

The RHNA is not a mandate to construct the remaining 374 housing units. According to the SCAG publication titled *Housing Southern Californians* (June 1999), the targets "are intended to assure that adequate sites and zoning exists to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community."

Housing Element Programs

The Housing Plan (Chapter 5) is the only portion of the project with potential to impact the environment. All other chapters of the Housing Element, including Housing Resources (Chapter 4), which contains the residential sites inventory, provides information and analysis required by statute and do not commit the City to take any action. The Housing Plan includes goals, policies, and programs that are intended to meet the housing needs of the community. Housing Element goals and policies are provided to:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Ensure that housing is maintained and preserved;
- Increase opportunities for homeownership;
- Ensure the availability of housing-related services for special needs groups; and
- Promote equal housing opportunity.

The broadly-worded goals and policies are intended to guide review of new residential development and allocation of housing-related resources, but do not commit the City to take specific action. Programs of the Housing Element identify actions to be taken by the City to facilitate and encourage the provision of housing and related services for all economic segments of Lawndale. Some programs are carried over from the 2001 Housing Element and represent actions taken by the City on an ongoing basis, whereas other programs are new to the 2008-2014 update and commit the City to future amendment of the Zoning Ordinance to comply with recent changes in State law. Each Housing Element program is summarized below:

Program 1: Residential Rehabilitation Programs

The City's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The City provides loans and grants to income-qualified households for rehabilitation work such as roofing, painting, plumbing, windows, and other general property improvements. This program establishes a goal of providing 20 to 25 loans and grants annually through 2014.

Program 2: Rental Rehabilitation

The City uses Redevelopment Housing Set-Aside funds to facilitate the rehabilitation of properties as affordable rental housing for lower income households. This program establishes a goal of rehabilitating ten units.

Program 3: Acquisition and Rehabilitation Program

The City, through its Redevelopment Agency, has established an Acquisition and Rehabilitation Program, the purpose of which is to acquire and rehabilitate existing housing units, and resell them to low and very low income households. This program establishes a goal of rehabilitating three units.

Program 4: Condominium Conversion Ordinance

The City adopted a condominium conversion ordinance and accompanying Negative Declaration in 1999 that permits the conversion of two or more multi-family properties to condominium ownership. This Housing Element program describes implementation of provisions of the existing ordinance.

Program 5: Public Section 8 Program

The Public Section 8 Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Los Angeles County Housing Authority administers the Section 8 program on behalf of the City of Lawndale Housing Authority. This program outlines City efforts to promote the County administered Section 8 program by disseminating brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.

Program 6: Conservation of Existing and Future Affordable Units

Between July 1, 2008 and June 30, 2018, one federally assisted multi-family apartment development with 56 Section 8 units are at-risk of converting to market rate housing. This Housing Element program describes City efforts to conserve the affordability of these at-risk units. Specifically, the City will continue working with the property owner of the Lawndale Senior Housing development, interest groups, and the State and federal governments to monitor the at-risk units, work with potential purchasers, provide tenant education, and assist potentially displaced tenants to obtain Section 8 assistance.

Program 7: Affordable Housing Development

To facilitate affordable housing development in Lawndale, the Housing Element includes a program to explore and provide financial and regulatory incentives to private developers of below market rate housing. The program does not commit the City to a specific funding allocation for any specific development project.

Program 8: Second Units

Second dwelling units can be a source of affordable housing. This Housing Element program describes City efforts to promote second dwelling units by providing program information on the City's website and in the City newsletter, and distributing a brochure at public counters and to the South Bay Board of Realtors.

Program 9: Homeownership Programs

Lawndale residents are eligible to participate in Home Ownership Program (HOP), Housing Economic Recovery Ownership (HERO) Program, and the Mortgage Credit Certificate (MCC) Program, both offered by the County of Los Angeles Community Development Commission (LACDC). The Housing Element program describes City efforts to encourage participation in the County administered programs with an annual objective of assisting 10 moderate or lower income households per year. The City will also advertise the availability of these programs by providing information at the public counter, in the City newsletter, and on the City's website.

Program 10: Residential Development on Vacant and Underutilized Sites

The City of Lawndale is almost entirely developed and few vacant residentially-zoned sites remain in the City. Recent and future residential development relies primarily on the redevelopment of underutilized properties.

Although very few undeveloped properties remain within the City of Lawndale, a number of properties developed with smaller and older structures are underutilized; especially commercial properties. Historically, R-4 residential uses have been permitted by the Zoning Ordinance in commercial zones located outside of the Hawthorne Boulevard Specific Plan area. Recognizing the need to create additional capacity to accommodate the community's housing needs, the City amended the Hawthorne Boulevard Specific Plan in 2002 to allow mixed-use development of properties within the Neighborhood Commercial (NC), General Commercial (GC), and Office Commercial (OC) districts with approval of a Special Use Permit (SUP). The amendment, the environmental impacts of which were analyzed in a Negative Declaration prior to adoption, will encourage redevelopment of underutilized commercial properties with a mix of high density residential uses above ground-floor commercial uses. Some of the vacant and underutilized sites identified in the Housing Element residential sites inventory (Housing Element, Chapter 4) are located within the Hawthorne Boulevard Specific Plan area. With this Housing Element program, the City will monitor status of vacant and underutilized sites and provide sites information to interested developers. The Housing Element also includes an action to amend the Specific Plan to waive the ground floor commercial requirement for projects with at least 50 percent of the units set aside for lower income households. However, this Housing Element program will not result in a significant change of land use or development standards, including density or intensity of future development. Overall capacity is still governed by the density or FAR assumed in the Specific Plan.

Program 11: Residential Development Monitoring

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels. The City will also record the number of extremely low, very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall provide additional incentives for affordable housing development which could include changes to the zoning code or direct financial assistance for sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 188 units of the City's RHNA for lower income households. The parcels identified in the sites inventory represent only a portion of the Hawthorne Boulevard Specific Plan area where mixed use developments are permitted. For example, the City is in negotiation with a property owner to acquire a vacant parcel adjacent to Site 14 in the sites inventory (Appendix A). To ensure sufficient residential capacity is maintained within this Specific Plan area to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development on the parcels included in the Housing Element sites inventory result in a reduction of capacity below the potential residential capacity anticipated in this Housing Element as needed to accommodate the remaining need for lower income households, the City will identify additional sites within the Hawthorne Specific Plan area and the R-3 zone to ensure adequate capacity is available. The City will also review, and modify as appropriate, the development standards in these zones in order to facilitate mixed use and high density residential development in these zones.

