



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

**Date:** December 6, 2022

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

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

**Scoping Meeting:** Thursday, December 15, 2022, 6:30 p.m. to 7:30 p.m.  
Harold E. Hofmann Community Center  
14700 Burin Avenue, 2nd Floor  
Lawndale, CA 90260

**Comment Period:** Tuesday, December 6, 2022 to Thursday, January 5, 2023

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

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

Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional information on the General Plan Update and Program EIR are available at the City of Lawndale, Community Development Department, located at 14717 Burin Avenue, Lawndale, CA 90260, and on-line at: [www.lawndale.generalplan.org](http://www.lawndale.generalplan.org).

For questions regarding this notice, please contact Jared Chavez, Community Development Manager at (310) 973-3231, or by email: [jchavez@lawndalecity.org](mailto:jchavez@lawndalecity.org).

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

agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than the comment period deadline identified below. In accordance with the time limits established by CEQA, the NOP public review period will begin on Tuesday, December 6, 2022 and end on Thursday, January 5, 2023.

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted to the address below, or by email by the close of the NOP review period, which is 5:00 PM on Thursday, January 5, 2023:

Jared Chavez - Community Development Manager  
City of Lawndale  
14717 Burin Ave.  
Lawndale, CA 90260  
Email: [jchavez@lawndalecity.org](mailto:jchavez@lawndalecity.org)

### **Scoping Meeting**

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Thursday, December 15, 2022, at 6:30 p.m.** The scoping meeting will not discuss the merits of the Project, but rather the environmental topics to be included in the environmental review. The location of the meeting is as follows:

Harold E. Hofmann Community Center  
14700 Burin Avenue, 2nd Floor  
Lawndale, CA 90260

### **Public Agency Approvals**

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

### **Project Location and Setting**

As shown on Figure 1, the City of Lawndale is located in the South Bay portion of Los Angeles County, approximately 10 miles southwest of downtown Los Angeles. Lawndale is bounded by the City of Hawthorne to the north and west, by unincorporated areas of Los Angeles County and the City of Gardena to the east, by the City of Torrance to the south, and by the City of Redondo Beach to the south and west. Regional access to the City is provided by Interstate 405, a major north-south highway which provides access to Lawndale and the greater Los Angeles region.

The Planning Area is the geographic area for which the Plan provides a framework for long-term growth and resource conservation. State law requires the Plan to include all territory within Lawndale's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure 2, includes the entire city limits (approximately 917 acres) as well as the City of Lawndale's Sphere of Influence (approximately 229 acres); the entire Planning Area is approximately 1,146 acres.

### **Project Description**

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The General Plan must include land use, circulation, housing, conservation, open space, air quality, noise, safety, and environmental justice elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the City may also be addressed in the General Plan. The degree of specificity and level of detail of the discussion of each General Plan Element need only reflect local conditions and circumstances. The City of Lawndale is preparing a comprehensive update to its existing General Plan. The General Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Lawndale General Plan will include all of the State-mandated elements, and will address two optional topics: Economic Development and Community Facilities.

The updated Lawndale General Plan is expected to be adopted in 2023 and will guide the City's development and conservation through land use objectives and policy guidance. The General Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The Lawndale General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 3). The revisions to the Land Use Map will include review and revision of the land uses within the existing Hawthorne Boulevard Specific Plan area. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan.

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

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

1. Reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders;
2. Address issues and concerns identified by city residents, businesses, decision-makers, and other stakeholders;
3. Protect Lawndale’s existing residences, character, and sense of community;
4. Proactively plan for and accommodate local and regional growth in a responsible manner;
5. Encourage mixed-use development patterns that promote vibrant commercial and residential areas;
6. Allow for a range of high-quality housing options;
7. Attract and retain businesses and industries that provide jobs for local residents;
8. Continue to maintain and improve multimodal transportation opportunities;
9. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
10. Address new requirements of State law; and
11. Address emerging transportation, housing, and employment trends.

**General Plan Buildout Summary**

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

Table 1 provides a statistical summary of the buildout potential associated with the Proposed Land Use Map compared to existing on-the-ground conditions and the currently adopted General Plan. Table 1 also shows the buildout potential associated with updated land uses within the Hawthorne Boulevard Specific Plan area.

