

## Appendix A: NOP and NOP Comment Letters



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

**Date:** December 13, 2023

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

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

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

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

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

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

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

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

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

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

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

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

### **Scoping Meeting**

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

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

### **Public Agency Approvals**

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

### **Project Location and Setting**

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

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

### **Project Description**

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

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

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

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

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



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

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

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

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

#### **General Plan Buildout Summary**

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

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

**Table 1 Planning Area Buildout Statistical Summary**

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

### Environmental Factors Potentially Affected

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

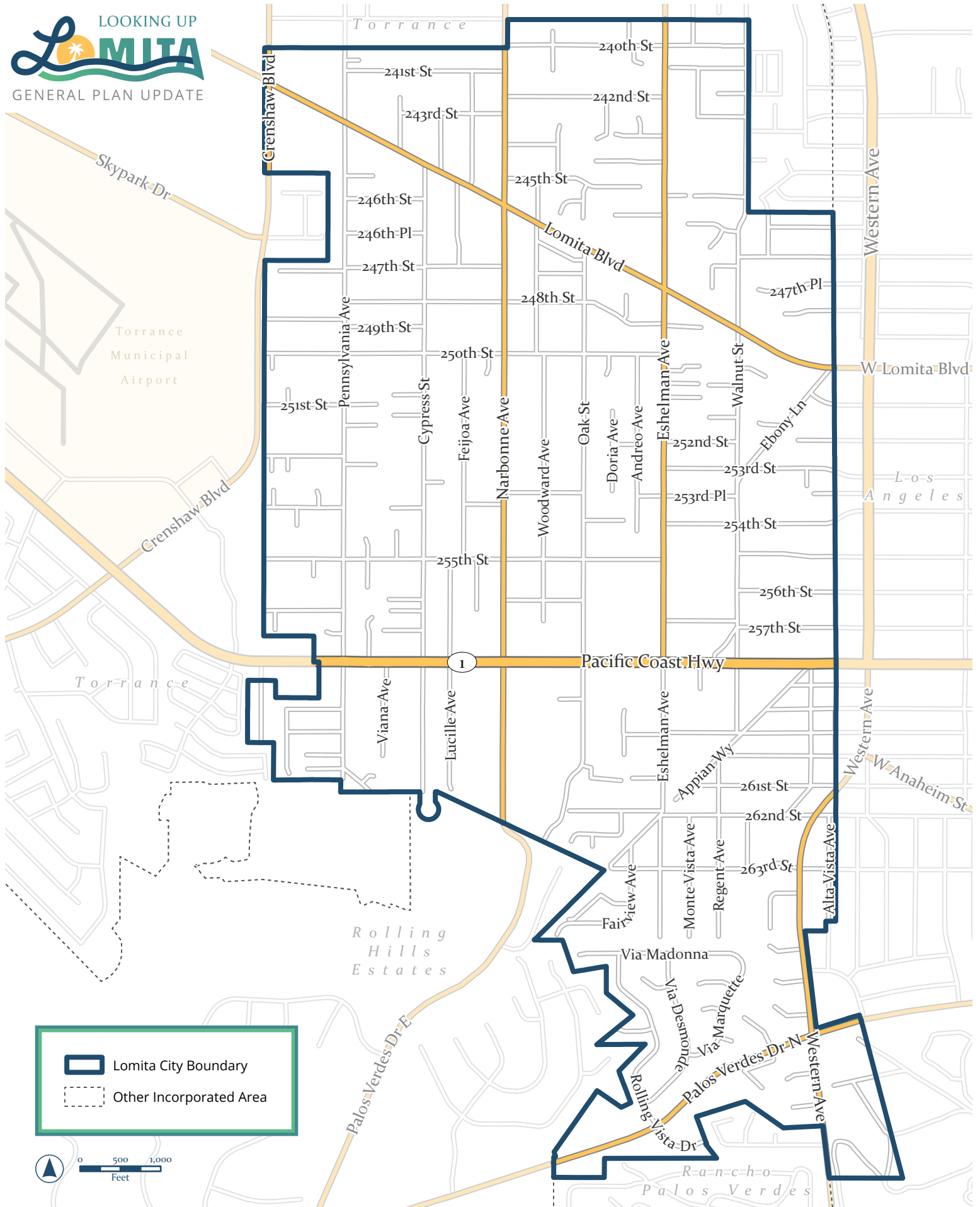
- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing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

### Attachments

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

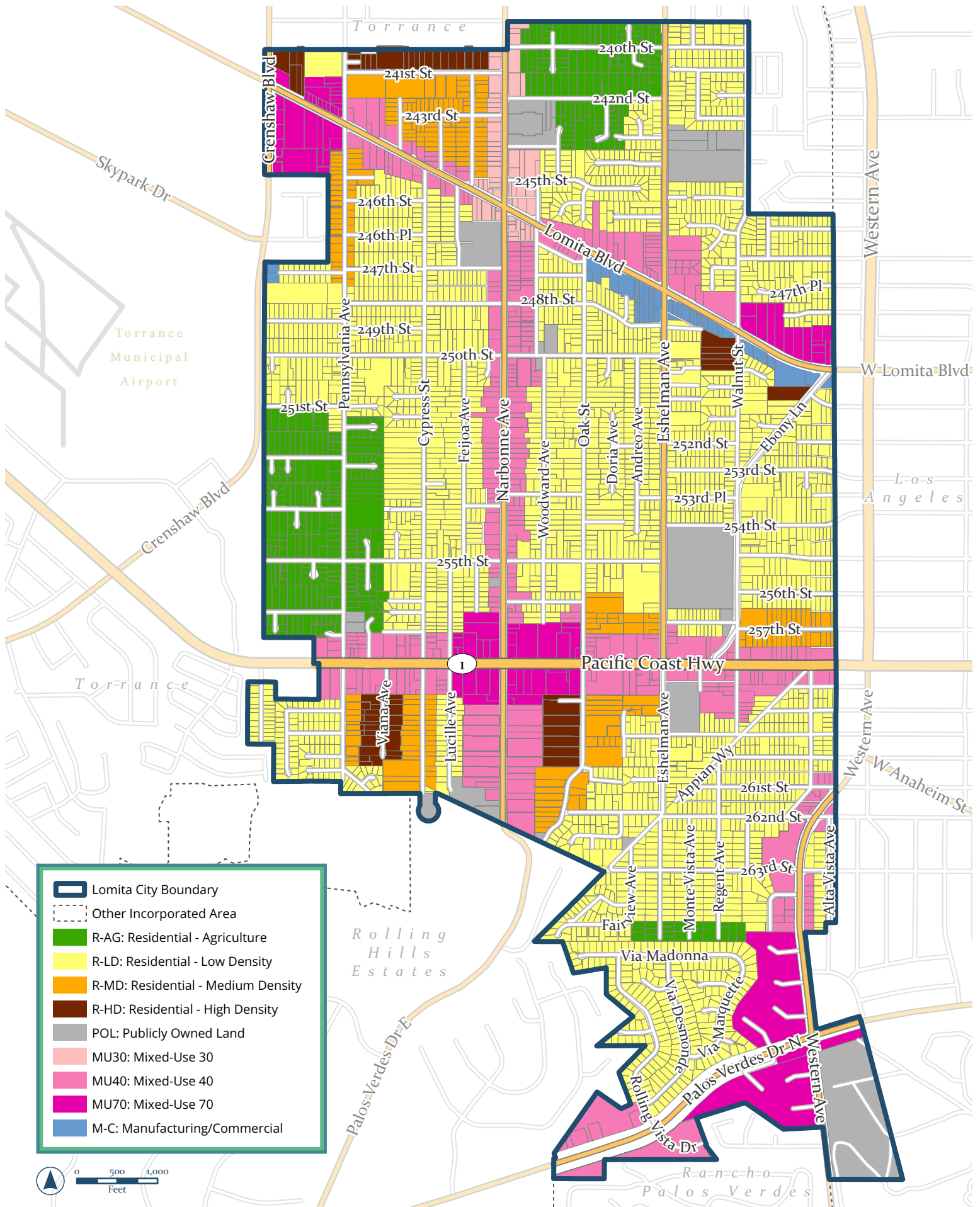


**Figure 1. Regional Location Map**



**Figure 2. Planning Area Map**





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



## NATIVE AMERICAN HERITAGE COMMISSION

December 19, 2023

Brianna Rindge  
City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

**Re: 2023120347, City of Lomita General Plan Update Project, Los Angeles County**

Dear Ms. Rindge:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

CHAIRPERSON  
**Reginald Pagaling**  
Chumash

VICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

SECRETARY  
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Miwok

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COMMISSIONER  
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**Reid Milanovich**  
Cahuilla

COMMISSIONER  
**Vacant**

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
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West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).



- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)



## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

*Andrew Green*

Andrew Green  
Cultural Resources Analyst

cc: State Clearinghouse





ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

*"Proud Protectors of Life,  
the Environment, and Property"*

## COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
[www.fire.lacounty.gov](http://www.fire.lacounty.gov)



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FIFTH DISTRICT

January 4, 2024

Starla Barker  
180 E. Main Street, Suite 108  
Tustin, CA 92780

Dear Ms. Barker:

**THE GENERAL PLAN UPDATE, INTENDS TO BE AN EXPRESSION OF THE COMMUNITY'S VISION FOR THE CITY'S PLANNING AREA. THE PLAN CONSTITUTES THE POLICY AND REGULATORY FRAMEWORK BY WHICH FUTURE DEVELOPMENT PROJECTS WILL BE REVIEWED AND PUBLIC IMPROVEMENTS WILL BE IMPLEMENTED, CITY OF LOMITA, FFER2023006600**

The General Plan Update reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

### **PLANNING DIVISION:**

We have no comments.

For any questions regarding this response, please contact Kien Chin, at (323) 881-2404 or [Kien.Chin@fire.lacounty.gov](mailto:Kien.Chin@fire.lacounty.gov).

### **LAND DEVELOPMENT UNIT:**

Future development within the requirements of the City of Lomita General Plan shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRVINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWNDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

PICO RIVERA  
POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

This project does not propose construction of structures or any other improvements at this time. All future development within the City of Lomita shall comply with the requirements set forth in the County of Los Angeles Fire Code.

When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width as provided in the County of Los Angeles Fire Code. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. The roadway shall provide approved signs and/or stripping stating "NO PARKING - FIRE LANE" and shall be maintained in accordance with the County of Los Angeles Fire Code.

Every building constructed shall provide an adequate water supply for fire protection purposes. The fire hydrant spacing shall comply with the County of Los Angeles Fire Code Section 507. An approved fire sprinkler system in the proposed building in compliance with applicable codes and regulations will qualify for a fire flow reduction as noted in Appendix B, Table B105.1 of the County of Los Angeles Fire Code.

Specific fire and life safety requirements for the construction phase will be addressed at the County of Los Angeles Fire Department Fire Prevention Division Engineering Section Building Plan Check Unit review prior to building permit issuance. There may be additional fire and life safety requirements during this time.

The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project. Should any questions arise, please contact Nancy Rodeheffer at (323) 890-4243 or [nancy.rodeheffer@fire.lacounty.gov](mailto:nancy.rodeheffer@fire.lacounty.gov).

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or [Jennifer.Levenson@fire.lacounty.gov](mailto:Jennifer.Levenson@fire.lacounty.gov) if you have any questions.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

RMD:pg





**LOS ANGELES COUNTY  
SANITATION DISTRICTS**  
*Converting Waste Into Resources*

**Robert C. Ferrante**

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
(562) 699-7411 • [www.lacsd.org](http://www.lacsd.org)

January 18, 2024

Ref. DOC 7108817

VIA EMAIL [b.rindge@lomitacity.com](mailto:b.rindge@lomitacity.com)

Ms. Brianna Rindge, Director of Community & Economic Development  
City of Lomita  
24300 Narbonne Avenue  
Lomita, CA 90717

Dear Ms. Rindge:

**NOP Response to Lomita General Plan Update**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project located in the City of Lomita on December 19, 2023. The City of Lomita is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City of Lomita (City) except to state that presently no deficiencies exist in Districts' facilities that serve the City.
2. The expected average wastewater flow from the project, described in the City of Lomita 6<sup>th</sup> Cycle Housing Element Update (2021-2029) as 829 residential units, is 169,468 gallons per day. For a copy of the District's average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
3. The Districts should review all future individual developments within the City to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development. This is accomplished through the Districts' Will Serve Program. Information for which can be found on our website at [Will Serve Program](#).
4. The wastewater generated by the City of Lomita will be treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd.
5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before future individual development is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater (Sewage) and select Rates &

Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the City that the Districts intend to provide this service up to the levels that are legally permitted and to inform the City of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or [phorsley@lacsdsd.org](mailto:phorsley@lacsdsd.org).

Very truly yours,

*Patricia Horsley*

Patricia Horsley  
Environmental Planner  
Facilities Planning Department

PLH:plh

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 266-3562

FAX (213) 897-1337

TTY 711

www.dot.ca.gov

January 26, 2024

Brianna Rindge  
City of Lomita  
24300 Narbonne  
Whittier, CA 90601

Dear Brianna Rindge:

RE: City of Lomita General Plan Update –  
Notice of Preparation of an EIR (NOP)  
SCH # 2023110644  
Vic. LA-1/13.533, LA-107/0.058, LA-  
213/5.377  
GTS # 07-LA-2023-04405

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The City of Lomita is preparing a comprehensive update to its existing General Plan. The updated Lomita General Plan is expected to be adopted in 2024 and will guide the City's development and conservation through land use objectives and policy guidance. The General Plan is intended to be an expression of the community's vision for the City's Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The General Plan is being prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the General Plan. The City is also preparing a Zoning Code Update to implement the General Plan and create consistency between the Land Use Map and the Zoning Code. The Zoning Code Update will focus on amendments resulting from the City's recently certified 2021-2029 Housing Element and primarily involve the rezoning of sites to accommodate the City's Regional Housing Needs Allocation (RHNA) and the preparation of Objective Design and Development Standards for residential development. The City of Lomita is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facilities are SR-1, SR-107, and SR-213. After reviewing the project's NOP, Caltrans has the following comments:

- The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that the CEQA review of transportation

"Provide a safe and reliable transportation network that serves all people and respects the environment."



Making Conservation  
a California Way of Life



impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

- Caltrans encourages the Lead Agency to consider any reduction in vehicle speeds to benefit pedestrian and bicyclist safety, as there is a direct link between impact speeds and the likelihood of fatality or serious injury. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics. Caltrans recommends that the general plan includes elements from the City of Lomita Bicycle & Pedestrian Master Plan to enhance the multimodal connectivity between surrounding neighborhoods and destination zones.
- According to the Lomita General Plan Update Environmental Impact Report, objective 5 plans to “promote walkability to everyday uses.” To encourage pedestrian mobility, Caltrans recommends that the project considers the following improvements:
  - Develop and expand bicycle infrastructure along major arterial streets such as protected Class IV bikeways, to improve safety and comfort for all road users.
  - Be sure to include canopy trees, bioswales, bicycle parking facilities, and street furniture to provide a comfortable and sustainable environment to encourage active transportation modes and improve community health.
  - In addition to bioswales, incorporate permeable paving surfaces wherever possible to manage stormwater, replenish groundwater, and prevent pollution runoff.
  - Provide high-quality bus infrastructure for Lomita residents
  - Use high-visibility continental crosswalks, curb extensions, count-down signal heads, pedestrian refuge islands, and pedestrian scrambles at the intersections along walking and biking destinations.
  - Leading pedestrian intervals can give pedestrians a 7-second head start in crosswalks; this provides additional crossing time and reduces the amount of time that pedestrians are exposed to high-speed vehicle traffic.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to

off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Caltrans looks forward to reviewing the forthcoming EIR. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2023-04405.

Sincerely,

*Francesa Duong*

FRANCES DUONG  
LDR/CEQA Branch Chief (Acting)

cc: State Clearinghouse