Program 12: Density Bonus Ordinance/ Affordable Housing Development Incentives
SB 1818 and SB 435 changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. This Housing Element program acknowledges the City's obligation to implement State law and sets forth a timeframe for compliance. The Zoning Ordinance will be amended to provide for density bonuses, concessions, and incentives consistent with State law within one year of adoption of the 2008-2014 Housing Element. Potential indirect environmental effects of the future Zoning Ordinance revision will be analyzed prior to adoption. Future projects that request a density bonus will also be subject to CEQA.

Program 13: Lot Consolidation Program
The Hawthorne Boulevard Specific Plan includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. The Housing Element includes an action to amend the specific plan to allow alternative parking options and graduated density as incentives for lot consolidation. Potential indirect environmental effects will be analyzed prior to adoption of the Specific Plan amendment.

Program 14: Transitional and Supportive Housing
Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. Both transitional housing and supportive housing can take several forms, including group quarters with beds, single-family homes, and

multi-family apartments. Both types of housing typically offers case management and support services to return people to independent living. However, transitional housing usually allows a tenancy of between six and 24 months; supportive housing is permanent housing.

The City will amend the Zoning Ordinance to different transitional/supportive housing that is configured as group quarters/institutional use and transitional/supportive housing that is configured as regular housing. For transitional/supportive housing that is developed as group quarters/institutional use, such housing will be permitted as community residential care facilities. For transitional/supportive housing that is configured as regular housing, such housing will be permitted where regular housing is otherwise permitted.

This Housing Element program acknowledges the City's obligation to implement State law and sets forth a timeframe for compliance. Potential indirect environmental effects will be analyzed prior to adoption of the Zoning Ordinance revision. Future transitional and supportive housing projects for seven or more persons are will be subject to CEQA.

Program 15: Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. SB2 requires that the City identify a zone district that will allow emergency shelters for the homeless by right with a ministerial permit, subject to certain conditions. To comply with SB 2, the City will amend the Zoning Ordinance within one year of adoption of the 2008-2014 Housing Element to permit emergency shelters with a ministerial permit in the Light Manufacturing (M-1) zone and in the C-M zone via an SUP. This Housing Element program acknowledges the City's obligation to implement State law and sets forth a timeframe for compliance. Potential indirect environmental effects will be analyzed prior to adoption of the Zoning Ordinance revision.

Program 16: Single Room Occupancy Units

SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. To comply with SB 2, the Housing Element includes a program to amend the Zoning Ordinance within one year of adoption of the 2008-2014 Housing Element to permit SROs in commercial zones with approval of a Special Use Permit (SUP). This Housing Element program acknowledges the City's obligation to implement State law and sets forth a timeframe for compliance. Potential indirect environmental effects will be analyzed prior to adoption of the Zoning Ordinance revision. Future SRO projects will also be subject to CEQA.

Program 17: Housing for Persons with Disabilities

The City amended its Zoning Ordinance in 2002 to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities, consistent with SB 520. This program will not result in a change of land use or development standards, including density or intensity of future development. With implementation of this program, the City will place information regarding procedures for requesting reasonable accommodation at public counters and

on the City's website. In addition, the City will consider amending the Zoning Ordinance to provide reduced parking requirements for housing that sets aside a portion of the units for persons with disabilities. Potential indirect environmental effects will be analyzed prior to adoption of the Zoning Ordinance revision.

The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Program 18: Special Use Permit Requirement

The City currently requires a Special Use Permit for multi-family housing in R-3 and R-4 zone districts and all development within RPD districts. To ensure this discretionary permit does not constrain the production of multi-family housing, this Housing Element program commits the City to evaluate permit processing procedures within one year of adoption of the 2008-2014 Housing Element to identify and implement ways to streamline the application process.

Program 19: Fair Housing Program

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. With implementation of this Housing Element program, the City will continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will also be advertised through placement of fair housing services brochure at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. Fair housing complaints will be referred to appropriate agencies.