**Table 1 Buildout Statistical Summary**

Description	Housing Units	Population	Non-Residential Development (Square Feet)	Jobs
<b>Existing Conditions</b>				
HBSP	391	1,125	2,174,447	3,424
City	9,501	31,084	2,126,587	2,703
SOI	1,571	5,740	241,129	343
<b>Total</b>	<b>11,463</b>	<b>38,948</b>	<b>4,542,162</b>	<b>8,470</b>
<b>Current Land Use Map</b>				
HBSP	1,331	3,620	2,063,401	4,125
City	10,338	28,746	2,541,429	3,763
SOI	1,717	6,286	446,149	829
<b>Total</b>	<b>13,386</b>	<b>38,652</b>	<b>5,070,979</b>	<b>8,717</b>
<b>Proposed Land Use Map</b>				
HBSP	3,931	11,017	2,484,823	4,970
City	9,757	30,127	2,420,054	3,409
SOI	1,717	6,286	446,149	829
<b>Total</b>	<b>15,405</b>	<b>47,430</b>	<b>5,351,026</b>	<b>9,208</b>
HBSP – Hawthorne Boulevard Specific Plan Area				
City – Development outside of the HBSP Area but within the City limits				
SOI – Sphere of Influence				
Total – Planning Area				

**Notes:**

1. The statistical summary is based a 20-year planning horizon and buildout year (the point at which all parcels in the City are developed according to their General Plan land use designation).
2. Numbers have been rounded and may not add exactly.
3. HBSP is located within the City limits.

**Environmental Factors Potentially Affected**

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

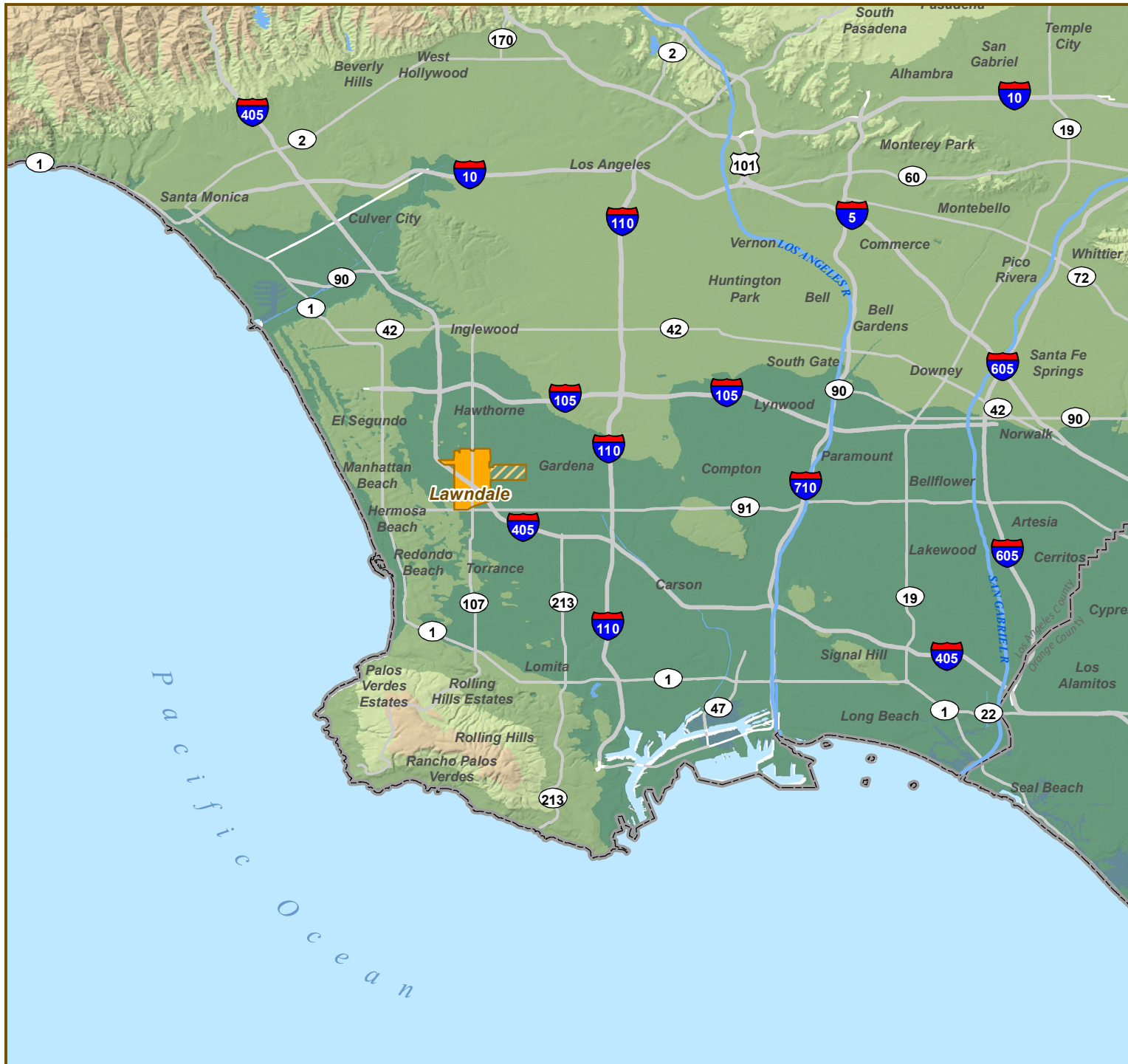
- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
-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

**Attachments**





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

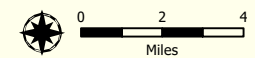
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GENERAL PLAN UPDATE**

**Figure 1.  
Regional Location  
Map**



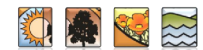
**LEGEND**

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  County Boundary



Sources: California State Geoportals.  
Date: November 18, 2022.

