

APPENDIX C

Cultural and Tribal Cultural Resources Supporting Information

APPENDIX C.1

Due Diligence Cultural Resources Assessment

**CRM TECH**

1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

MEMORANDUM

Date: January 24, 2025
From: Bai “Tom” Tang, Principal, and Terri Jacquemain, Historian/Architectural Historian, CRM TECH
To: Liza Debies, Senior Environmental Planner, CSG Consultants, Inc.
Re: Due-Diligence Cultural Resources Assessment of Three Properties: First Church of Christ, Scientist, Malaga Cove Professional Suites, and Lunada Bay Patio Building, City of Palos Verdes Estates, Los Angeles County (CRM TECH Project No. 4181)

Dear Ms. Debies:

At your request, CRM TECH has completed a due-diligence, program-level cultural resources assessment on three developed properties in the City of Palos Verdes Estates, Los Angeles County, California. The purpose of the study is to identify potential cultural resources issues associated with possible redevelopment involving these properties, including the potential historic significance of the four buildings currently occupying the properties and potential sensitivity for archaeological resources, for future statutory and regulatory compliance purposes under the California Environmental Quality Act (CEQA). The three properties are listed below, and their locations are illustrated in Figure 1.

Name	Address	Assessor’s Identification No.
First Church of Christ, Scientist	4010 Palos Verdes Drive North/ 3888 Vía Campesina	7538-027-009 and -010
Malaga Cove Professional Suites (two buildings)	304-314 and 316-344 Tejon Place	7539-016-018 and -019
Lunada Bay Patio Building	2325 Palos Verdes Drive West	7542-015-025

The scope of the study consisted of a cultural resources records search, preliminary historical background research, and a field inspection of the existing buildings. The records search was completed by CRM TECH archaeologist Nina Gallardo on October 26, 2024, at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, located at California State University, Fullerton. The historical background research and the field inspection were conducted by CRM TECH historian/architectural historian Terri Jacquemain, who meets and exceeds the Secretary of the Interior’s Standards for professional qualifications in history and architectural history. The background research was based mainly on published literature in local history, City of Palos Verdes Estates building permit records, Los Angeles County Assessor’s real property information database, genealogical databases at Ancestry.com, and historical maps and aerial/satellite photographs of the project vicinity. The results of these research procedures are presented in the sections below.

First Church of Christ, Scientist

According to SCCIC records, the First Church of Christ, Scientist property has not been included in any cultural resources studies in the past, nor have any cultural resources been identified on or

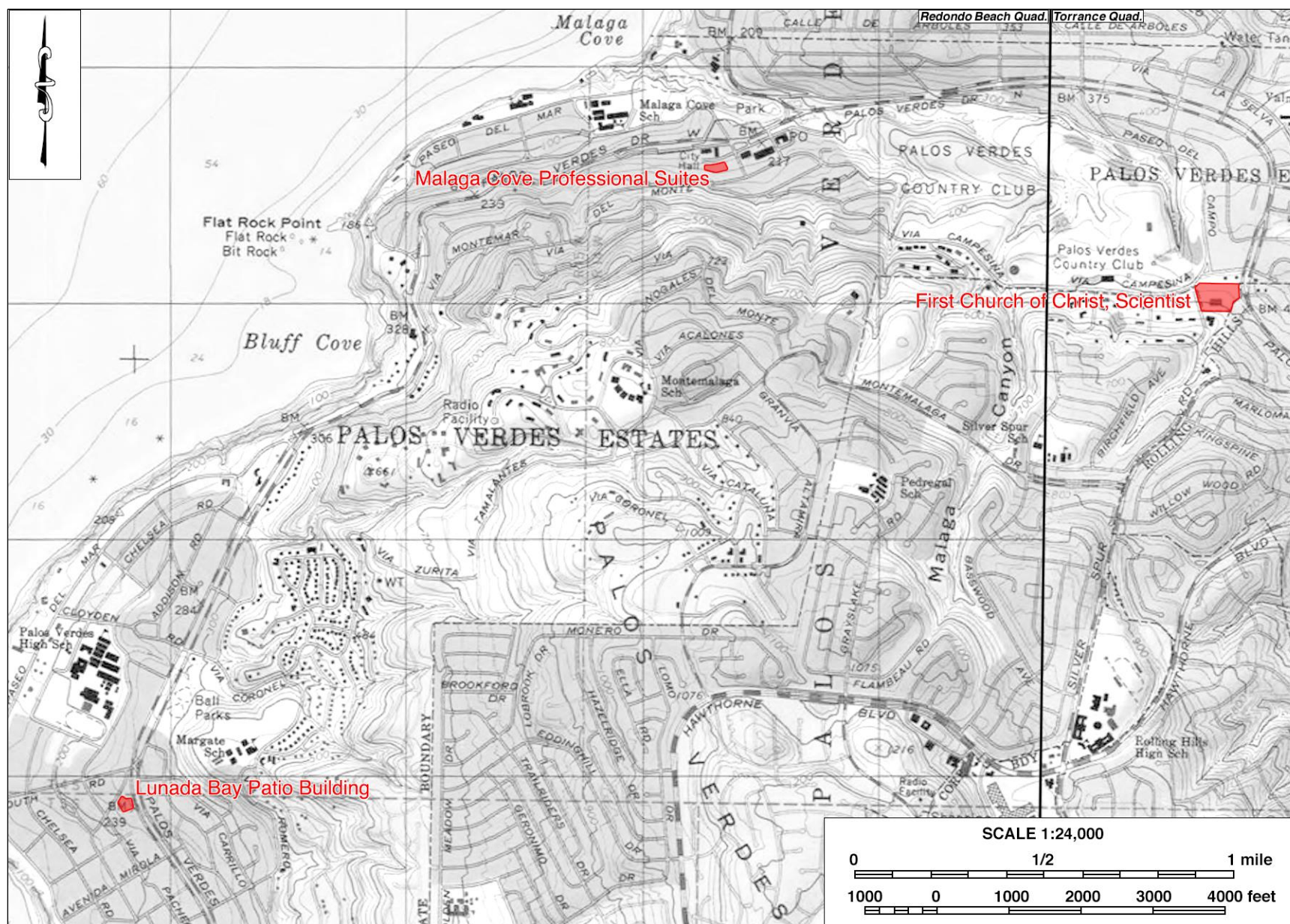


Figure 1. Locations of the subject properties of this study, based on USGS Redondo Beach and Torrance, Calif., 7.5' quadrangles.



Figure 2. First Church of Christ, Scientist, ca. 1970, view to the southwest. (Source: PVLD n.d.)

adjacent to the property. Within a one-mile radius of this location, SCCIC records identify 13 previous studies and two cultural resources that have been recorded into the California Historical Resources Inventory. One of the studies is a general plan overview for the nearby City of Torrance, while the others were mostly focused on small areas or linear features, including two along the roads adjacent to the subject property. Collectively, the more focused studies covered less than 10% of the land within the scope of the records search. The two recorded cultural resources were both wooden power poles dating to the historic period, and they were found more than a half-mile to the southeast and the southwest of the subject property.

Historical records indicate that the First Church of Christ, Scientist was built in 1969 and opened to parishioners the following year (PVLD n.d.; Figure 2). The architect for the building was Carrington H. Lewis (1912-1972), and the building contractor was Edwin F. Borchard (PVLD n.d.; Ancestry.com n.d.). With his office located in nearby Torrance and later in Long Beach, Carrington Lewis is also remembered today as the architect for the Palos Verdes Estates City Hall (1958), the Palos Verdes Estates branch of the Security First National Bank (1955), and Crestwood Street School in Rancho Palos Verdes (1955; PCAD n.d.).

During the field inspection, it was observed that the church is a tall one-story Spanish Eclectic-style building compounded of two main masses joined on the southerly side by a smaller mass and on the northerly side by an arched colonnade (Figures 2, 3). The colonnade shelters a walkway along the north side of the eastern mass and ends at the western mass. The building features over-sized doors and a number of tall, arched windows. The entire compound rests on concrete slab foundations with each section surmounted by low-pitched gable roofs sheathed with red terra cotta tiles. The exterior walls are built of red bricks with a coat of weathered white paint. Compared to historical photographs (Figures 2, 3), the building appears intact with little change save for the (intentional?) weathering of the exterior paint, which lends an aged appearance.

Though not an exceptional example of the Spanish Eclectic style, the building retains good integrity in terms of location, setting, design, materials, workmanship, feeling, and association, and its exterior appears unaltered. Given the typical role a religious institution often plays in a community, this building may be a property of local historical interest in the City of Palos Verdes Estates, which may require further research and analysis in a program-level cultural resources study in the future. At this time, however, there is no substantial evidence from the sources consulted during this study



Figure 3. First Church of Christ, Scientist, as it appears today. (Photograph taken on October 11, 2024; view to the southwest)

that it would qualify as a “historical resource,” as defined by PRC §5020.1(j) and Title 14 CCR §15064.5(a)(1)-(3), that warrants proper protection under CEQA provisions (PRC §21084.1).

Since the scope of this study did not include a systematic field survey of the subject property (nor was sufficient access available for such survey efforts), the presence or absence of archaeological features or artifacts on the property is currently unknown. While no cultural resources of archaeological nature were previously recorded within the one-mile scope of the records search, past survey coverage in the area is insufficient to establish an overall archaeological sensitivity assessment for the project vicinity. However, although recent satellite images of the property show some areas of open land on the subject property beyond the building footprint and the accompanying paved parking lot and driveway, all of these areas appear to have been landscaped (Google 1994-2024). As such, it is unlikely for any undisturbed, potentially significant archaeological deposits of prehistoric or early historical origin to occur on or near the surface on this property.

Malaga Cove Professional Suites

SCCIS records indicate that neither of the two buildings on this property was previously recorded or evaluated for historic significance, nor were the parcels they occupy included in any cultural resources studies completed in the past. Within a one-mile radius, SCCIC records identify 20 previous studies and 10 recorded cultural resources. Once again, the majority of the studies, aside from the large-scale overview for the Torrance general plan, are focused on small areas or linear features, covering well below 10% of the land within the records search scope.

Among the recorded cultural resources were three archaeological sites of prehistoric (i.e., Native American) origin, one prehistoric isolate (i.e., a locality with fewer than three artifacts), and six sites from the historic period. The prehistoric resources, including two shoreline habitation sites, contained various flaked-stone, groundstone, and faunal artifacts, while human burials were also reported at one of the habitation sites. The historic-period sites were all buildings or other built-environment features, including two power poles. The nearest among these localities, a prehistoric site found below surface at nearby Memorial Garden and a historic-period site consisting of the Malaga Cove Library and Farnham Martin’s Park, were recorded a few hundred feet to the north and the southeast of the subject property, respectively, across densely populated urban landscape.



Figure 4. Malaga Cove Professional Suites at 304-314 (left, view to the south) and 316-344 Tejon Place (right, view to the southwest). (Photographs taken on October 11, 2024)

City records contain a new construction permit for the eastern building (304-314 Tejon Place) on the property and a garage that was issued in 1952 to then-owner Harold G. Drews, with M. Robertson listed as the architect (City of Palos Verdes Estates 1952). Historical aerial photographs show the rear “wing” of the building to have been added sometime between 1963 and 1973 (NETR Online 1963; 1973). A new construction permit for “offices and stores” at 316-348 Tejon Place was issued in 1955, but the owner’s name and the architect’s are illegible (City of Palos Verdes Estates 1955).

The field inspection showed both buildings to have typical Spanish Eclectic elements, such as low-pitched terra cotta tile roofs, red tile staircases and walkways, and a few archways (Figure 4). Much of the fenestration appears to be original casement windows. Neither building would be considered a particularly representative or outstanding example of their architectural style, but both retain good integrity with few alterations to the street-facing façades. Nevertheless, the preliminary research has not identified any notable qualities in the architecture or history of these buildings. Unless more in-depth research during a project-level study in the future uncovers important associations with an important historic theme, event, or person, neither building is likely to qualify as a “historical resource” for CEQA-compliance purposes.

In terms of archaeological sensitivity, it was noted during the field inspection that essentially the entire surface of the subject property is occupied by the two buildings or paved with concrete or asphalt, leaving no vestige of the native landscape (Figure 4). Consequently, the sensitivity is considered to be low at this location, and a more intensive archaeological field survey would not be productive.

Lunada Bay Patio Building

The records search indicates that the Lunada Bay Patio Building, constructed in 1967, was previously recorded into the California Historical Resources Inventory in 2013 during a cultural resources study for a cellular transmission tower project and was subsequently designated Site 19-190903 (Crawford 2013; Figure 5). No architect or builder was identified in the record forms, but the building was evaluated as not meeting any of the criteria for listing in the National Register of Historic Places (*ibid.*), which are essentially identical to the criteria for the California Register of Historical Resources.



Figure 5. Lunada Bay Patio Building in 2013. (Source: Crawford 2013)

Within a one-mile radius of this property, SCCIC records show 14 additional studies completed in the past, all of them also focused on small areas. Together, these studies again account for less than 10% of the total area within the records search scope. Other than the Lunada Bay Patio Building, 11 cultural resources were previously identified and recorded in the one-mile radius, including seven prehistoric sites, one prehistoric isolate, and three historic-period sites, but none of them within a quarter-mile of the subject property. The prehistoric resources also consisted of flaked-stone, groundstone, and faunal artifacts, in some cases with shell midden

or human burials also reported, while the historic-period sites represented three more wooden power poles.

During the field inspection, the Lunada Bay Patio Building was found to appear much the same as it did in 2013 (Figures 5, 6). It is a relatively common Spanish Eclectic-influenced commercial building from the mid-20th century and a product of standard construction practices of the time. Barring any new information about the building coming to light in the future, the Lunada Bay Patio Building would likely be found ineligible for the California Register of Historical Resources and thus not a “historical resource” according to CEQA guidelines. Meanwhile, the rest of the property was observed as being almost entirely covered by concrete pavement and, over portions of the interior patio, floor tiles. Therefore, no intact archaeological remains of prehistoric or early historic origin would be anticipated on or near the ground surface.



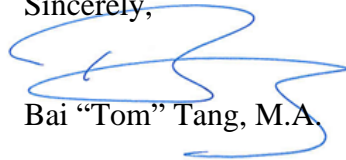
Figure 6. Lunada Bay Patio Building as it appears today. (Photograph taken on October 11, 2024; view to the southwest)

Summary

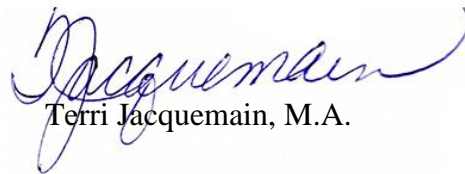
In summary, none of the four existing buildings on the three properties examined during this study appears likely to meet the criteria for listing in the California Register of Historical Resources or to meet CEQA definition of a “historical resource” otherwise. The Lunada Bay Patio Building was previously evaluated against the criteria for the National Register of Historic Places and determined not to be eligible, and the present study has encountered no evidence that any of these buildings has sufficient historical association or other special merits to be considered significant under CEQA provisions. While the scope of this study did not include a systematic archaeological survey of these properties, field observations and background research suggest that all three of them appear to be low in archaeological sensitivity in the surface and near-surface soils due to past ground disturbances.

Standard record forms for these buildings are attached to this memorandum in the appendices. If you have any questions or need further information on the findings of this study, please feel free to contact us at (909) 824-6400, ttang@crmtech.us, or tjacquemain@crmtech.us.

Sincerely,



Bai “Tom” Tang, M.A.



Terri Jacquemain, M.A.

References Cited:

Ancestry.com

n.d. Genealogical database entries for Carrington H. Lewis (U.S. Census; published obituary notice). <https://www.ancestry.com/>.

City of Palos Verdes Estates

1952 New construction permit for 304-314 Tejon Place. On file, Building and Safety Department, City of Palos Verdes Estates.

1955 New construction permit for 316-344 Tejon Place. On file, Building and Safety Department, City of Palos Verdes Estates.

Crawford, K.A.

2013 California Historical Resources Inventory record forms, Site 19-190903. On file, South Central Coastal Information Center, California State University, Fullerton. (See Appendix 2)

Google, Inc.

1994-2024 Satellite photographs of the project vicinity. Available through the Google Earth software.

NETR (Nationwide Environmental Title Research) Online

1963-1973 Aerial/satellite photographs of the project vicinity. <http://www.historicaerials.com>

PCAD (Pacific Coast Architecture Database)

n.d. Carrington H. Lewis (Architect). <https://pcad.lib.washington.edu/person/3226/>.

PVLD (Palos Verdes Library District)

n.d. First Church of Christ, Scientist, Palos Verdes Estates; photograph and editorial fact sheet. <https://palosverdeshistory.org/nodes/view/5524>; <https://palosverdeshistory.org/nodes/view/5526>.

APPENDIX 1 PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY Bai “Tom” Tang, M.A.

Education

- | | |
|-----------|--|
| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

- | | |
|-----------|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

PROJECT ARCHAEOLOGIST
Nina Gallardo, B.A.

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.

Honors and Awards

- 2000-2002 Dean's Honors List, University of California, Riverside.

APPENDIX 2

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

State of California
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

*Page 1 of 11 *Resource Name or #: T-Mobile West LLC LA02399A/LA399 Lunada Bay*P1. Other Identifier: None*P2: Location: Not for publication Unrestricted ☒ a. County: Los Angeles

And (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS Quad Redondo Beach *Date: 1975 T; R; ¼ of ¼ of Sec. _____ B.M. _____c. Address: 2325 Palos Verdes Drive West City: Palos Verde Estates Zip: 90274d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);

APN: 7542-015-025

*P3a. Description (Describe resource and its major elements, include design, materials, condition, alterations, size, setting and boundaries.)

The subject property is a two-story, irregular shaped, asymmetrical, Modern with Spanish elements style, commercial office building located in a mixed commercial and residential neighborhood. The building has a concrete foundation, stucco exterior and a hipped roof with Spanish tile. A tower projects from the center of the building and extends above the roofline. The building contains 36,478 square feet of space. The main façade is divided into multiple bays by columns which extend the full height of the façade. The center of the front façade contains large column details that rise to join at the roof line and create the tower section. The main entrance is located within this section. Arched detailing is present on the tower and a French doors and a wrought iron balcony are present. Windows are multiline, fixed pane, metal framed windows and are placed in even rows across the façade. The rear of the building contains open bays for parking. The building is in good condition with no major alterations noted. The property is landscaped with mature trees, bushes, and grass lawns. A parking lot is present in front of the building.

*P3b. Resource Attributes: (List attributes and codes) HP 6: 1-3 Story Commercial BuildingP4. Resources Present: Building X Structure
Object Site District Element of DistrictP5b. Description of Photo: (View, date
Accessions #) View W/10/20/2013*P6. Date Constructed/Age and Source Historic
X Prehistoric Both c.1967/Los Angeles County
Assessor's Records*P7. Address: Jack Kahlo, 2325 Palos Verdes
Drive West, Palos Verdes Estates, CA*P8: Recorded by: (Name, Affiliation, Address)
K.A. Crawford, Crawford Historic Services, P.O.
Box 634, La Mesa, CA*P9. Date Recorded: 10/20/2013*P10. Type of Survey: (Describe) Intensive*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None

*Attachments: None Location Map Sketch Map Continuation Sheet X Building, Structure and
Object Record X Archaeological Record District Record Liner Resource Record Milling Station
Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#
*NRHP Status Code

*Page 2 of 11 *Resource Name or # (Assigned by Recorder): T-Mobile West LLC LA02399A/LA399

Lunada Bay

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial/Office

B4. Present Use: Commercial/Office

*B5. Architectural Style: Modern with Spanish elements

*B6. Construction History: (Construction Date, alterations and dates of alterations)

The subject building was constructed in approximately 1967. The building's original windows have been replaced with non-historic windows at an unknown time.

*B7. Moved? X No Yes Unknown Date: Original Location

*B8. Related Features: Parking lot

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Development of Palos Verde Estates and Modern Architecture Area: Palos Verde Estates Period of Significance: 1967-Present Property Type: Commercial Applicable Criteria: A and C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The city of Palos Verde Estates was one of the first master planned communities in the United States. The area features stunning views of the coastline and beautiful beaches, leading to the concept of creating a planned community during the 1920s. Palos Verde Estates is one of several Palos Verde upscale communities along this section of the California coastline. Many prominent architects designed homes for wealthy residents and the downtown area of the city. Some of the gardens and public areas were designed by famed landscape designer, Frederick Law Olmsted. Many of these structures and gardens are still in use and the Myron Hunt-designed Public Library has been placed on the National Register of Historic Places. The city was officially incorporated in 1939. The subject property was built in 1967 as the city underwent an expansion during the 1960s, as the population grew. The building has served as an office building with occupants including real estate firms, lawyers, accountants, insurance companies and similar type residents of the building. The building is in good condition but windows have been replaced with upgraded windows. Overall general tenant improvements have taken place over the decades.

B11. Additional Resource Attributes: (List attributes and codes) None

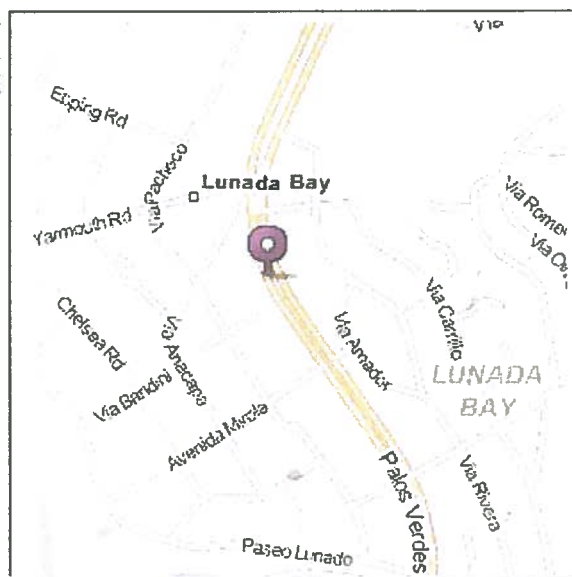
*B12. References: McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of Los Angeles Assessor's Records; City of Palos Verde Estates Building Department Records.

B13. Remarks: None

*B14. Evaluators: K.A. Crawford

*Date of Evaluation: 10/20/2013

(This space reserved for
official comments.)



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 3 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399
Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic Services
Continuation ☒ Update

Date October 20, 2013

(Continued from page 2)

Integrity Statement

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c.1967 Modern with Spanish elements style commercial building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the urban area surrounding the structure has changed. The design, materials and workmanship have been altered by replacement of original windows. The integrity level is good and the condition of the building is good.

National Register of Historic Places Eligibility Evaluation

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the Palos Verde Estates area which began in the 1920s and continues to the present time. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Modern with Spanish elements architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is a standard, limited example of the Modern style with the use of Spanish elements to tie into the overall Spanish heritage of California and the area but none of the elements has any particular distinction. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. **Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Modern style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local Palos Verde Estates Register eligibility.

State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic ServicesDate October 20, 2013Continuation ☒ Update

T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View West

October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic ServicesDate October 20, 2013Continuation ☒ Update

T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View North

October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 6 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic Services
Continuation ☒ Update

Date October 20, 2013

T-Mobile West LLC LA02399A/LA399 Lunada Bay
Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274
View South
October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 7 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic Services

Date October 20, 2013

Continuation ☒ Update

T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View Northeast

October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 8 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic Services

Date October 20, 2013

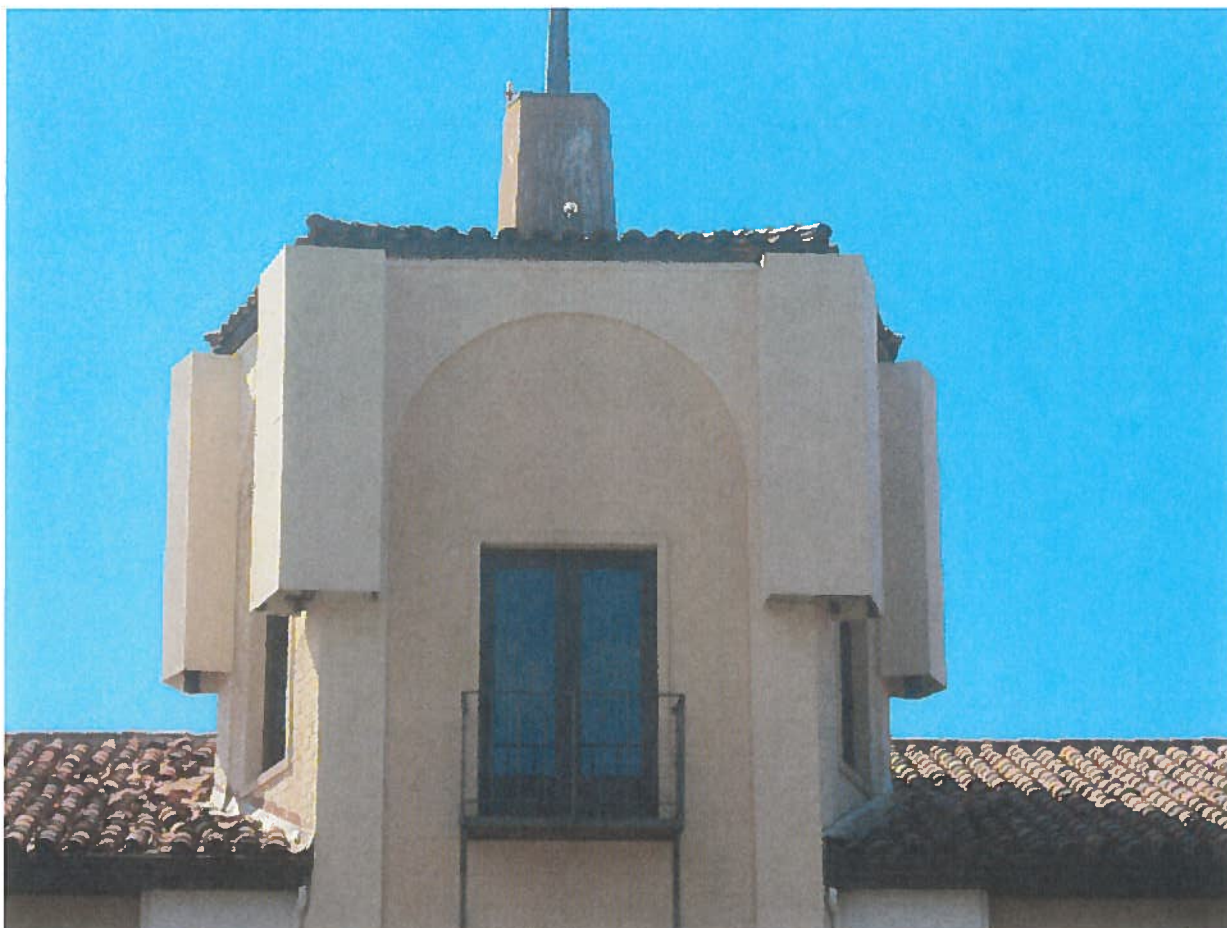
Continuation ☒ Update

T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View West/Tower Site Detail

October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 9 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399 Lunada Bay

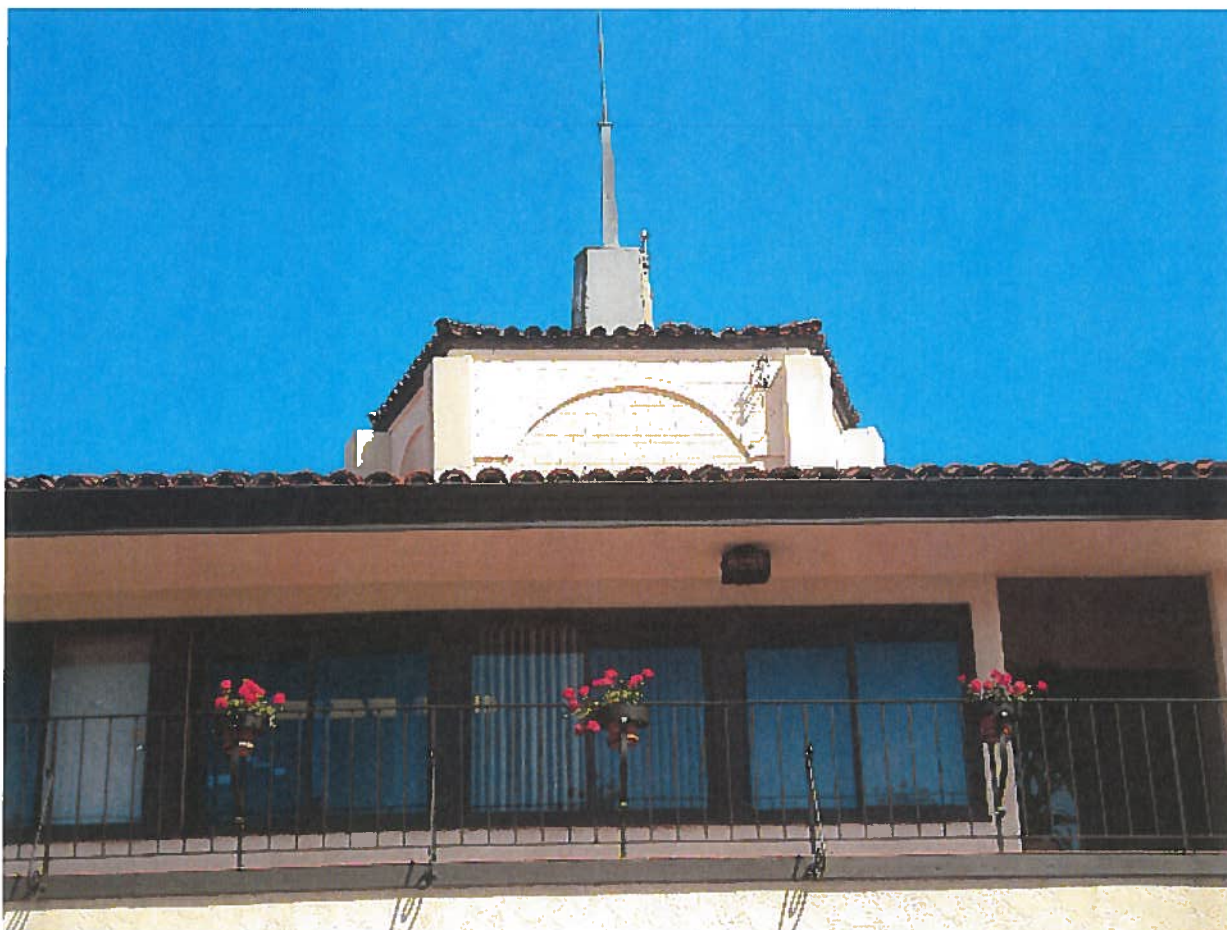
*Recorded by K.A. Crawford/Crawford Historic ServicesDate October 20, 2013Continuation ☒ Update

T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View East/Tower Site Detail

October 20, 2013



State of California – The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 10 of 11 *Resource Name or # (Assigned by recorder) T-Mobile West LLC LA02399A/LA399

Lunada Bay

*Recorded by K.A. Crawford/Crawford Historic Services

Date October 20, 2013

Continuation ☒ Update

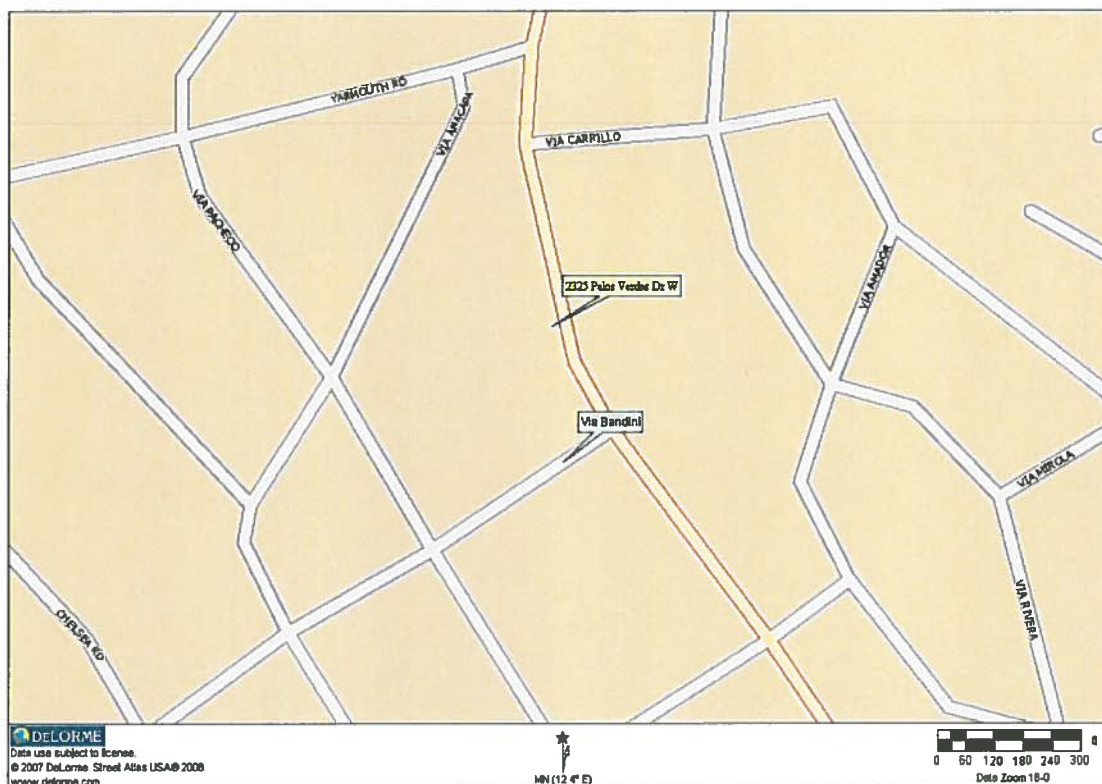
T-Mobile West LLC LA02399A/LA399 Lunada Bay

Office Building, 2325 Palos Verdes Drive West, Palos Verdes Estates, CA 90274

View South/Existing Antenna Detail

October 20, 2013





State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 19-190903 (Update)

HRI # _____

Trinomial _____

Page 1 of 2

Resource name or # (Assigned by recorder) _____

Recorded by: Terri Jacquemain

*Date: October 11, 2024

☒ Continuation ☐ Update

A field visit on October 11, 2024, shows the Lunada Bay Patio Building be in generally the same condition as previously recorded in 2013, with little change over the last decade. However, the "stucco exterior" reported in 2013 was found to be in fact mostly exposed bricks painted in beige color, with stucco coating applied only on parts of the centered tower and around storefronts in the interior "patio" area.