General Plan Designation: Not applicable, Citywide

Zoning Designation: Not applicable, Citywide

Surrounding Land Uses: Not applicable, Citywide

Site Size: Not applicable, Citywide

Assessor's Parcel No: Not applicable, Citywide

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

City of Lawndale ó Planning Commission
City of Lawndale ó City Council

Figure 1 – REGIONAL LOCATION MAP

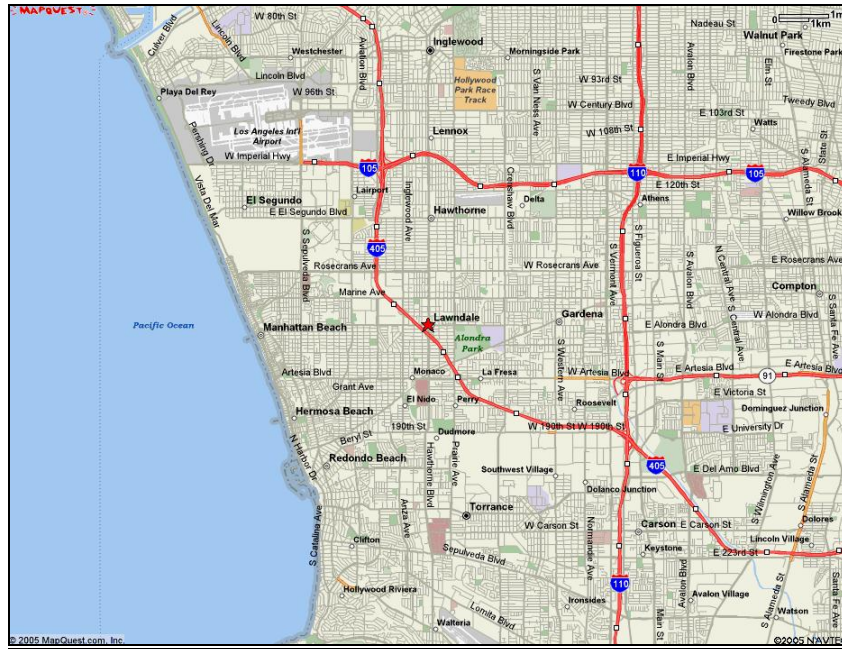
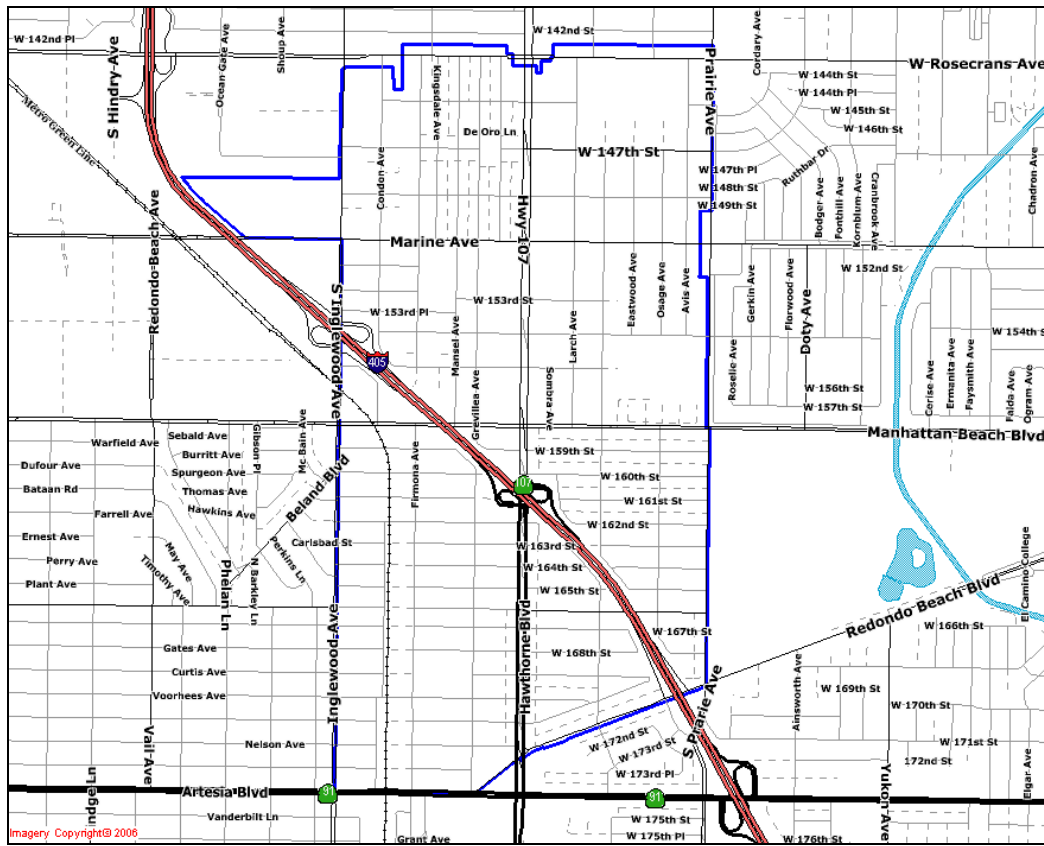


Figure 2 – VICINITY MAP



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"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant impact on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant impact 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 an 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 1) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: Perry A. Banner Department Representative: Comm. Dev. Manager

Reviewed by: Otis W. Ginoza Date: August 9, 2010

ENVIRONMENTAL CHECKLIST:

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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"/>	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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"/>	X	<input type="checkbox"/>

Comments:

(a and b) No scenic vistas or scenic resources exist within the City. No state scenic highway is located within the vicinity of the City. No impact will occur.

(c) The existing visual character and quality of the City and its surroundings is consistent with an older, built-out, and highly urbanized community. According to the California Department of Finance data, almost 80 percent of housing units in Lawndale were constructed prior to 1980. Typically, housing over 30 years in age is more likely to have major rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Although the 2008-2014 Housing Element will not increase the intensity of development within Lawndale, proposed policies and programs are intended to facilitate and encourage the development of vacant sites and redevelopment of underutilized sites with higher density residential and mixed residential/commercial uses (see Chapter 5, Housing Plan). All new development must comply with existing General Plan regulations, applicable Specific Plan regulations, and Zoning Ordinance development standards that promote high quality site and architectural design, intended to improve the aesthetic quality of new development when compared to existing development. The 2008-2014 Housing Element also includes policies and programs designed to facilitate maintenance and rehabilitation of Lawndale's existing housing stock (e.g., see Housing Plan, Policies 4.1, 4.4, and 4.5 and Programs 1, 2 and 3). It is therefore anticipated that the gradual development and redevelopment of dispersed vacant and underutilized sites through 2014 together with maintenance and rehabilitation of the existing housing stock will revitalize the community and improve the visual character and quality of the city and its surroundings. No impact will occur.

(d) The City is built-out and highly urbanized with significant existing sources of light and glare. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific light and glare impacts that may result with future housing development proposals. A case-by-case design review of future housing development projects would be carried out to ensure that projects do not introduce excessive amounts of light and glare. Projects located within the Hawthorne Boulevard Specific Plan area will be subject to lighting and design standards of the specific plan. With adherence to these standards, the impact will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FOREST 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 Dept. 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:</p>				
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"/>	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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"/>	X
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"/>	X
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"/>	X

Comments:

(a through e) Incorporated in 1959, the City of Lawndale is a built-out and highly urbanized community without any known agricultural or forest resources present. No farmland, forest land, or timberland exists within this urban community. No property within the City is subject to a Williamson Act contract. No agricultural zoning exists within the City. No impact will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management 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"/>	X	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

(a through c) The South Coast Air Quality Management District (SCAQMD) is the government agency that regulates sources of air pollution within Los Angeles County. Currently, the South Coast Air Basin is classified as a "severe" nonattainment area for ozone (O₃) and nonattainment area for fine particulate matter (PM_{2.5}). Every three years, the South Coast Air Quality Management District (AQMD) prepares an overall plan (AQMP) for the air quality improvement, including attainment for O₃ and PM_{2.5} to be submitted for inclusion in the State Implementation Plan (SIP). Each iteration of the plan is an update of the previous plan. The Final 2007 AQMP was adopted by the AQMD Governing Board on June 1, 2007. The AQMP is consistent with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The AQMP relies on information from the California Air Resources Board (ARB) and the Southern California Association of Governments (SCAG), including mobile and area source emissions and information regarding projected growth in the region, to project future emissions and then determine strategies necessary for the reduction of emissions through regulatory controls. The ARB mobile source emission projections and SCAG growth projections are based on population and vehicle trends and land use plans developed by the cities and the County. Projects that propose development that are consistent with the growth anticipated by the general plans are therefore consistent with the AQMP.