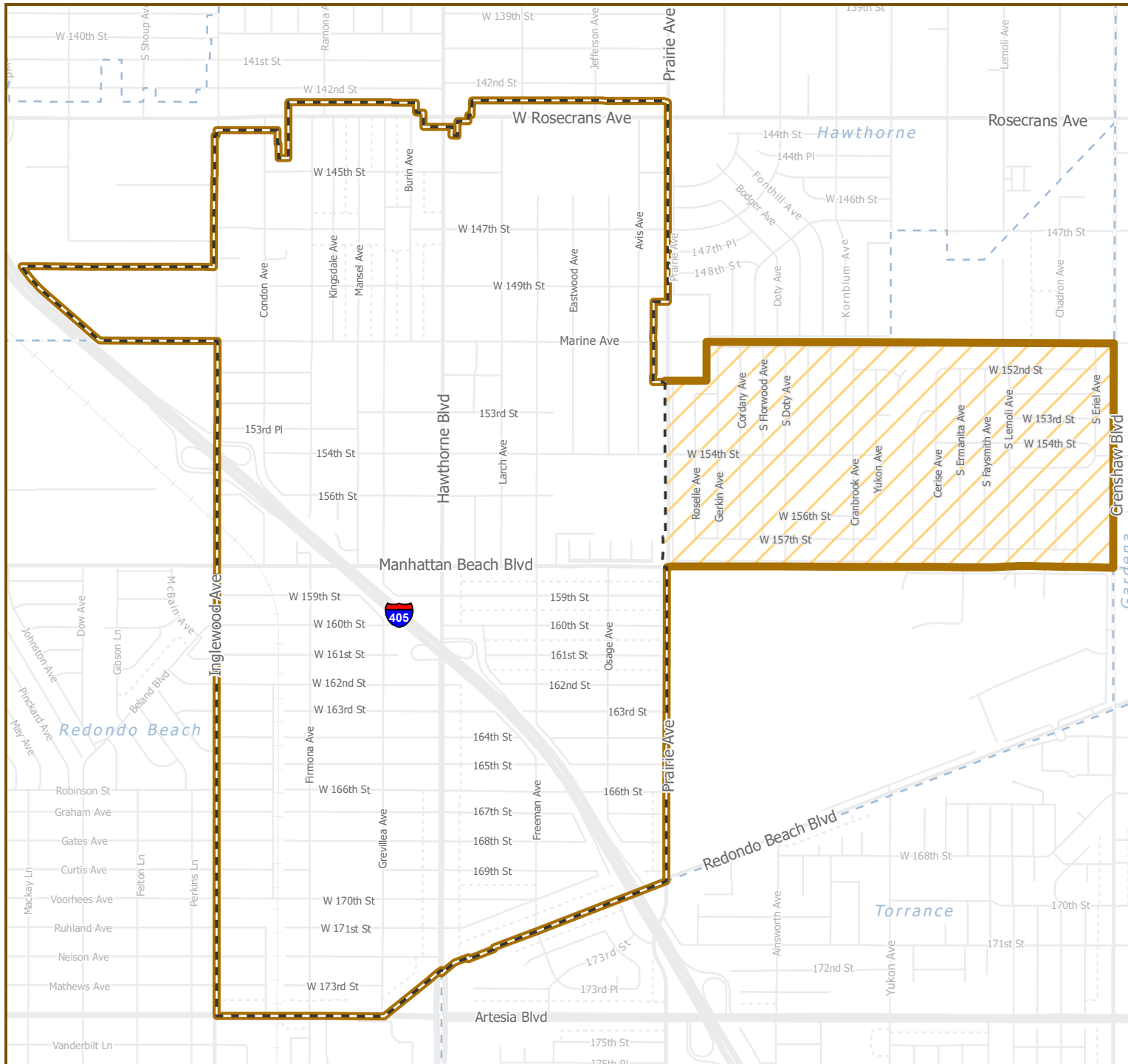
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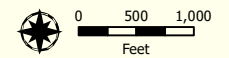
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**Figure 2.  
Planning Area**



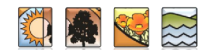
**LEGEND**

- City of Lawndale
- Sphere of Influence
- Planning Area
- Adjacent Incorporated Area



Sources: City of Lawndale; Los Angeles County.  
Date: November 18, 2022.

