
The Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. The Project Site is not zoned for agricultural use, and the Project Site is not under Williamson Act Contract.² Accordingly, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. Therefore, no impacts related to this issue would occur.

The Project would not 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]). The Project Site is zoned Light Manufacturing and General Commercial, not as forest land or timberland. Therefore, no impacts related to this issue would occur.

The Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Project Site does not contain any forest land. Therefore, no impacts related to this issue would occur.

The Project would not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Project Site is currently developed with an equipment rental yard and the surrounding area is fully developed with suburban land uses. No agricultural uses are located on the Project Site or within the vicinity. Therefore, no impacts related to this issue would occur.

Air Quality

The Project would not create objectionable odors affecting a substantial number of people. A significant impact would only occur if the Project would generate substantial odors. The SCAQMD's *CEQA Air Quality Handbook*, identifies those land uses that are associated with odor complaints, which typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not include any of the uses identified by the SCAQMD as being associated with odors.

Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents as well as asphalt paving. SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. A project is required to comply with SCAQMD Rules prohibiting construction activities or materials that would create a significant level of objectionable odors and therefore, will limit the potential objectionable odor impacts during the Project's short-term construction phase. The Project would not create objectionable odors affecting a substantial number of people during construction or long-term operation because it does not include uses associated with common odor complaints. Therefore, no impact would occur.

² *Ibid.*

Biological Resources

The Project would not 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The Project Site is located in an urbanized area of the City and is surrounded by existing development. Therefore, it is not expected that the Project area contains habitat for any species identified or designated as a candidate, sensitive, or special status species. Therefore, no impact would occur.

The Project would not 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 Wildlife or U.S. Fish and Wildlife Service. The Project Site and surrounding area are completely developed with urbanized land uses. No riparian habitat or sensitive natural communities are located on or near the Project Site. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

The Project would not 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. The Project Site and surrounding area are completely developed with urbanized land uses. No wetlands are located on or near the Project Site. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

The Project would not 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. The Project Site and surrounding area are completely developed with urbanized land uses and are not part of a migratory wildlife corridor or near a native wildlife nursery site. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Project would be confined to the previously developed Site and would not involve substantial changes in the existing environment. The Project would not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.

The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project Site is not subject to a Habitat Conservation Plan, a Natural Community Conservation Plan, or other such plan. Therefore, the Project would not conflict with the provisions of an adopted Habitat

Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, and no impacts related to this issue would occur.

Cultural Resources

The Project would not cause a substantial adverse change in the significance of a historical resource. Section 15064.5 of the State CEQA Guidelines defines an historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the proposed project were to adversely affect a historical resource meeting one of the above definitions. No historic structures are located on the Project Site. Thus, the Project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. Therefore, no impacts related to historical resources would occur as a result of the Project.

The Project would not cause a substantial adverse change in the significance of an archaeological resource. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which met the criteria for historical resources, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the Project was to affect archaeological resources which fall under either of these categories. There are no known archaeological resources within the Project Site and the Native American Heritage Commission's Sacred Lands File Search (included as Appendix D-1 to this Draft EIR) was negative for the Project Site. However, the excavation for the two subterranean parking levels has the potential to affect unknown archaeological resources. In addition, the Kizh Nation of the Gabrieleno Band of Mission Indians requested consultation per AB 52 (included as Appendix D-2 to this Draft EIR), based on their belief that the Project Site is in an area where their ancestral villages were located. The City engaged in consultation with the tribal representatives via a phone call on September 26, 2016, and a second consultation phone call was held between the City and tribal representatives on October 20, 2016. During these consultation phone calls, members of the Kizh Nation explained that trading routes and villages, including the village of Suangna, were located in this general region. Maps were also provided to show the general location of the ancestral villages and trading routes. None of the information provided specifically identifies the Project Site and the tribal representatives failed to respond in writing with more specific information. The following mitigation measures have been provided to ensure that impacts with respect to archaeological resources and tribal cultural resources are less than significant.