City records yielded permits issued between 1999 and 2009 for minor changes, mostly interior tenant improvement. In 2016, an exterior staircase was replaced "like for like." The building permit records produced little additional information on the construction history of the building.



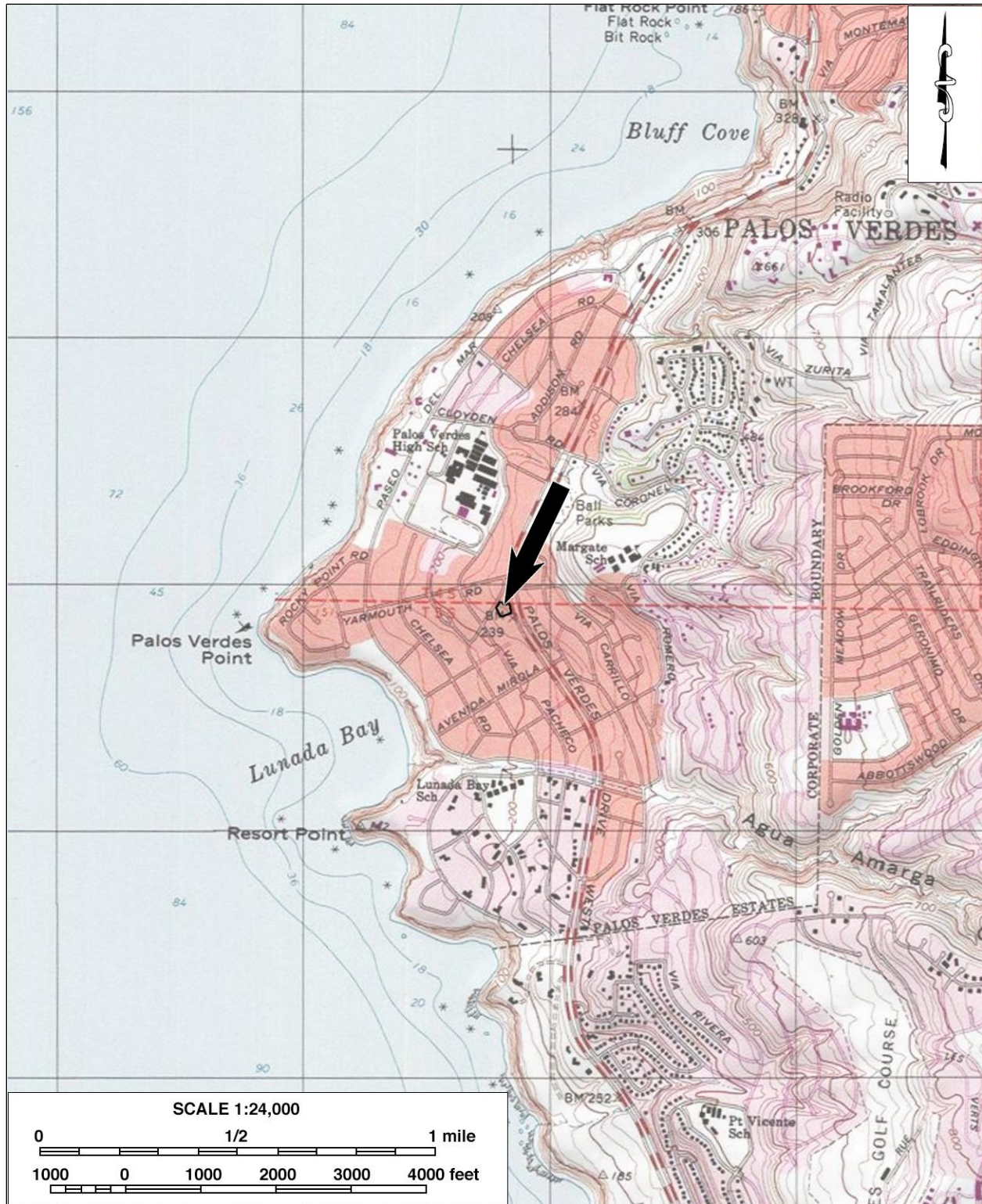
The Lunada Bay Patio Building as it appeared on October 11, 2024,
view to the southwest

Report Citation:

Bai "Tom" Tang and Terri Jacquemain

2025 Due-Diligence Cultural Resources Assessment of Three Properties: First Church of Christ Scientist, Malaga Cove Professional Suites, and Lunada Bay Patio Building, City of Palos Verdes Estates, Los Angeles County

LOCATION MAP



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7R

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or # (Assigned by recorder) CRM TECH 4181-1

- P1. Other Identifier: First Church of Christ, Scientist
- *P2. Location: ☒ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Torrance, Calif. Date 1981
T4S; R14W; 1/4 of Sec _____; S.B. B.M. (within the Los Palos Verdes land grant)
c. Address 4010 Palos Verdes Drive North/3888 Via Campesina
City Palos Verdes Estates Zip 90274
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 371,236 mE/ 3,740,785 mN
UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Identification Numbers 7538-027-009 and -010
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This church is a tall one-story Spanish Eclectic-style building compounded of two main masses joined on the southerly side by a smaller mass and on the northerly side by an arched colonnade, which shelters a walkway along the north side of the eastern mass and ends at the western mass. Concrete finials top the colonnade to mark the arches. Entries in the courtyard are filled with over-sized wood doors, and fenestration includes a number of tall arched windows and recessed, untrimmed 3x3 fixed-sash windows. The northern wall of the western mass features an arched stained-glass window. The low-pitched cross-gable roof is covered with red terra cotta tiles, and the exterior walls are built of red bricks with a coat of weathered white paint. The building appears intact with little change save for the (intentional?) weathering of the exterior paint, which lends an aged appearance.
- *P3b. Resource Attributes: (List attributes and codes) HP16: Religious building
- *P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
☐ Other (isolates, etc.)
- P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)
- 
- P5b. Description of Photo (view, date, accession number): Taken on
October 11, 2024; view to
the southeast
- *P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1969
- *P7. Owner and Address: First
Church of Christ,
Scientist, same address
- *P8. Recorded by (Name, affiliation, & address): Terri Jacquemain,
CRM TECH, 1016 East Cooley
Drive, Suite A/B, Colton,
CA 92324
- *P9. Date Recorded: October 11, 2024
- *P10. Survey Type (describe): Due-diligence reconnaissance
- *P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang and Terri
Jacquemain (2025): Due-Diligence Cultural Resources Assessment of Three
Properties: First Church of Christ Scientist, Malaga Cove Professional
Suites, and Lunada Bay Patio Building, City of Palos Verdes Estates, Los
Angeles County
- *Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____

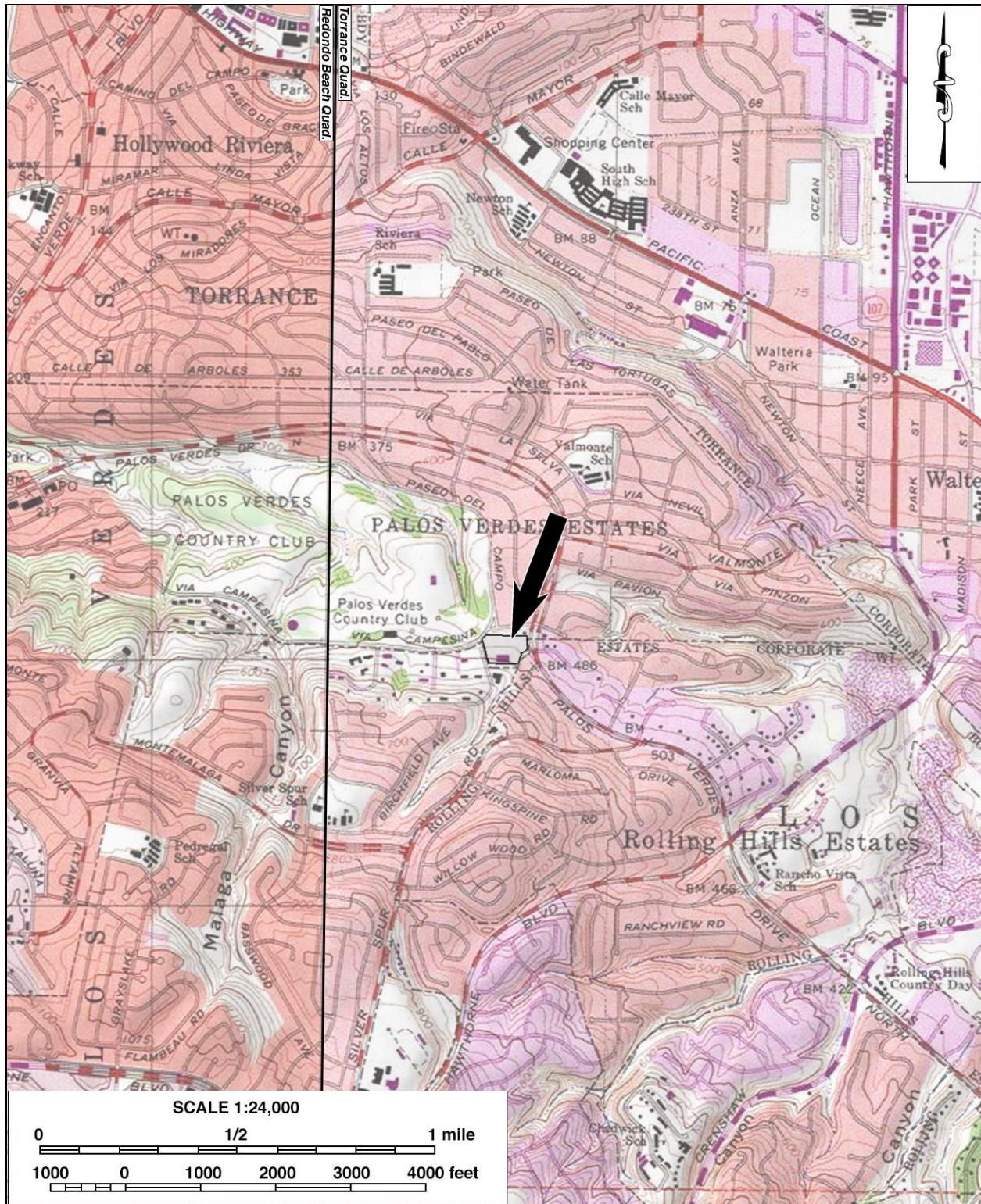
Page 2 of 2

*Resource Name or # (Assigned by recorder) CRM TECH 4181-1

*Map Name: Torrance and Redondo Beach, Calif.

*Scale: 1:24,000

*Date of Maps: 1981



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7R

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or # (Assigned by recorder) CRM TECH 4181-2

P1. Other Identifier: Malaga Cove Professional Suites

*P2. Location: ☒ Not for Publication ☒ Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redondo Beach, Calif. Date 1981
T4S; R15W; 1/4 of Sec _____; S.B. B.M. (within the Los Palos Verdes land grant)

c. Address 304-314 and 316-344 Tejon Place

City Palos Verdes Estates

Zip 90274

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 371,236 mE/ 3,740,785 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Identification Numbers 7539-016-018 and -019; west of Via Corta

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are two two-story commercial buildings at this location, both featuring Spanish Eclectic-influenced design with red terra cotta tile roofs and stucco-clad exterior walls. The easterly building at 304-314 Tejon Place is irregularly shaped and has a combination of multiple gable and shed roof forms, all of them low-pitched. The roof ends in medium-width eaves with exposed rafter tails. The main mass closest to the street sits roughly east-west and bends to the north at the eastern end to meet a second, jutting rectangular mass that is oriented northwest-southeast. At the roof juncture is approximately 6-8' diameter, tile-topped turret.

Three sets of exterior stairs with wrought-iron or stucco railings access the street-facing façade, one centered that leads (Continued on p. 2)

*P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 story commercial buildings

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession number): 304-314

Tejon Place, taken on
October 11, 2024; view to
the south (see also p. 2)

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1952; 1955

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain,
CRM TECH, 1016 East Cooley
Drive, Suite A/B, Colton,
CA 92324

*P9. Date Recorded: October 11,
2024

*P10. Survey Type (describe): Due-diligence reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang and Terri Jacquemain (2025): Due-Diligence Cultural Resources Assessment of Three Properties: First Church of Christ Scientist, Malaga Cove Professional Suites, and Lunada Bay Patio Building, City of Palos Verdes Estates, Los Angeles County

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

Recorded by: Terri Jacquemain

*Date: October 11, 2024

✓ Continuation Update

*P3a. **Description (continued):** to the ground-level units and two at either end that lead to the upper level. A fourth staircase with metal rails accesses the second floor at the rear. Fenestration on the ground level consists of metal-framed windows with fixed sashes, while second-story windows also include metal-framed casements. The entries consist of glazed commercial doors. A parking area fills the area below the rear jutting mass.

To the west, the building at 316-344 Tejon Place is rectangular in shape and sports a side-gable roof with a shed-roofed lean-to on the eastern end. The roof also ends in medium-width eaves with exposed rafter tails. The second story cantilevers slightly in the street-facing northern façade. Access to the second floor is provided by a two-flight exterior staircase with stucco railing, which leads to an open archway at the front of the lean-to. A raised concrete patio enclosed by wrought iron railing extends across the entire width of this façade, accessed from the street level by a set of brick-lined steps at each end.

The upper portion of the front façade is punctuated by eight pairs of ribbon windows, each consisting of two fixed sashes flanked by similar-looking casements. Correspondingly, the ground floor façade is fenestrated with eight larger windows with three fixed sashes each, accompanied by a plain wood door on one end and transom lights across the top. Similar windows are found on both floors at the rear. A wood balustrade encloses the full-width balcony on the upper level of the rear façade, echoed by wrought iron railing at the lower level, which lies below the adjacent parking lot in elevation. The eastern end of the building features two smaller windows on each level, while the western end is blind.



Building at 316-344 Tejon Place, view to the southwest

LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) CRM TECH 4181-2

*Map Name: Torrance and Redondo Beach, Calif.

*Scale: 1:24,000

*Date of Maps: 1981



APPENDIX C.2

Tribal Correspondence

CITY OF PALOS VERDES ESTATES



September 23, 2024

Sandonne Goad, Chairperson
Gabrielino /Tongva Nation
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
sgoad@gabrielino-tongva.com
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Chairperson Sandonne Goad,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned with the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned with 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 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3). Please see the attached exhibits which detail the exact locations of the three sites.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrielino/Tongva Nation wishes to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the

lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

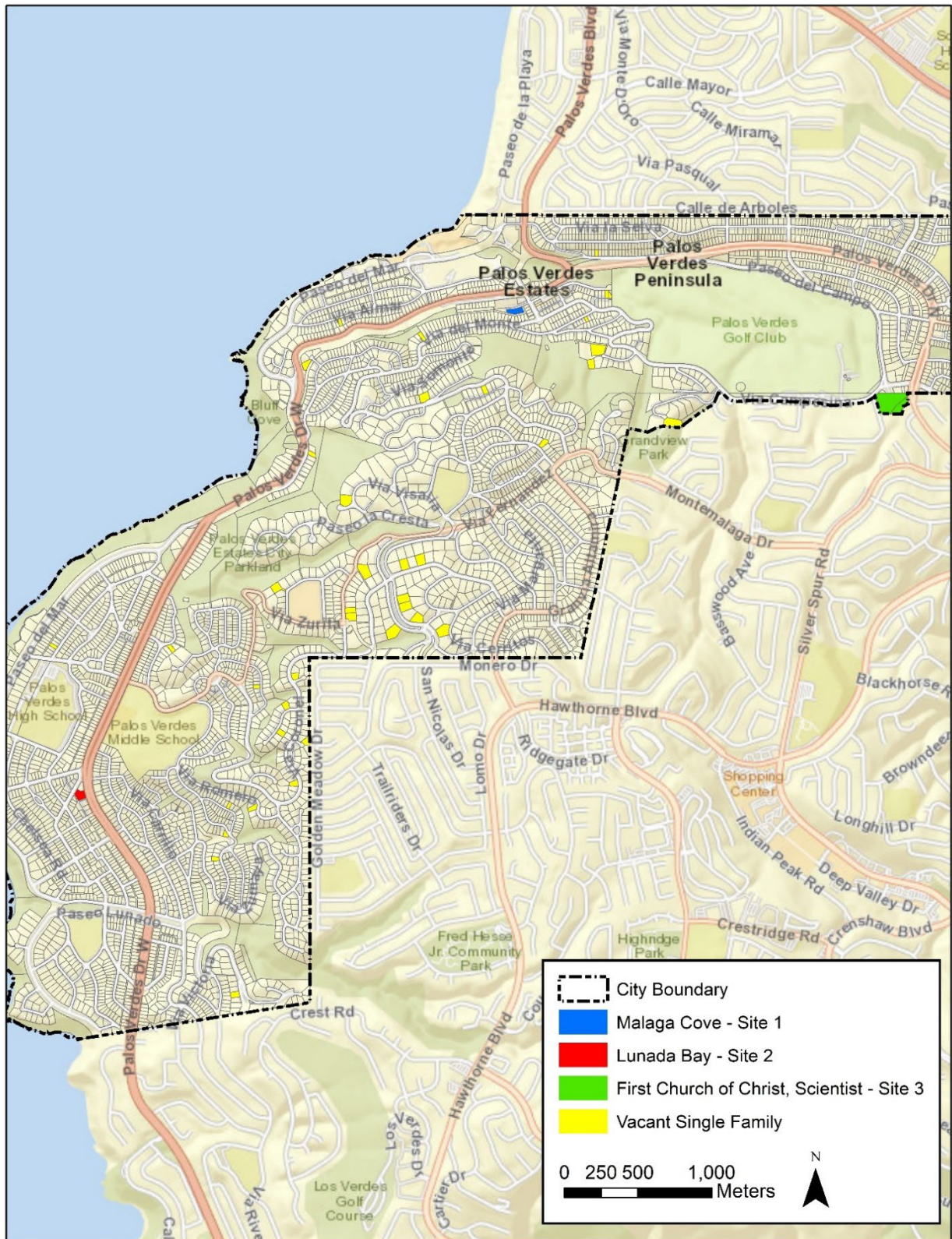
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

**Figure III-1
Palos Verdes Estates Sites Inventory**



**Figure III-2
Proposed Housing Site 1 - Malaga Cove**

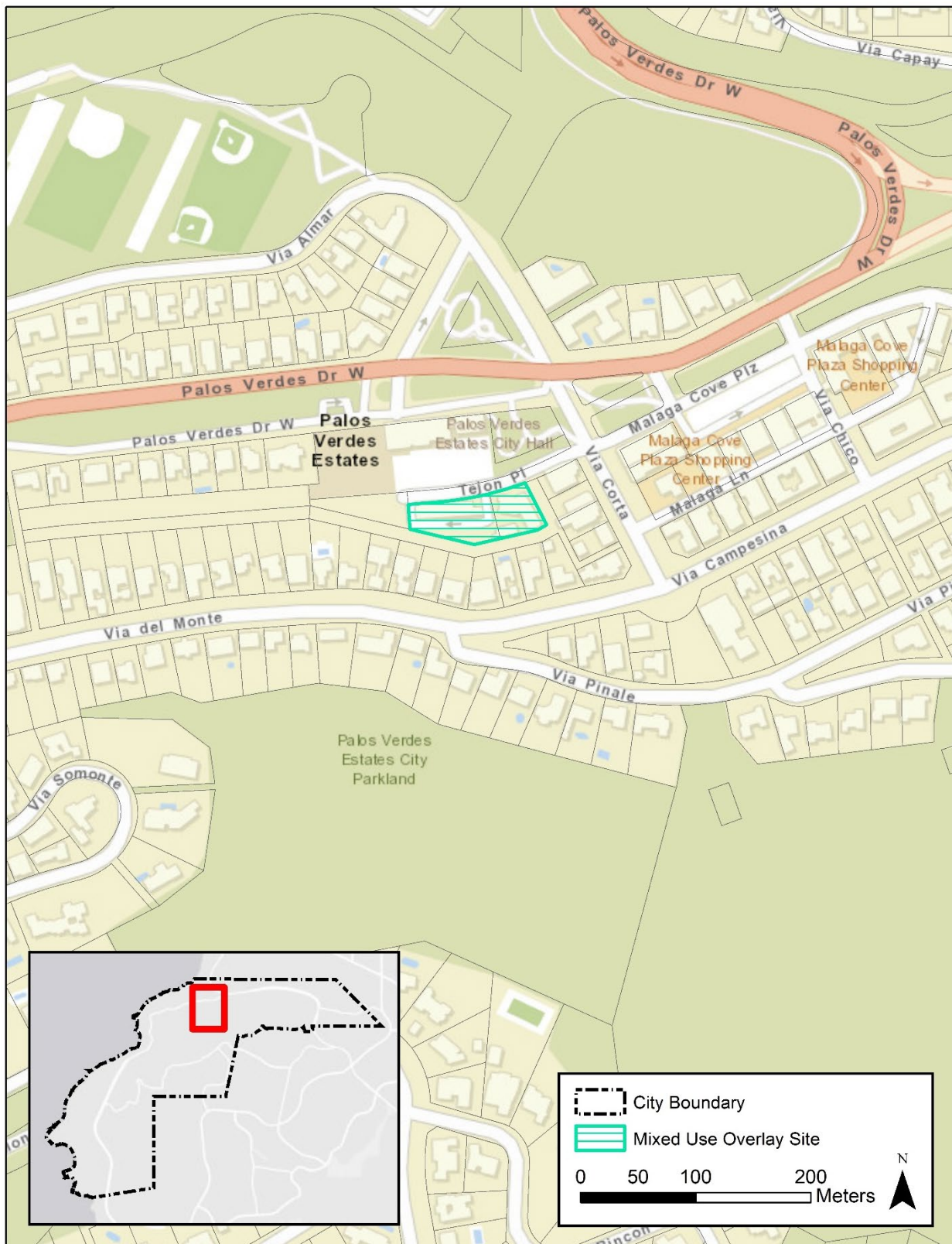


Figure III-3
Proposed Housing Site 2 – Lunada Bay

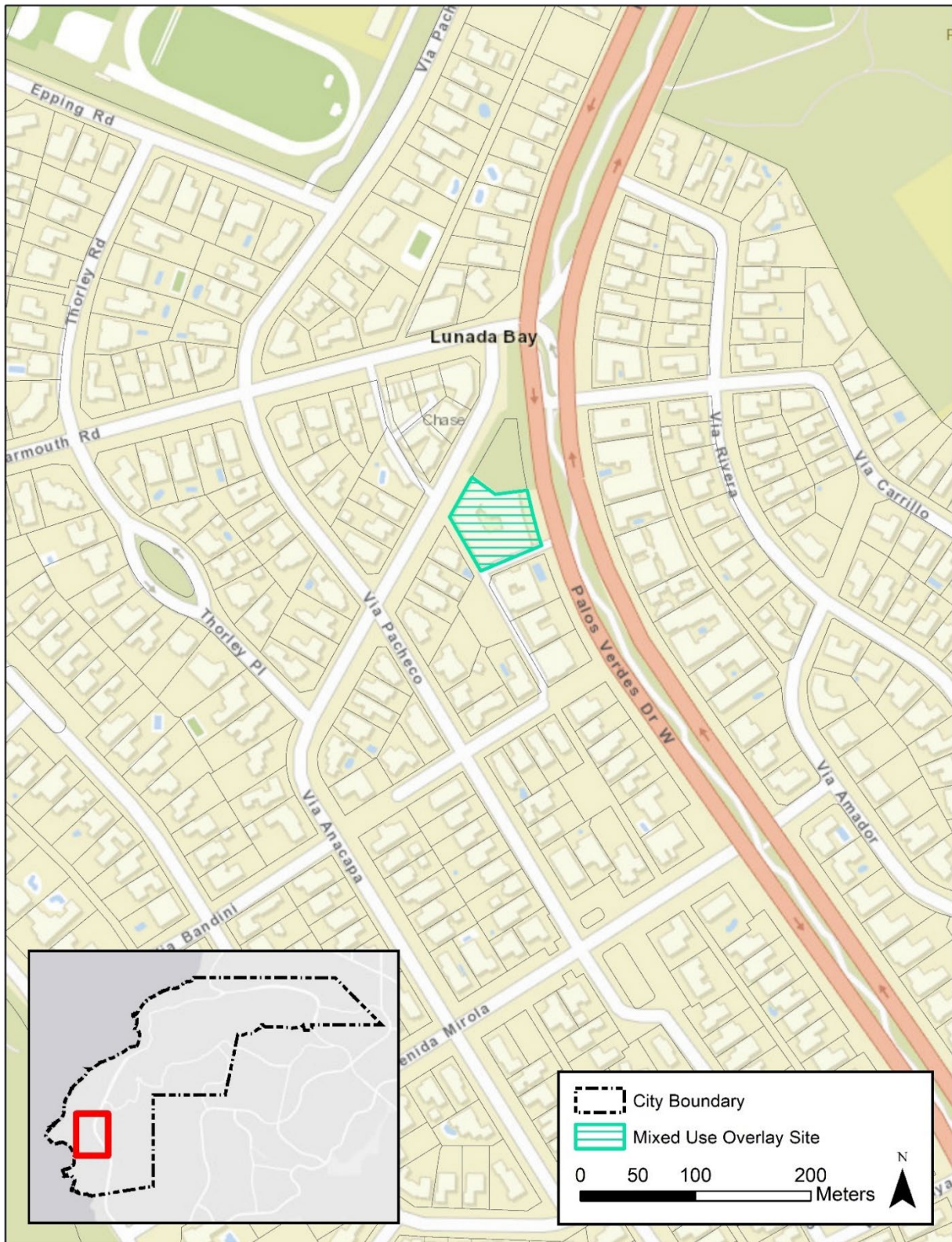
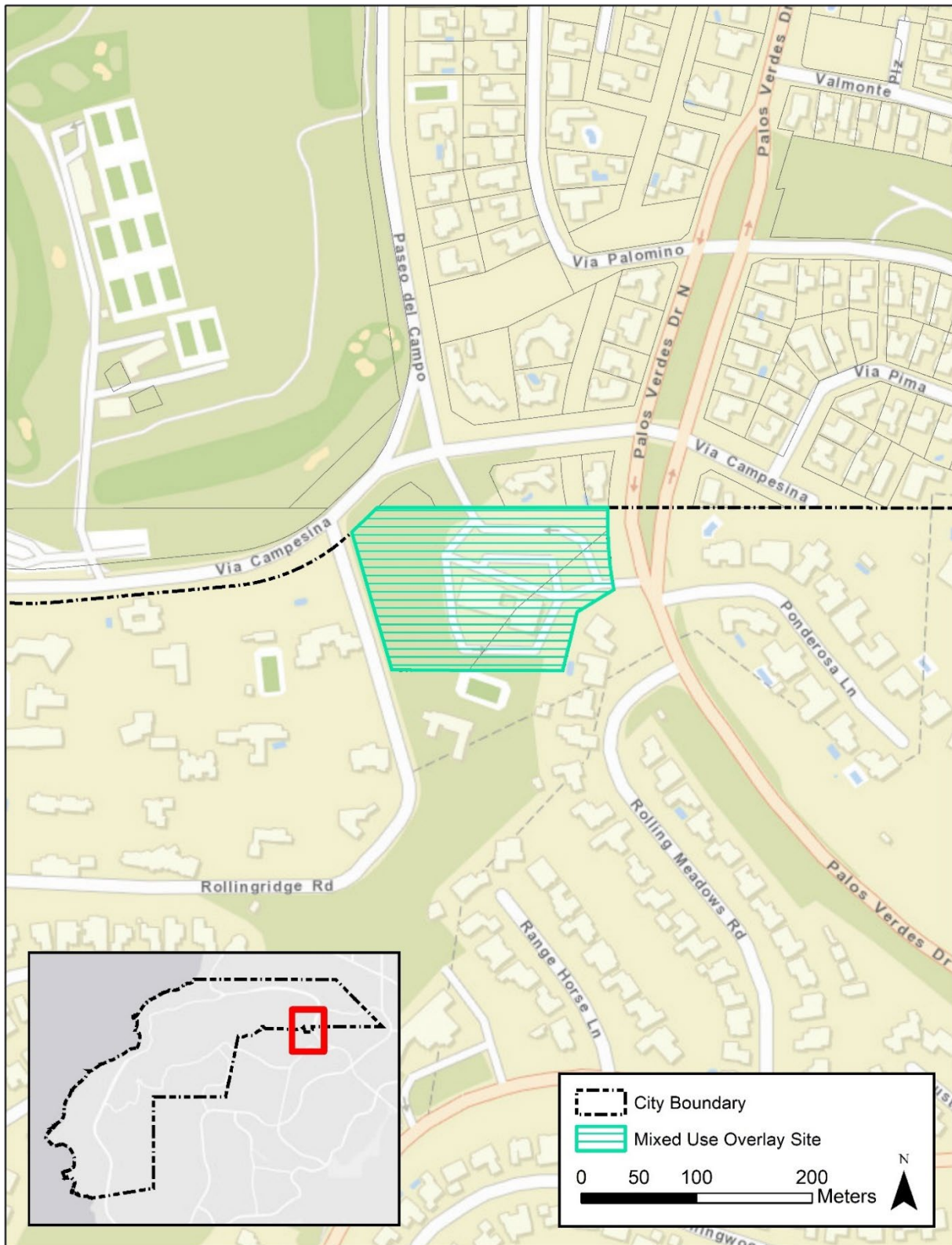


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539
Isaul@santarosa-nsn.gov
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Chair Lovina Redner,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

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Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned with the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned with 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 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3). Please see the attached exhibits which detail the exact locations of the three sites.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Santa Rosa Band of Cahuilla Indians wishes to consult with the City on the proposed project, please indicate in writing via letter or email addressed

to the lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

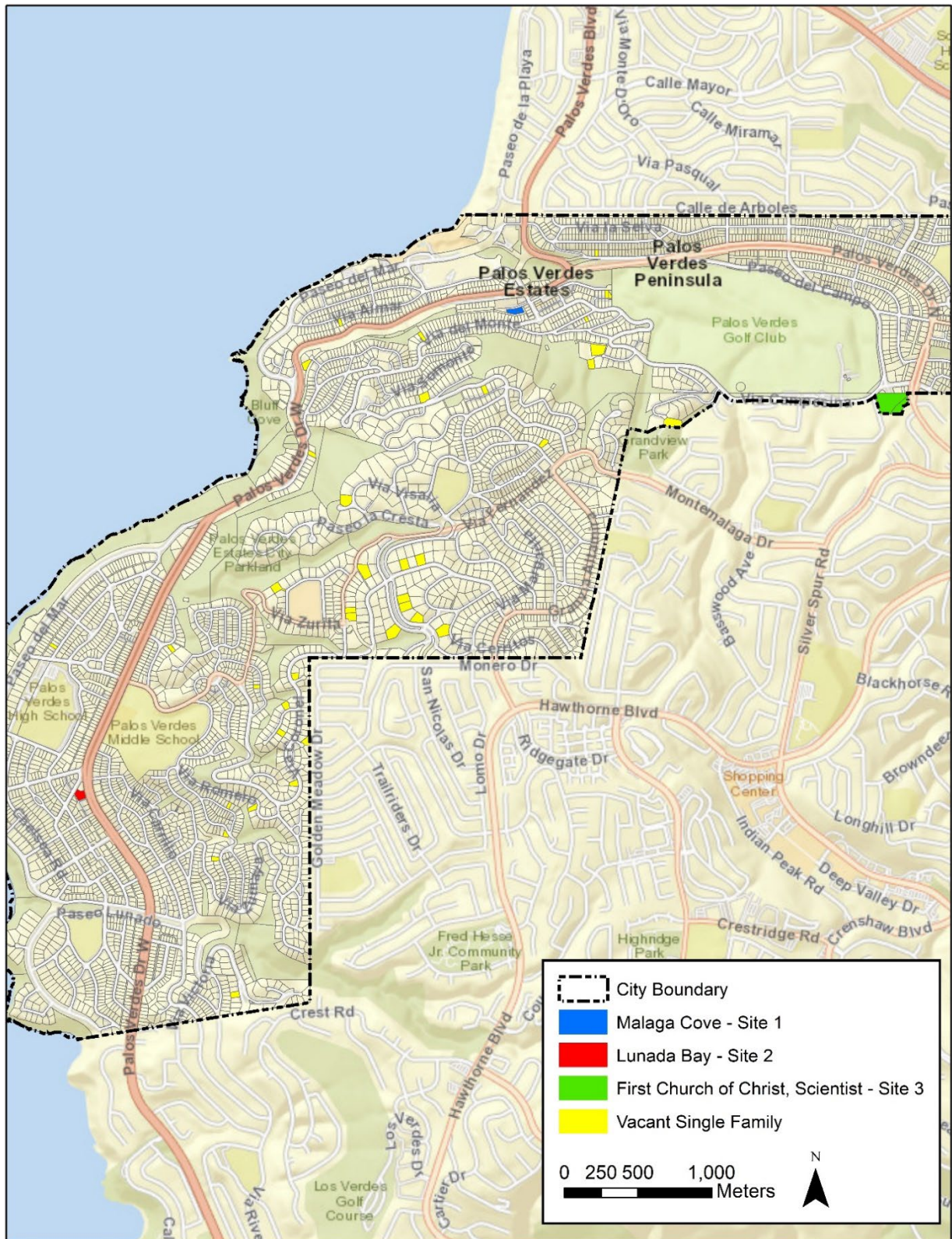
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

