

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Palos Verdes Estates

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Project Location: Palos Verdes Estates, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

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).

For a more detailed project description, refer to Section 2, Project Description of the IS/MND.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially Significant Impacts Reduced to Less Than Significant with Implementation of Mitigation Measures:

Biological Resources: A preconstruction survey would be required prior to ground disturbance or vegetation removal occurring during the nesting season (MM-BIO-1). An overwintering grove habitat and impact assessment for Monarch Butterfly would be required prior to ground disturbance or vegetation removal (MM-BIO-2).

Cultural/Tribal Cultural Resources: Worker Environmental Awareness Program (WEAP) training shall be provided to all construction personnel and monitors who are not trained archaeologists prior to the start of construction activities (MM-CUL-1). In the event that potential prehistoric or historic-era archaeological resources (sites, features, or artifacts) are exposed during construction activities, all construction work occurring within a 50-foot buffer of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine appropriate next steps (MM-CUL-2).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

CONTINUED FROM ABOVE:

Geology and Soils: The applicant for a specific individual development proposal shall prepare a final design-level geotechnical investigation that shall be submitted to the City of Palos Verdes Estates for review and approval. The investigation shall be prepared by a qualified engineer and identify recommendations to achieve compliance with the applicable California Building Standards Code geologic, soils, and seismic requirements (MM-GEO-1). A Qualified Paleontological Monitor shall be present during all earth-disturbing construction activities on-site at a depth of 10 feet below ground surface or greater. In the event a fossil or unique geological feature is discovered during construction, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by the Qualified Paleontological Monitor to determine appropriate next steps (MM-GEO-2).

Hazards and Hazardous Materials: The applicant for a specific individual development proposal shall retain a qualified environmental consulting firm to prepare a Phase I ESA and implement the recommendations provided therein (MM-HAZ-1).

Noise: The City shall require the applicant and/or construction contractor for a specific individual development proposal to implement construction noise reduction measures (MM-NOI-1). Future projects would also be required to implement construction vibration reduction measures (MM-NOI-2).

Provide a list of the responsible or trustee agencies for the project.

State:

- California Department of Transportation (District #7)
- California Department of Fish and Game (Region #5)
- California Department of Housing and Community Development,

Regional:

- South Coast Air Quality Management District
- LA County Metropolitan Transit Authority
- LA County Parks and Recreation
- LA County Fire Department
- Water Quality Control Board Region 4 - Los Angeles

Local:

- Palos Verdes Peninsula Unified School District