

Site 1: 33° 47' 58.4916" N, 118° 23' 26.5704" W
Site 2: 33° 46' 30.0792" N, 118° 25' 3.1332" W
Site 3: 33° 47' 41.6688" N, 118° 22' 5.0988" W

Site 1: Township: 04s, Range: 14W, Section: 30
Site 2: Township: 05s, Range: 15W, Section: 1 and 2
Site 3: Township: 04s, Range: 14W, Section: 29

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project

Lead Agency: City of Palos Verdes Estates

Contact Person: Sheryl Brady

Mailing Address: 340 Palos Verdes Drive West

Phone: (310) 750-9807

City: Palos Verdes Estates

Zip: 90274

County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: Palos Verdes Estates

Cross Streets: n/a Zip Code: 90274

Longitude/Latitude (degrees, minutes and seconds): See Above ° ' " N / ° ' " W Total Acres: n/a

Assessor's Parcel No.: 7539-016-018, 7539-016-019, 7542-015-025, 7538-027-010, 7538-027-009

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Hwy 1 (Pacific Coast Highway)

Waterways: Olmstead Creek, Malaga Creek, Margate Canyon Creek, and Agua Amarga Canyon Creek

Airports: Zamperini Field (Torrance Airport)

Railways: n/a Schools: Town and Country Nursery School, Palos Verdes HS, Silk

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Neg Dec Mit Neg Dec Other: Early Cons NEPA: NOI EA Draft EIS FONSI Other: Joint Document Final Document Other:

Local Action Type:

General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other:

Development Type:

Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: _____ Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type _____ MW _____ Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: Max 156 net new Dwelling Units and 401 new residents as part of the RHNA

Project Issues Discussed in Document:

Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: GHG, Energy, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Various, see Table 1 Opportunity Sites Inventory of the IS/MND

Project Description: (please use a separate page if necessary)

The City's Housing Element identified Program 13: Zoning Code Review and Update; Program 13 provides ministerial approval of projects for three opportunity sites within five parcels that will be rezoned with either a Mixed-Use Overlay or Housing Opportunity Overlay designation to accommodate future housing to meet the City's RHNA target. Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned to apply the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned to apply the HO-O overlay zone. Both overlay zones would allow for by-right residential uses with objective design standards. The overlay zone would allow Malaga Cove (Site 1) and Lunada Bay (Site 2) to develop at a maximum density of 30 dwelling units/acre (du/ac), resulting in a maximum of 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in a maximum of 116 units, for a total of 156 maximum units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 4, 2025 Ending Date April 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>CSG Consultants</u>	Applicant: <u>City of Palos Verdes Estates</u>
Address: <u>3707 W. Garden Grove Blvd, Ste 100</u>	Address: <u>340 Palos Verdes Drive West</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Palos Verdes Estates, CA 90274</u>
Contact: <u>Liza Debies</u>	Phone: <u>(310) 750-9807</u>
Phone: <u>(314) 591-7979</u>	

Signature of Lead Agency Representative: Sheryl Brady  Date: 2/25/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.