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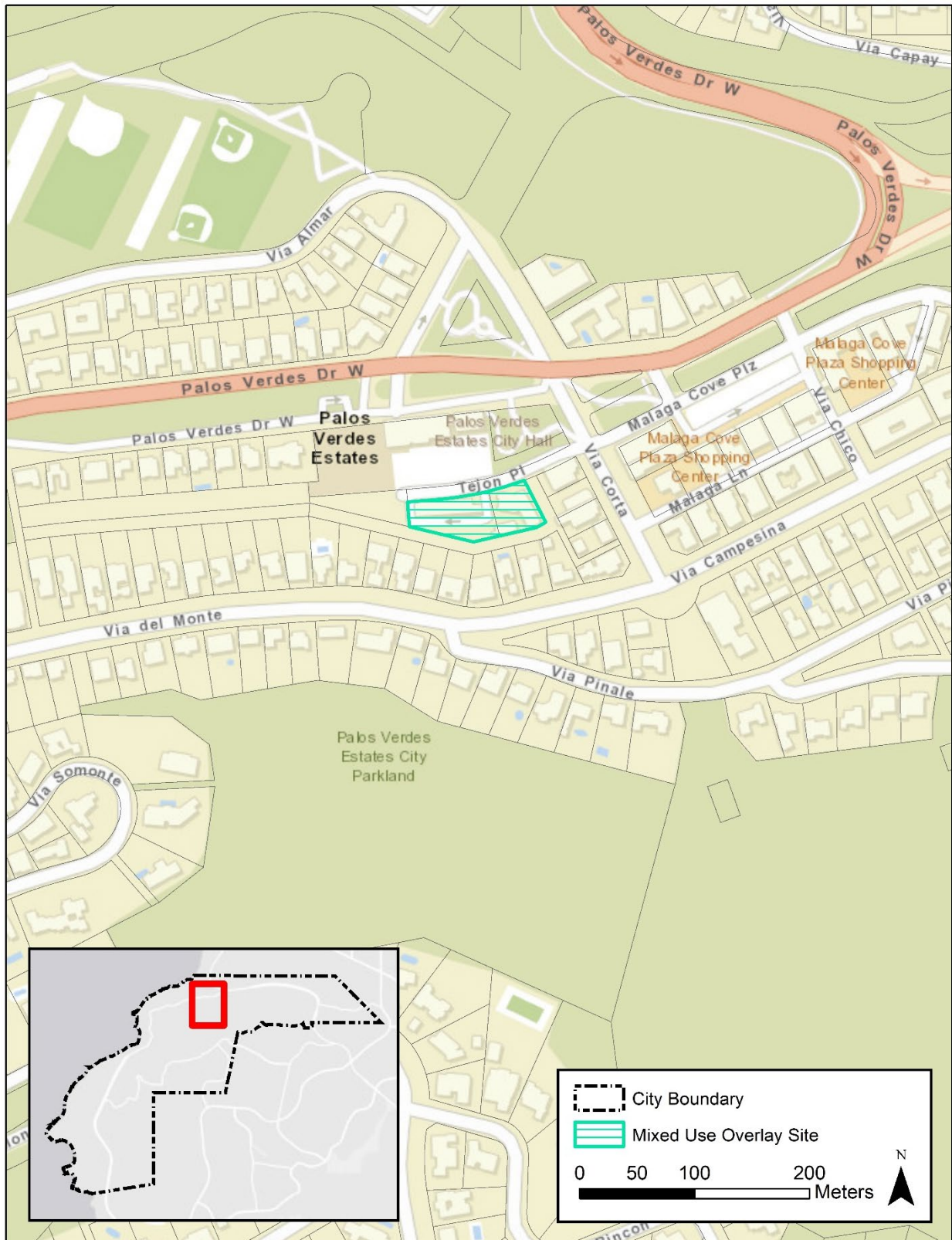


Figure III-3
Proposed Housing Site 2 – Lunada Bay

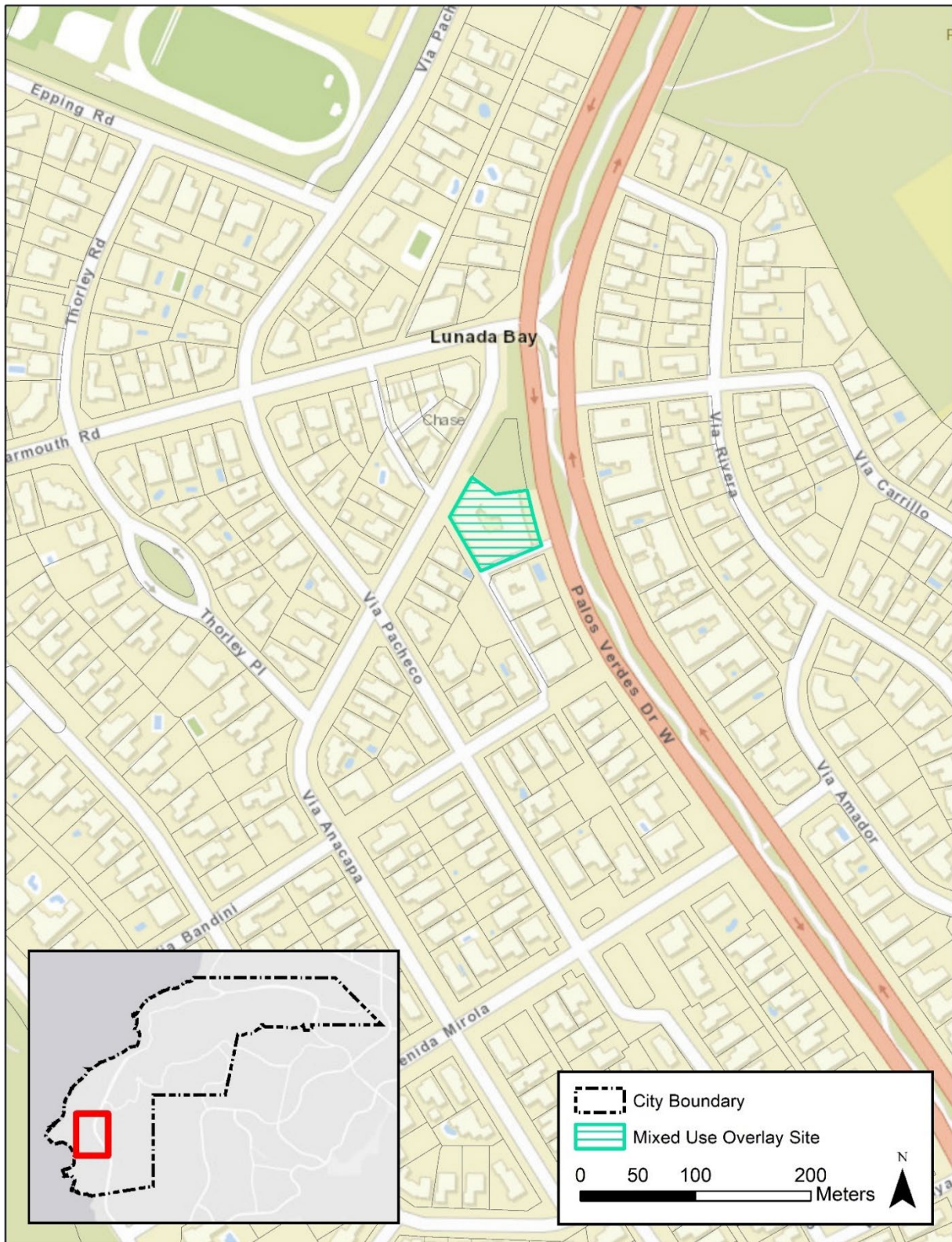
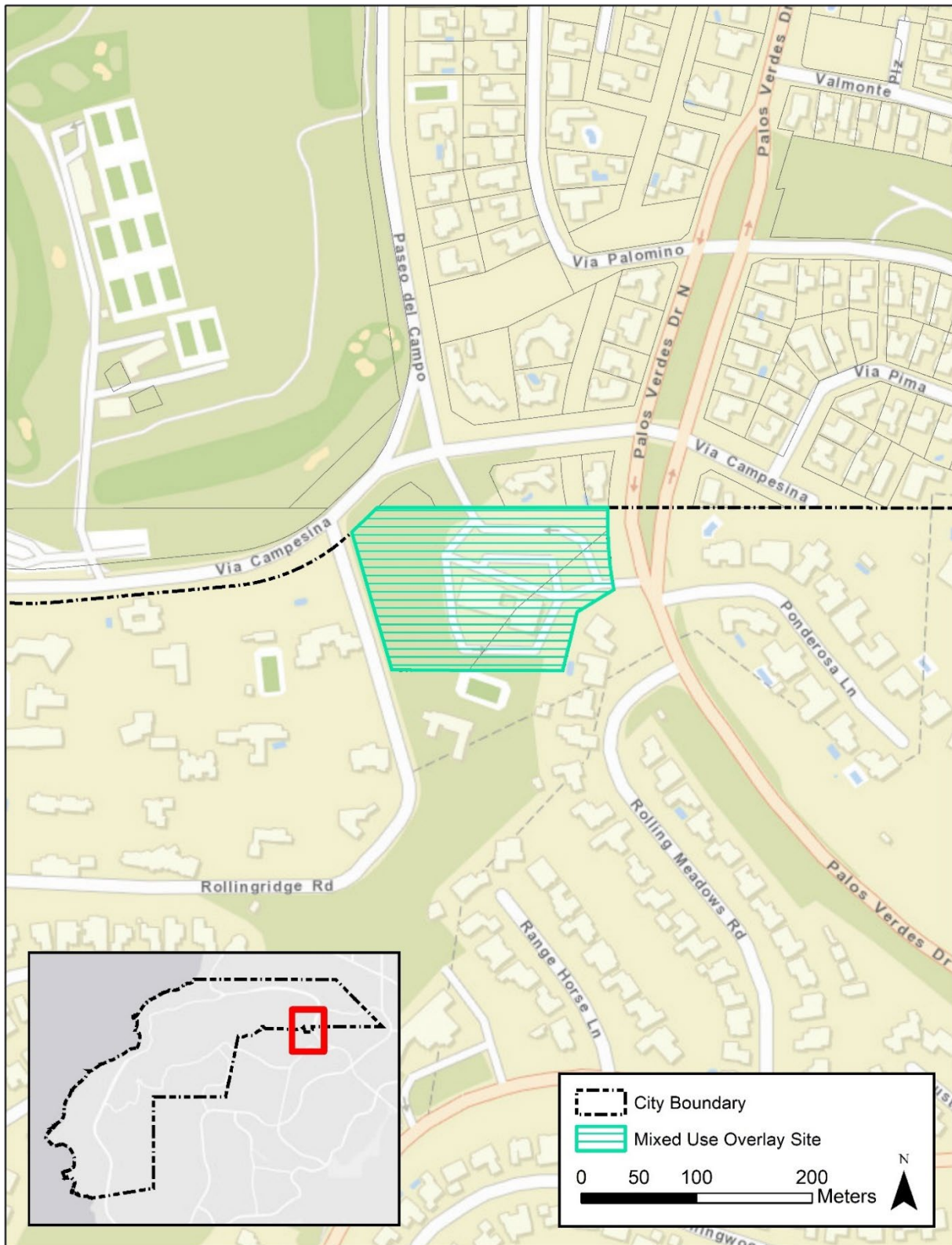


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Charles Alvarez
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307
roadkingcharles@aol.com
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Charles Alvarez,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

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The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrielino-Tongva Tribe wishes to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the

lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

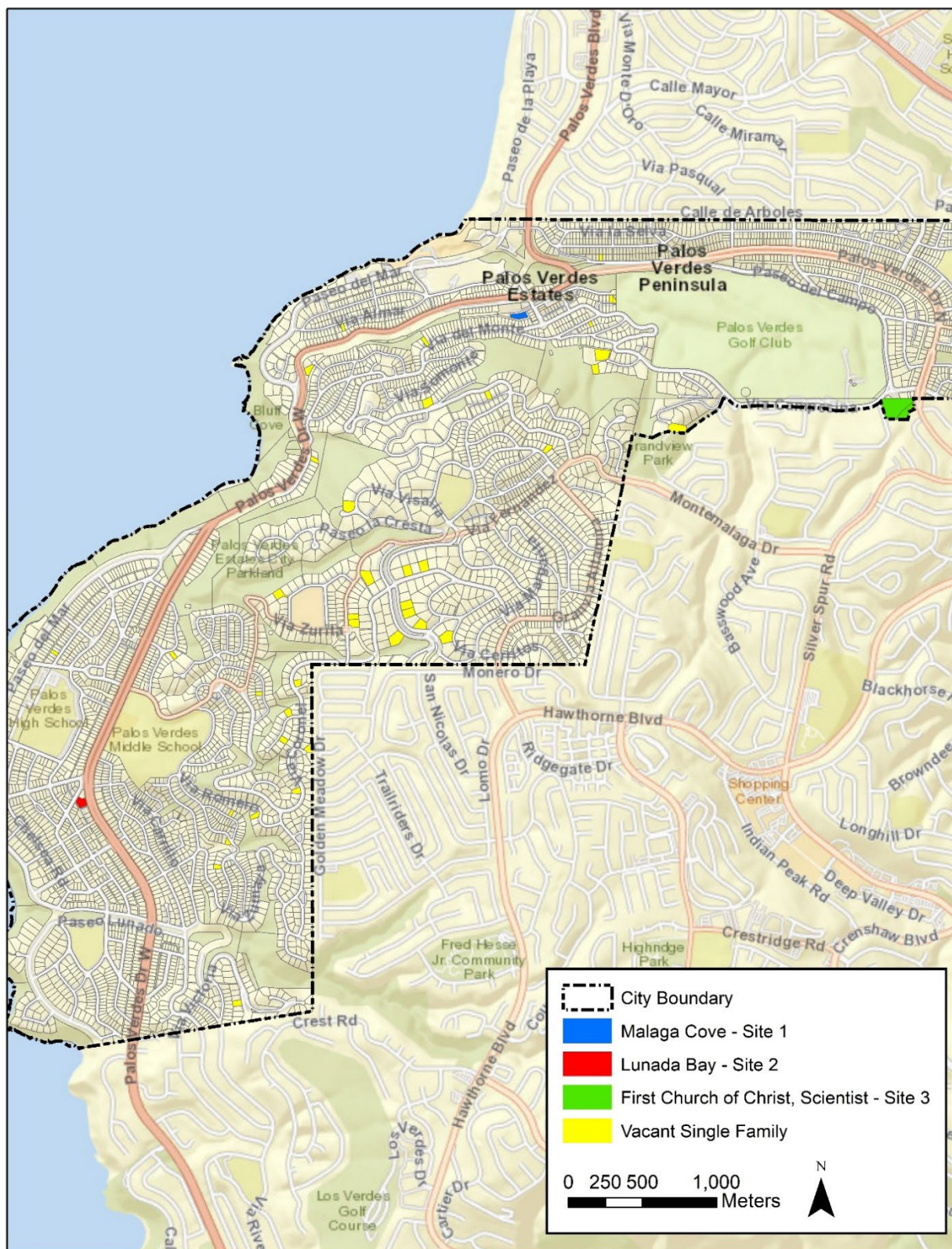
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

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Palos Verdes Estates Sites Inventory**



**Figure III-2
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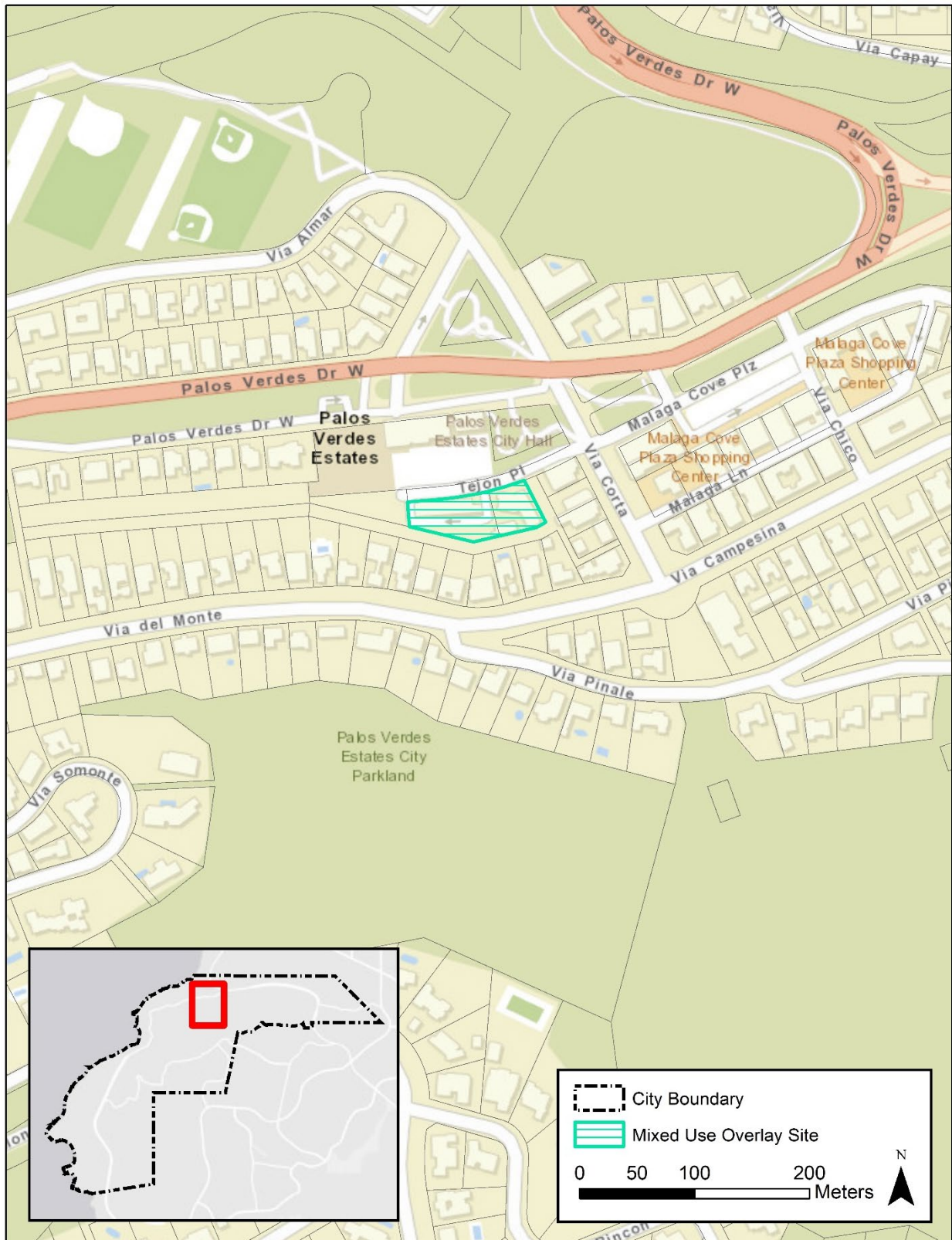


Figure III-3
Proposed Housing Site 2 – Lunada Bay

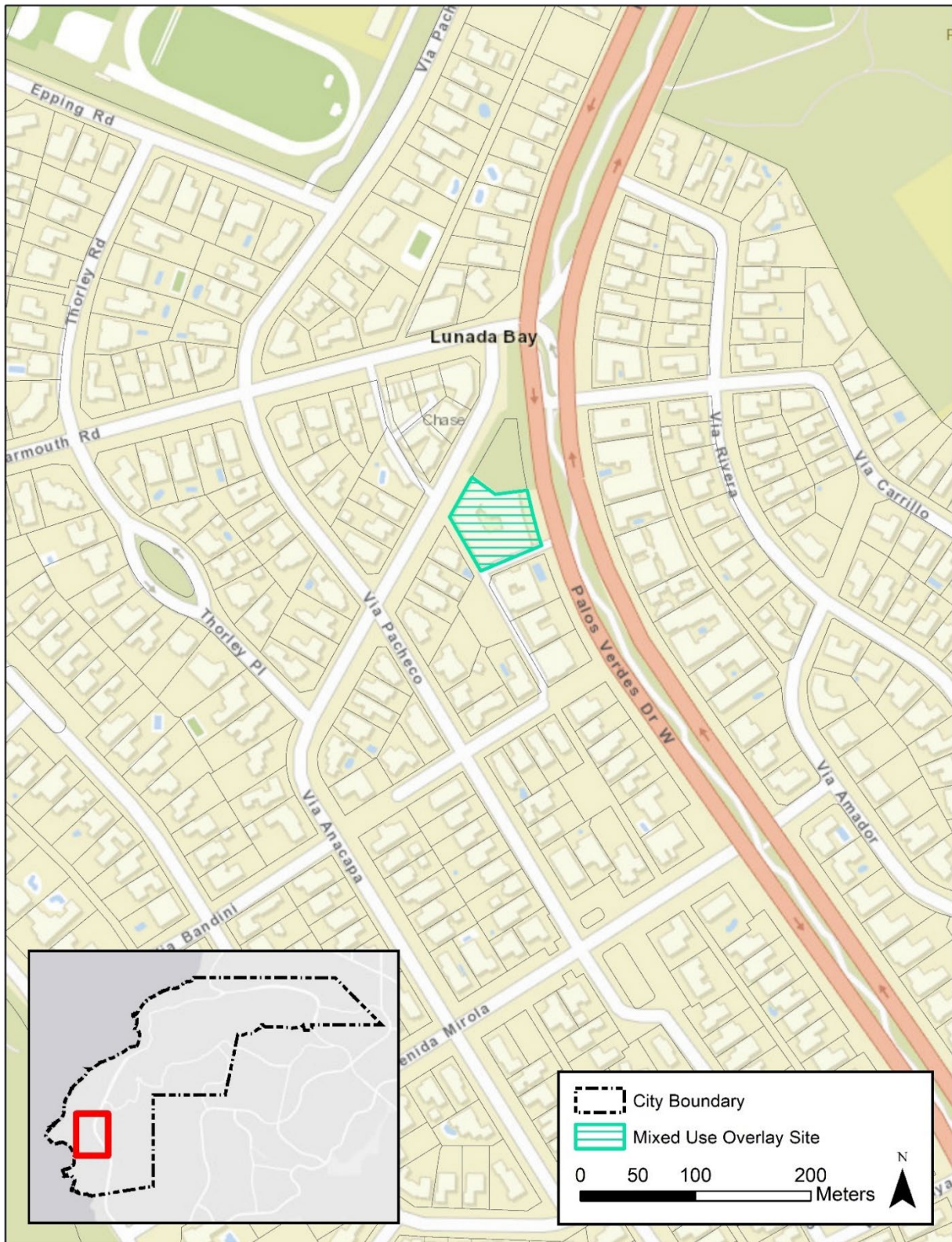
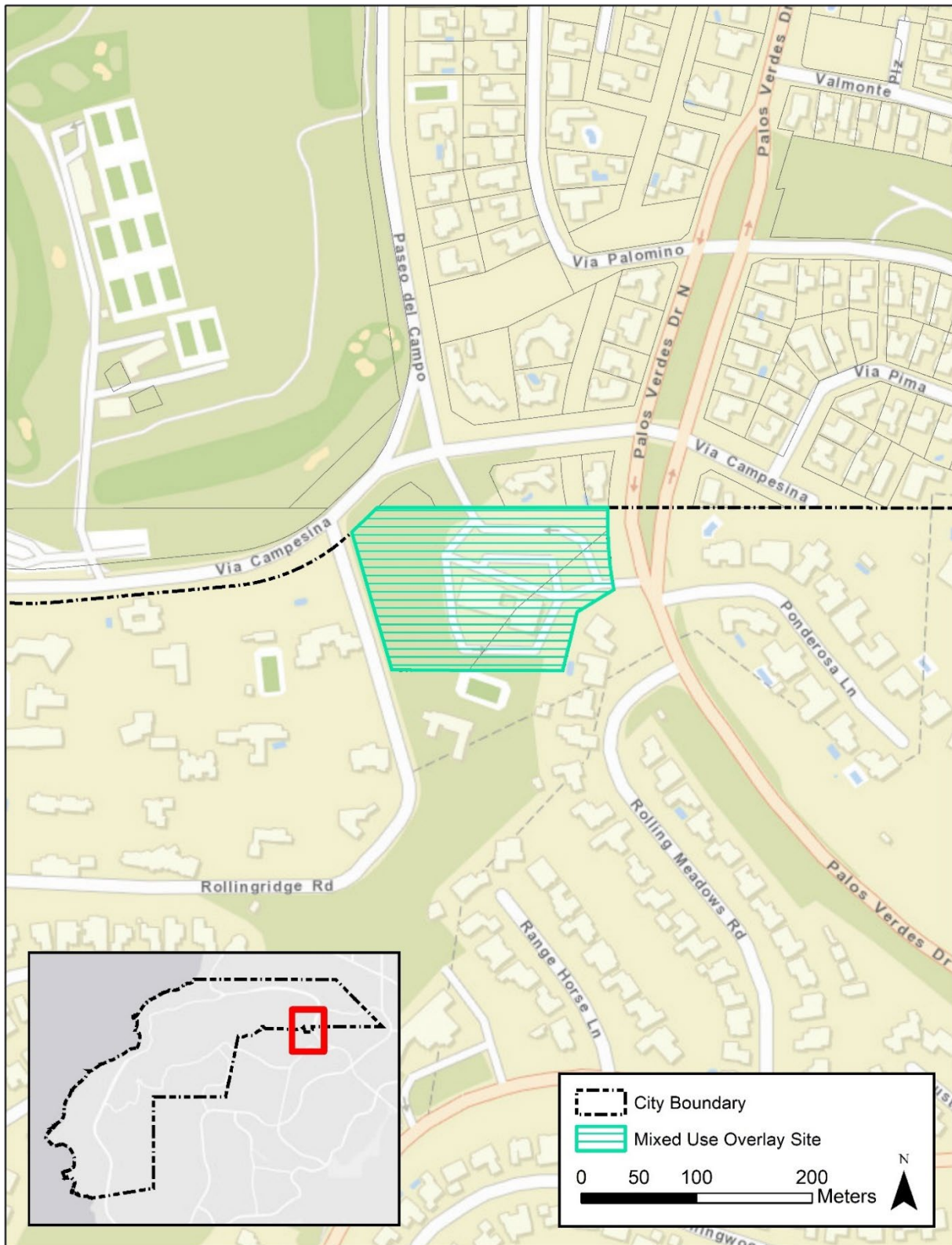


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Christina Conley, Tribal Consultant and Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094
christina.marsden@alumni.usc.edu
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Christina Conley,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

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The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrielino Tongva Indians of California wishes to consult with the City on the proposed project, please indicate in writing via letter or email

addressed to the lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

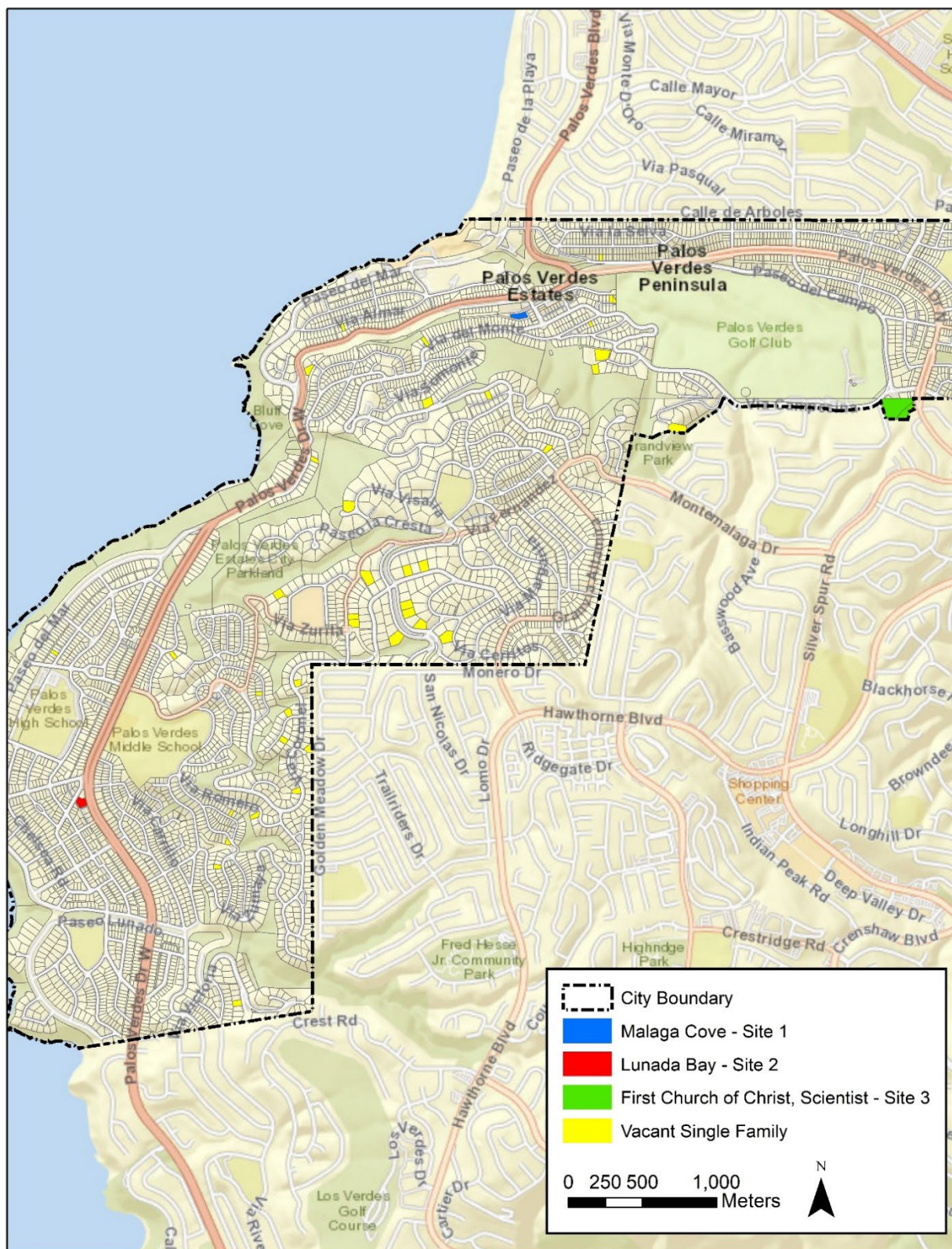
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