Mitigation Measures

- A-1** If any archaeological materials are encountered during the course of Project development, all further development activity shall be halted in the area of the discovery and:
- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center located at California State University Fullerton, or a member of the Society of Professional Archaeologists (SOPA), or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact.
 - b. The archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study, or report.
 - d. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the South Central Coastal Information Center at California State University Fullerton.
 - e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
 - f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
- A-2** At least 30 days prior to beginning Project construction, the Project Developer shall contact the appropriate local Tribe or Band (such as the Kizh Nation of the Gabrieleno Band of Mission Indians) to notify them of grading and excavation activities, and to coordinate with the City and the Tribe or Band to develop a Cultural Resources Treatment and Monitoring Agreement ("Agreement"). The Agreement shall address the treatment and final disposition of any tribal cultural resources, sacred sites, and human remains that are discovered during Project grading and excavation.
- Should any tribal cultural resources be encountered during the course of Project development, all further development activity shall be halted in the area of discovery and the Project Developer shall notify the local Band or Tribe and the City, in accordance with the Cultural Resources Treatment and Monitoring Agreement. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation in consultation with the local Tribe or Band, in accordance with the terms of the Agreement.
- If any tribal cultural resources are discovered during Project development, Native American Tribal or Band monitors shall then be permitted to monitor the remaining on-site grading and

excavation activities. Terms of compensation for on-site monitoring shall be included in the Agreement.

The landowner shall relinquish ownership of all cultural resources, including sacred items, burial gods, and all archaeological artifacts that are found in the Project area to the appropriate local Tribe or Band for proper treatment and disposition.

The Project would not indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known paleontological resources within the Project Site. However, the excavation for the two subterranean parking levels has the potential to affect unknown paleontological resources. Implementation of the following mitigation measure would be required to ensure that impacts with respect to paleontological resources are less than significant.

Mitigation Measure

- A-3** If any paleontological materials are encountered during the course of Project development, all further development activities shall be halted in the area of the discovery and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology – USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum – who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact.
 - b. The paleontologist’s survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report.
 - d. Project development activities may resume once copies of the paleontological survey, study, or report are submitted to the Los Angeles County Natural History Museum.
 - e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
 - f. A covenant and agreement binding the applicant to this condition shall be recorded prior to the issuance of a grading permit.

The Project would not disturb any human remains, including those interred outside of formal cemeteries. The Project Site is located in an urbanized area, and is currently developed with an equipment rental yard. The likelihood of encountering human remains on the Project Site is minimal. However, during the construction and excavation of the Project Site, there is a possibility that human remains could be encountered. Implementation of Mitigation Measures A-1 and A-2, provided above, would be required to ensure that impacts with respect to human remains are less than significant.

Geology and Soils

The Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. A significant adverse effect may occur if a project is located in a hillside area with soil conditions that would suggest high potential for sliding. Landslides can occur on slopes under normal gravitational forces and during earthquakes when strong ground motion can cause failure. Landslides tend to occur in loosely consolidated, wet soil, and/or rock on unstable sloping terrain. The Project Site and surrounding area do not contain any areas that contain landslides. Therefore, no impacts related to this issue would occur.

The Project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. A significant impact may occur if a project is located in an area not served by an existing sewer system. The Project Site is located in a developed area of the City of Lomita, which is served by a wastewater collection, conveyance and treatment system operated by the City. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, no impact would occur.

Hazards and Hazardous Materials

The Project would not 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. A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The Project Site is located in an urbanized area of the City of Lomita and is not subject to wildland fire hazards. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

Hydrology and Water Quality

The Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map. In addition, the Project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows. The Project Site is not located within an area identified by Federal Emergency Management Agency (FEMA) as potentially subject to 100-year floods.³ As the Site is located in an area of minimal flooding, the Project would not introduce people or structures to an area of high flood risk. Therefore, the Project would not contain any significant risks of flooding and would not have the potential to impede or redirect floodwater flows. No impact would occur.

³ City of Lomita General Plan, Safety Element, page 6-20.