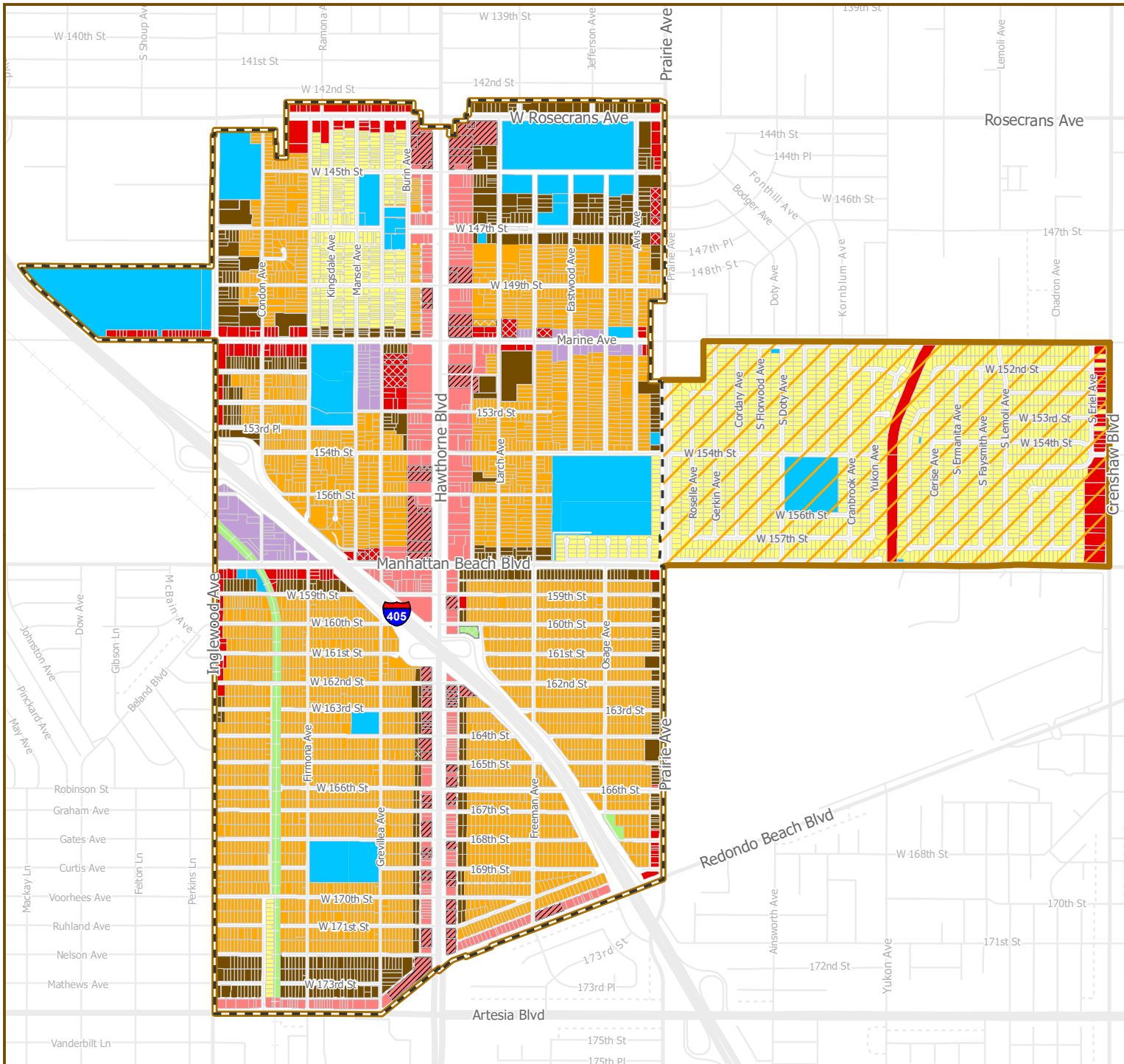
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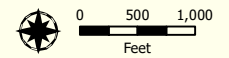
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**Figure 3.  
Proposed General Plan  
Land Use Map**



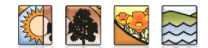
**LEGEND**

- City of Lawndale
- Sphere of Influence
- Planning Area
- Assessor Parcel Boundary
- Housing Overlay
- Housing Overlay
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- HBSP
- Industrial
- Open Space
- Public Facilities



Sources: City of Lawndale; Los Angeles County.  
Date: November 18, 2022.

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