**Figure III-1
Palos Verdes Estates Sites Inventory**



**Figure III-2
Proposed Housing Site 1 - Malaga Cove**

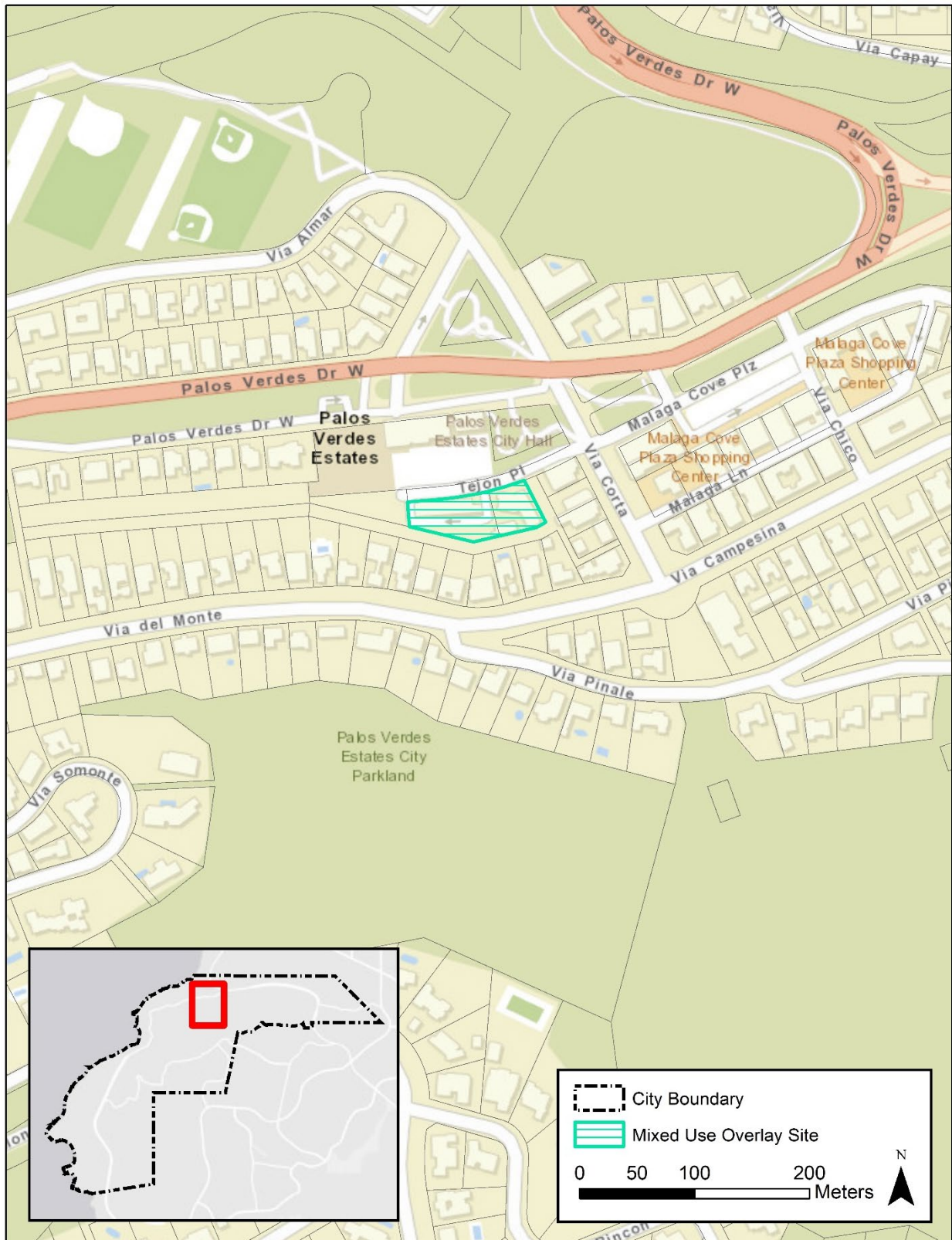


Figure III-3
Proposed Housing Site 2 – Lunada Bay

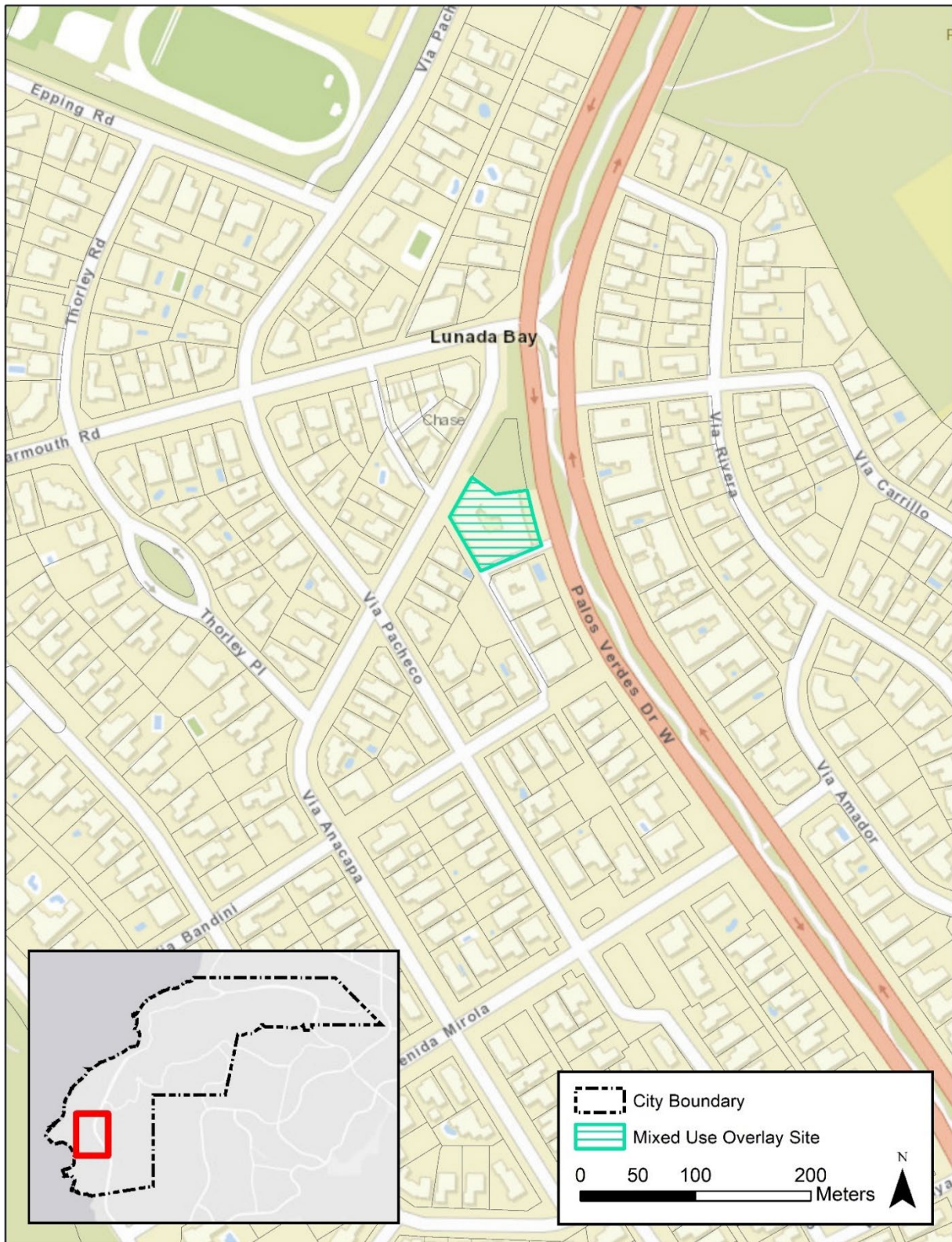
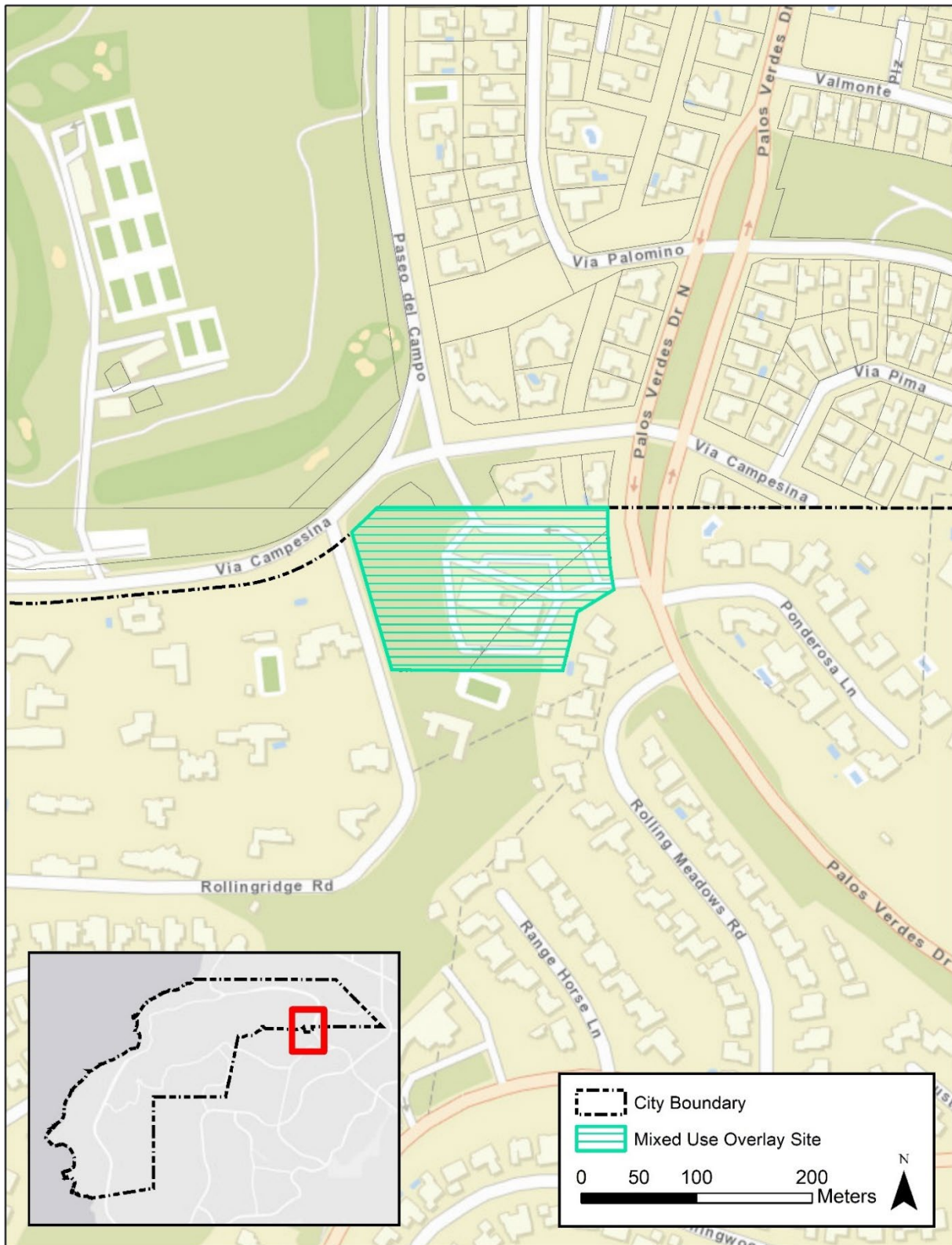


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723
admin@gabrielenoindians.org
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Chairperson Andrew Salas,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

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The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrieleno Band of Mission Indians - Kizh Nation wishes to consult with the City on the proposed project, please indicate in writing via letter or

email addressed to the lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

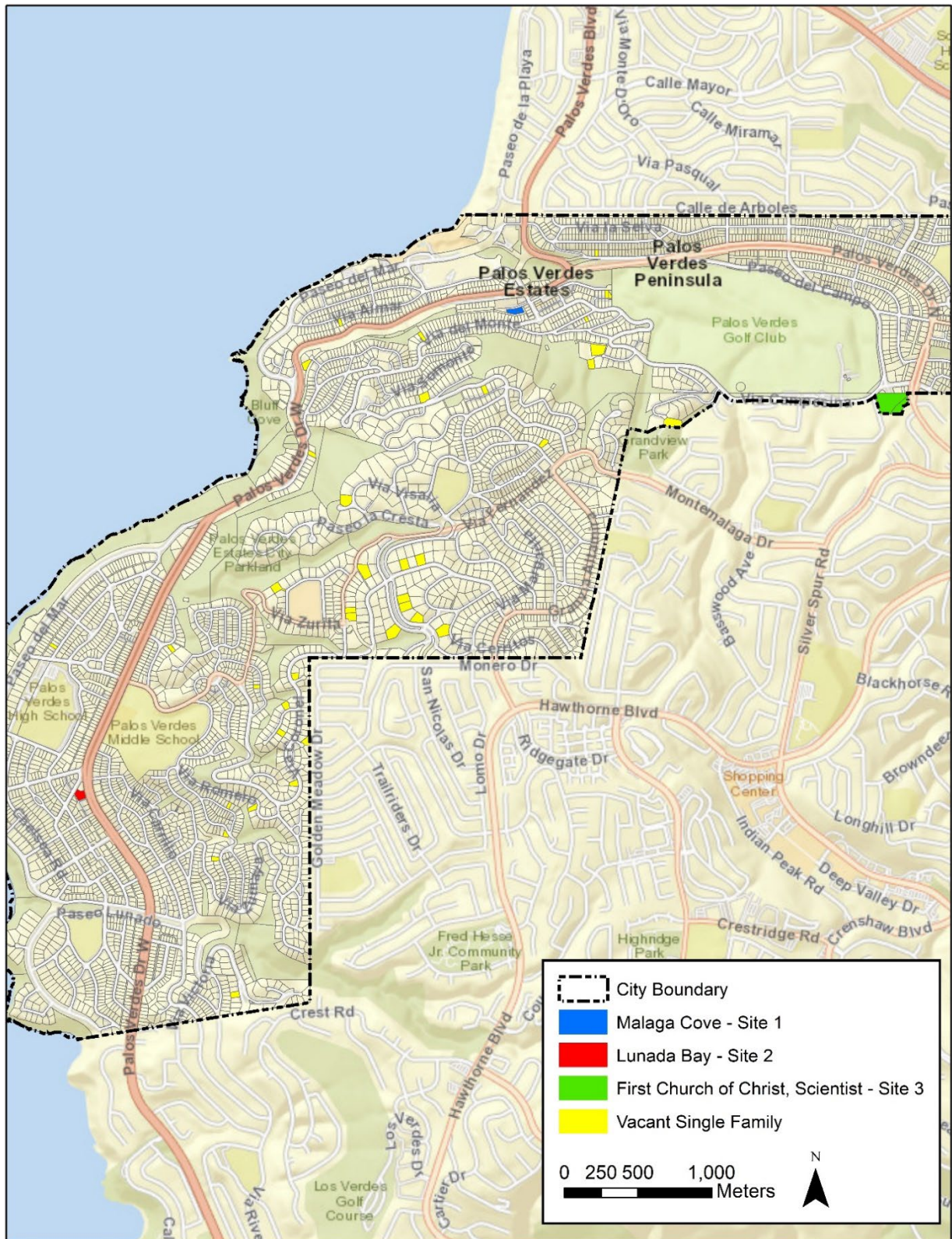
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

**Figure III-1
Palos Verdes Estates Sites Inventory**



**Figure III-2
Proposed Housing Site 1 - Malaga Cove**

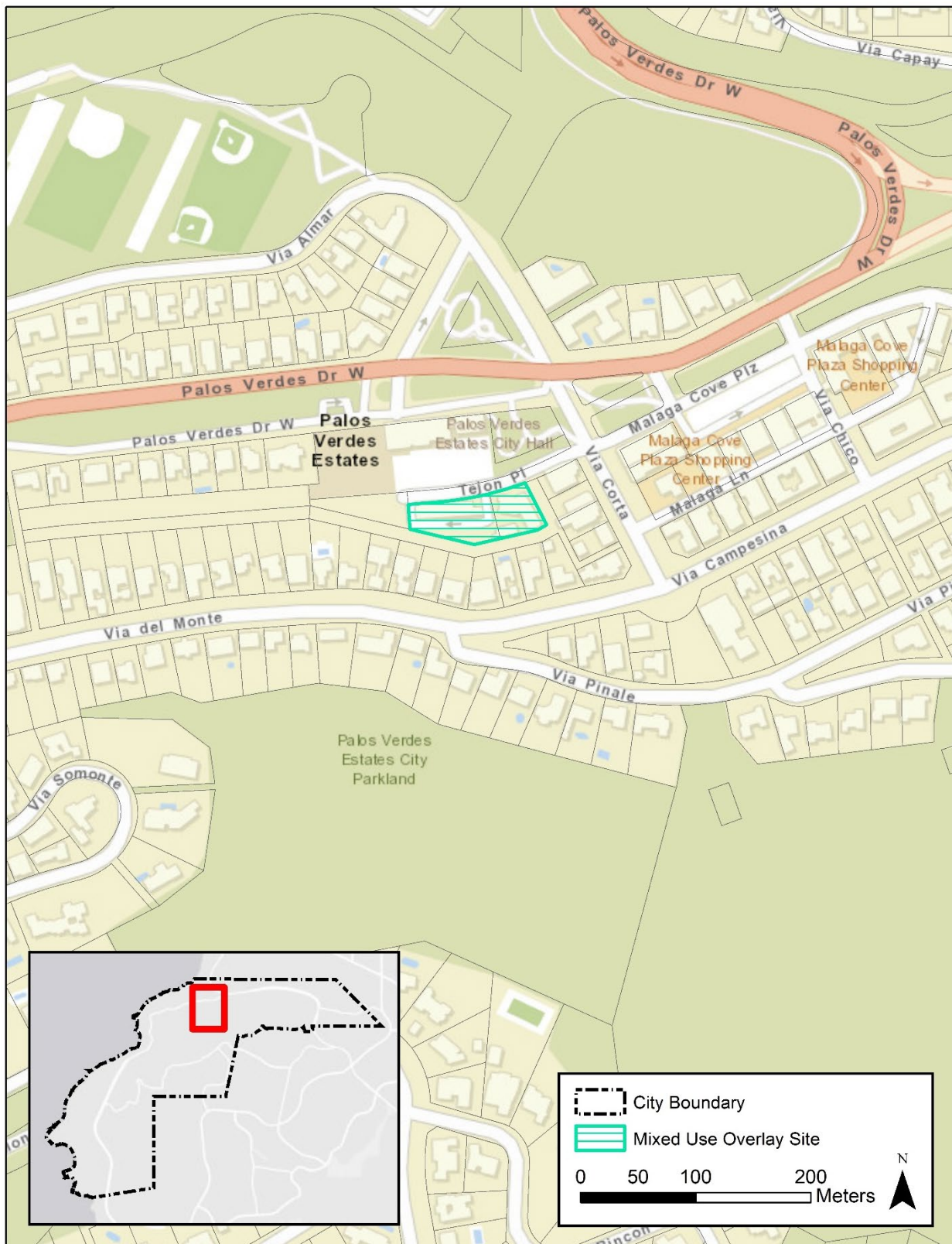


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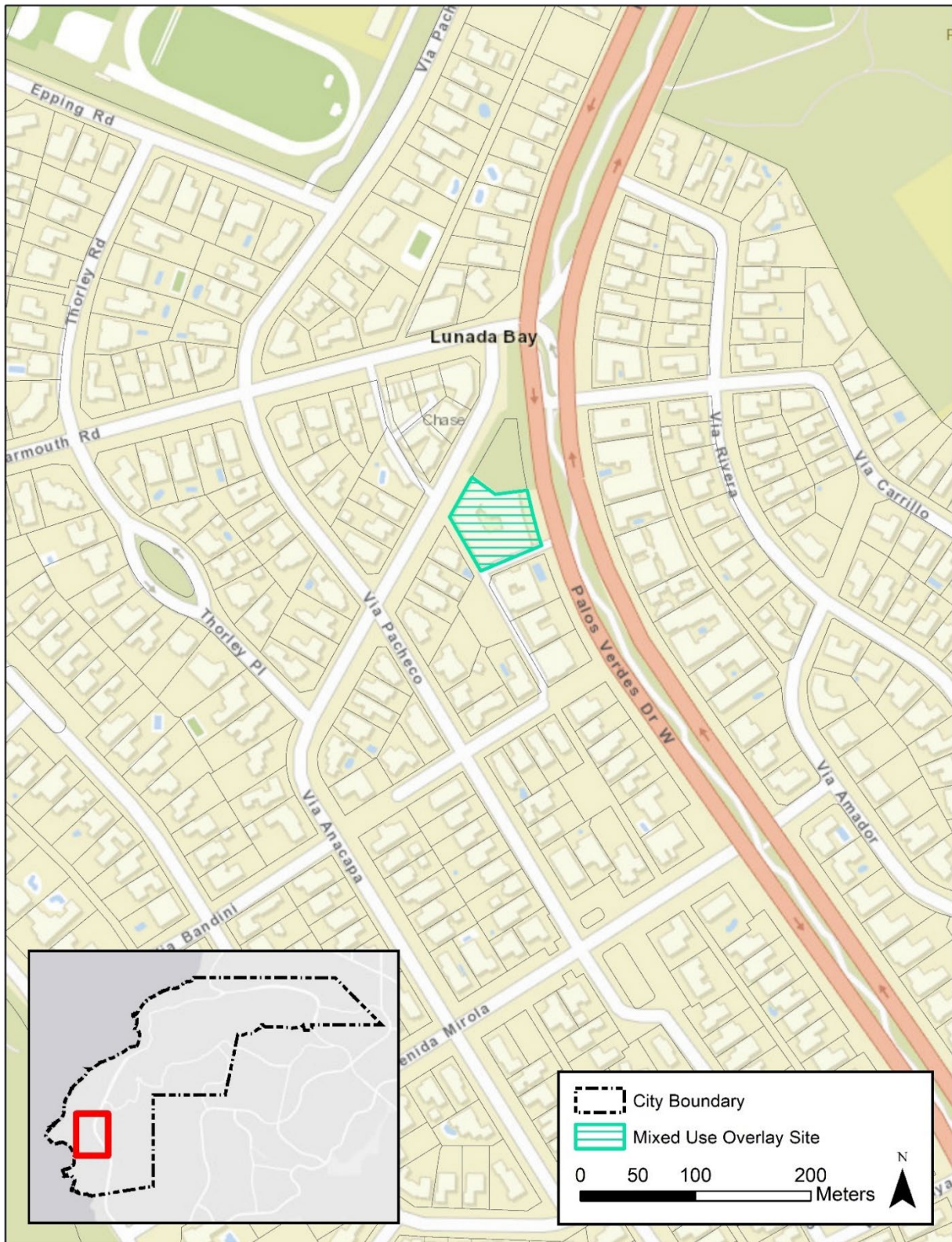
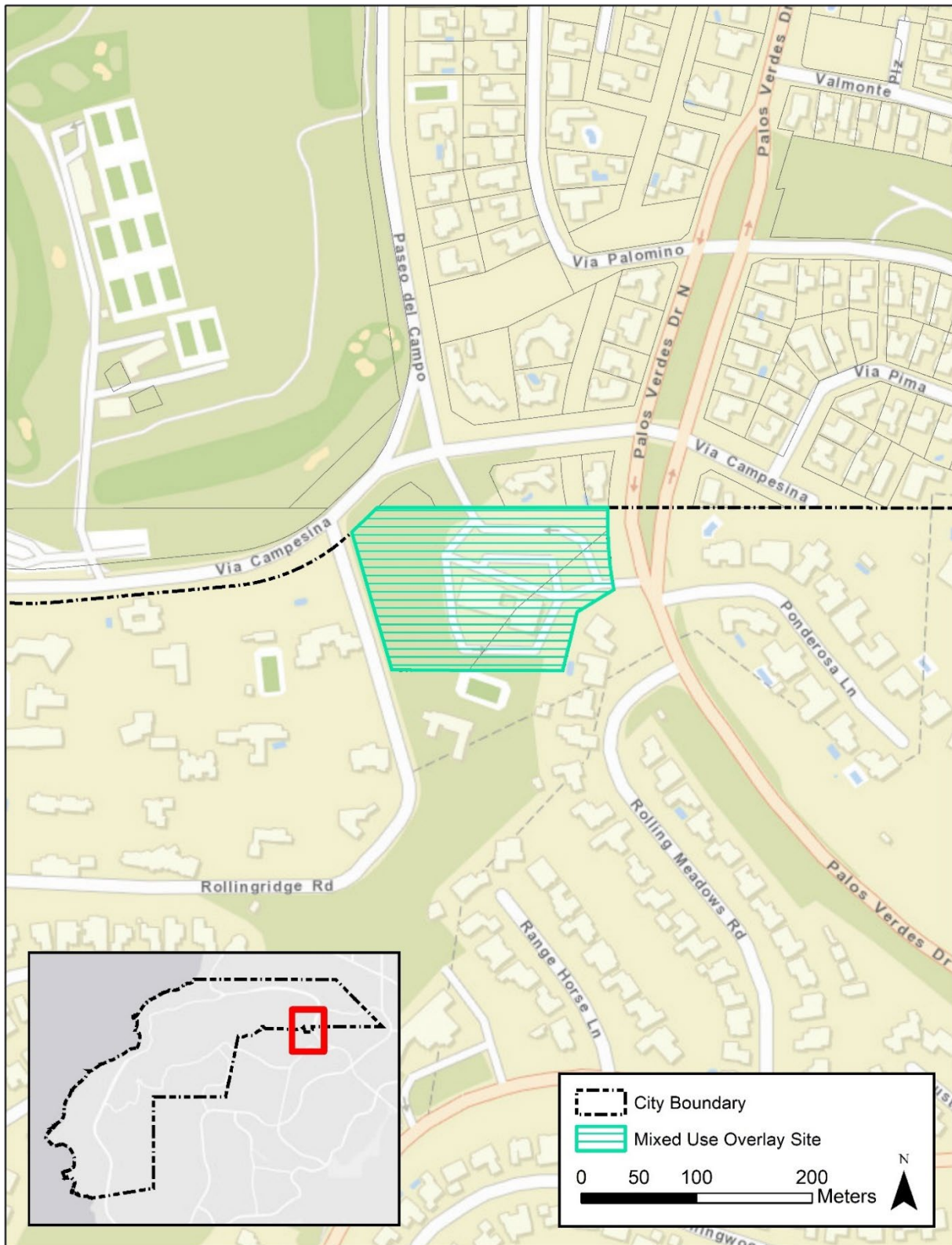


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707
gtongva@gmail.com
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Chairperson Dorame,

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addressed to the lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person.

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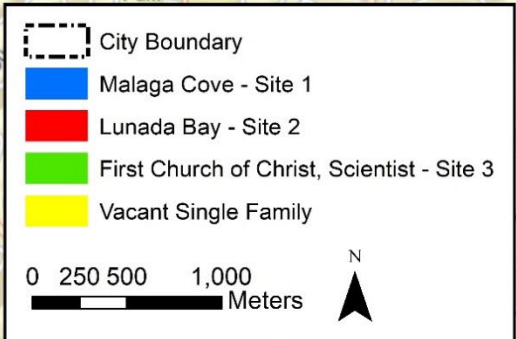
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Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

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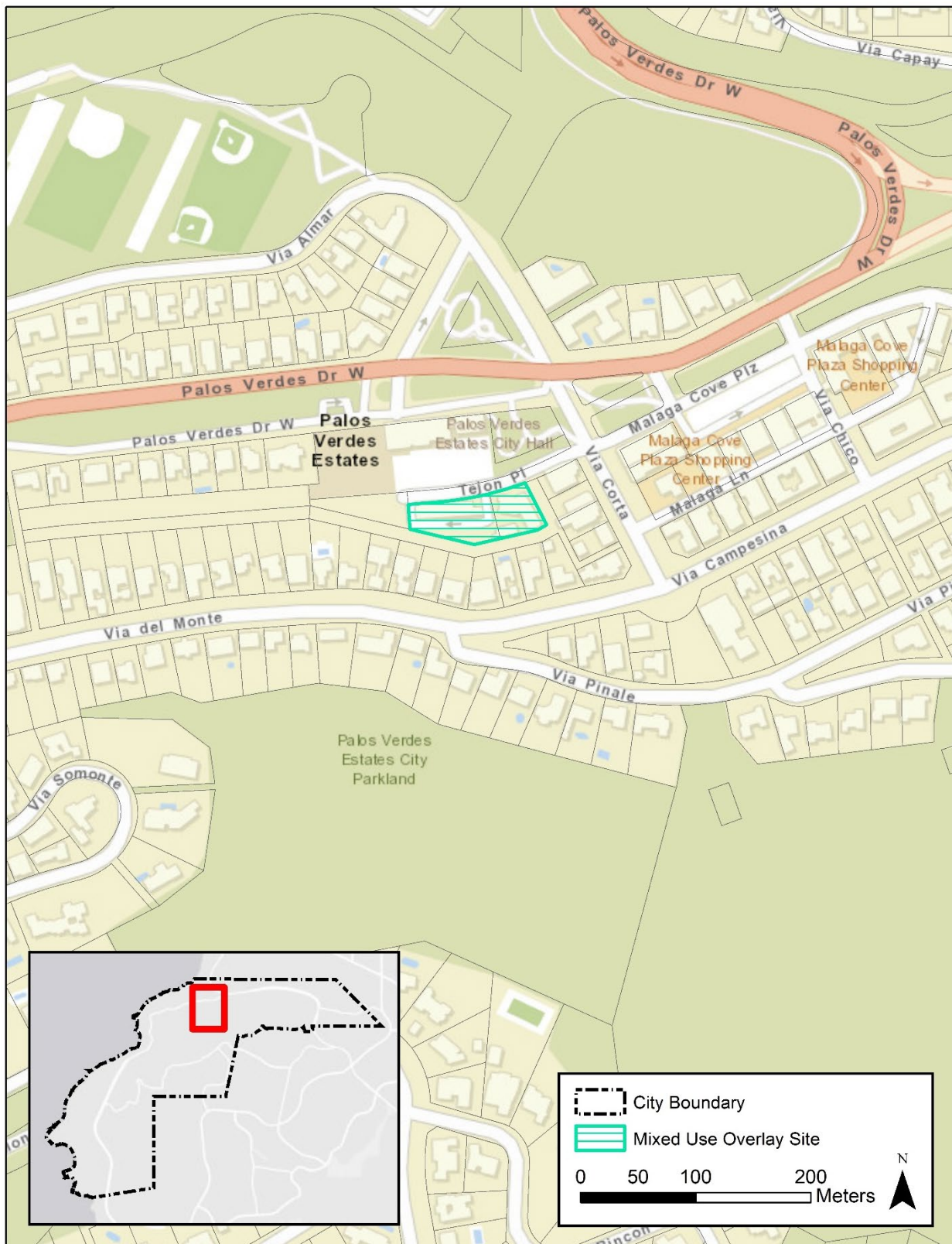


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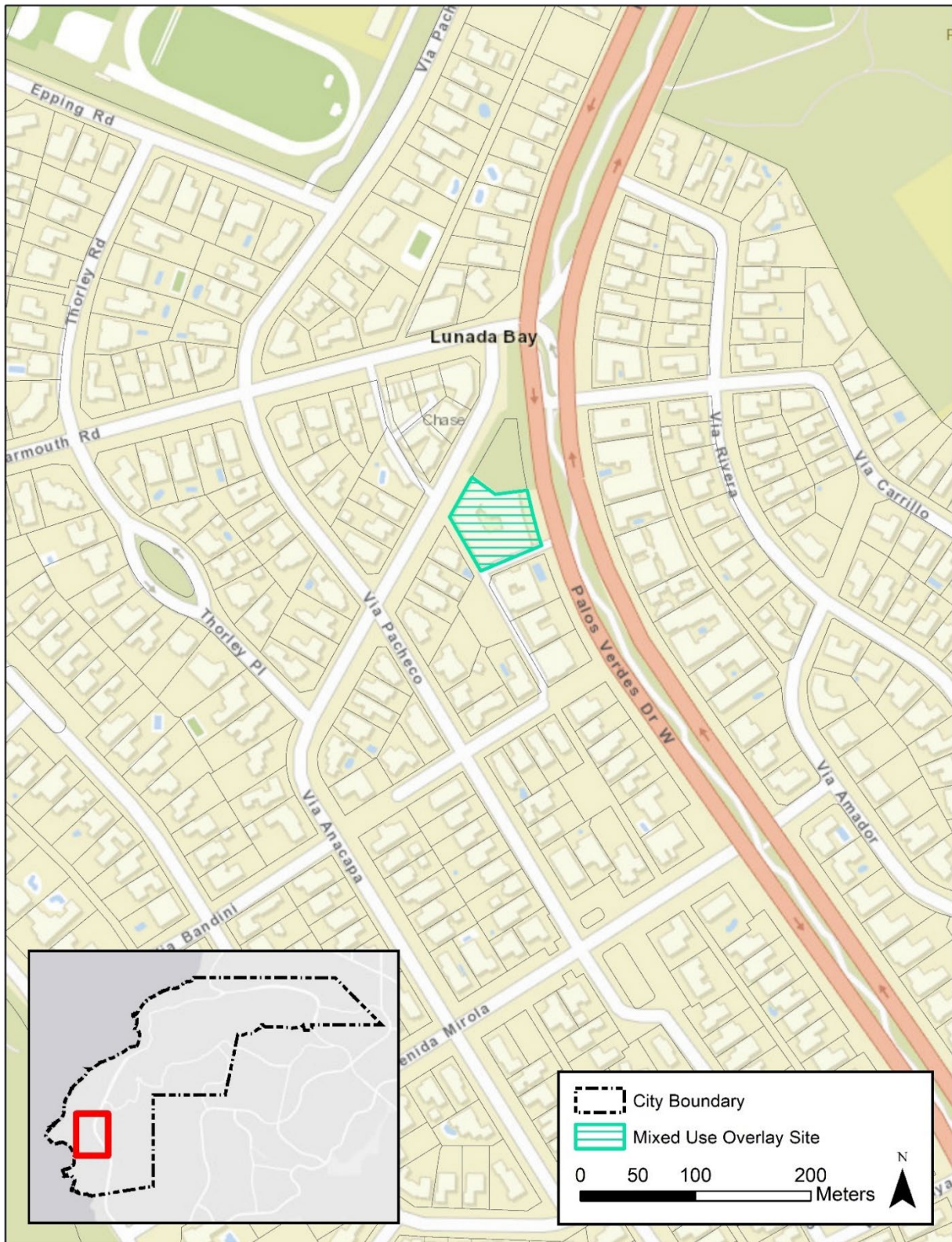
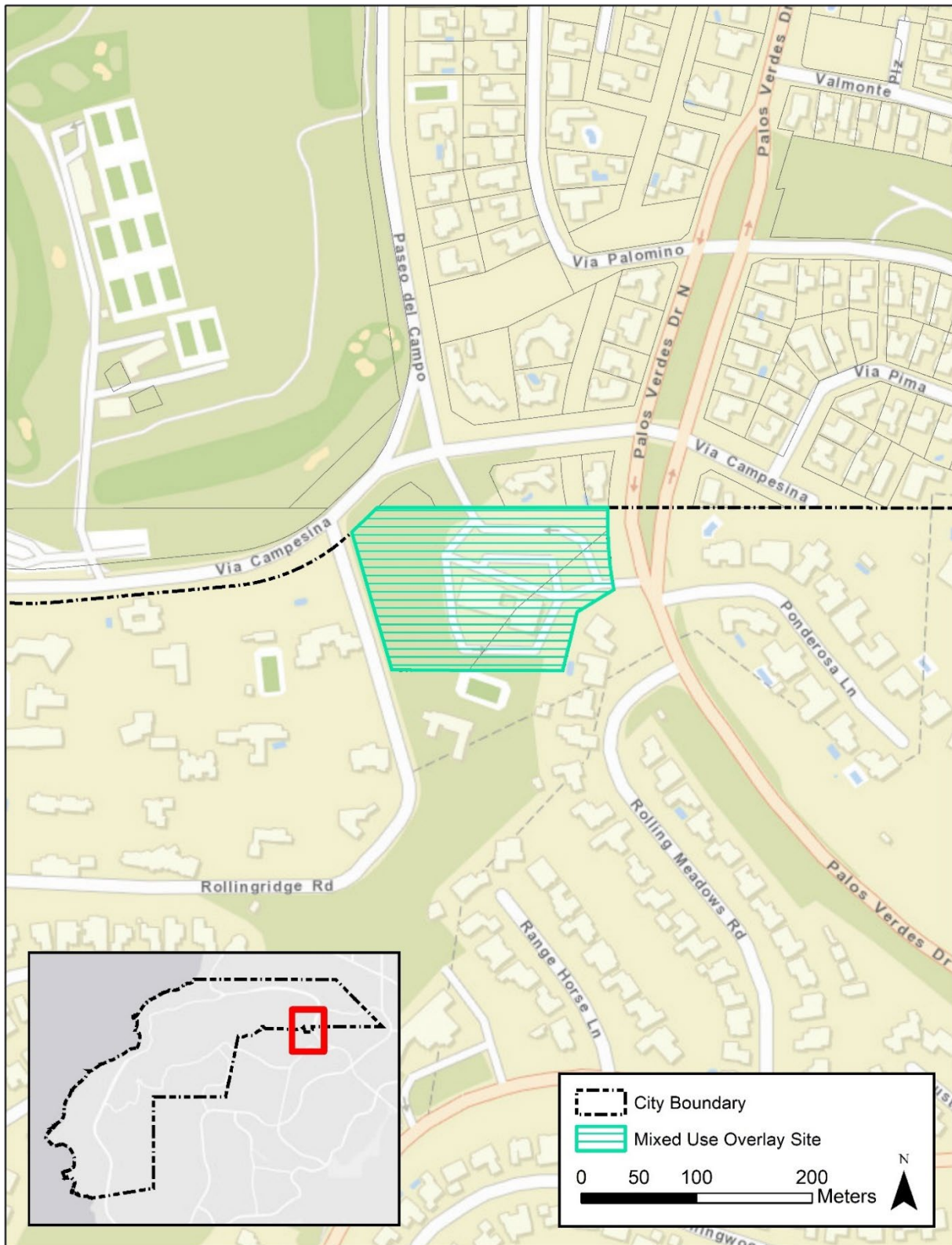


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



October 11, 2024

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581
jvaldez@soboba-nsn.gov
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Cultural Resource Specialist Jessica Valdez,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

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The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Soboba Band of Luiseno Indians wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

