

December 24, 2009

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Rancho Palos Verdes hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines of the City of Rancho Palos Verdes, the Director of Planning, Building, and Code Enforcement has analyzed the scope of work for the proposed parking lot expansion and site improvement project at the City-owned Point Vicente Interpretative Center (PVIC) at Lower Point Vicente, in Rancho Palos Verdes, CA (Thomas Guide: Page 822, F-4).

The project, planning case number ZON2009-00441 (Conditional Use Permit No. 200 Revision "A", Grading Permit, and Coastal Development Permit) is briefly described as:

Site improvements at Lower Point Vicente for the Point Vicente Interpretative Center that were originally approved by the Planning Commission in 1998 and are within the same general scope. These would involve removal of the existing parking areas and replacement with a reconfigured and expanded parking area; new landscaping; new hardscaping; new walking trails; and drainage improvements. The new parking area would accommodate up to 101 parking spaces (including accessible spaces), an increase of 35 spaces from the existing 66 spaces. The specific proposed landscape, hardscape and drainage improvements include:

- Construction of walking trails and recreation areas by providing new and improved decomposed granite trails and new picnic tables and benches.
- Installation of lighting and way-finding signs within the redesigned parking areas.
- Installation of new landscaping and removal of invasive and non-native vegetation species. New landscaping would be designed to require minimal irrigation and to reflect the native vegetation of the surrounding area.
- Improvements to the existing on-site drainage consisting of bioswales and catch basins that would be located throughout the project site to contain and control drainage and runoff and to enhance the water quality.

After reviewing the Initial Study and any applicable mitigating measures for the project, the Director of Planning, Building, and Code Enforcement has determined that this project may have the potential to have a significant effect on the environment, but by implementing certain mitigation measures, the project's potentially significant effects will be reduced to an insignificant level. Accordingly, a DRAFT MITIGATED NEGATIVE DECLARATION has been prepared.

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Public comments on the adequacy of the Draft Mitigated Negative Declaration will be received by the City prior to final approval of the MITIGATED NEGATIVE DECLARATION and action on the proposed project, for a period of 42 days (**December 24, 2009 through February 3, 2010**).

A public hearing will be held before the Planning Commission to discuss the proposed project, including the proposed DRAFT MITIGATED NEGATIVE DECLARATION, on **Tuesday, January 26, 2010 and Tuesday, February 9, 2010 at 7:00 p.m.** at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to the Director of Planning, Building and Code Enforcement by **February 3, 2010**, which is forty-two (42) days from the date of this notice. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the project. Public Comments received by 12:00 noon on Monday, February 1, 2010 will be included in the Staff Report. However, written comments submitted after February 1st will be given to the Planning Commission on the night of the meeting. **THOSE WHO HAVE SUBMITTED WRITTEN COMMENTS PRIOR TO THE END OF THE NOTIFICATION PERIOD (FEBRUARY 3, 2010) WILL RECEIVE NOTIFICATION OF THE DECISION.** All interested parties are invited to submit written comments and attend and give testimony at the public hearing.

A copy of all relevant materials, including the project specifications, Initial Study, and the DRAFT MITIGATED NEGATIVE DECLARATION, are on file in the offices of the Planning, Building, and Code Enforcement Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, and are available for review from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday. A copy of the Initial Study / Mitigated Negative Declaration can be viewed on the City's website at www.palosverdes.com/rpv under the Lower Point Vicente Parking Lot Expansion Project page (click on the Planning Department link).

To receive a copy of the Initial Study or for additional information regarding the proposed project, please contact Principal Planner, Ara Michael Mihranian at (310) 544-5228, ext. 227 or via e-mail at aram@rpv.com.

Sincerely,

Joel Rojas, AICP
Director of Planning, Building
and Code Enforcement

NOTE: STATE GOVERNMENT CODE SECTION 65009: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, prior to, the public hearing.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, DECEMBER 24, 2009.