The Housing Element is a policy level document and therefore does not include specific development proposals. Implementation of Lawndale General Plan Air Quality Management Plan and General Plan FEIR mitigation measures will reduce the air emission impacts. Implementation of Housing Element programs that may introduce transitional housing, emergency shelters, supportive housing, and single room occupancy uses will not result in air quality impacts or inconsistency with the AQMP as these facilities, with approval of a Special Use Permit (SUP) as applicable, are generally consistent with the residential, commercial, and manufacturing districts within which they will be allowed. Future development anticipated under the Housing Element is required to comply with the Land Use Element of the General Plan, the Hawthorne Boulevard Specific Plan, and the Zoning Ordinance. The Housing Element also includes a program required by State law to provide density bonuses and concessions for certain eligible projects. Developers are currently entitled to these density bonuses and other incentives/concessions required by State law. As such, adopting the 2008-2014

Housing Element, which includes a program that provides a timeline for adopting a future Zoning Ordinance revision to comply with State density bonus law, is anticipated to have a de minimus effect on air quality. Each future residential development project will be carefully reviewed to ensure consistency with Federal, State, and local air quality standards and consistent with the goals, policies, and City standards intended to protect air quality, including the General Plan Air Quality Management Plan. Therefore, a case-by-case review of future housing projects would be necessary to ensure that air quality is protected and that the projects are consistent with all General Plan goals, objectives, and policies. Adherence to such standards and guidelines would ensure air quality impacts related to this issue will be less than significant.

(d) Non criteria pollutants such as Hazardous Air Pollutants (HAPs) or Toxic Air Contaminants (TACs) are also regulated by the SDAQMD. SDAQMD Rule 1401 (New Source Review of Toxic Air Contaminants) requires evaluation of potential health risks for any new, relocated, or modified emission unit which may increase emissions of one or more toxic air contaminants. The rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants. As the project would not directly result in the emission of HAPs or TACs, and as new potential sources of these pollutants and contaminants are regulated by the SCAQMD, the impact will be less than significant.

In April 2005, the California Environmental Protection Agency (EPA) and the California Air Resources Board (ARB) published the document "Air Quality and Land Use Handbook: A Community Health Perspective." The informational guide provides recommendations for evaluating potential health effects of siting sensitive land uses near high traffic freeways and urban roads. Specifically, the handbook recommends siting new sensitive land uses a minimum of 500 feet of freeways and urban roads with more than 100,000 vehicles per day. Sites #18 and #33 identified in the Housing Element residential sites inventory are located within 500 feet of Interstate-405, the only roadway with more than 100,000 vehicles per day in the vicinity of Lawndale. Because residential uses are currently permitted on these sites by the General Plan and Zoning Ordinance and the project relies on existing land use designations and zoning districts, the project does not directly result in siting sensitive land uses near high traffic freeways or urban roads inconsistent with the EPA/ARB handbook. Project-specific impacts related to this issue will be evaluated on a case-by-case basis as residential development projects are proposed. Adherence to the recommendations of the EPA/ARB Air Quality and Land Use Handbook will ensure that impacts related to this issue are less than significant.

(e) The project will not directly result in the introduction of new potential sources of objectionable odors. Nuisance odor emissions are regulated by the SCAQMD Rule 402. Rule 402 states, "No person shall discharge from any source whatsoever such quantities of air contaminants or other material which may cause injury, nuisance, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." The project will not directly create nuisance odors. Nuisance odors emitted within Lawndale are regulated by the SCAQMD and future residential development projects will be required to comply with all SCAQMD requirements. Adherence to SCAQMD requirements will ensure that odor impacts are less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	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 type="checkbox"/>	X
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 type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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 type="checkbox"/>	X
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 type="checkbox"/>	X
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 type="checkbox"/>	X
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 type="checkbox"/>	X

Comments:

(a through f) The proposed 2008-2014 Housing Element will not cause any adverse effect on any species identified as a candidate, sensitive, or special status species. The sites inventory includes infill parcels within a mostly built-out and highly urbanized community and therefore will not have a substantial adverse effect on any riparian habitat or other sensitive natural community. There are no federally protected wetlands identified in the City of Lawndale as defined in Section 404 of the Clean Water Act. No known migratory wildlife corridor exists within the City or vicinity and therefore the project could not substantially interfere with the movement of native resident or migratory fish or wildlife. Potential indirect impacts to biological resources located in water bodies, wetlands, or riparian habitat receiving urban stormwater runoff from within the City would be mitigated by implementation of the City's Storm Water and Urban Runoff Pollution Control regulations (Municipal Code Chapter 13.12) and the City's Standard Urban Storm Water Mitigation Plan (Municipal Code Chapter 13.16) as individual projects are proposed consistent with the General Plan and Hawthorne Boulevard Specific Plan, as applicable. The City does not have an adopted tree preservation policy or regulation. No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat conservation plan exists within the City and vicinity. No adverse impact to biological resources will result from implementation of the 2008-2014 Housing Element.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	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 as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a) No listed National Register of Historic Places properties have been identified within the project area. Additionally, no California Historical Landmarks or California Points of Historical Interest properties have been identified within the vicinity. The California State Historic Resource Inventory (HRI) lists no buildings in the vicinity that have been previously evaluated for historical significance. However, 32 structures of potential historic significance were identified in the General Plan. None of these potentially historic structures are located on sites identified in residential sites inventory of the 2008-2014 Housing Element. Since these structures will not be adversely affected by the project, and the analysis and findings of the General Plan FEIR related to impacts to these structures apply to the Housing Element update. Therefore, no significant impact on historic resources is anticipated with implementation of the 2008-2014 Housing Element.

