



Notice of Availability Lawndale General Plan Update Environmental Impact Report

Date: August 15, 2023

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Lead Agency: Notice of Availability for the Lawndale General Plan Update Environmental Impact Report

Project Title: City of Lawndale General Plan Update

Project Location: Lawndale City limits and Sphere of Influence

Public Review: August 15, 2023 to October 2, 2023

Project Description: The City of Lawndale (City) is preparing a comprehensive update to its existing General Plan. The updated Lawndale General Plan is expected to be adopted in 2023 and will guide the City’s development, growth, and conservation through land use objectives and policy guidance. The General Plan Update 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 City will implement the General Plan Update by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the General Plan Update.

The General Plan Update will include a comprehensive set of goals, policies, and actions (implementation measures), organized into Elements, as well as a revised Land Use Map. The goals and policies provide guidance to the City on how to direct change, manage growth, and manage resources over the 20-year life of the General Plan.

The General Plan Update includes the elements mandated by State law, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the Planning Area. At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The City may also address other topics of interest. This General Plan Update includes two optional topics: Economic Development and Community Facilities.

While no specific development projects are proposed as part of the Lawndale General Plan Update, the General Plan Update 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).

Consistent with the proposed General Plan Land Use Map, new growth is anticipated to occur at infill locations within existing urbanized areas of the City, primarily within the Hawthorne Boulevard Specific Plan area; refer to Figure 1, attached. Buildout of the General Plan could yield a total of up to 15,405 housing units, a population of 47,430 people, approximately 5.35 million square feet of non-residential building square footage, and 9,208 jobs within the Planning Area. This represents development growth over existing conditions of up to approximately 3,942 new housing units, 9,482 new residents, 808,000 square feet of new non-residential building square footage and 2,738 new jobs.

The Draft Environmental Impact Report provides a review of environmental effects associated with implementation of the proposed General Plan Update. When considering approval of subsequent activities under the proposed General Plan Update, the City of Lawndale would utilize this EIR as the basis in determining potential environmental effects and the appropriate level of environmental review, if any, of a subsequent activity. Projects or activities successive to this EIR may include, but are not limited to, the following:

- Approval and funding of major projects and capital improvements;
- Future Specific Plan, Planned Unit Development, or Master Plan approvals, including the Hawthorne Boulevard Specific Plan;
- Revisions to the Lawndale Municipal Code (Title 8 – Health and Safety, Title 16 – Subdivisions, and Title 17 – Zoning) Update
- Development plan approvals, such as tentative subdivision maps, variances, conditional use permits, and other land use permits;
- Development Agreements;
- Property rezoning consistent with the General Plan;
- Permit issuances and other approvals necessary for public and private development projects; and
- Issuance of permits and other approvals necessary for implementation of the General Plan.

Public Review: 45 days, extending from August 15, 2023 to October 2, 2023 at 6:00 p.m.