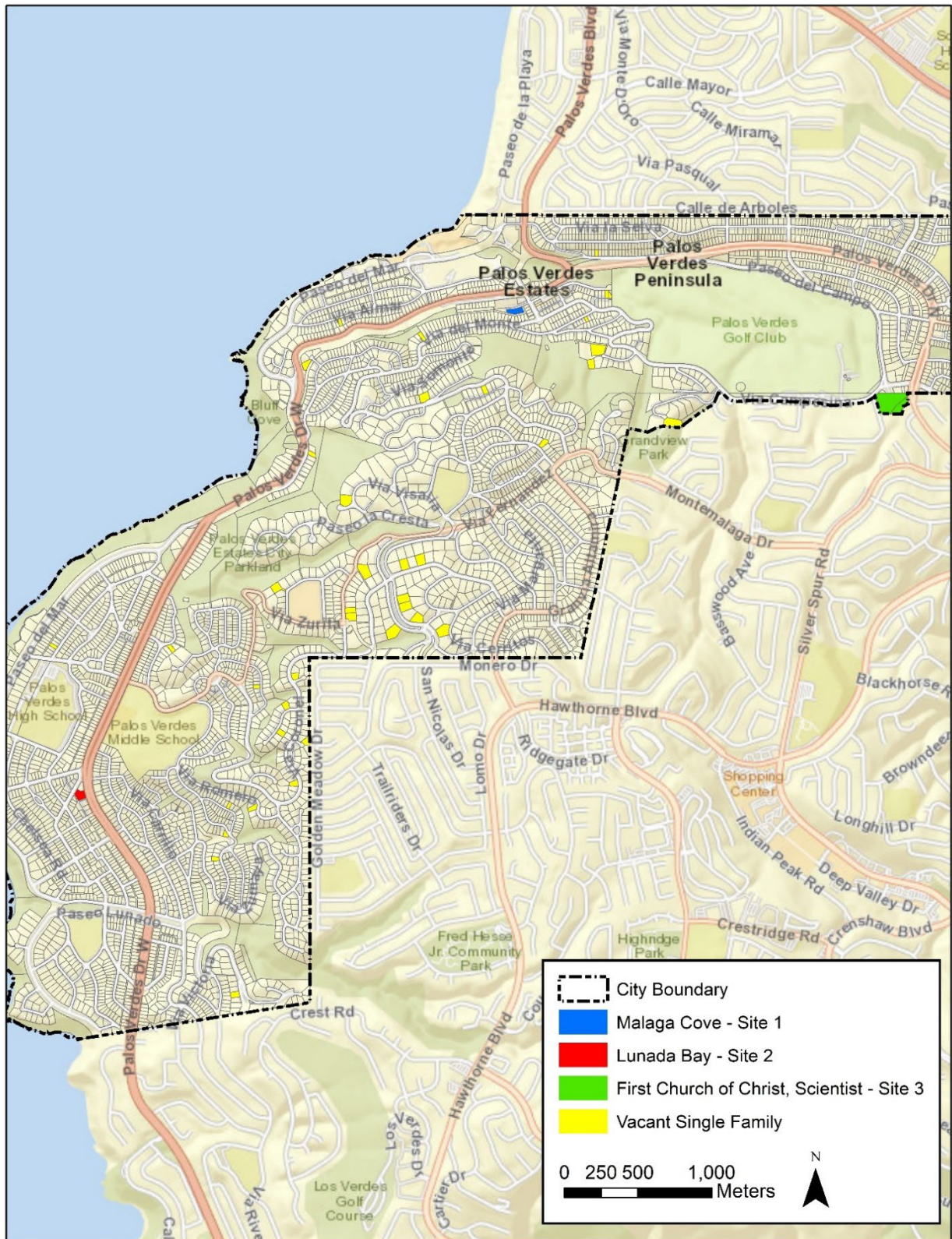
Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

**Figure III-1
Palos Verdes Estates Sites Inventory**



**Figure III-2
Proposed Housing Site 1 - Malaga Cove**

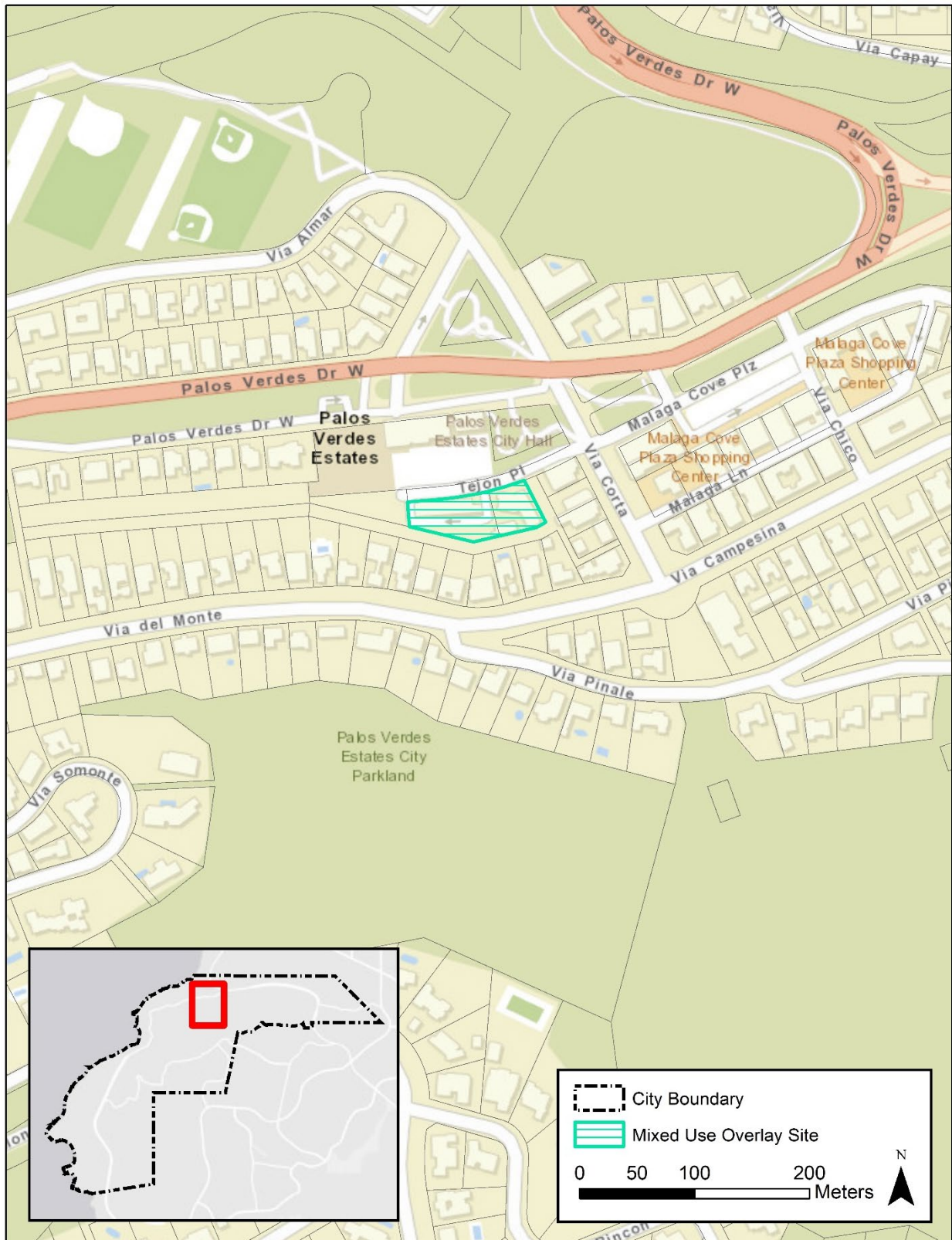


Figure III-3
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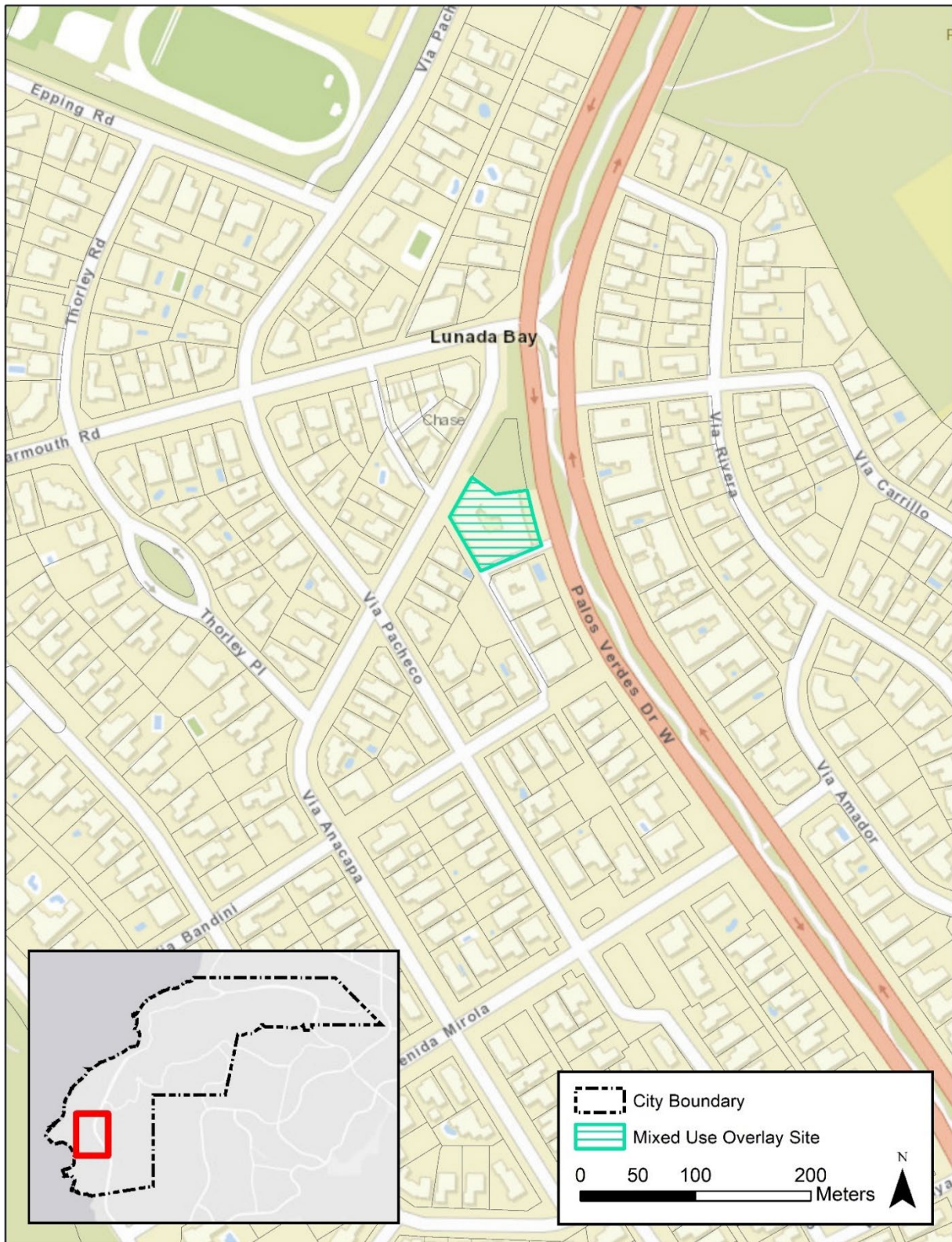
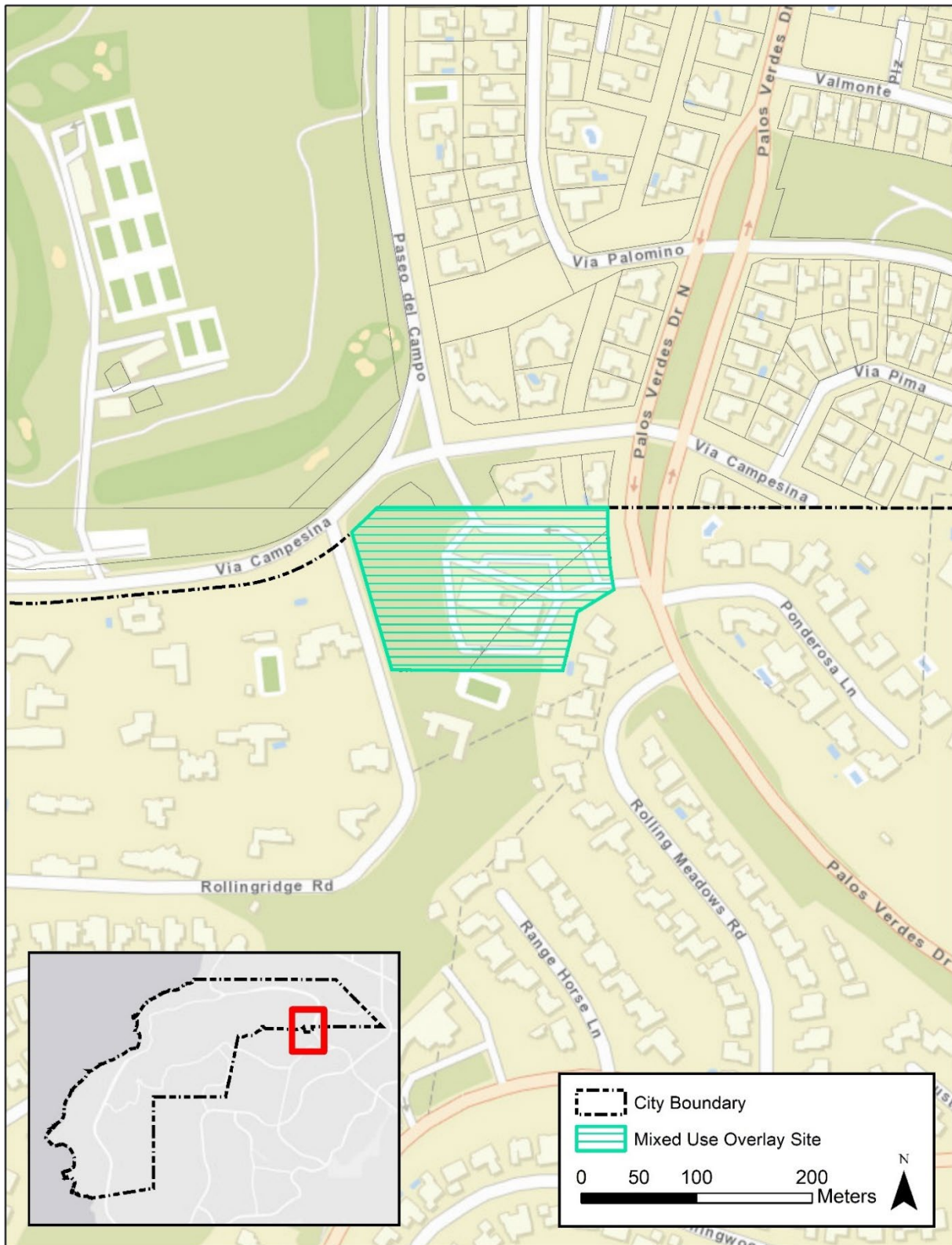


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
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COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
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COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

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

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

To Whom It May Concern:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

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 in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



September 23, 2024

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581
jontiveros@soboba-nsn.gov
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Joseph Ontiveros,

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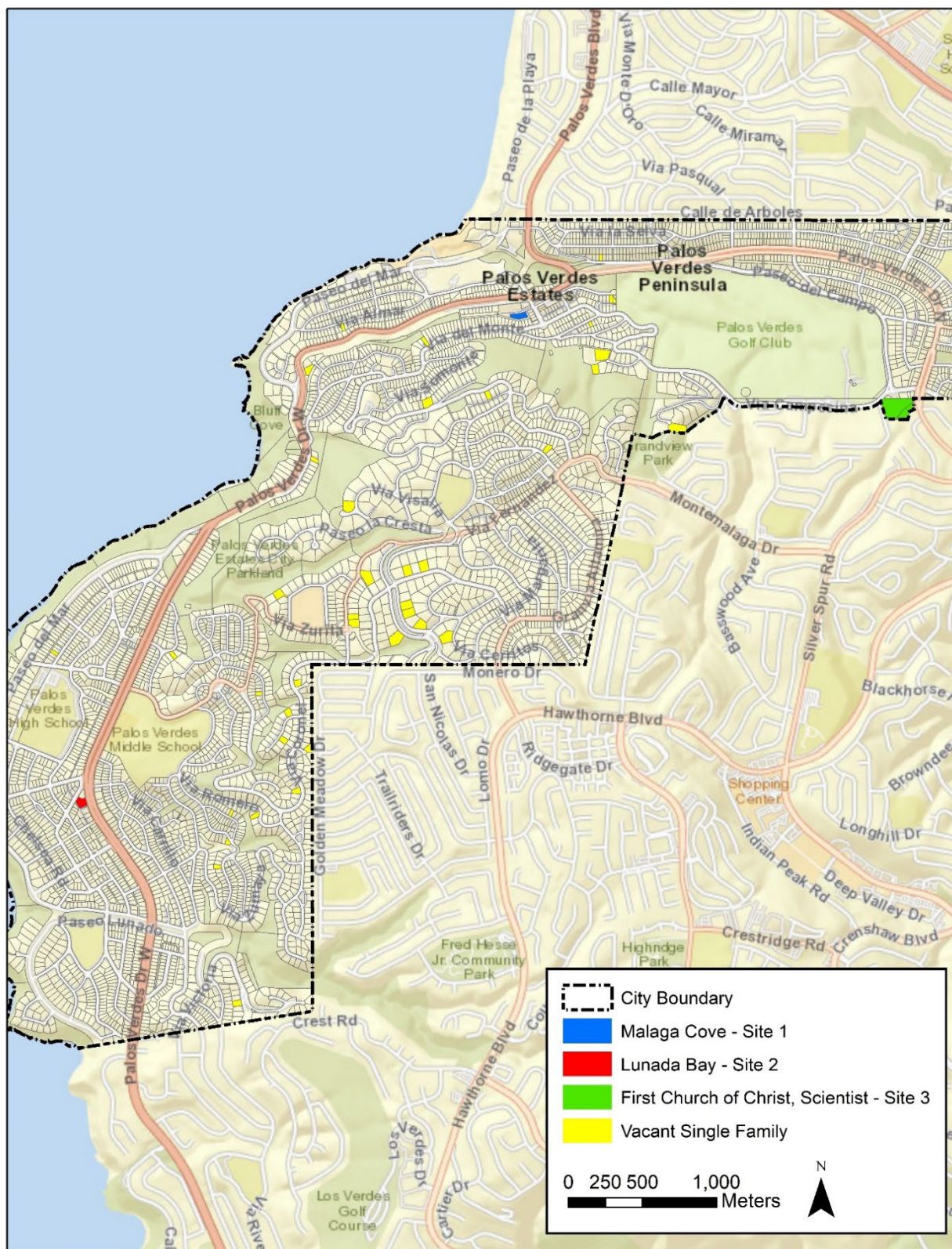
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Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

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**Figure III-2
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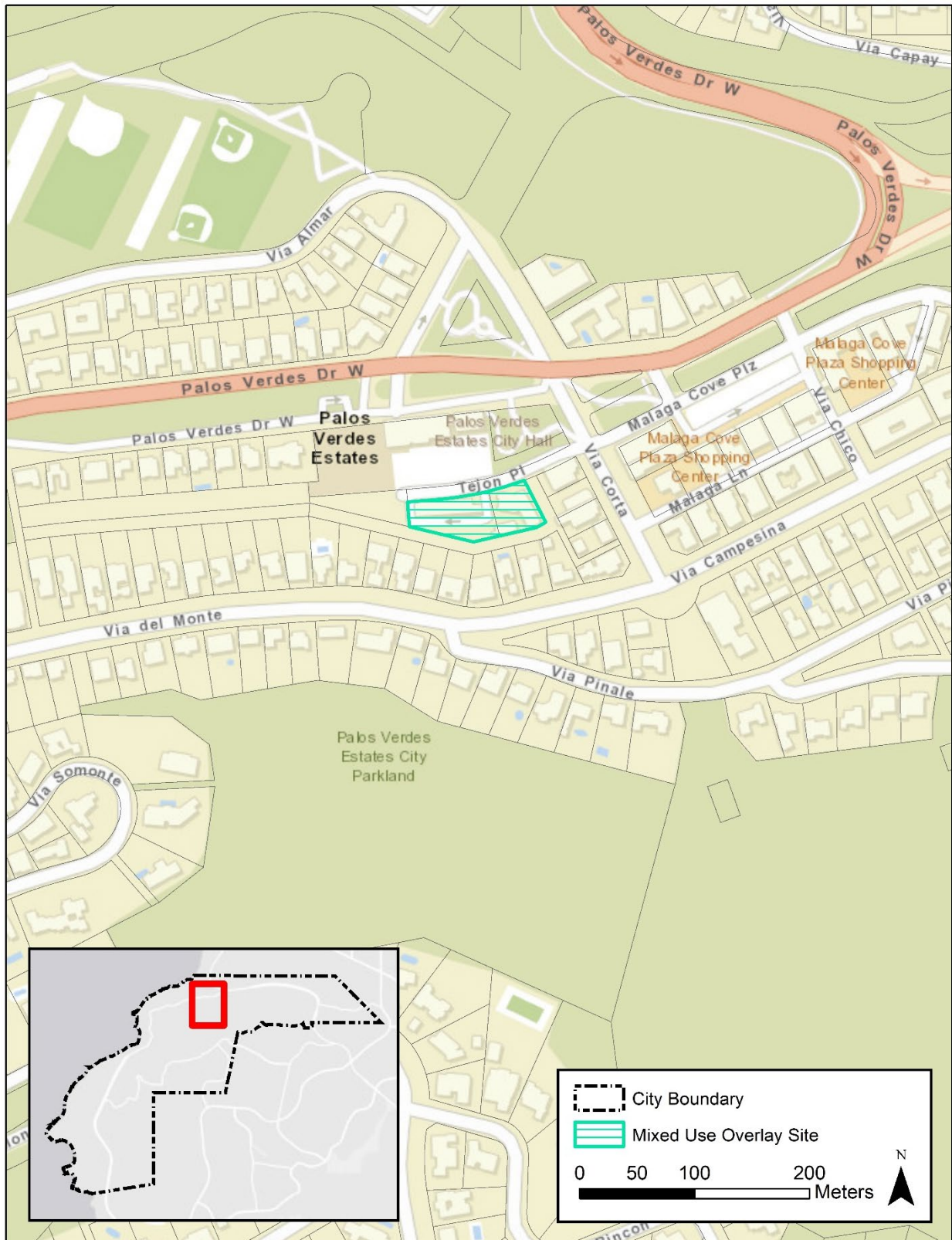


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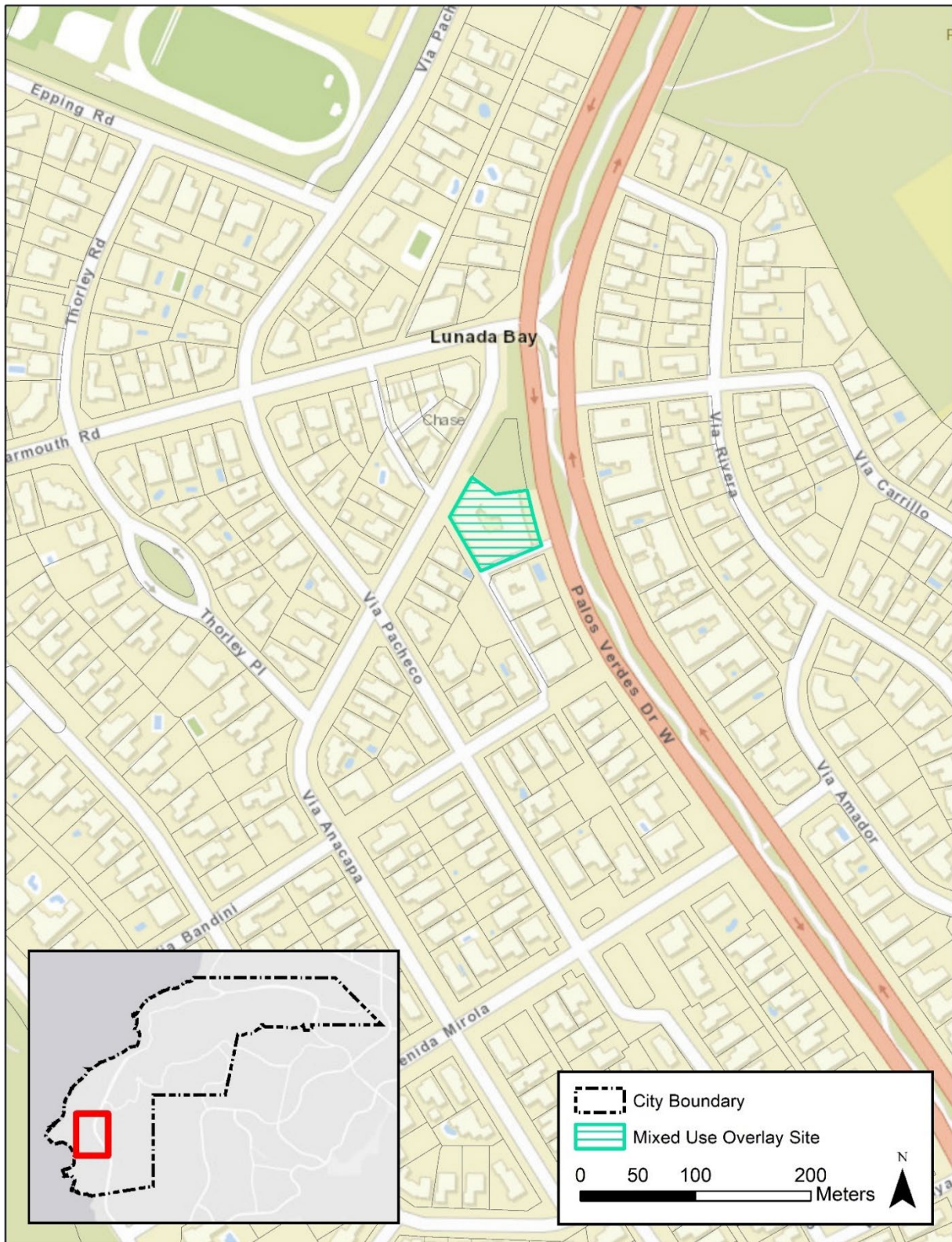
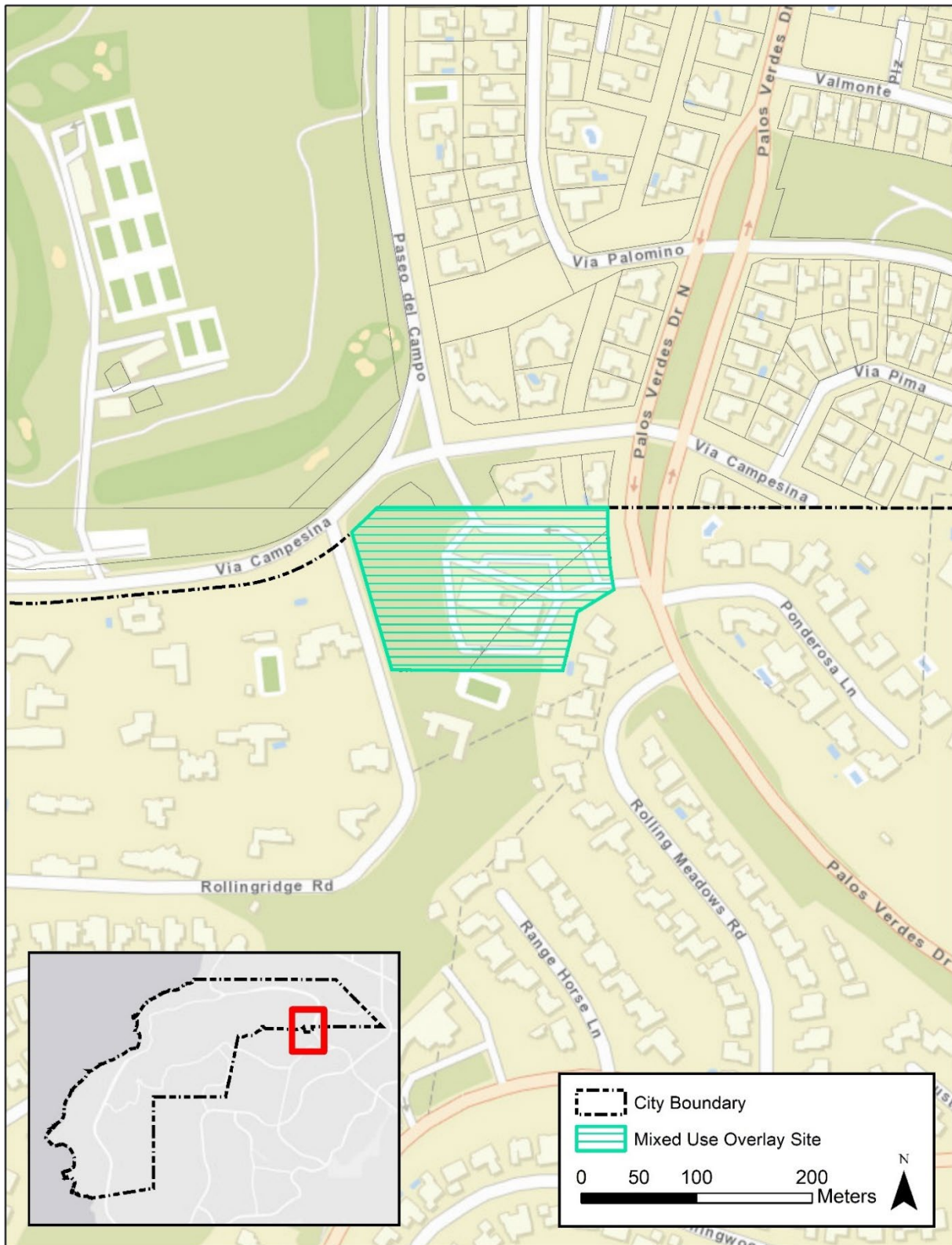


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Isaiah Vivanco, Chairperson,
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581
ivivanco@soboba-nsn.gov
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Chairperson Isaiah Vivanco,

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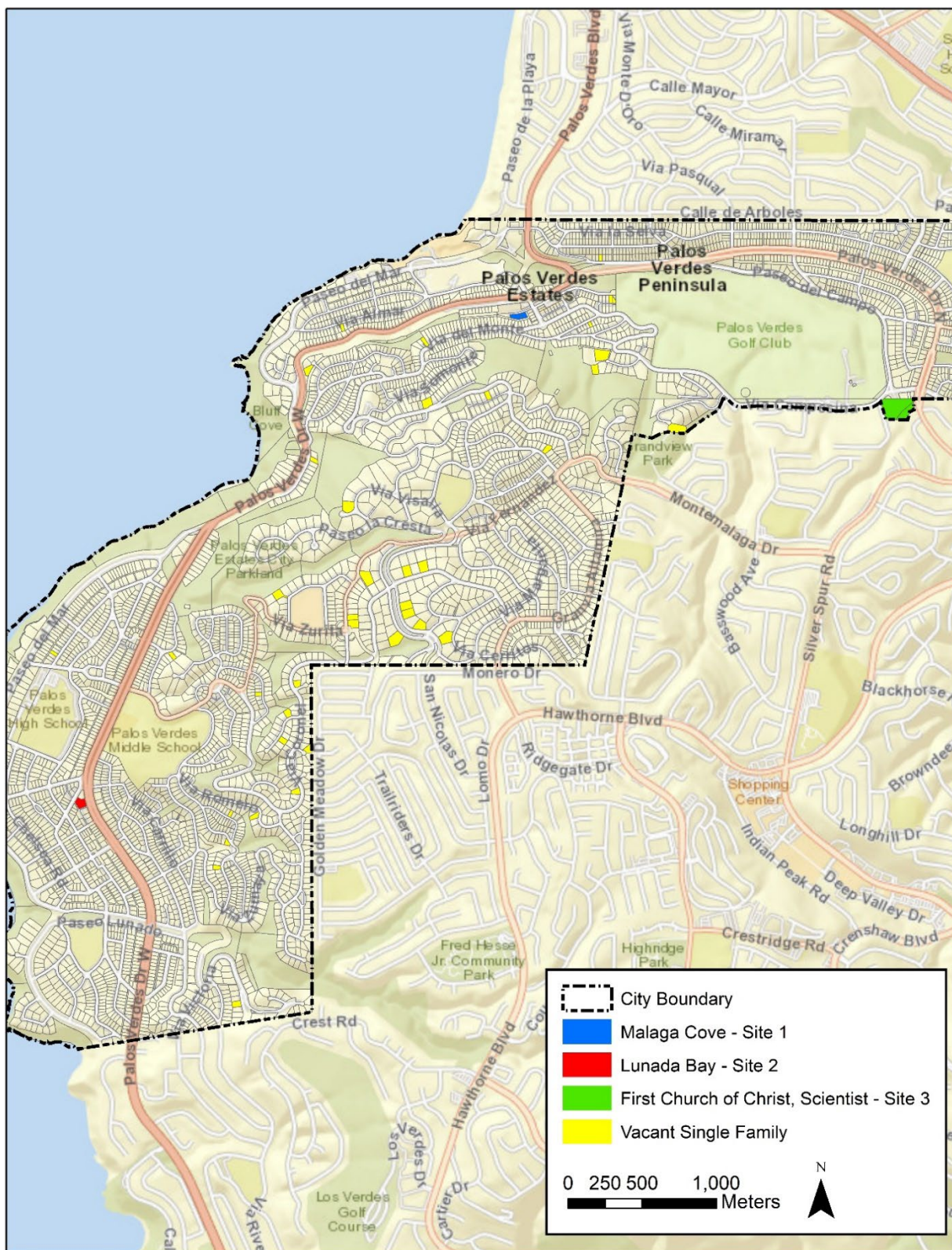
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Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

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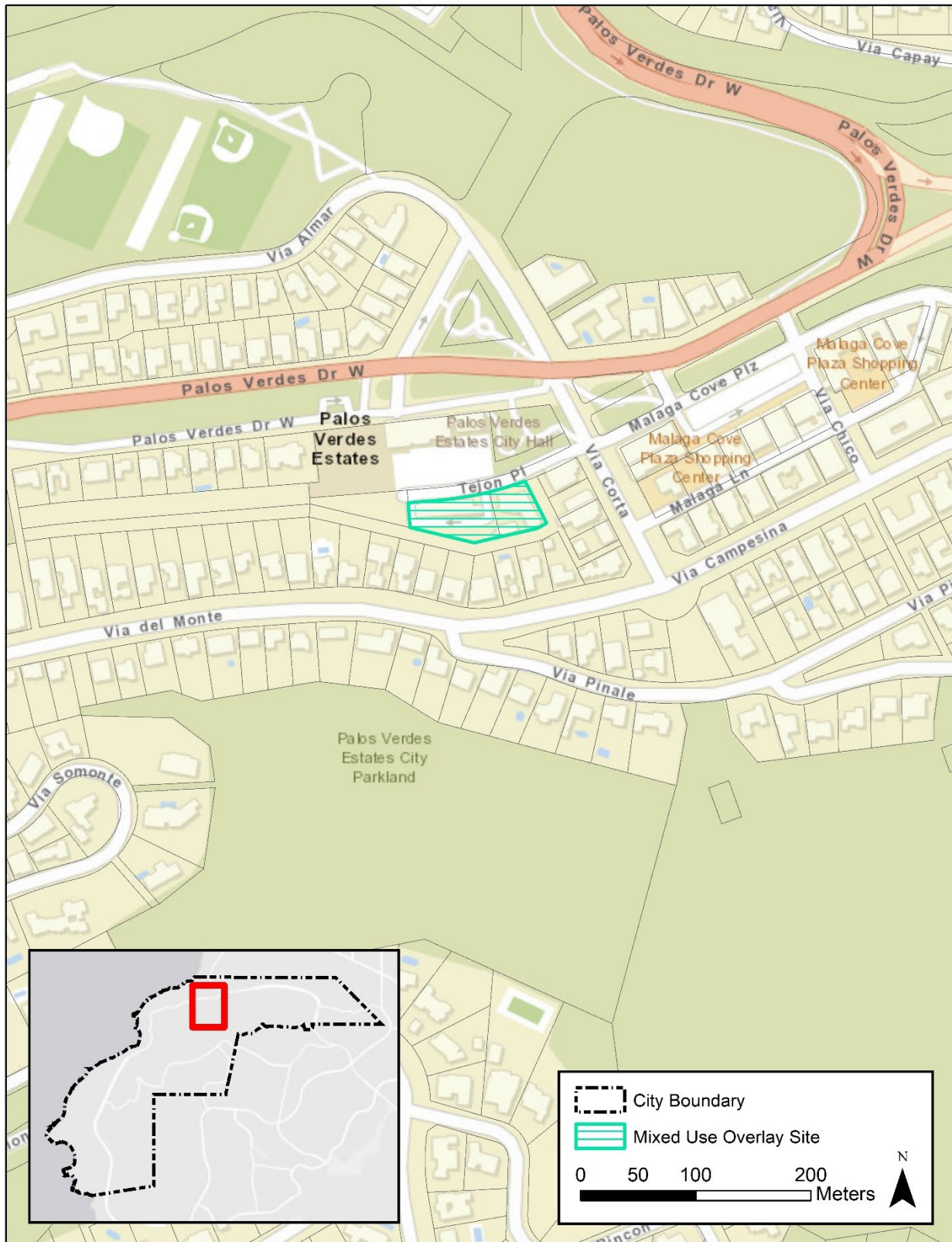


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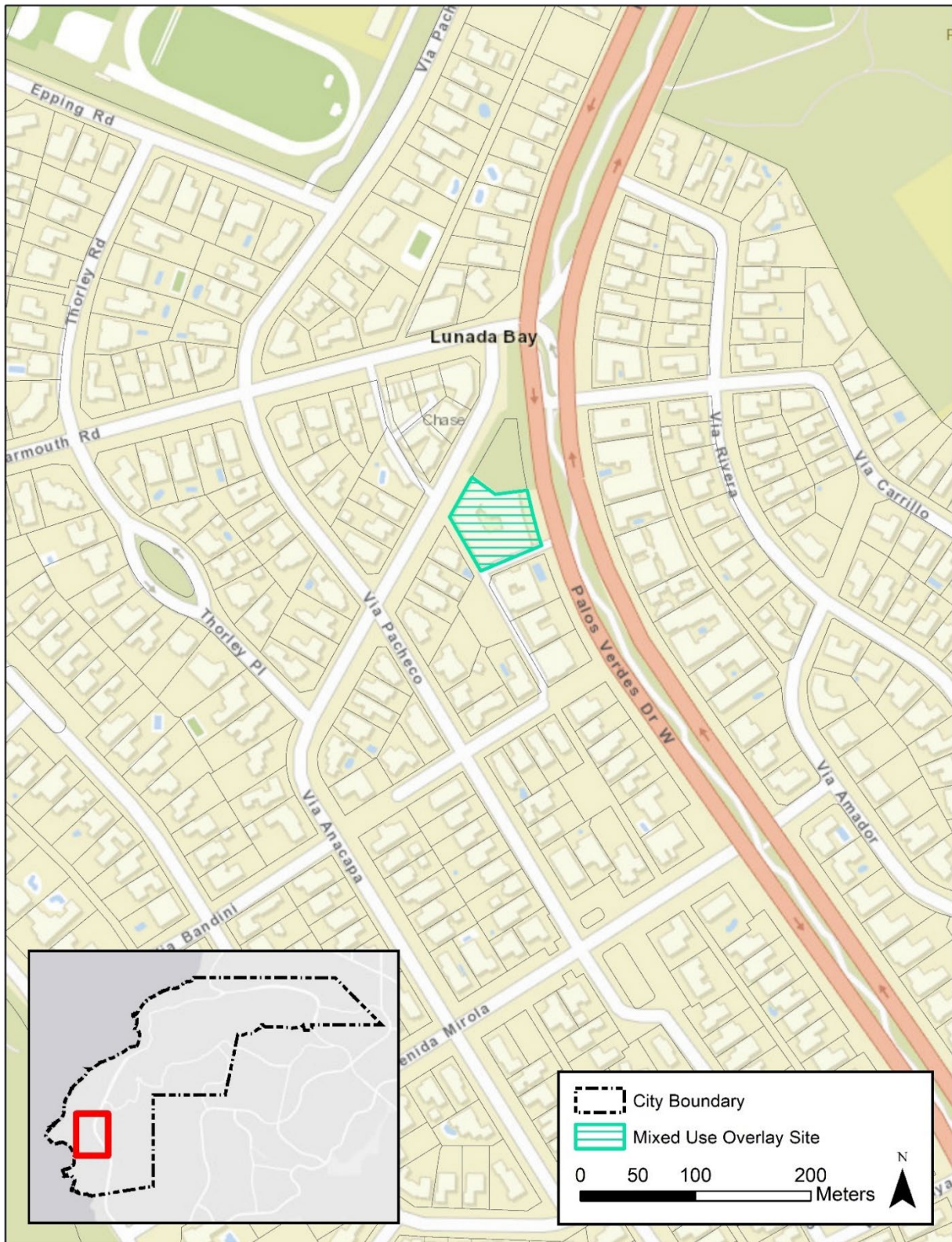
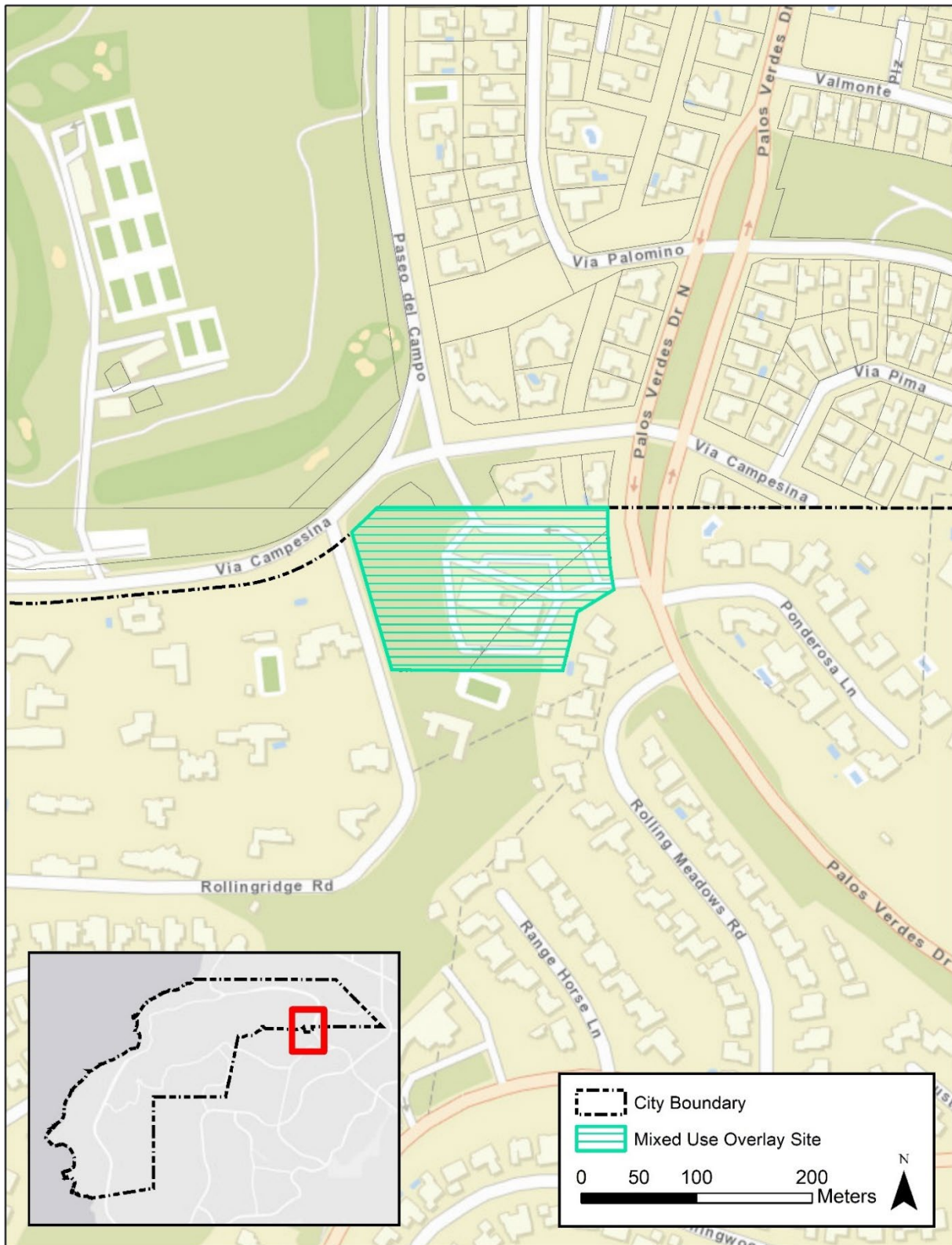


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



September 23, 2024

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778
GTTribalcouncil@aol.com
Via electronic mail
And U.S. Certified Mail

SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING ELEMENT PROGRAM 13 REZONING PROJECT IS/MND

Dear Chairperson Anthony Morales,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

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The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrieleno/Tongva San Gabriel Band of Mission Indians wishes to consult with the City on the proposed project, please indicate in writing via

letter or email addressed to the lead contact provided below within 90 days (on or before December 22, 2024), and provide the name of the tribe's designated lead contact person. Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

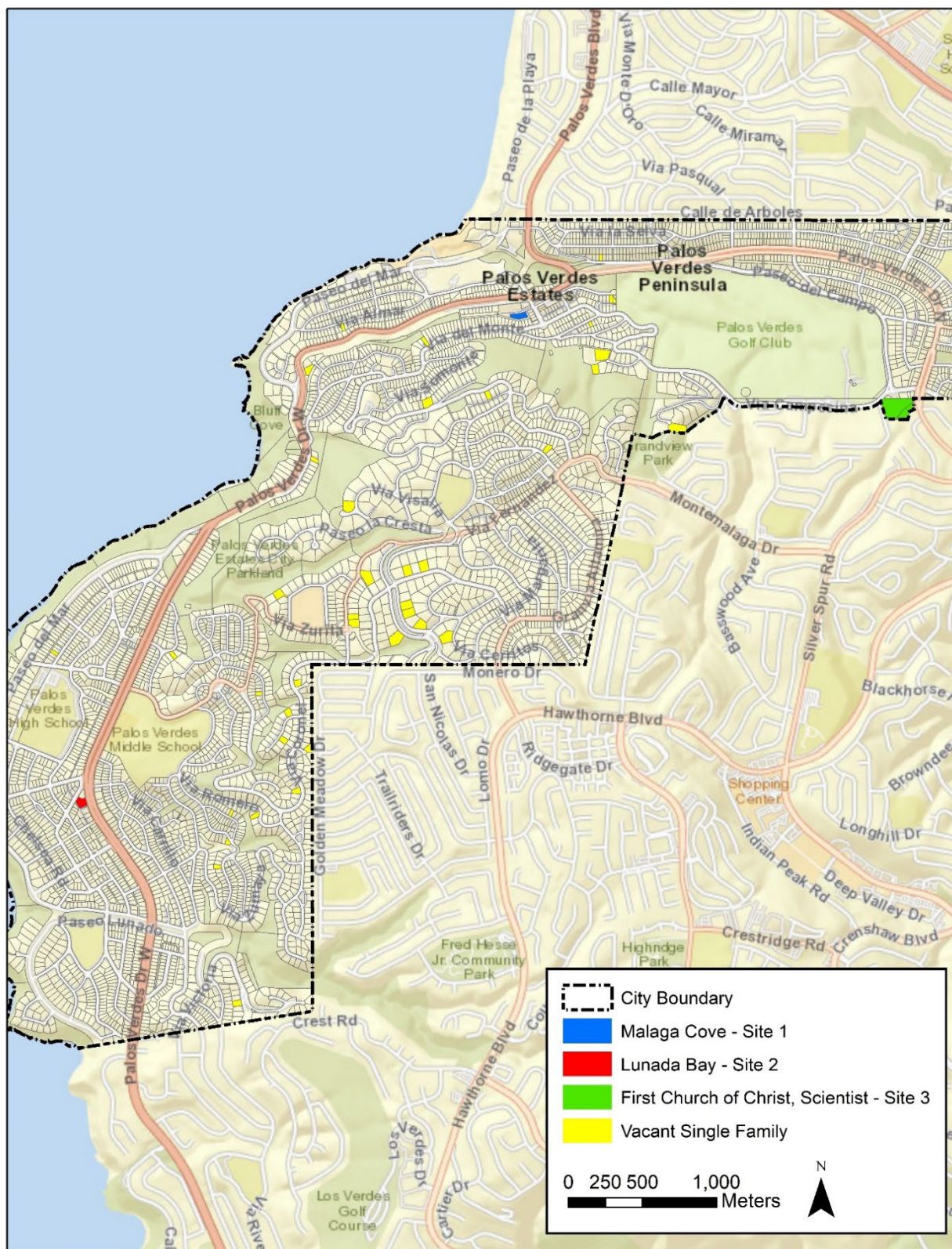
Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,

Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

**Figure III-1
Palos Verdes Estates Sites Inventory**



**Figure III-2
Proposed Housing Site 1 - Malaga Cove**

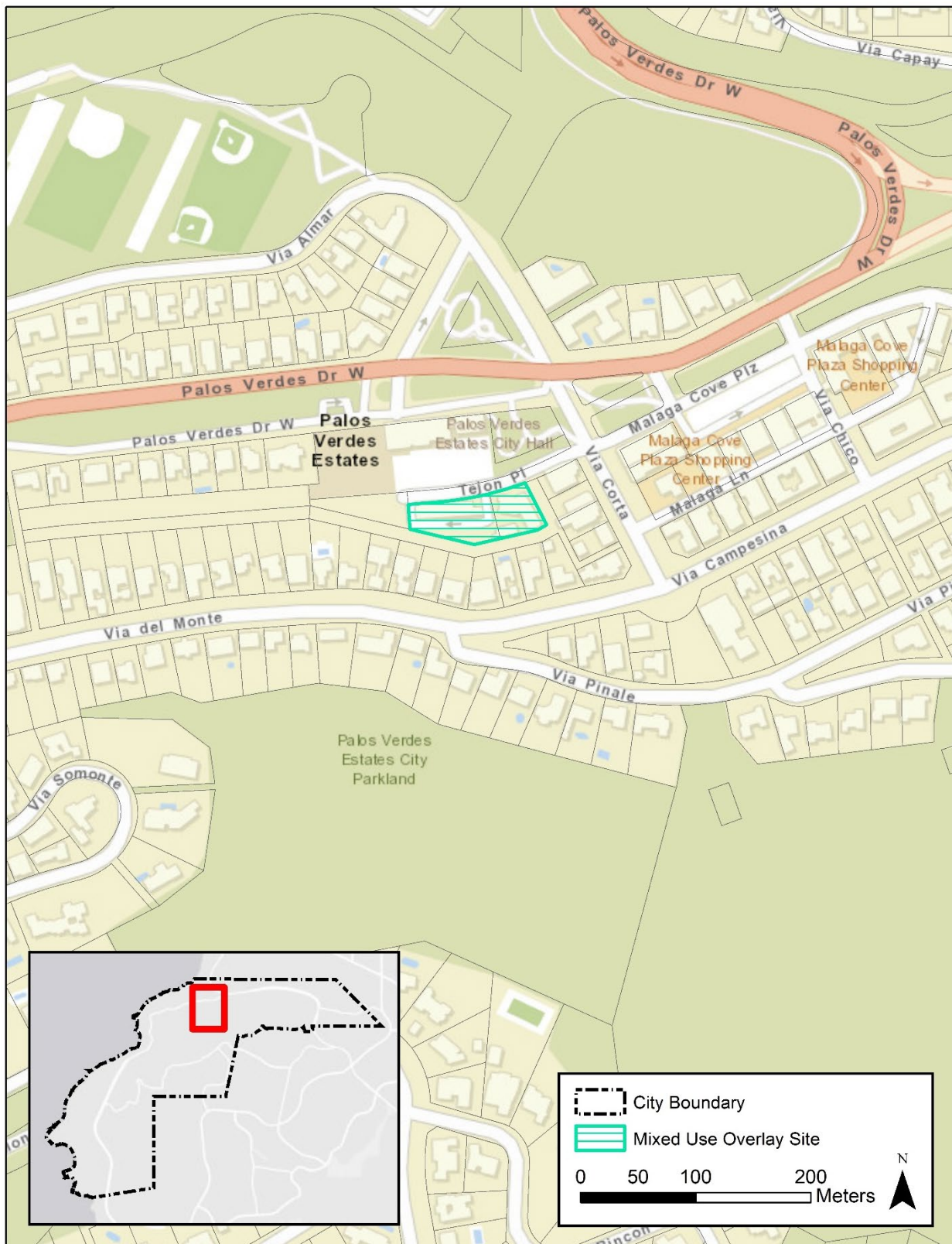


Figure III-3
Proposed Housing Site 2 – Lunada Bay

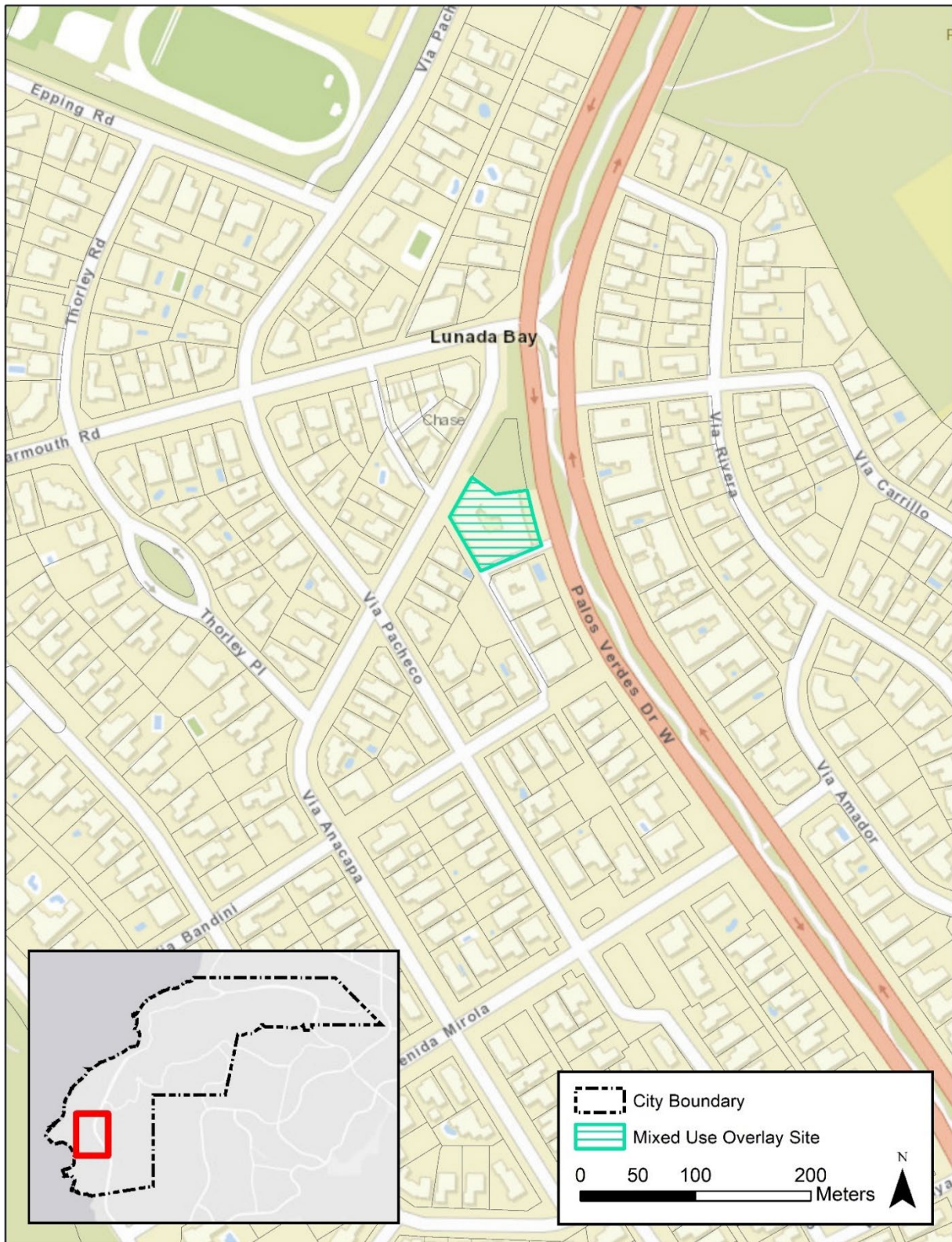
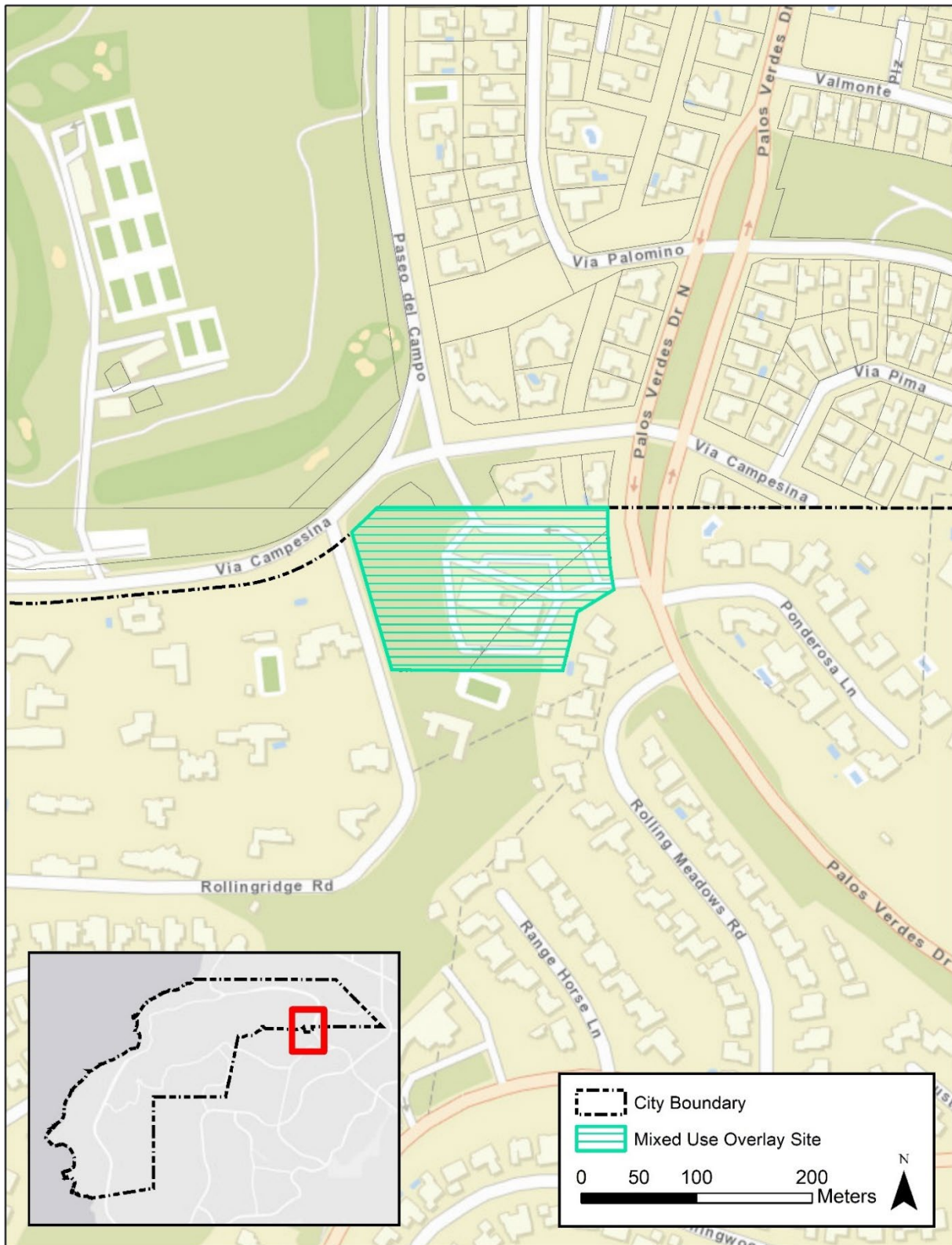


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist



CITY OF PALOS VERDES ESTATES



October 11, 2024

Erica Schenk, Chairperson
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539
chair@cahuilla-nsn.gov
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Chairperson Erica Schenk,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

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The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

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Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

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Native American Heritage Commission Sacred Lands File Search

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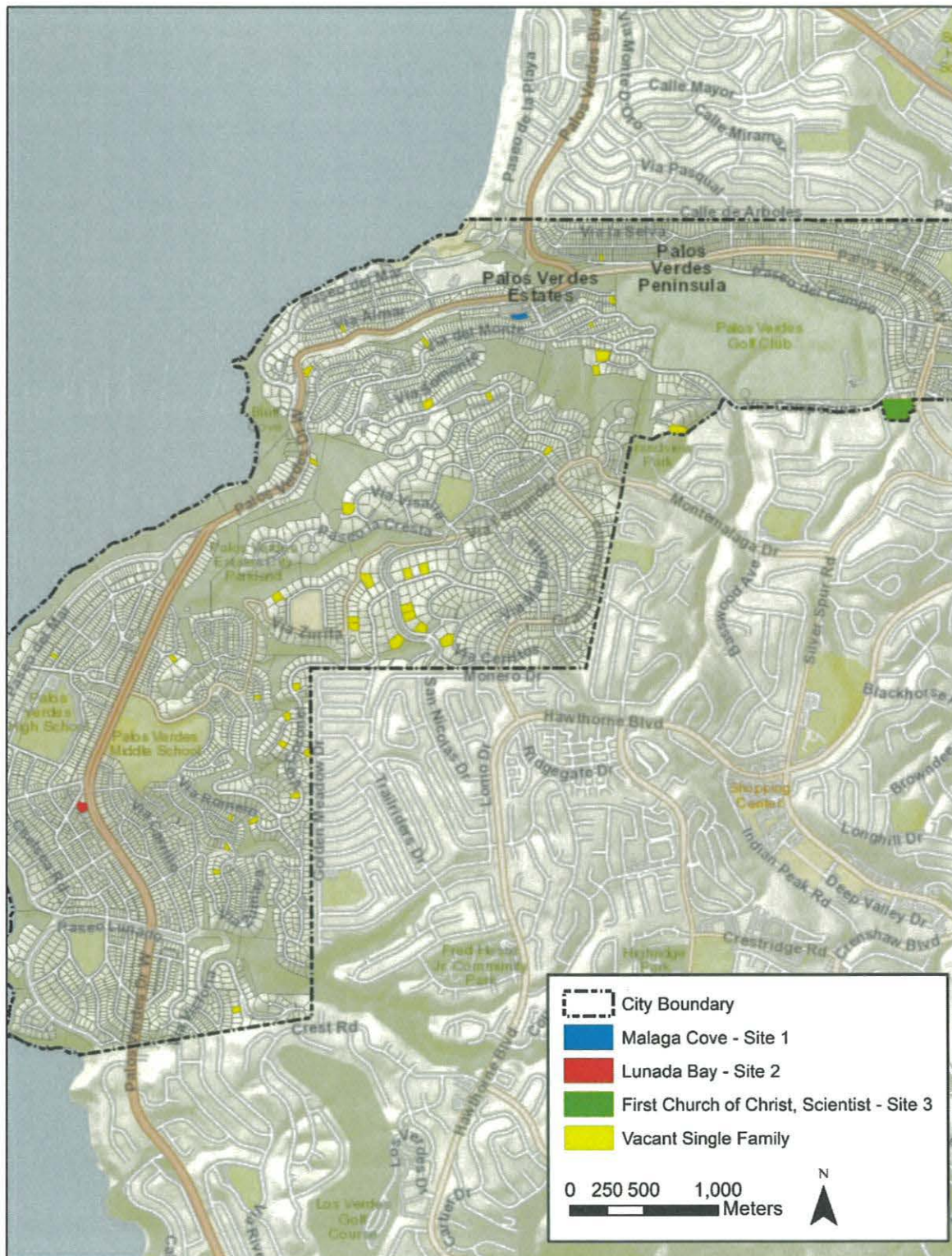


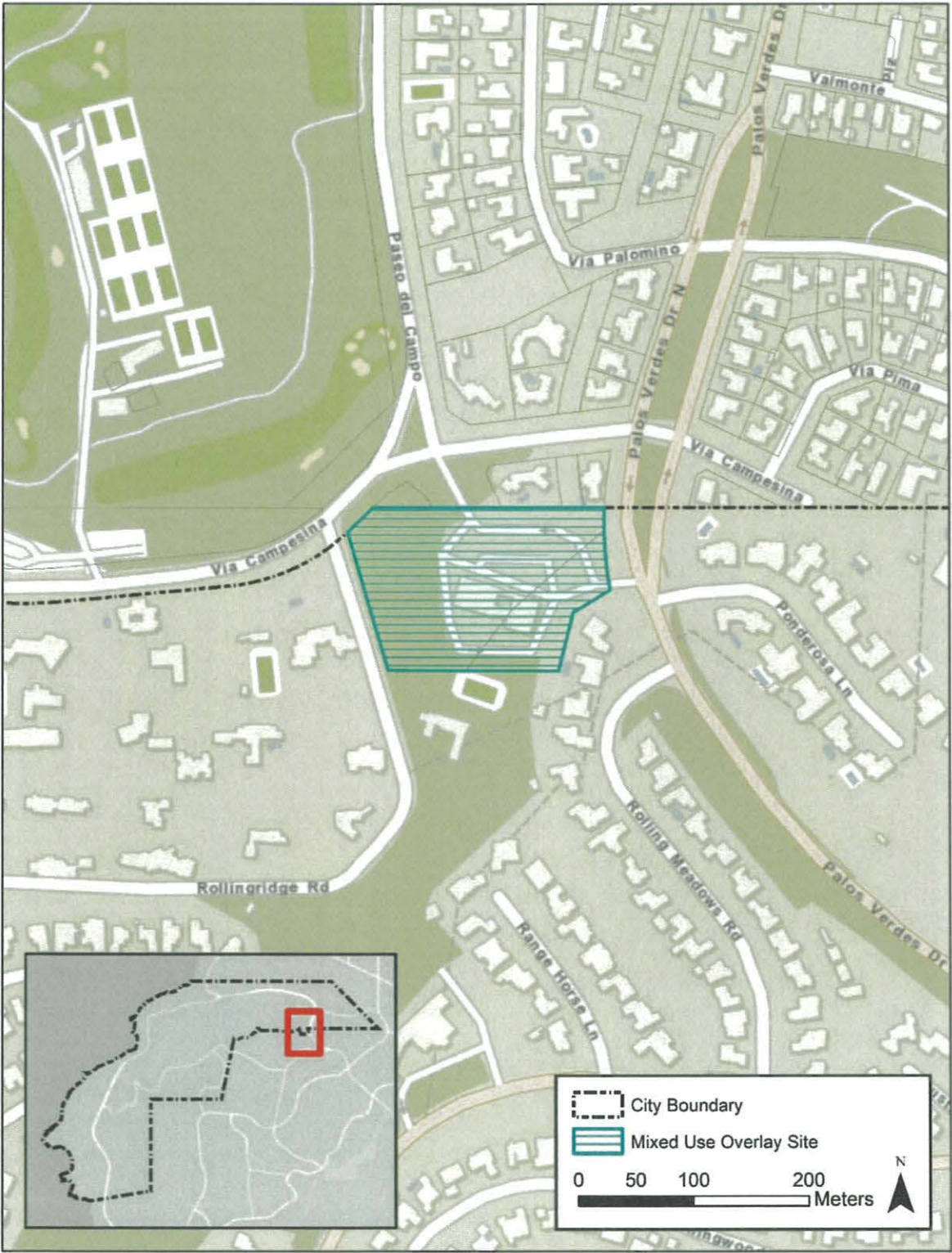
Figure III-2
Proposed Housing Site 1 - Malaga Cove



Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

To Whom It May Concern:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

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The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
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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 in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
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Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Anthony Madrigal, Tribal Historic Preservation Officer
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539
anthonymad2002@gmail.com
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Tribal Historic Preservation Officer Anthony Madrigal,

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The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

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The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