(b through d) No paleontological or archaeological resources have been previously recorded within the City of Lawndale. No adverse impact will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to 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 type="checkbox"/>	X
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<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"/>	X	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a.i) Lawndale is situated in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified; however, no faults or fault-related features have been identified within the City. No impact related to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, will occur.

(a.ii and a.iii) Since no faults have been identified within Lawndale, seismic activity with potential to impact future residential development could only be caused by movement along faults situated outside of the city limits. Historically active faults with the potential to affect Lawndale include the Newport-Inglewood, San Andreas, Whittier-Elsinore, and San Fernando faults. Amending the City of Lawndale General Plan to include the 2008-2014 Housing Element Update will not result in any significant geological impacts because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Seismic-related impacts were analyzed in the General Plan FEIR. Furthermore, all new housing development and rehabilitation that might result from Housing Element implementation will be required to be consistent with existing State and local building codes which are designed to ensure that new construction does not expose people to significant seismic impacts. Liquefaction is not considered a significant risk in Lawndale due to the presence of firm alluvium and the fact that depth of ground water is approximately 100 feet below ground surface. Therefore, the project will not have a significant impact associated with seismic hazards, including strong seismic shaking, ground failure, and liquefaction.

(a.iv) Landslides are gravity-induced events which generally occur on steep slopes with or without an earthquake. The entire City of Lawndale is relatively flat alluvial plain, located several miles from any hills or mountains. No landslide impact to future residential development would occur.

(b) Erosion and loss of topsoil generally has the greatest potential to occur in areas with steep slopes and low water infiltration rates, particularly where stabilizing vegetation has been removed. The City of Lawndale is characterized by relatively flat terrain, where the majority of ground is covered either by maintained vegetation or impervious surfaces. A low potential for erosion or loss of topsoil is anticipated. With implementation of mitigation measures identified in the General Plan FEIR, the impact will be less than significant.

(c and d) The entire City of Lawndale is relatively flat alluvial plain and landslide potential is very low. Liquefaction is not considered a significant risk in Lawndale due to the presence of firm alluvium and the fact that depth of ground water is approximately 100 feet below ground surface. No areas containing rapidly deposited alluvium have been identified within Lawndale; however, the potential for subsidence or compaction could occur in localized occurrences of improperly compacted fill. Portions of the City have expansive or shrink-swell potential. Potential impacts related to these issues were analyzed in the General Plan FEIR. New residential development within the City would be designed and constructed to meet the most current seismic safety standards for liquefaction included in the Uniform Building Code (UBC) and/or standards established by the City of Lawndale. Therefore, a case-by-case review of future housing projects and programs would be necessary to ensure consistency with State, Federal, and all General Plan goals, objectives, and policies. Adherence to these requirements and mitigation measures of the General Plan FEIR would reduce potential liquefaction, landslide, and other related geology/soils impacts to a less-than-significant level.

(e) The City of Lawndale is served by public sewer system. No impact related to having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XII. 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"/>	X	<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 type="checkbox"/>	X

Comments:

(a) Greenhouse Gas (GHG) emissions associated with residential development in Lawndale have been calculated using methodologies recommended by the California Air Pollution Control Officers' Association [CAPCOA] (January 2008) *CEQA and Climate Change* white paper and the California Climate Action Registry General Reporting Protocol (March 2007). A more specific description of the methodology is contained in the Appendix to the GHG emissions technical memorandum prepared for the project. The analysis focuses on CO₂, N₂O, and CH₄ as these are those GHG emissions that the project will emit in the largest quantities as compared to other GHGs (such as chlorofluorocarbons [CFCs]).

Operational Indirect and Stationary Direct Emissions

Annual electricity emissions were calculated using the California Climate Action Registry General Reporting Protocol, which has developed emission factors based on the mix of fossil-fueled generation plants, hydroelectric power generation, nuclear power generation, and alternative energy sources associated with the regional grid. CO₂ emission estimates also take into account emissions from other operational sources such as natural gas use for space heating. Operational indirect and stationary direct emissions are estimated at 3,568 metric tons per year in CO₂ equivalency units.

Transportation Emissions

Mobile source GHG emissions were estimated based on total vehicle miles traveled (VMT) associated with projected residences. Daily VMT is estimated at 51,150 daily miles. Based on this VMT estimate, annual transportation emissions are estimated at 11,233 metric tons in CO₂ equivalency units.

Combined Stationary and Mobile Source Emissions

The combined operational and mobile GHG emissions associated with the potential residential units in Lawndale total 14,801 metric tons per year in CO₂ equivalency units. This total represents roughly 0.003% of California's total 2004 emissions of 492 million metric tons. These emission projections indicate that about 24% of the project GHG emissions are associated with electricity and natural gas usage, while the other 76% are associated with vehicular travel. Please note that, as discussed further in the *Methodology* in the Appendix to the GHG emissions technical memorandum prepared for this project, the mobile emissions are in part a redirection of existing travel to other locations, and so already a part of California's GHG inventory.

The project's contribution to the cumulative impact of global warming is not significant because the calculated project emissions are negligible and the project is consistent with and furthers implementation of GHG reduction strategies under AB 32 and other state regulations. The impact will be less than significant.

(b) The California Climate Action Team (CAT) and the California Air Resources Board (ARB) have developed programs and measures to achieve the GHG reduction targets under AB 32 and Executive Order S-3-05. These include the CAT's 2006 "Report to Governor Schwarzenegger and the Legislature," ARB's "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and ARB's "Climate Change Proposed Scoping Plan: a framework for

change.ö The reports identify strategies to reduce California's emissions to the levels proposed in Executive Order S-3-05 and AB 32. The following analysis includes a discussion of the extent to which the 2008-2014 Housing Element complies with applicable strategies to help California reach the GHG emission reduction targets.

