



COMMUNITY DEVELOPMENT DEPARTMENT

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the
Crestridge Senior Housing Project (SCH # 2012051079)

The City of Rancho Palos Verdes, as lead agency, hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Rancho Palos Verdes has prepared and completed a Draft Environmental Impact Report (EIR) for the proposed *Crestridge Senior Housing Project*. A Draft EIR is an informational document that evaluates a proposed project's potential to significantly impact the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and alternatives to the project

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue or for any other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

PROJECT TITLE: *Crestridge Senior Housing Project*

PROJECT LOCATION: 5601 Crestridge Road, a vacant parcel located along Crestridge Road west of its intersection with Crenshaw Boulevard, between the existing Belmont Assisted Living Facility and the Mirandela Senior Apartments.

PROJECT DESCRIPTION: The proposed Crestridge Senior Housing project would involve the development of a senior-restricted (55+ years of age or older) for-sale residential community with supportive service program by a private developer (TruMark Homes). The proposed project would include 60 attached residential units at an overall density of 6.15 units per acre. The proposed townhome-style and single-level living stacked flat residences would have two bedrooms and two bathrooms in six different floor plans, ranging from approximately 1,700 square feet to 2,100 square feet. The units would be two stories in height with up to 5 residences per structure. The main architectural style of the residences and other onsite structures would be Spanish Colonial. Elements of this style include the use of arches, tile roofs, window grilles, wrought iron, corbels, tile or stone decorative elements low-pitched, exterior courtyards, tiled parapets and stucco walls. Other complimentary architectural styles would also be incorporated in the residential building designs. Construction of the proposed project would require grading in order to reduce the slope of portions of the hillside. A total of 145,000 cubic yards of cut and 2,000 cubic yards of fill will be conducted to accommodate the overall Project.

Based on the Initial Study that was prepared, project implementation could result in significant and unavoidable impacts related to Aesthetics (Visual Character), and Noise (Short-Term Construction).

PUBLIC REVIEW PERIOD: The City has made this Draft EIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 47 days after the date of this notice (October 8, 2012)**. All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Draft EIR is:

Starting Date: August 22, 2012

Ending Date: October 8, 2012

DOCUMENT AVAILABILITY: The Draft EIR is available for public review during regular business hours at the following locations:

- City of Rancho Palos Verdes, Community Development Department , 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275
- Palos Verdes Peninsula Library, Miraleste Branch, 29089 Palos Verdes Drive East, Rancho Palos Verdes, CA 90275
- Palos Verdes Palos Verdes Main Library, 650 Deep Valley Drive, Rolling Hills Estates, CA 90274
- Fred Hesse Park Community Building, 29301 Hawthorne Blvd., Rancho Palos Verdes, CA 90275

The Draft EIR may also be viewed on the City's website at www.palosverdes.com/rpv/planning/crestridge.

COMMENTS: Written comments may be submitted to the City of Rancho Palos Verdes Community Development Department. Please indicate a contact person for your agency or organization (if applicable) and send your comments to:

Eduardo Schonborn, AICP, Senior Planner
 City of Rancho Palos Verdes, Community Development Department
 30940 Hawthorne Boulevard
 Rancho Palos Verdes, California 90275
 Tel.: 310.544.5228; Fax: 310.544.5293
 Or via E-mail to: eduardos@rpv.com

All comments must be received no later than 5:30 PM on Thursday, October 8, 2012. If you should have any further comments or questions regarding the proposed Project and/or the availability of related environmental documents or applications, please contact Eduardo Schonborn, AICP, Senior Planner, at 310-544-5228 or eduardos@rpv.com.

PUBLIC MEETINGS: The City of Rancho Palos Verdes will also receive public comments regarding the Draft EIR at a regularly scheduled **Planning Commission** meeting on **Tuesday, September 25, 2012 at 7:00 p.m.** at Fred Hesse Park Community Building located at 29301 Hawthorne Blvd., Rancho Palos Verdes. No decision on the proposed project will be made by the Planning Commission at this meeting, since the purpose is solely to provide a forum for public comments on the Draft EIR. Following the Draft EIR's public review period, a Final EIR (including Responses to Comments on the Draft EIR) will be prepared. The Final EIR along with the project applications will then be presented to the Planning Commission for its review. The Planning Commission's recommendation on the project will then be presented to the City Council for action. Public notice will be provided of all future Planning Commission and City Council meetings.

Although public comments will be received through October 8th, if you would like your written comments included with the Staff Report for the September 25th Planning Commission meeting, the City requests that your written comments be provided to the City [Attention: Senior Planner, Eduardo Schonborn] by noon on Tuesday, September 18, 2012. Written comments submitted after the September 18th noon deadline will be given to the Planning Commission prior to the September 25th meeting. Written comments on the Draft EIR submitted between September 25th and October 8th along with all previously submitted comments on the Draft EIR will be responded to in the Final DIR and given to the Planning Commission when the Planning Commission considers its recommendation to the City Council regarding certification of the Final EIR.

Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda. Additionally, a Staff Report will be prepared for the September 25th Planning Commission meeting. On September 21, 2012, said report will be available for viewing on the City's website (<http://www.palosverdes.com/rpv/>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

For additional inquiries or information please contact Eduardo Schonborn at 310.544.5228 or via email at eduardos@rpv.com.

Date: August 22, 2012

Signature: _____

Joel Rojas

Title: Community Development Director

Telephone: 310.544.5228