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Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
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340 Palos Verdes Drive West
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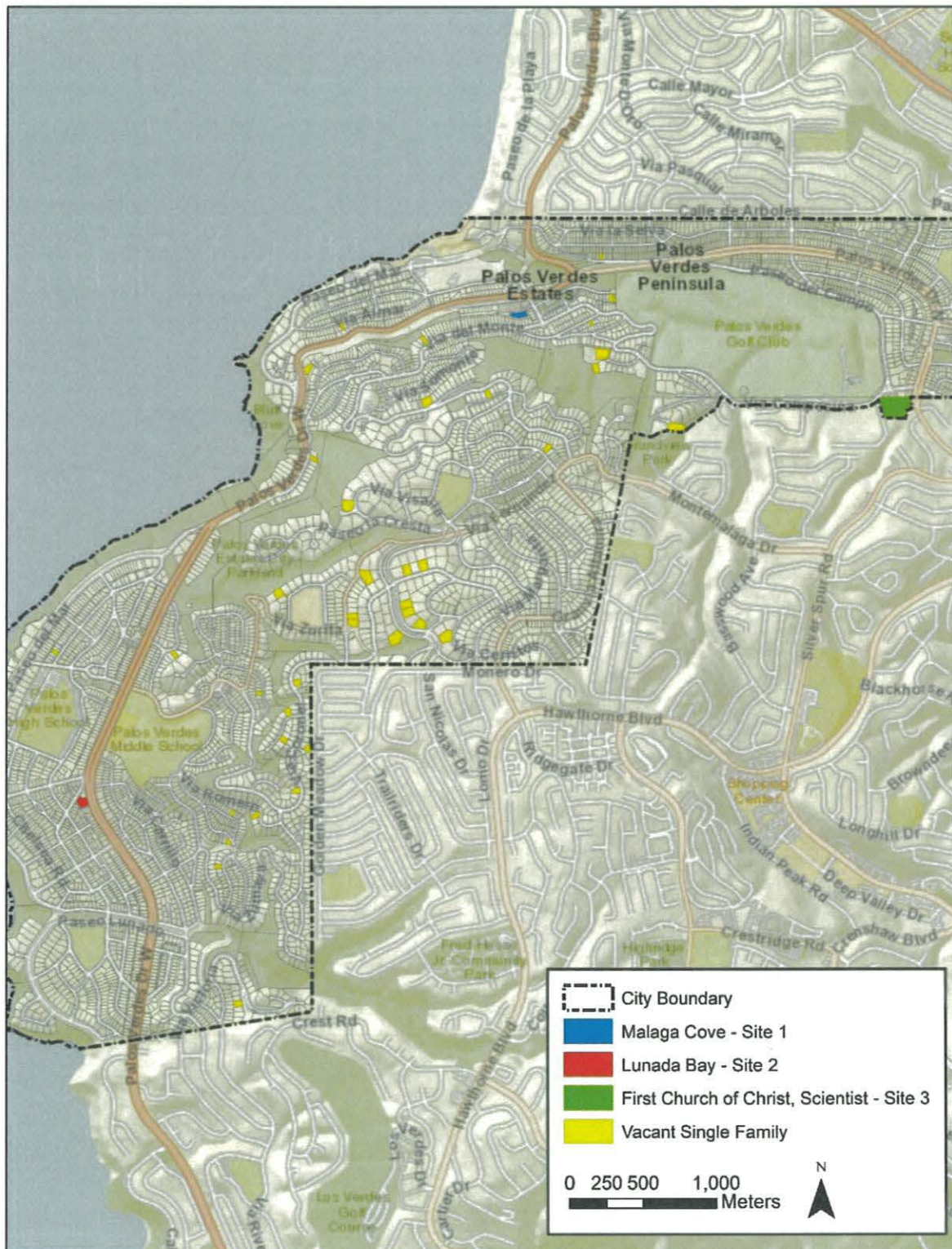


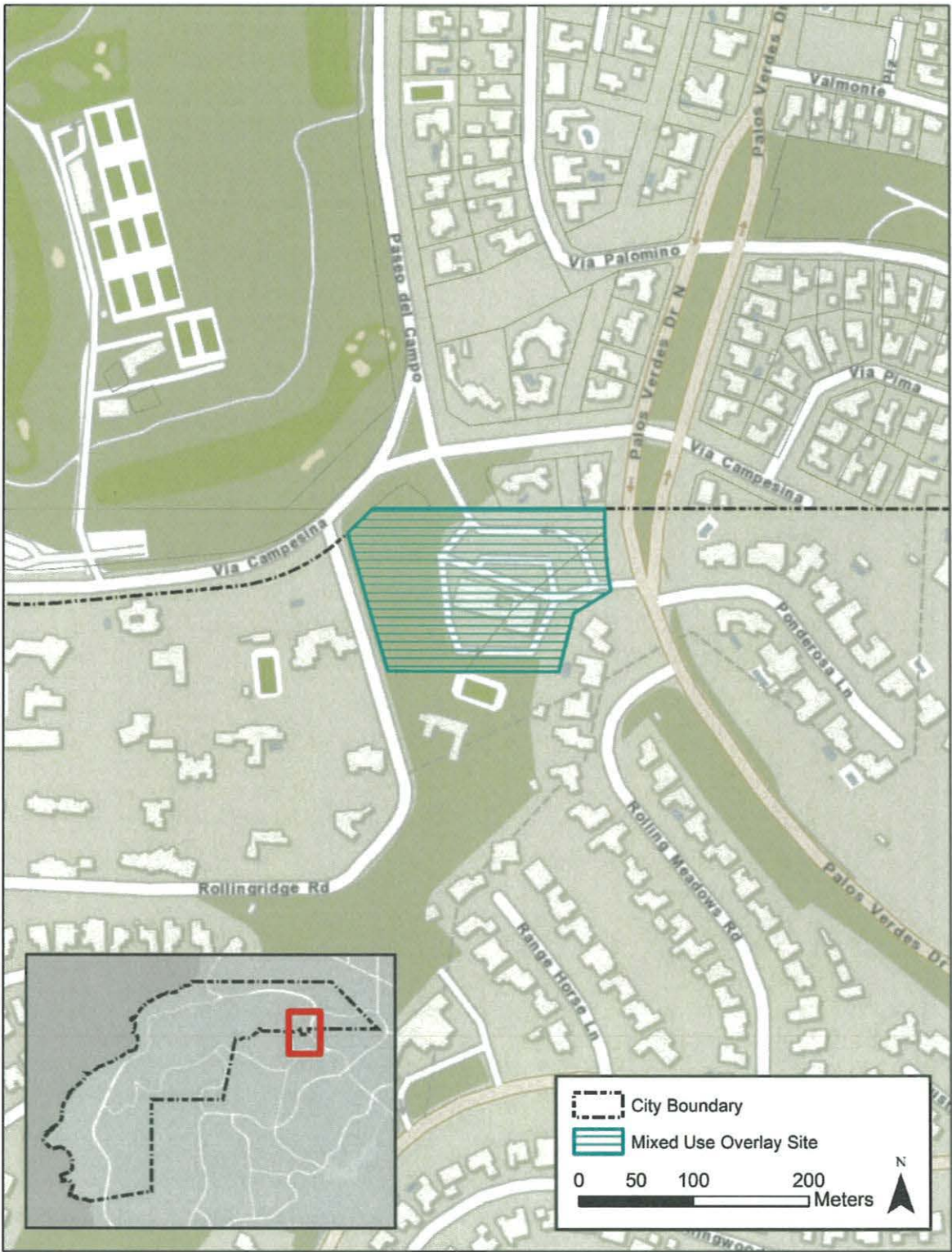
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Proposed Housing Site 1 - Malaga Cove



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Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





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October 10, 2024

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City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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Miwok, Nisenan

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Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Christina Swindall Martinez, Secretary
Gabrieleno Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA, 91723
admin@gabrielenoindians.org
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

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Thank you in advance for your time and involvement in our consultation efforts.

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Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

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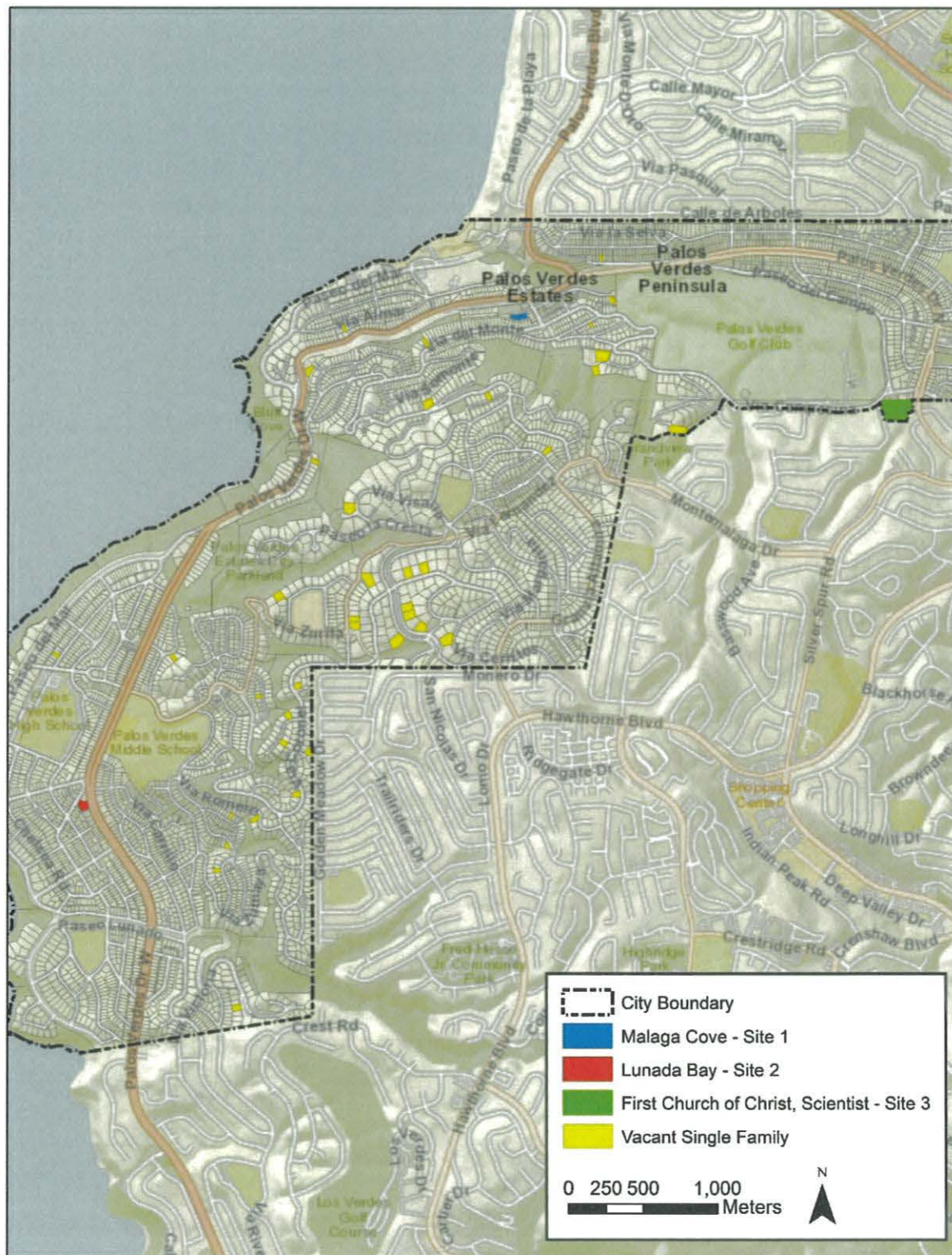


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Proposed Housing Site 2 – Lunada Bay

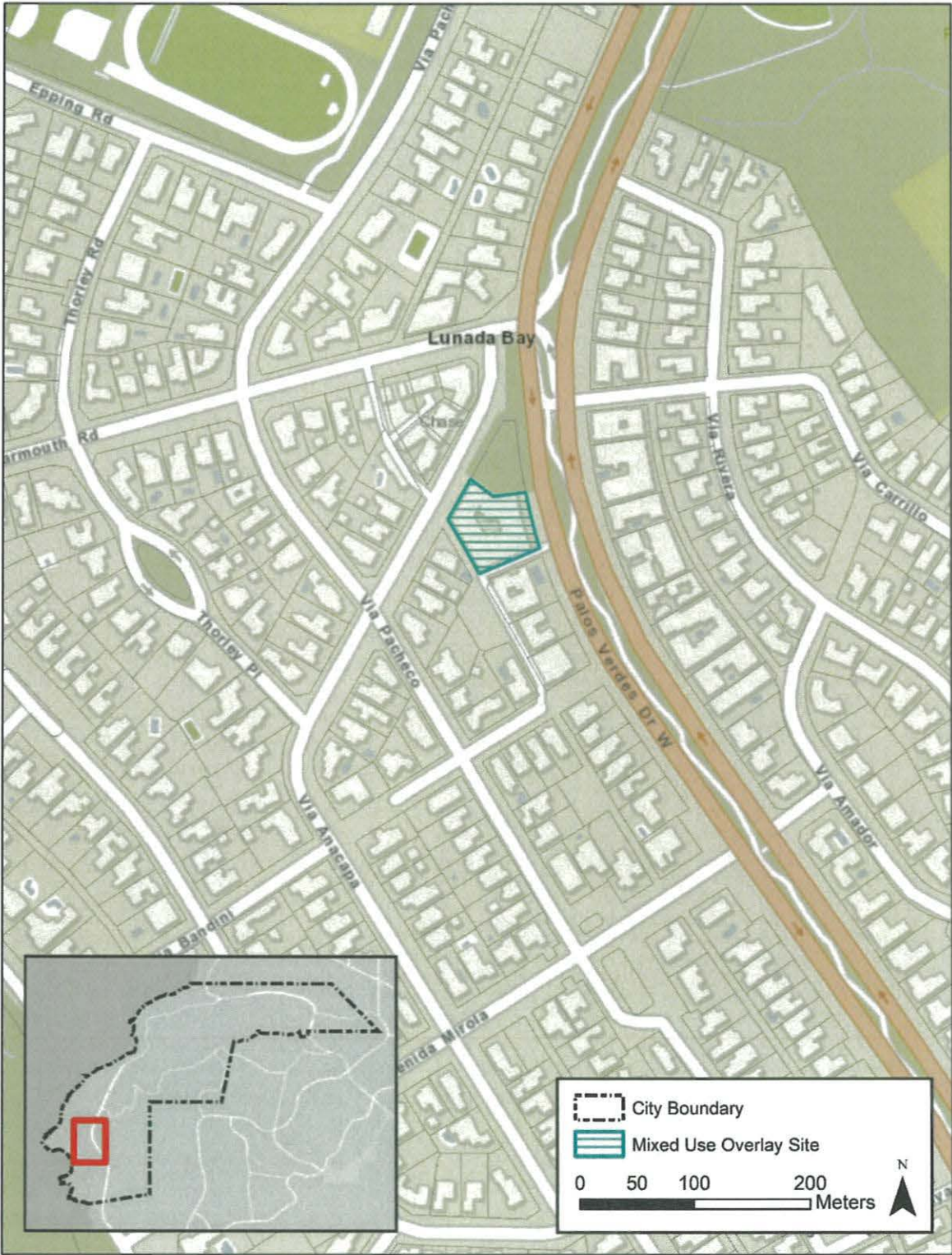
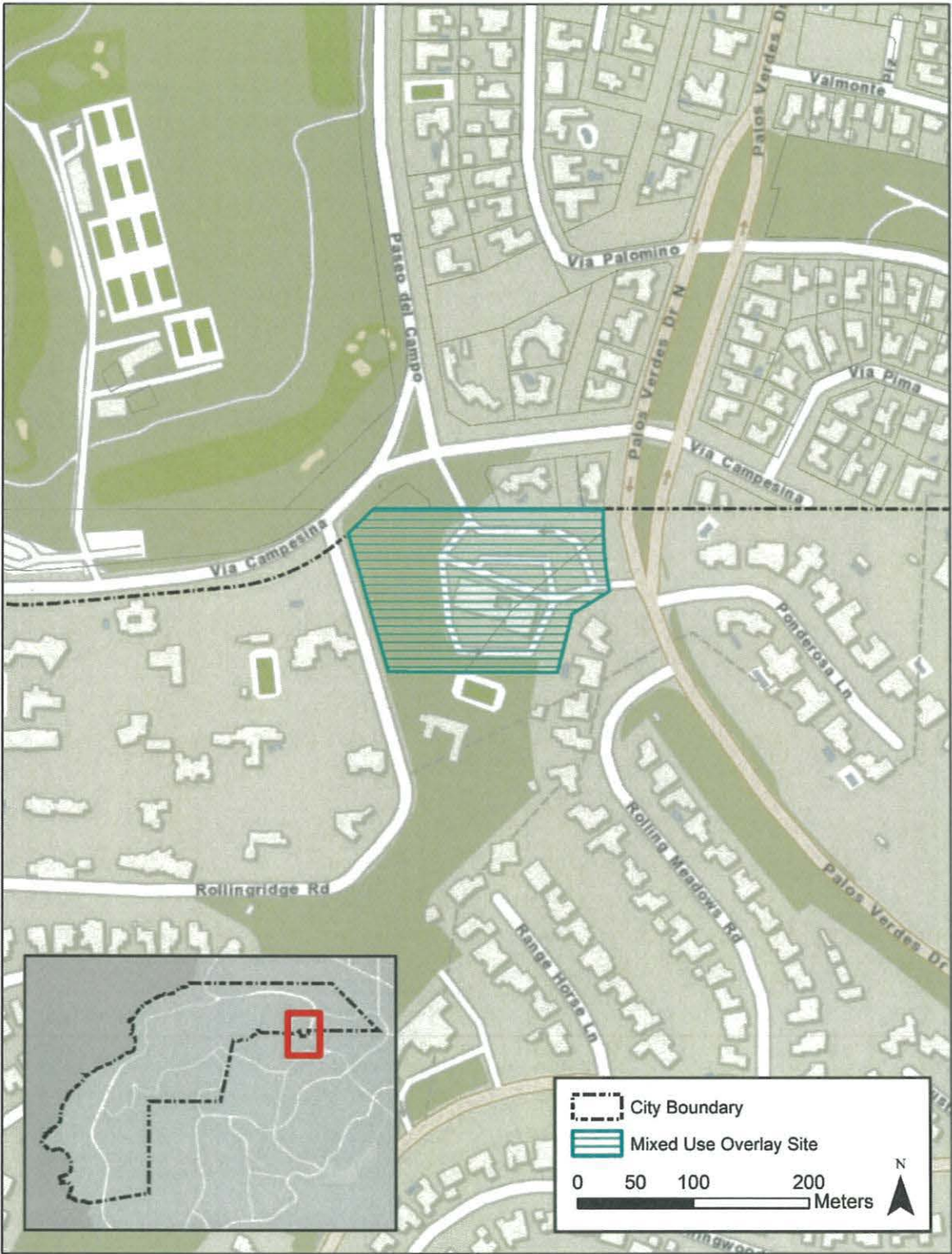


Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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NAHC HEADQUARTERS
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If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

BobbyRay Esparza, Cultural Director
Cahuilla Band of Indians
52701 CA Highway 371
Anza, CA, 92539
besparza@cahuilla-nsn.gov
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Cultural Director BobbyRay Esparza,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned with the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned with 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 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3). Please see the attached exhibits which detail the exact locations of the three sites.

The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Cahuilla Band of Indians wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

Figure III-1
Palos Verdes Estates Sites Inventory

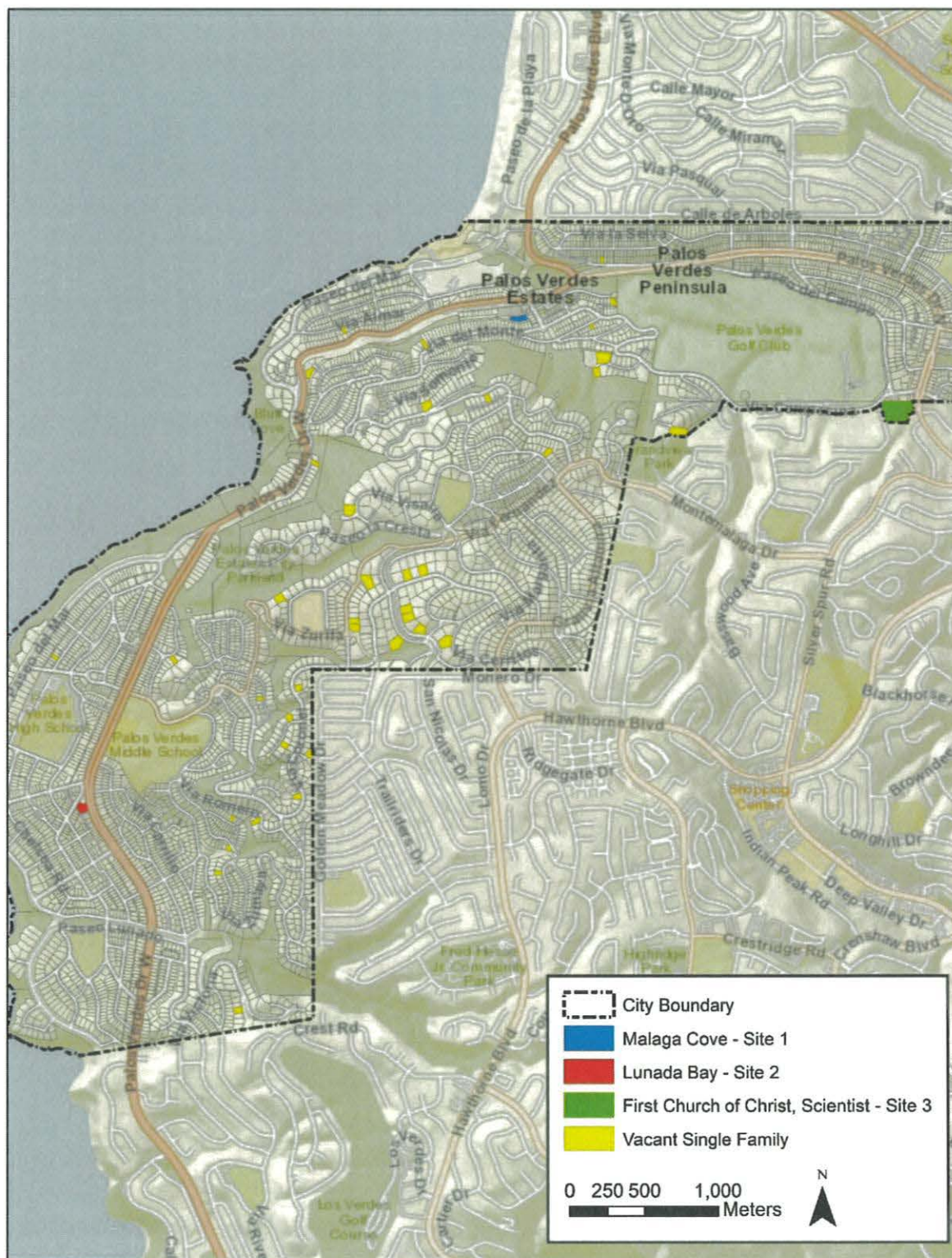


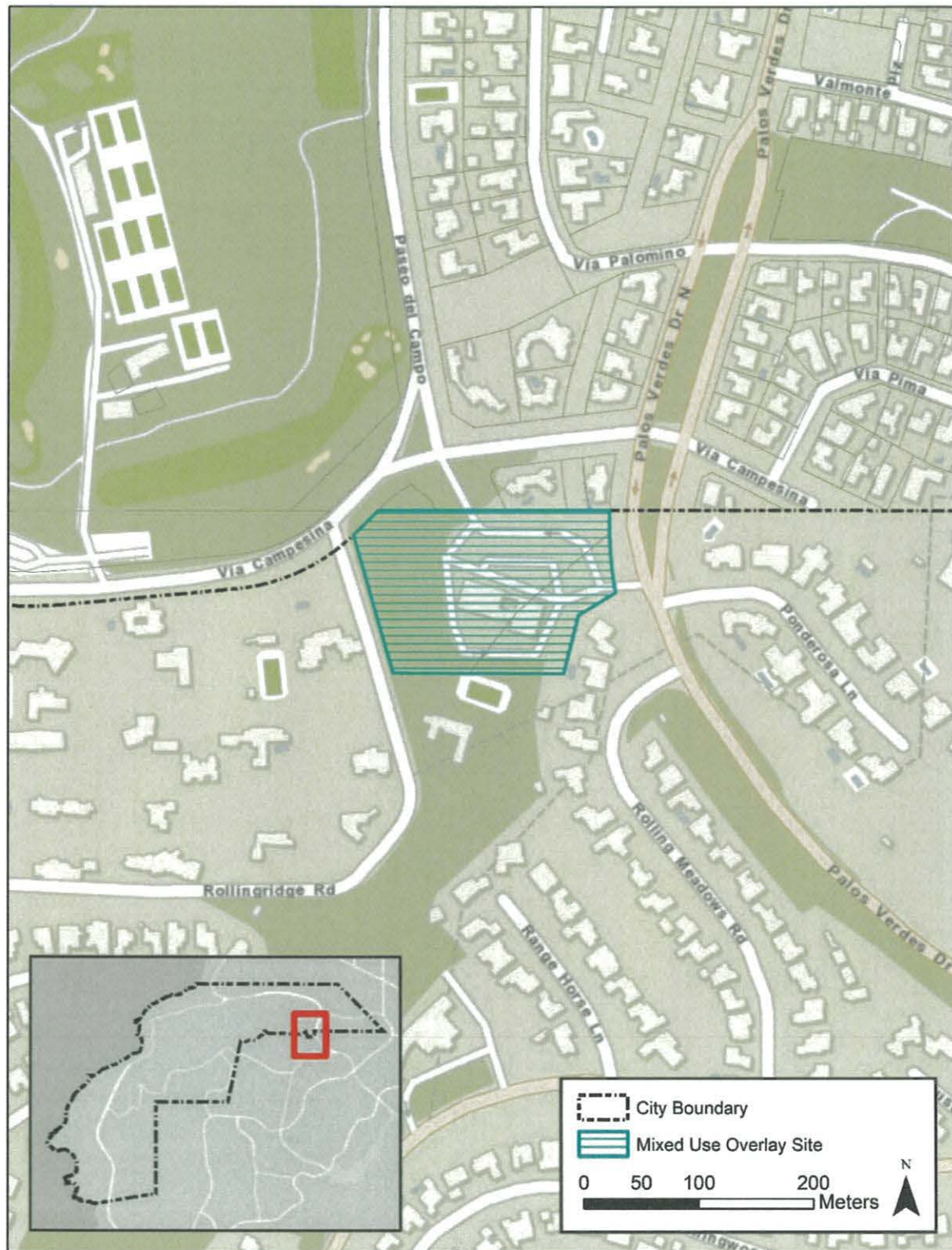
Figure III-2
Proposed Housing Site 1 - Malaga Cove



Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

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City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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NAHC HEADQUARTERS
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West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

To Whom It May Concern:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

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The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
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 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
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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 in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
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Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

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If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe
P.O. Box 3919
Seal Beach, CA, 90740
tongvatcr@gmail.com
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Cultural Resource Director Sam Dunlap,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned with the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned with 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 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3). Please see the attached exhibits which detail the exact locations of the three sites.

The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Gabrielino-Tongva Tribe wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

Figure III-1
Palos Verdes Estates Sites Inventory

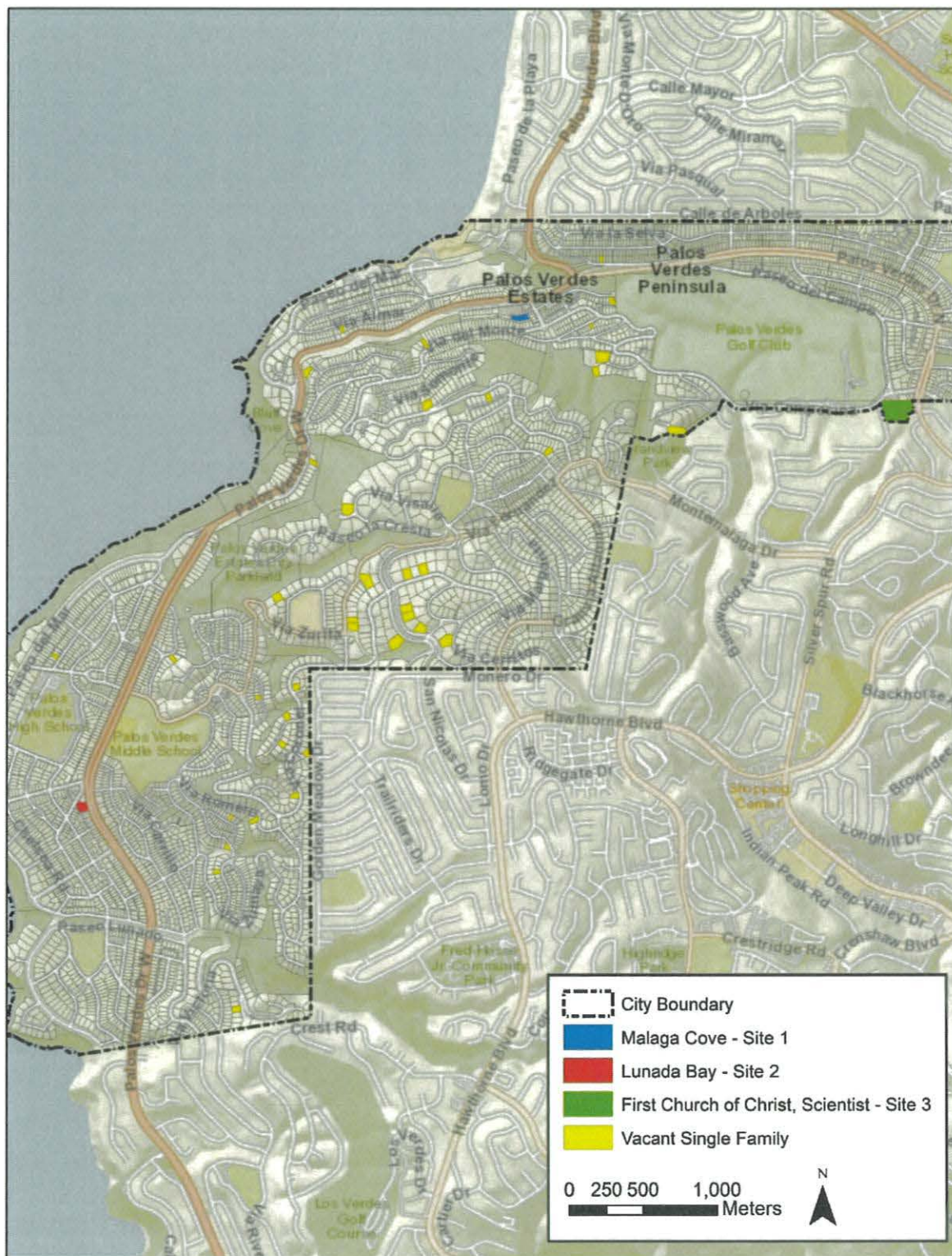


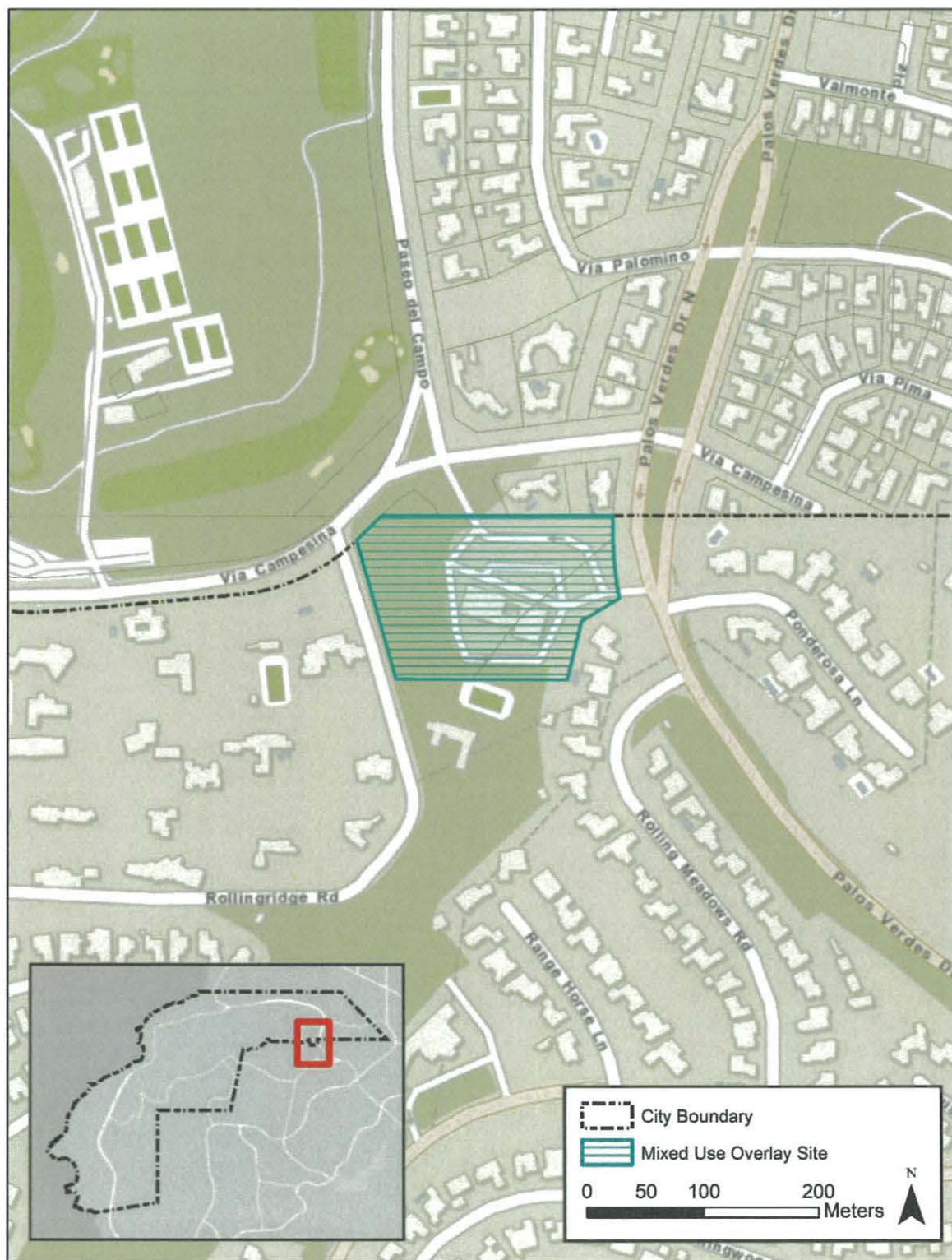
Figure III-2
Proposed Housing Site 1 - Malaga Cove



Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

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City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

To Whom It May Concern:

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The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

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4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
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If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Vanessa Minott, Tribal Administrator
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539
vminott@santarosa-nsn.gov
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Tribal Administrator Vanessa Minott,

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The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Santa Rosa Band of Cahuilla Indians wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