- *Vehicle Climate Change Standards:* AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB in September 2004. The vehicles from the Project will be in compliance with any vehicle standards that the ARB adopts.
- *Building Energy Efficiency Standards in Place and in Progress:* Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings). Future residential buildings will be required to comply with the updated Title 24 standards for building construction including exterior lighting requirements.
- *Energy Efficiency:* Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts. Reductions could be achieved through enhancements to existing programs such as increased incentives and even more stringent building codes and appliance efficiency standards. Green buildings offer a comprehensive approach to reducing greenhouse gas emissions that cross-cut multiple sectors including Energy, Water, Waste, and Transportation. As described above, future residential buildings will be required to comply with the updated Title 24 standards for building construction including exterior lighting requirements.
- *Appliance Energy Efficiency Standards in Place and in Progress:* Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California). Appliances that are purchased for future individual dwellings will be consistent with existing energy efficiency standards and will include energy efficient heating and cooling systems, appliances and equipment, and control systems.
- *Measures to Improve Transportation Energy Efficiency:* Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools, and information that advance cleaner transportation and reduce climate change emissions. The 2008-2014 Housing Element promotes development of a wide range of housing types affordable to all economic segments of the community, including mixed-use housing types in proximity to activity centers and transportation corridors (see Housing Plan, Policy 2.2 and Program 10). These policies will complement other measures to improve transportation emergency efficiency.
- *Smart Land Use and Intelligent Transportation Systems (ITS):* Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services. As described above, the 2008-2014 Housing Element promotes development of a wide range of housing types affordable to all economic segments of the community, including mixed-use housing types in proximity to activity centers and transportation corridors (see Housing Element Policy 2.2).
- *Water Use Efficiency:* Approximately 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use will reduce greenhouse gas emissions. Future residential developments will be required to incorporate water- conservation measures, including water efficient fixtures and appliances, water-efficient landscaping and design, the use of water efficient irrigation systems and devices, and will employ water conservation measures required by the City of Lawndale Water Efficient Landscape Ordinance (see Chapter 17.88 of the Municipal Code).

- *Waste reduction and recycling:* Reduce amount of waste generated by projects and increase recycling of products. Future residential development facilitated by the proposed project will be required to comply with all applicable standards and regulations related to solid waste, including local regulations requiring recycling/deconstruction of existing buildings and materials (e.g., Chapter 8.28, Article VII of the Municipal Code).

Based on the foregoing analysis, the 2008-2014 Housing Element will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
VIII. 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"/>	X	<input 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"/>	X	<input 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"/>	X	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a and b) The potential release of hazardous materials along roadways is an on-going condition that is regulated by Federal, State, and local regulations. This condition would exist with or without the proposed project. Amending the General Plan to include the 2008-2014 Housing Element update will not result in any significant hazards, such as exposure to potential health hazards, or creation of a health hazard, because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Furthermore, to ensure that development of housing on specific sites does not result in potentially significant hazards or expose people to potential health hazards, future projects would be reviewed for consistency with State, Federal, and local requirements and guidelines.

(c) Residential units constructed through implementation of the Housing Element Update may be located within one-quarter mile of an existing or planned school; however, construction and occupancy of residential land uses are not typically associated with significant hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste. The Housing Element Update contains policies and programs rather than specific projects. An analysis of potential impacts associated with the 2008-2014 Housing Element update to existing or planned schools would

be conducted during the environmental review of specific residential developments. Adherence to applicable City, State, and/or Federal regulations related to the transport, use, storage or disposal of hazardous materials will ensure that impacts related to this issue are less than significant.

(d) As much of the City's future capacity for residential development relies on redevelopment of underutilized commercial sites, there is potential future housing could be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, adherence to applicable City, State, and/or Federal regulations regarding remediation of hazardous materials sites on a case-by-case basis will ensure that impacts related to this issue are less than significant.

(e and f) The City of Lawndale is not located within the LAX, Hawthorne Airport, or any private airstrip land use impact area. Therefore, no impact will result.

(g) The 2008-2014 Housing Element Update contains policies and programs rather than specific projects. The City's Emergency Operations Plan (EOP) is also a policy document that establishes the framework for emergency operations in Lawndale and the County of Los Angeles. No aspect of the project is anticipated to conflict or interfere with the City's EOP. Future residential development projects would be reviewed for consistency with applicable requirements of the EOP and other adopted emergency response/evacuation plans or development standards. Therefore, impacts related to this issue will be less than significant.

(h) The City of Lawndale is neither located within nor adjacent to a wildlands area. No impact will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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"/>	X	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a through f) Lawndale is a built-out community and adopting the 2008-2014 Housing Element will not result in the substantial development of previously un-urbanized properties. Any land use intensification that may occur will either be consistent with intensification anticipated and analyzed in CEQA documents prepared for the General Plan and Hawthorne Boulevard Specific Plan or will be provided by way of density bonus and/or concessions for certain development projects as required by State law (see Housing Plan, Program 12). The project will not directly result in an increase of impervious surfaces throughout the City and therefore will not substantially deplete groundwater supplies, interfere with groundwater recharge, or alter drainage patterns. All new development resulting from implementation of existing General Plan land uses and policies and programs of the 2008-2014 Housing Element will be subject to Storm Water and Urban Runoff Pollution Control regulations (Chapter 13.12) of the Municipal Code and the City's Standard Urban Storm Water Mitigation Plan (Chapter 13.16) and therefore impacts to water quality will be reduced to the maximum extent practicable. The hydrology, water quality, and ground water supply impact will be less than significant.