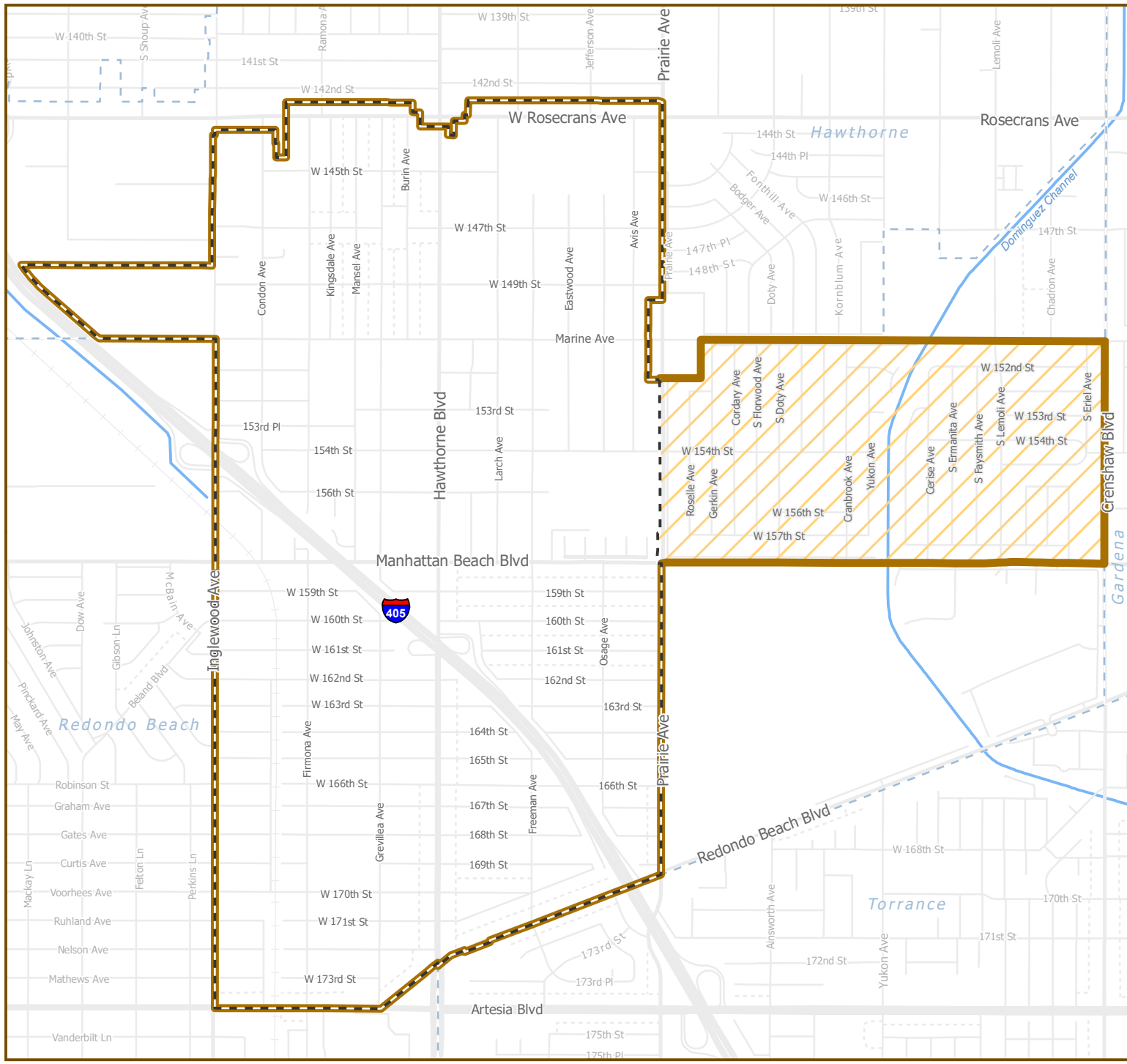
Document Availability: The Draft EIR and the Lawndale General Plan Update are available for review at the City of Lawndale, Community Development Department, located at 14717 Burin Avenue, Lawndale, CA 90260; the Lawndale Library, located at 14615 Burin Avenue, Lawndale, CA 90260; and online at: www.lawndale.generalplan.org and www.lawndalecity.org.

Provision of Comments: Members of the public and other interested agencies and individuals are invited to provide comments on the Lawndale General Plan Update and Draft EIR. Comments on the Lawndale General Plan Update and the Draft EIR can be provided in writing to the City at the address above, or by email to Jared Chavez, Community Development Manager at jchavez@lawndalecity.org, during the 45-day public review period, ending October 2, 2023 at 6:00 p.m.

Significant Environmental Impacts: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Air Quality, Cumulative Air Quality, Greenhouse Gas Emissions, and Cumulative Greenhouse Gas Emissions.

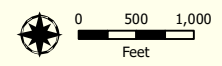
**CITY OF LAWDALE
GENERAL PLAN UPDATE**

**Figure 1.
General Plan
Planning Area**



LEGEND

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



Sources: City of Lawndale; Los Angeles County.
Date: June 22, 2023.

City of Lawndale
The heart of the Southbay



2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE