

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Annenberg Project at Lower Point Vicente (SCH # 2010021011)

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

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

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

PROJECT TITLE: Annenberg Project at Lower Point Vicente

PROJECT LOCATION: 31501 Palos Verdes Drive West (Lower Point Vicente), City of Rancho Palos Verdes, California. The approximately 26.4-acre site is bounded to the south by the Point Vicente Lighthouse and Coast Guard Reservation (owned by the U.S. Government), to the north by single-family residences as part of the Ocean Front Estates residential tract, to the east of the site is Palos Verdes Drive West and Upper Point Vicente (also known as the Alta Vicente Reserve)/Civic Center, and to the west by coastal bluffs and the Pacific Ocean. The proposed project would be located on approximately 14 acres of the site, generally in the northeastern portion of the site, northeast of the parking area for the existing Point Vicente Interpretive Center (PVIC).

PROJECT DESCRIPTION: The proposed project involves construction of a 50,979 square-foot, 16-foot high (measured from finished grade) education building and a 1,036 square-foot, 16-foot high restroom/storage building, as well as an outdoor exhibit area, expanded picnic areas and restroom facilities, and approximately 10 acres of new landscaping. Both buildings would be a maximum of 16 feet high, measured from existing grade. The project would be accessed via the existing driveway from Palos Verdes Drive West. The project would be served by 197 parking spaces, including 100 parking spaces which was approved under a separate permit. Site preparation would involve excavation of approximately 39,570 cubic yards of material (soil and rock) and placement of approximately 14,780 cubic yards of fill material. Approximately 24,790 cubic yards of material would be exported from the site (primarily consisting of rock material).

The proposed Education Center would operate between the hours of 10:00 a.m. and 5:00 p.m. daily (some special programs and events may occur in the evening with a general ending time of 10:00 p.m., with the exception of civic meetings such as City Council or Planning Commission meetings), consistent with the current operating hours of the PVIC. In addition to general visitor and community uses of the outdoor facilities and exhibit areas, other general services and programs that would be available to the public at the project site include animal adoption services; animal bereavement counseling; animal foster parents program; weekly, monthly and annual public programs; school programs; group visitations; camp programs; civic meetings (i.e. City Council/Planning Commission meetings) and events; and private facility rentals.

Project implementation would result in significant and unavoidable impacts related to Aesthetics (Visual Character), Traffic

(Cumulative Forecast Year 2015), and Noise (Short-Term Construction).

PUBLIC REVIEW PERIOD: The City has made this Draft EIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but *not later than 56 days after receipt of this notice*. All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Draft EIR is:

Starting Date: July 22, 2010

Ending Date: September 15, 2010

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

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

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

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

Mr. Ara Michael Mihranian, AICP
Principal Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90275
Tel.: 310.544.5228; Fax: 310.544.5293
Or via E-mail to: aram@rpv.com

All comments must be received no later than 5:30 PM on Wednesday, September 15, 2010. If you should have any further comments or questions regarding the proposed Project and/or the availability of related environmental documents or applications, please contact Ara Michael Mihranian, AICP, Principal Planner, at 310-544-5228 or aram@rpv.com.

PUBLIC MEETINGS: The City of Rancho Palos Verdes will receive public comments regarding the Draft EIR at a regularly scheduled **Planning Commission** meeting on **Tuesday, September 14, 2010 at 7:00 p.m.** at Fred Hesse Park Community Building located at 29301 Hawthorne Blvd., Rancho Palos Verdes. The City's Traffic Safety Commission will also receive public comments on project related traffic issues, as discussed in the Draft EIR, at a meeting on **Monday, August 16, 2010 at 7:00 p.m.** at Fred Hesse Park Community Building located at 29301 Hawthorne Blvd., Rancho Palos Verdes. Following the Draft EIR's public review period, the Final EIR including Response to Comments will be prepared and notice will be provided for an additional Planning Commission meeting where certification of the Final EIR will be considered.

For additional inquiries or information please contact Mr. Ara Mihranian at 310.544.5228 or via email at Aram@rpv.com.

Date: July 22, 2010

Signature: _____

Joel Rojas

Title: Community Development Director

Telephone: 310.544.5228