(g through j) The City is considered "No Special Flood Hazard Area" (NSFHA) according to FEMA; no portion of the City is located within a 100-year flood plain. The City is approximately three miles east of the Pacific Ocean and does not abut any large bodies of water, and therefore, is not subject to seiche and/or tsunami. No flooding or inundation impact will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a and b) The proposed action consists of amending the City's General Plan to adopt the 2008-2014 Housing Element. The project relies on existing General Plan land use designations and zoning districts and meeting minimum mandatory requirements of State law. The Housing Element residential sites inventory will not affect any parcel that is not already urbanized or designated for urbanization. As described in the project description, the Housing Element includes programs that acknowledge requirements of State law pertaining to transitional housing, emergency shelters, supportive housing, single room occupancies (SROs), and density bonuses for affordable and senior housing. The Programs establish a timeframe for adopting future revisions to the Zoning Ordinance to achieve compliance with applicable State laws. Transitional and supportive housing are residential uses are generally consistent and compatible with other allowable residential uses in the City. Transitional and supportive housing facilities serving seven or more persons that also function like group quarters will require a Special Use Permit (SUP) to ensure compatibility with adjacent uses. SB 2 requires that the City identify a zone district that will allow emergency shelters for the homeless by right with a ministerial permit, subject to certain conditions. To comply with SB 2, the City will permit emergency shelters in the Light Manufacturing (M-1) zone district via a ministerial procedure and in the C-M zone via an SUP. Minimum conditions of approval allowed by the State legislation will be implemented. The following conditions allowed by State law will be implemented for emergency shelters to ensure land use compatibility and to mitigate potential health and safety risks to the maximum extent practicable: maximum number of beds, off-street parking requirements, size and location of waiting and client intake areas, on-site management, proximity to other emergency shelters, length of stay, lighting, and on-site security. SROs will be permitted in the C-M zone district with approval of an SUP. SRO facilities are comparable to commercial transient occupancy facilities and are therefore generally compatible with commercial uses. The City will also amend the Zoning Ordinance to implement requirements of SB 1818 and SB 435 regarding the provision of density bonuses and other concessions/incentives for certain eligible projects that include affordable and senior housing. As the project will not physically divide an established community, does not encourage new land uses that are incompatible with existing land uses, and does not conflict any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, no impact will result.

(c) No habitat conservation plan or natural community conservation plan exists within the City or vicinity. No impact will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XI. 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"/>	X
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"/>	X

Comments:

(a and b) The General Plan Conservation Element identified only one mineral resources within the City: the Lawndale Oil Field. All of the 25 oil wells drilled in the past have been capped and are no longer active. According to the City's General Plan FEIR, no mineral deposits of statewide or regional importance exist in the City; therefore, no impact will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels 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"/>	X	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, 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"/>	X

Comments:

(a, c and d) The proposed project is not physical in nature and thus will not directly expose persons to or generate noise. The project relies on existing General Plan land use designations and zoning districts and meeting minimum mandatory requirements of State law. The Housing Element residential sites inventory, policies, and programs will not affect any parcel that is not already urbanized or designated for urbanization. Housing Element policies and programs reinforce planning standards of the existing General Plan. Housing is generally considered a low noise generating use. However, adoption and implementation of the 2008-2014 Housing Element result in the exposure of persons to noise levels in excess of standards established in the General Plan or Municipal Code. The CEQA documents prepared for the General Plan and Hawthorne Boulevard Specific Plan analyzed noise impacts of placing residential uses within existing and future noise contours. The entire City is located within a 60 Community Noise Equivalent Level (CNEL) noise contour and the General Plan FEIR indicates that 65 CNEL is considered as “Normally Acceptable.” As such, a site specific acoustical analysis is required by the General Plan Noise Element for all noise sensitive projects. The project-specific analysis will identify potential noise impacts and measures required to mitigate the exterior and interior noise environment to below a level of significance. Adherence to noise-related policies of the General Plan Noise Element, mitigation measures of the General Plan FEIR, and noise standards of the Municipal Code will ensure that noise impacts will be less than significant.

(b) The construction of new residential uses would require the use of earthmoving vehicles and construction equipment. The operation of this equipment would temporarily increase the potential for groundborne vibration and/or noise. Potential groundborne noise/vibration impacts resulting from construction of additional residential units envisioned by the 2008-2014 Housing Element update would be short-term. Short term noise and vibration will be evaluated as part of the environmental review of future residential development. Construction activities associated with new residential development will be required to comply with applicable City standards regarding the generation of ground vibration or groundborne noise. Adherence to these standards will ensure that impacts associated with construction noise and vibration are less than significant.

(e and f) No portion of the City is located within an airport land use plan and no public airport, public use airport, or private airstrip is located within two miles; therefore, the project will not expose people to excessive airport noise levels.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIII. POPULATION – Would the project:				
a) Induce substantial 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"/>	X	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a) The project is not physical in nature and will not directly induce substantial population growth in Lawndale by proposing new homes or indirectly through extension of roads or other infrastructure; however, the project is intended to facilitate and encourage the production of housing. The Southern California Association of Governments (SCAG) prepared the Regional Housing Needs Assessment (RHNA) in 2007 which defined Lawndale’s fair share of the regional housing need. As a result of this process, SCAG has determined that the City’s total construction need is 468 housing units for this planning period. The RHNA is not a mandate to construct housing units; however, the Housing Element must demonstrate adequate capacity to accommodate these housing units during the 2008-2014 planning period. The residential sites inventory (Housing Element, Chapter 4) relies on existing General Plan land use designations and zoning districts, does not affect any parcel that is not already urbanized or designated for urbanization, and meets the minimum mandatory requirements of State law. All of the residential sites are located within City limits and on land that is already served by the necessary infrastructure for residential development, or on land that can have the necessary infrastructure systems extended. For these reasons, adoption and implementation of the Housing Element would not be expected to induce substantial growth that would require significant new infrastructure. Although the project would indirectly induce population growth in Lawndale, this growth is consistent with State and regional planning efforts and is therefore not substantial. The impact will be less than significant.

(b and c) The Housing Element is intended to facilitate and encourage redevelopment of specific sites, including some sites with existing commercial and lower density residential uses, with higher density residential uses. Therefore, the project has the potential to increase the supply of housing in Lawndale. No net displacement of housing or people would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIV. 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 type="checkbox"/>	X
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a) County of Los Angeles Fire District provides fire protection and the Los Angeles County Sheriff Department provides police protection for the project area. Facilities planning for fire protection, police protection, schools, parks, and other public facilities is based on growth projections of the General Plan and the Hawthorne Boulevard Specific Plan. Impacts to public services were analyzed in the CEQA documents prepared for the General Plan and Hawthorne Boulevard Specific Plan. Future housing development projects will be reviewed for project-specific impacts to public services on a case-by-case basis. The impact will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XV. 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"/>	X	<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"/>	X	<input type="checkbox"/>

Comments:

(a and b) Parks and recreation facilities planning efforts is based on growth projections of the General Plan and therefore related impacts were analyzed in the General Plan FEIR. Impacts of future residential development will be evaluated on a case-by-case basis as specific projects are proposed. Adherence to parks and recreation standards of the General Plan and mitigation measures of the General Plan FEIR will ensure that impacts will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Comments:

(a and b) The proposed project is not physical in nature and thus will not directly generate traffic. The project relies on existing General Plan land use designations and zoning districts and meeting minimum mandatory requirements of State law. The Housing Element residential sites inventory, policies, and programs will not affect any parcel that is not already urbanized or designated for urbanization. Traffic impacts of the General Plan and Hawthorne Boulevard Specific Plan were analyzed in their respective CEQA documents. Housing Element policies and programs reinforce planning standards of the existing General Plan and Hawthorne Boulevard Specific Plan. All future residential development will be reviewed to ensure consistency with all regional and local transportation plans and policies, the General Plan, Hawthorne Boulevard Specific Plan, and all applicable City ordinances. In addition, all proposals to develop new residential units will be subject to a project-specific environmental analysis. Adherence to such requirements will ensure that impacts will be less than significant.

(c) No portion of the City is located within an airport land use plan and no public airport, public use airport, or private airstrip is located within two miles. The project will not result in any changes to air traffic patterns. No impact will occur.

(d) The project will not change existing roadway design. All sites identified in the residential sites inventory (Housing Element, Chapter 4), are in close proximity to existing urban roadways and could be developed or redeveloped without altering the existing roadway network. The project is intended to facilitate and encourage the development of residential uses, which are consistent or generally compatible with existing General Plan, Hawthorne Boulevard Specific Plan, and Zoning Ordinance land use designations and zone districts. Designs for all proposals to develop new residential units will be

subject to a project-specific environmental analysis for potential traffic-related hazards. Adherence to such requirements will ensure that impacts will be less than significant.

(e) The project is programmatic in nature and does not involve physical development. The 2008-2014 Housing Element will not adversely affect circulation patterns or otherwise affect modes of travel. All future development projects will be reviewed for compliance with the City's emergency access requirements. Adherence to such requirements will ensure that impacts are less than significant.

(f) The project is consistent with adopted policies, plans, or programs supporting alternative transportation modes and may have the indirect effect of increasing use alternative transportation. The project is intended to facilitate and encourage redevelopment of lower-intensity commercial properties with high density residential uses, consistent with the existing General Plan and Hawthorne Boulevard Specific Plan, including mixed use development within proximity to existing transit corridors along Hawthorne Boulevard, Redondo Beach Boulevard, Artesia Boulevard, Manhattan Beach Boulevard, and Rosecrans Avenue. No impact will occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) 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"/>	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Comments:

(a through g) City of Lawndale is built-out urban community with infrastructure in place. The proposed action consists of amending the City's General Plan to adopt the 2008-2014 Housing Element. The project relies on existing land use designations and zoning districts of the General Plan and Hawthorne Boulevard Specific Plan and meeting minimum mandatory requirements of State law. The Housing Element residential sites inventory will not affect any parcel that is not already urbanized or designated for urbanization. Utility and service system impacts, including impacts to wastewater treatment facilities, drainage facilities, landfill capacity, and compliance with solid waste statutes and regulations, were analyzed in CEQA documents prepared for the General Plan and Hawthorne Boulevard Specific Plan. All future development projects will undergo environmental analysis to ensure that impacts to utilities and service systems are either less than significant or mitigated to the maximum extent practicable. As such, the impacts related to adoption and implementation of the 2008-2014 Housing Element will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to 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, 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 type="checkbox"/>	X
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"/>	X	<input type="checkbox"/>
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 type="checkbox"/>	X

Comments:

(a through c) The Housing Element is a five-year policy document established to address the State’s housing goal of attaining a decent home and suitable living environment for every resident. The Housing Element itself does not provide for additional growth in the community, but rather works within the framework of the General Plan and Hawthorne Boulevard Specific Plan, which establishes the type and intensity of future residential development permitted in the City. Policies and programs included within the Housing Element are intended to facilitate and encourage the provision of housing for all economic segments of the community, consistent with State law and therefore the project could hasten residential development on sites already designated for residential use by the General Plan and Hawthorne Boulevard Specific Plan. As explained in the preceding analysis, the project does not have the potential to significantly degrade the quality of the environment nor will it contribute to cumulatively considerable impacts. The project has no direct potential for cumulative impacts; however, future residential projects could contribute to cumulative impacts and these potential indirect impacts were anticipated and analyzed in the CEQA documents prepared for the General Plan, Hawthorne Boulevard Specific Plan, and Zoning Ordinance. Therefore, the project’s indirect contribution to cumulative impacts is not anticipated to be considerable. Furthermore, the City’s design review process and permit and code requirements will be applied to each specific development project and no aspect of the 2008-2014 Housing Element has been found to have potential to result in environmental effects that could cause substantial direct or indirect adverse effects on humans. All potential impacts have been considered for all environmental categories contained in this section and no significant impacts have been identified.

Mitigation Measures: No mitigation measures will be required.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier FEIR or Negative Declaration (Section 15063(c)(3)(D)).

Earlier analyses used:

- 1) City of Lawndale General Plan, Final Environmental Impact Report (SCH# 90010595), December 1991.
- 2) Hawthorne Boulevard Specific Plan and Redevelopment Plan, Final Environmental Impact Report (SCH# 98081067), June 1999.
- 3) Hawthorne Boulevard Specific Plan Amendment, Negative Declaration, October 2002.

Checklist References

1. City of Lawndale 2008-2014 Housing Element Update, Combined Annual CO₂ Emissions Report (Tons/Year), URBEMIS 2007 Version 9.2.4, August 7, 2008.
2. Greenhouse Gas and Global Climate Change Technical Memorandum, Ricon Consultants, Inc., June 15, 2009.
3. City of Lawndale Municipal Code.
4. South Coast Air Quality Management District, Air Quality Management Plan, 2007.
5. South Coast Air Quality Management District Rule 402.
6. South Coast Air Quality Management District Rule 1401.
7. California Environmental Protection Agency (EPA) and the California Air Resources Board (ARB), Air Quality and Land Use Handbook, 2005.
8. City of Lawndale, Emergency Operations Plan (November 2003)

All documents listed above are on file and may be reviewed at:

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