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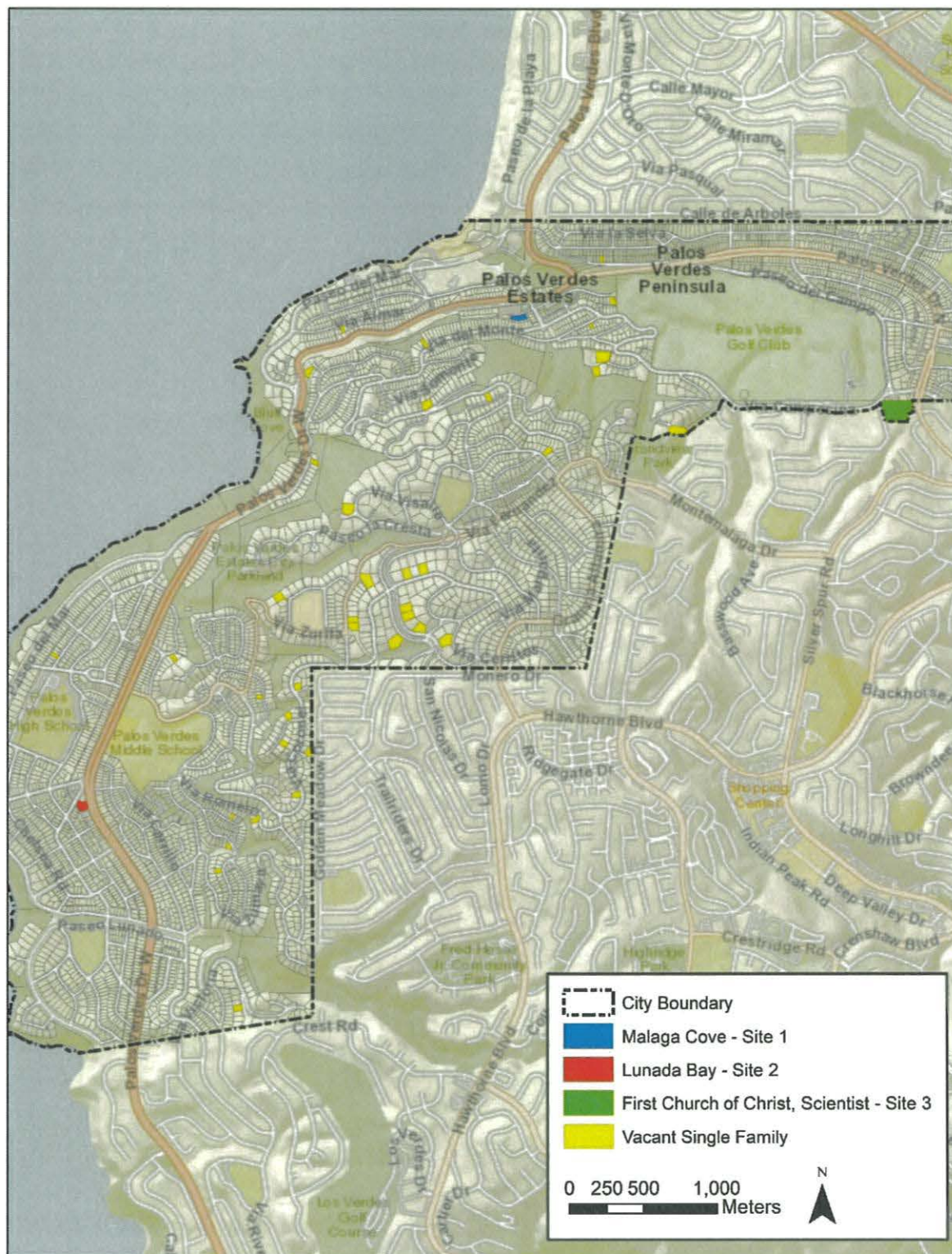


Figure III-2
Proposed Housing Site 1 - Malaga Cove

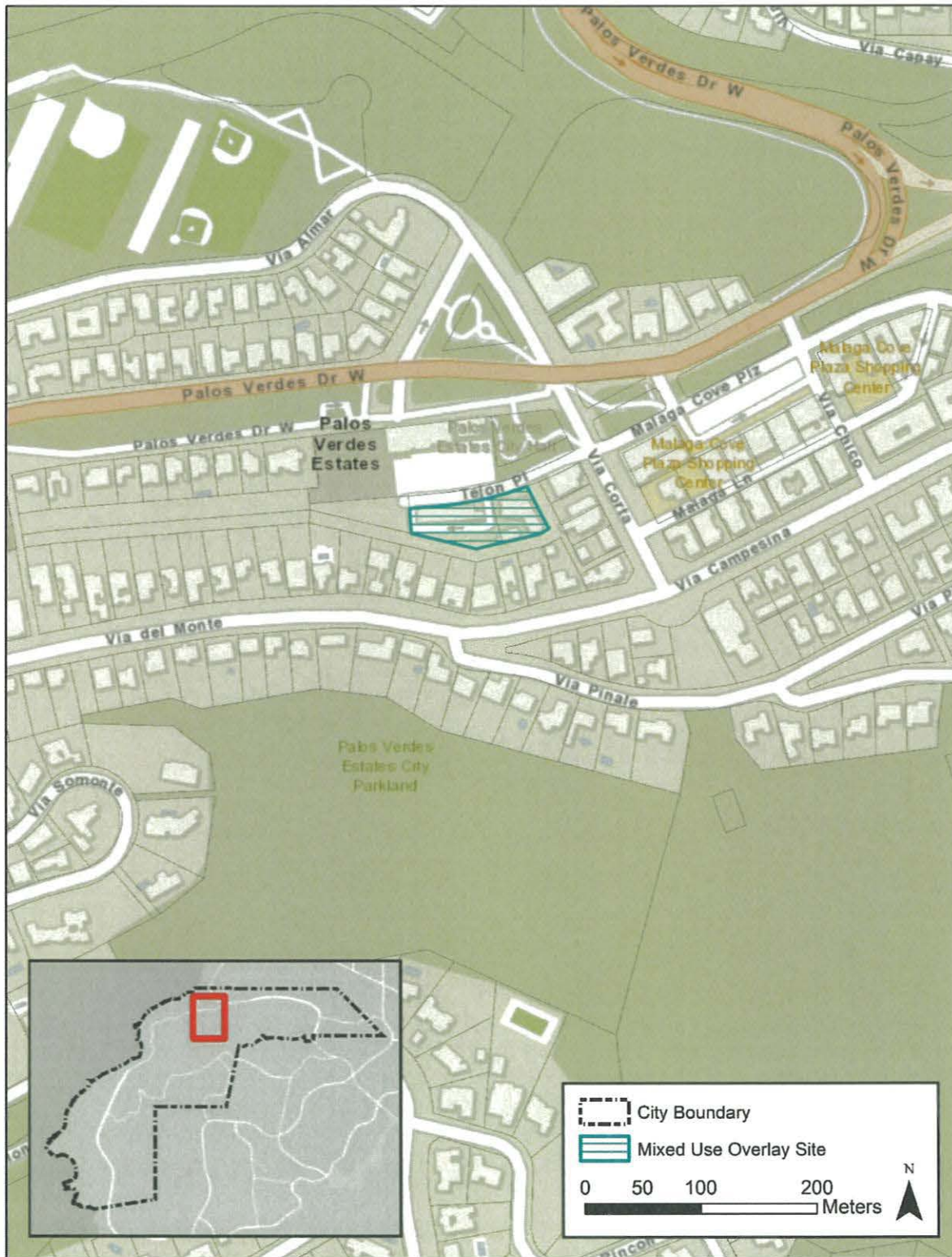
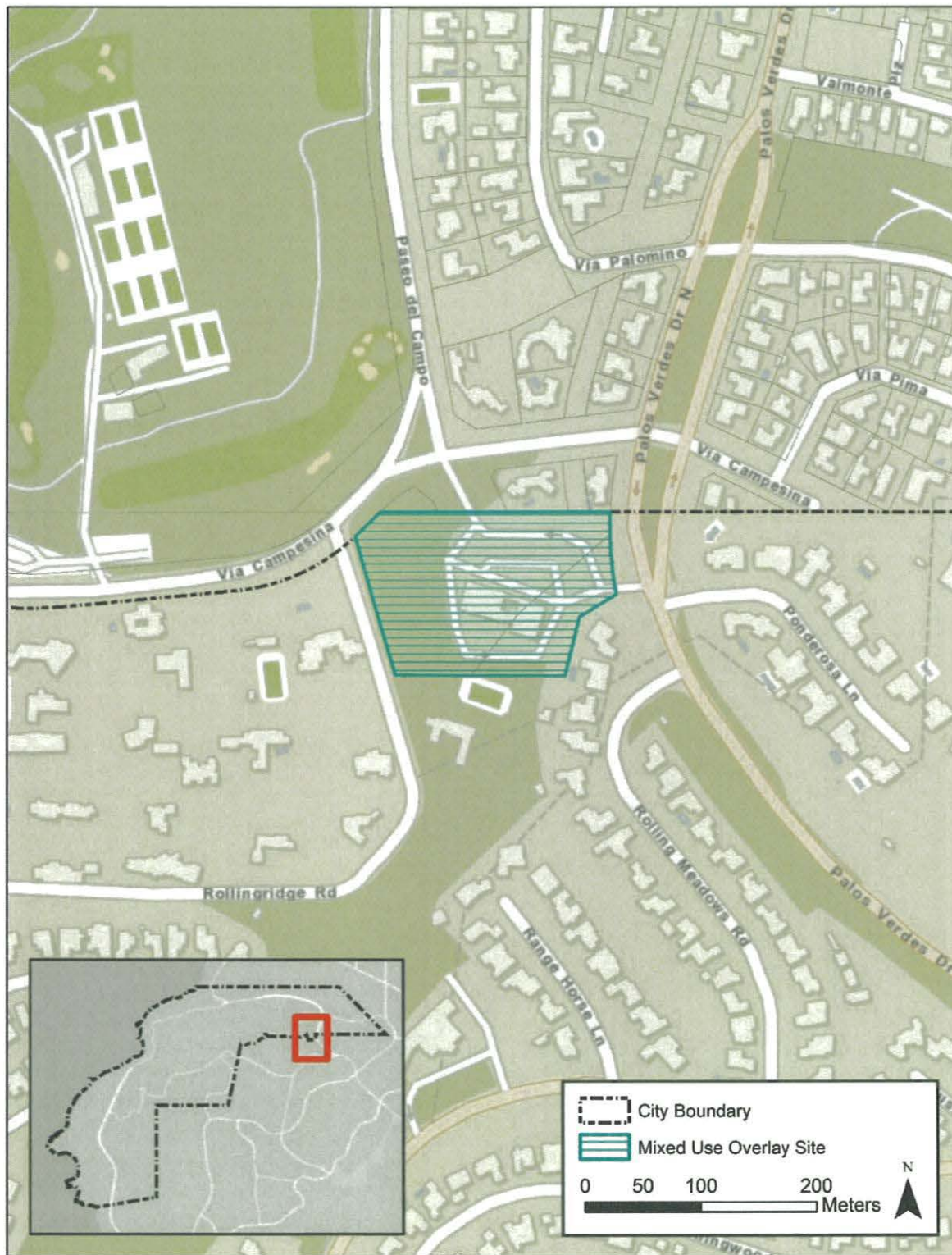


Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581
jvaldez@soboba-nsn.gov
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Cultural Resource Specialist Jessica Valdez,

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The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Soboba Band of Luiseno Indians wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

Figure III-1
Palos Verdes Estates Sites Inventory

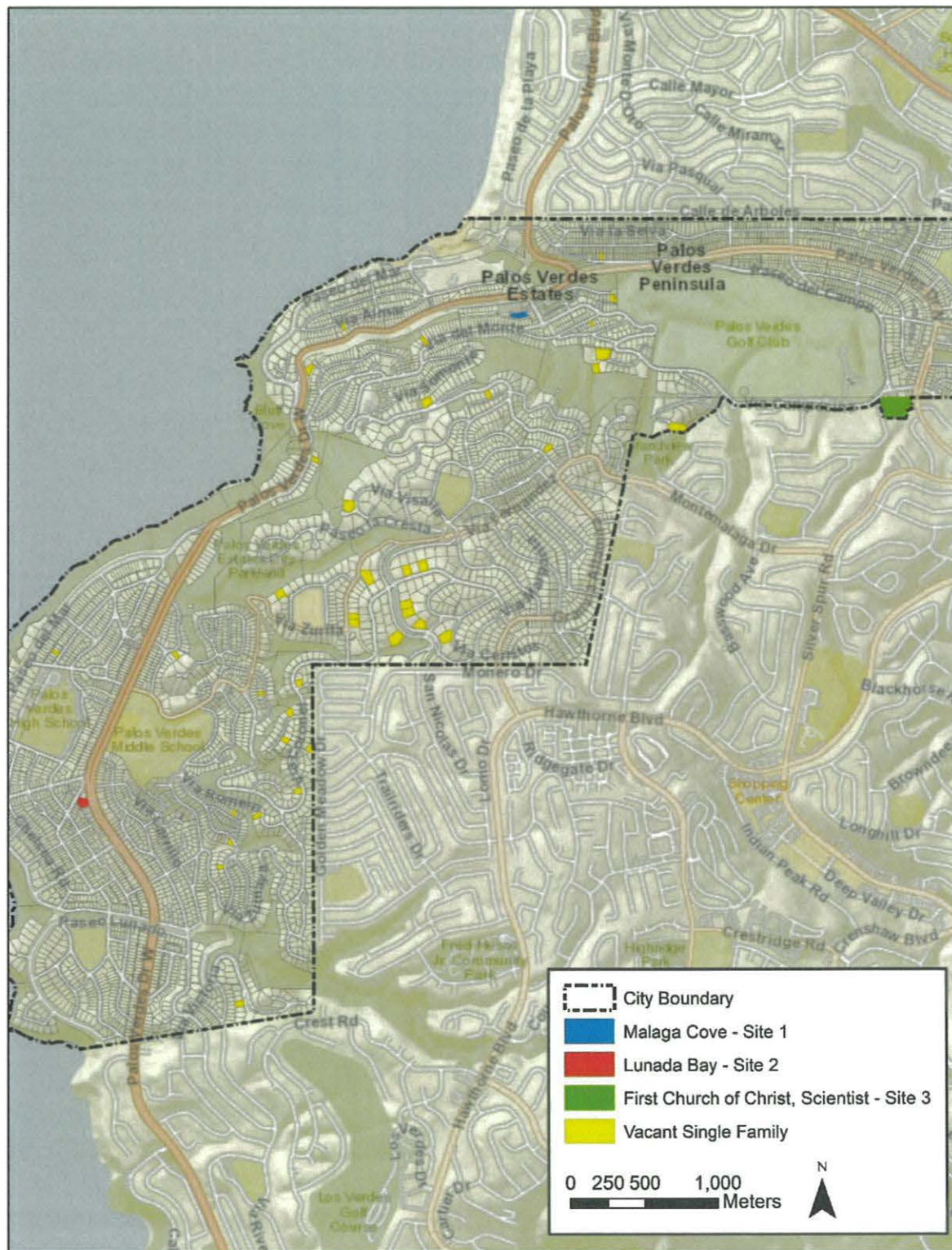


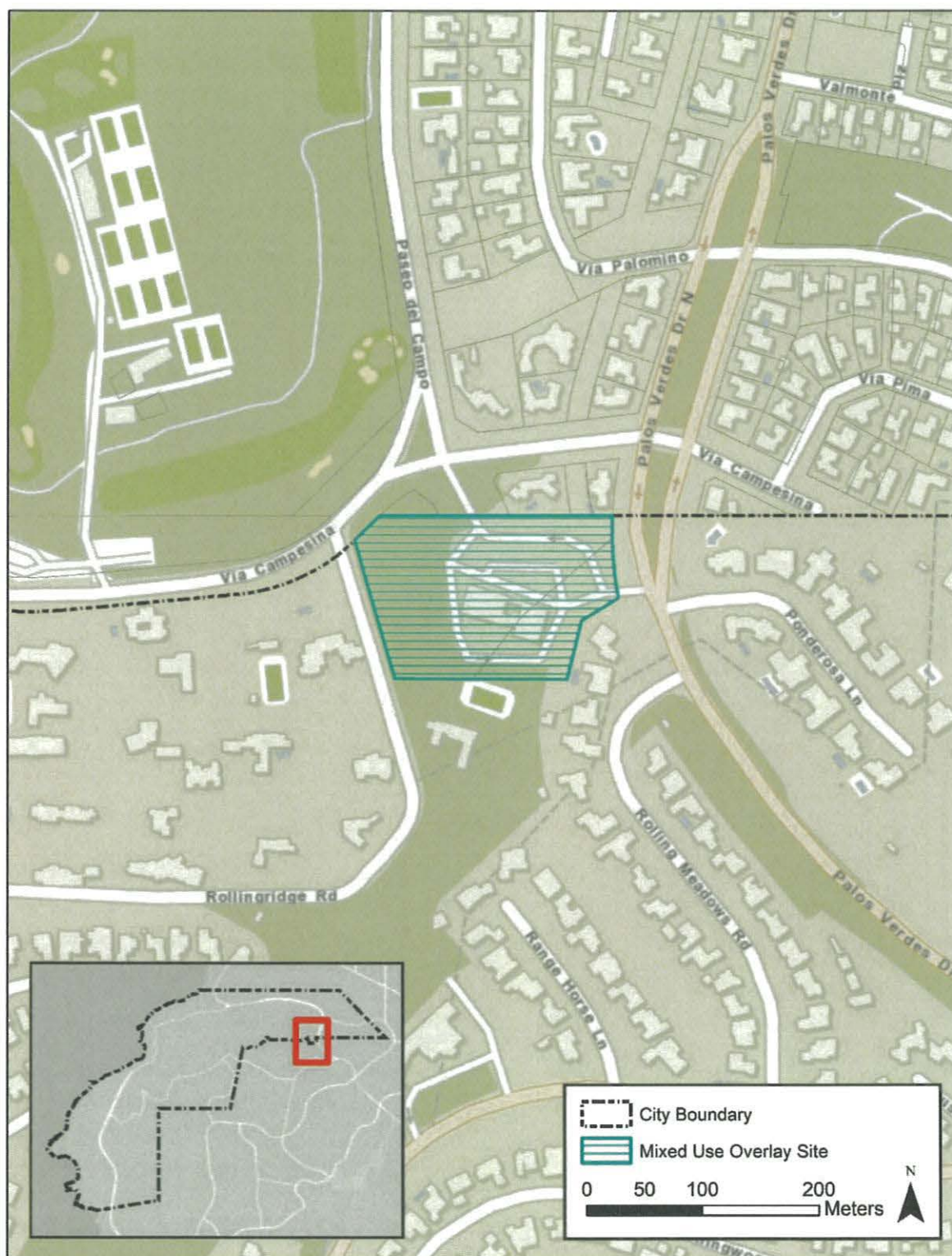
Figure III-2
Proposed Housing Site 1 - Malaga Cove



Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
City of Palos Verdes Estates

Via Email to: colbyg@csgengr.com

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Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

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

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

To Whom It May Concern:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

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 in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

CITY OF PALOS VERDES ESTATES



October 11, 2024

Steven Estrada, Tribal Chairman
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539
sestrada@santarosa-nsn.gov
Via electronic mail
And U.S. Certified Mail

**SUBJECT: NOTIFICATION OF THE PALOS VERDES ESTATES 2021-2029 HOUSING
ELEMENT PROGRAM 13 REZONING PROJECT IS/MND**

Dear Tribal Chairman Steven Estrada,

On behalf of the City of Palos Verdes Estates (City) and pursuant to the requirements of Senate Bill (SB) 18 (Chapter 905, Statutes of 2004), this letter serves as formal notification of the Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project (proposed project) for tribal consultation purposes. The City of Palos Verdes Estates is the lead agency responsible for consulting with California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and 21080.3.2 (Assembly Bill [AB] 32) and Cal. Gov. Code § 65352.3 SB 18. This letter provides a brief description of the proposed project and contact information for the lead agency.

The proposed project would include the rezone of three site within the City to accommodate by-right housing, implemented as part of the City's Housing Program 13. Two new housing overlay zones would be implemented: the Housing Opportunity Overlay (HO-O) and the Mixed-Use Overlay (MU-O).

Two candidate sites, Malaga Cove (Site 1) and Lunada Bay (Site 2), would be re-zoned with the MU-O designation. The First Church of Christ, Scientist (Site 3) would be rezoned with 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 20 units at each site and First Church of Christ, Scientist (Site 3) to develop at 25 du/ac, resulting in 116 units, for a total of 156 units. The proposed project would include a General Plan Amendment at First Church of Christ, Scientist (Site 3). Please see the attached exhibits which detail the exact locations of the three sites.

The City requested a Tribal Consultation List and search of the Native American Heritage Commission Sacred Lands File, which yielded a negative result; please see the attached letter. The list included names and contact information of tribal representatives, including yourself, that may be interested in consultation pursuant to AB 52 and SB 18.

The City would appreciate input you may provide regarding the presence of sensitive Native American cultural resources within the sites and/or vicinity. This letter and preliminary project information serve

as the initiation of AB 52 and SB18. Early identification of heritage sites or other concerns will ensure their consideration and protection to the maximum extent feasible. Consultation requests may be sent to my attention at the address or email listed below. If the Santa Rosa Band of Cahuilla Indians wish to consult with the City on the proposed project, please indicate in writing via letter or email addressed to the lead contact provided below within 90 days (on or before January 8, 2025), and provide the name of the tribe's designated lead contact person.

Please do not hesitate to contact me by email at sbrady@pvestates.org or at 310.378.0383 ext. 807.

Thank you in advance for your time and involvement in our consultation efforts.

Sincerely,



Sheryl Brady, Community Development Director
Planning & Building Department
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, California 90274

Enclosed: Proposed Housing Sites Maps

Native American Heritage Commission Sacred Lands File Search

Figure III-1
Palos Verdes Estates Sites Inventory

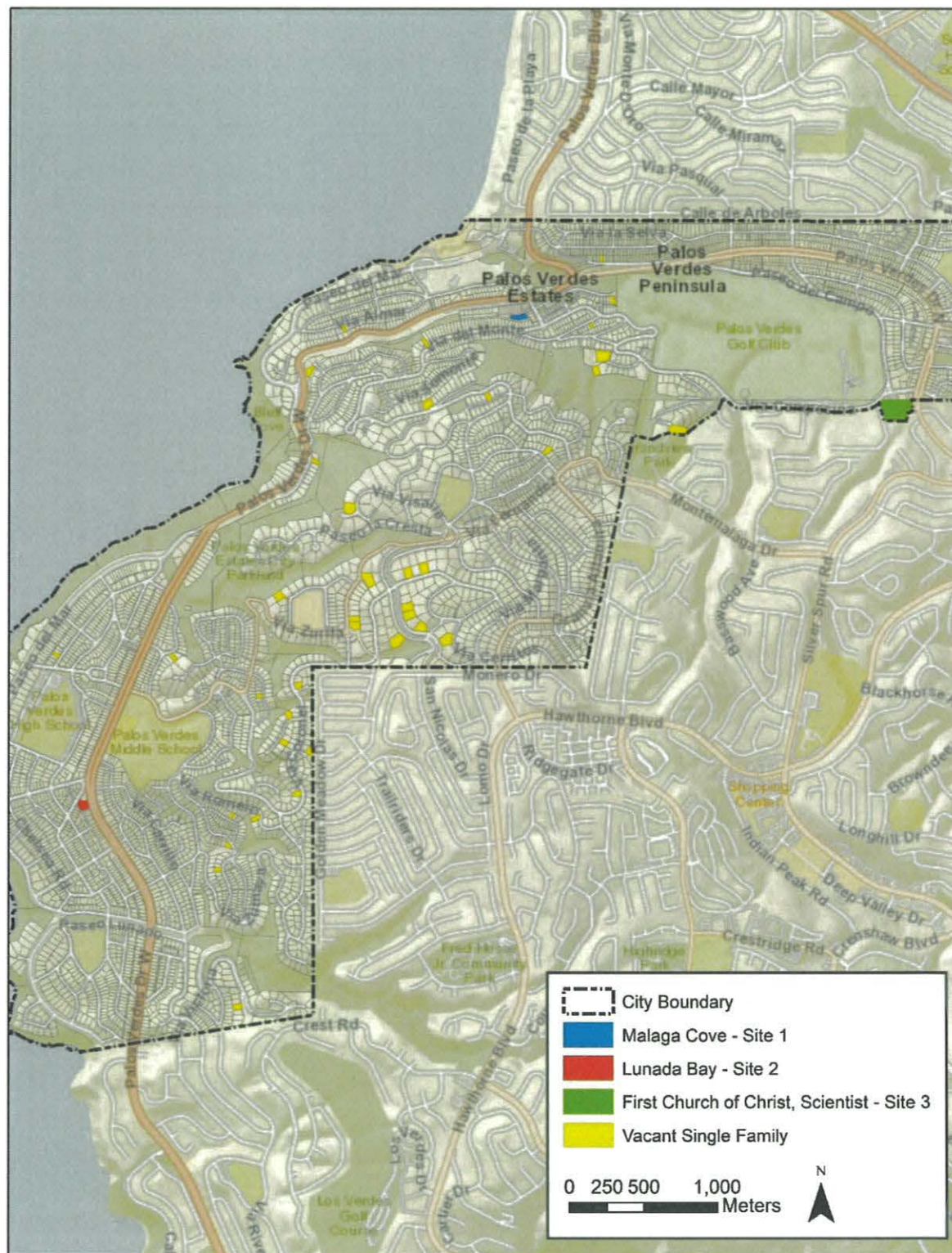


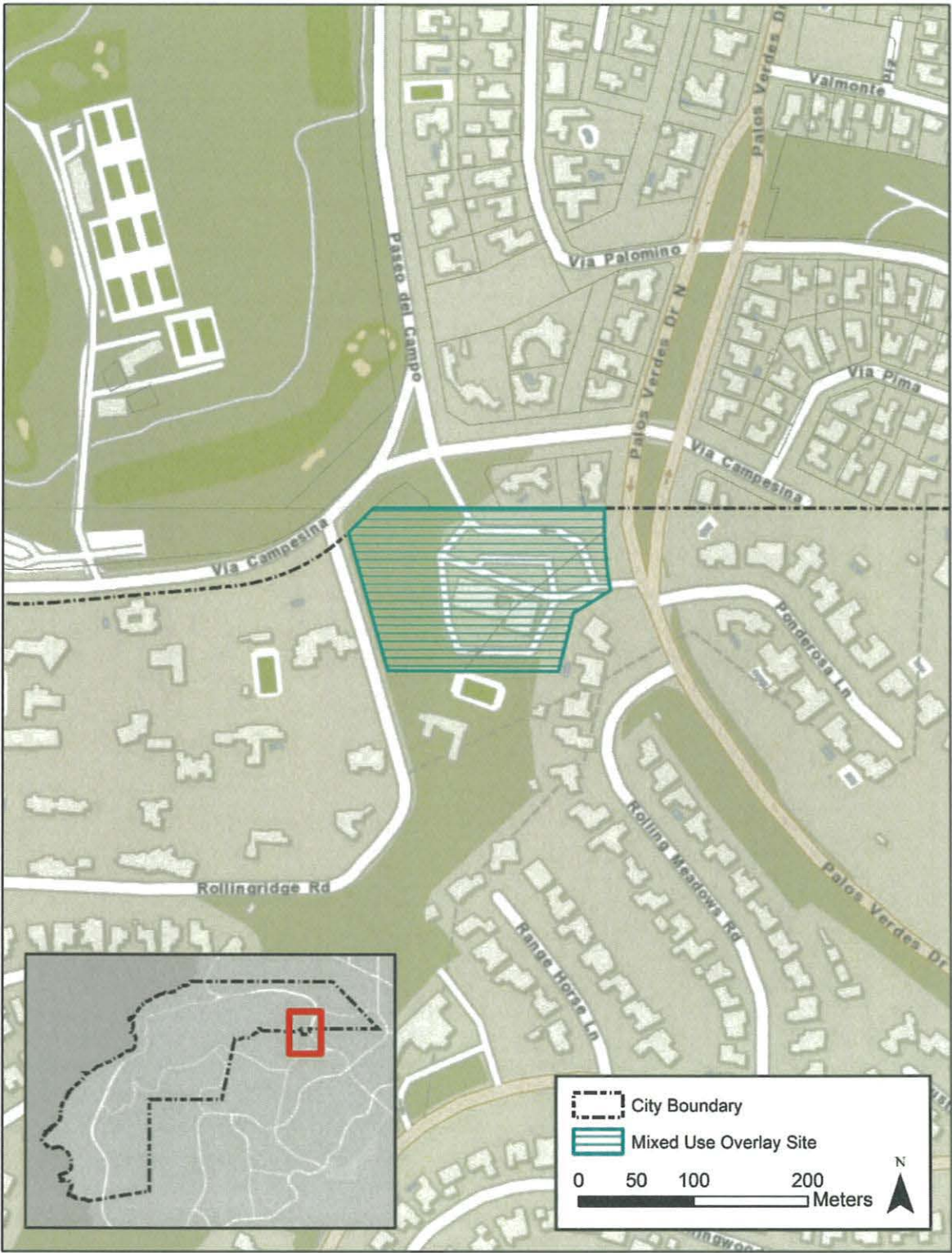
Figure III-2
Proposed Housing Site 1 - Malaga Cove



Figure III-3
Proposed Housing Site 2 – Lunada Bay



Figure III-4
Proposed Housing Site 3 – First Church of Christ, Scientist





NATIVE AMERICAN HERITAGE COMMISSION

October 10, 2024

Colby Gonzalez
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Luiseño IndiansEXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project, Los Angeles County

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If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment



FW: Notification of Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project IS/MND

From Sheryl Brady <sbrady@pvestates.org>
Date Tue 9/24/2024 10:05 AM
To Liza Debies <lizad@csgengr.com>
Cc Gena L. Guisar <genaG@csgengr.com>

Hi Liza

See Below

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Tuesday, September 24, 2024 10:02 AM
To: Sheryl Brady <sbrady@pvestates.org>
Subject: Re: Notification of Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project IS/MND

Hello Sheryl

Thank you for your email. I just wanted to confirm that this is just a housing element program. If so, we are okay with it and would like to be notified when ground disturbances occur.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchoes and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Tue, Sep 24, 2024 at 8:55 AM Sheryl Brady <sbrady@pvestates.org> wrote:

See attached letter

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807



Outlook

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

From Sheryl Brady <sbrady@pvestates.org>

Date Wed 10/30/2024 11:22 AM

To Liza Debies <lizad@csgengr.com>

See Below

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807

From: Gabrieleno Administration <admin@gabrielenoindians.org>

Sent: Wednesday, October 30, 2024 11:05 AM

To: Sheryl Brady <sbrady@pvestates.org>

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

Hello Sheryl Brady

Thank you for your letter. If this is just a housing element program we are okay with it. However we would like to be notified if any type of ground disturbances will be taking place.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work,

On Mon, Oct 28, 2024 at 1:08 PM Sheryl Brady <sbrady@pvestates.org> wrote:

P: (310) 750-9807



Outlook

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

From Sheryl Brady <sbrady@pvestates.org>

Date Tue 10/8/2024 1:16 PM

To Liza Debies <lizad@csgengr.com>

Cc Gena L. Guisar <genaG@csgengr.com>

See Below

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807

From: Gabrieleno Administration <admin@gabrielenoindians.org>

Sent: Tuesday, October 8, 2024 1:11 PM

To: Sheryl Brady <sbrady@pvestates.org>

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

Hello Sheryl Brady

Thank you for your letter regarding the above project. Is the project just a housing element ? If so we are good with the housing element and if any ground disturbances will be taking place in the future we would like to be notified.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built

<https://outlook.office.com/mail/inbox/id/AAQkADljZTkWZjEzLTk5ZjYtNDk5NC1iMGExLWM5ZTYwMzFkYTIIYgAAQAHtMrHrM%2FJIMohO6YNwUJ5k%3D> 2/2



FW: PV 2021-2029 Housing element program

From Sheryl Brady <sbrady@pvestates.org>
Date Thu 10/3/2024 4:20 PM
To Liza Debies <lizad@csgengr.com>
Cc Gena L. Guisar <genaG@csgengr.com>

Hi Liza

See Below

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807

From: Christina Marsden Conley <christina.marsden@alumni.usc.edu>
Sent: Thursday, October 3, 2024 1:40 PM
To: Sheryl Brady <sbrady@pvestates.org>
Subject: PV 2021-2029 Housing element program

Good afternoon,
We are in receipt of your letter regarding rezoning.

May we set up a time to speak, we have concerns regarding the project.

Take care,
Christina

tehoovet taamet

CHRISTINA CONLEY

- Tribal Cultural Resource Administrator Under Tribal Chair, Robert Dorame
- UCLA Scholar-in-Residence
- Catalina Tribal Coalition
- Coalition of California of State Tribes, Executive Board

https://file.lacounty.gov/SDSInter/lac/1137966_AREPORTONHARMSCountyofLosAngeles.pdf

GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrielino Tongva Indians of California tribe is traditionally and culturally recognized in the State of California Bill AJR96 as the aboriginal tribe to encompass the entire Los Angeles Basin area to Laguna Beach, extending to the Channel Islands of Santa Catalina, San Nicholas and San Clemente Islands



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

From Sheryl Brady <sbrady@pvestates.org>
Date Tue 10/29/2024 10:05 AM
To Liza Debies <lizad@csgengr.com>
Cc Gena L. Guisar <genaG@csgengr.com>

Hi liza

See below

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807

From: Vanessa Minott <vminott@santarosa-nsn.gov>
Sent: Tuesday, October 29, 2024 9:34 AM
To: Sheryl Brady <sbrady@pvestates.org>
Subject: RE: Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project

Acha'i Tamit,
Thank you for reaching out to Santa Rosa Band of Cahuilla Indians. We defer any comments to Soboba Band of Luiseno Indians cultural resource department.

Respectfully,
Vanessa Minott,
Tribal Administrator



Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA 92539
951-659-2700 ext. 102
760-668-0460 work cell

From: Sheryl Brady <sbrady@pvestates.org>
Sent: Monday, October 28, 2024 1:12 PM
To: Vanessa Minott <vminott@santarosa-nsn.gov>
Subject: [External] Palos Verdes Estates 2021-2029 Housing Element Program 13 Rezoning Project

See Attached

Sheryl Brady
Community Development Director

City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

P: (310) 750-9807