The Project would not 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. A significant impact may occur if a project were located in an area where flooding, including flooding associated with dam or levee failure, would expose people or structures to a significant risk of loss, injury, or death. There are no large dams or reservoirs located near the City, and as such, dam inundation hazards do not exist.⁴ The nearest reservoir is the Palos Verdes Reservoir, which would not cause flooding in the City of Lomita. No impact would occur.

The Project would not be susceptible to inundation by seiche, tsunami, or mudflow. A significant impact may occur if a project is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami) or if the Site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. The Project Site is not in an area susceptible to seiches, tsunamis, or mudflows. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. No impact would occur.

Land Use and Planning

The Project would not physically divide an established community. A significant impact may occur if a project is sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project which involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project Site is located in an urbanized area of the City of Lomita and is developed with an equipment rental yard and the Project involves the development of a multi-family use in an area that is a transition between commercial, industrial, and residential zoned lands. In particular, the area of the City surrounding the Project Site is densely developed with a mix of retail, commercial, office, and residential land uses. Development of the Project would not divide an established community; rather, it would introduce compatible infill development into an area of the City that is already urbanized. While the Project may be larger in terms of scale and height than the surrounding development, it would introduce similar and compatible uses to the community. Further, with the numerous open spaces and pedestrian passageways, the Project would serve as a gathering place as well as a link to surrounding uses and adjoining mass transit, arterials, and freeways. Also, development of the Project Site would not result in the permanent closure of any Project area roadways. Overall, construction of the Project would not create a physical barrier in an established community. Instead, the Project would provide an appropriate transition between the existing industrial uses to the west and residential uses to the east, and would increase pedestrian connectivity to surrounding uses, including the Torrance Crossroads Retail Center. As such, the Project would not physically divide an established community, and no impact would occur.

The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan. A significant impact may occur if a project is inconsistent with policies in any draft or

⁴ *Ibid.*

adopted conservation plan. The Project Site was previously developed and is located in an urbanized area. As discussed under “Biological Resources” above, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that apply to the Site. Implementation of the Project would not conflict with any habitat conservation plans. No impact would occur.

Mineral Resources

The Project would not 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. The Project Site is located in an urbanized part of the City. While the Conoco Phillips Tank Petroleum Storage is located west of the Project Site across Crenshaw Boulevard, the Project Site is not located within an oil field or oil drilling area, and is currently zoned for Industrial and General Commercial land uses. Thus, the Project would not 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. Therefore, no impacts related to issue would occur.

The Project would not 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. The Project Site is located in an urbanized part of the City. While the Conoco Phillips Tank Petroleum Storage is located west of the Project Site across Crenshaw Boulevard, the Project Site is not located within an oil field or oil drilling area, and is currently zoned for Light Industrial and General Commercial land uses. Thus, the Project would not 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. Therefore, no impacts related to this issue would occur.

Population and Housing

The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The Project would not displace any housing because there is no housing on the Site. Further, the Project would develop residential units. Therefore, no impact would occur.

The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. As there is no housing on the Site, the Project would not displace any people necessitating the construction of replacement housing elsewhere. Therefore, no impact would occur.

Transportation/Traffic

The Project would not 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. A significant impact would occur if a project included an aviation-related use and would result in safety risks associated with such use. The Project does not include any aviation-related uses. While the Project Site is located approximately 0.5-mile from the Torrance Airport, safety risks associated with a change in air traffic patterns would not occur as a result of the Project. Therefore, no impact would occur.

Utilities and Service Systems

The Project would comply with federal, state, and local statutes and regulations related to solid waste. Solid waste management is guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The Act requires that localities conduct a Solid Waste Generation Study (SWGS) and develop a Source Reduction Recycling Element (SRRE). Solid waste generated on-site by the Project would be disposed of in accordance with all applicable federal, state, and local regulations and policies related to solid waste, including (but not limited to) AB 939, CiSWMPP, and SRRE. Therefore, impacts to regulations related to solid waste would be less than significant.