

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
FOR THE
POINT VIEW MASTER USE PLAN**

The City of Rancho Palos Verdes has prepared a Mitigated Negative Declaration for the Point View Master Use Plan. The City of Rancho Palos Verdes has prepared this Notice of Intent to provide responsible agencies and other interested parties with information describing the proposal and its potential environmental effects. Environmental factors which would be potentially affected by the Master Use Plan include:

- Aesthetics
- Cultural Resources
- Hydrology/Water Quality
- Noise
- Biological Resources
- Geology/Soils
- Land Use/Planning
- Transportation/Traffic

PROJECT APPLICANT: York Point View Properties

PROJECT LOCATION: 6001 Palos Verdes Drive South, Rancho Palos Verdes, CA

PROJECT DESCRIPTION: Consistent with a Conditional Use Permit application filed with the Community Development Department, the Master Use Plan would address uses on a 94-acre property in the Portuguese Bend area of the City of Rancho Palos Verdes. The Master Use Plan contains three distinct components: the expansion of agricultural uses; development of a private executive golf course and improvements to an existing landscaped patio/event garden area for the purposes of holding 30 annual on-site events; and, the provision of a paved internal driveway through the property.

The agricultural component of the Master Use Plan proposes to plant up to 15 acres of new avocado orchards (for 16 acres total), 8.5 acres of grape vineyards, and 2 acres of citrus and olive trees, and a vegetable garden. Avocados and olives would be raised organically, while other crops would be grown using organic farming techniques where feasible. Related agricultural improvements include the development of a crop-specific irrigation system that would be manually operated to ensure precise soil moisture and to prevent groundwater infiltration.

The executive golf course and landscaped patio/event garden component of the Master Use Plan includes a 2.5-acre, 9-hole private executive golf course and proposed improvements to an existing landscaped patio/event garden area. The golf course would not be open to the public, but would be available only to guests of the landowner. Play would be limited to daylight hours and no greens fees would be collected. Improvements to the existing landscaped patio/event garden area at the central portion of the site would include a small event pergola and a fountain. An existing Cook Shack, restroom, and flagstone fireplace, as well as all decorative paving and landscaping will remain. The Master Use Plan would allow up to 30 events per year at the landscaped patio/event garden area. Bands and DJs adhering to site-specific controls would be utilized to entertain guests. The Master Use Plan limits attendance at

events to 300 guests per event (not including event staff, security/safety personnel, etc.); however, an annual special charity event would generate up to 750 guests. Hours of operation would be from 8:00 A.M. to 10:00 P.M. daily, with no holiday exceptions. Parking would be provided in a dedicated on-site parking area providing 140 spaces.

The internal driveway component of the Master Use Plan would pave an existing unimproved internal driveway alignment to connect an existing paved site entrance along West Narcissa Drive and an existing paved site entrance along Palos Verdes Drive South. The internal driveway would largely follow the existing unpaved alignment; however, a minor alignment change would be made to balance on-site grading and improve emergency vehicle access. The improved driveway would be 20 feet in width and 1,880 feet in length.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: A copy of the proposed Mitigated Negative Declaration on the proposed project may be reviewed at the following location:

City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Additionally, the document is available on-line at the City's Planning & Zoning website:

<http://www.palosverdes.com/rpv/planning/Point-View/>

REVIEW PERIOD: As specified by the State CEQA Guidelines, a 20-day public review period for the Mitigated Negative Declaration will commence on **April 18, 2012** and end on **May 8, 2012**.

The City of Rancho Palos Verdes welcomes agency and public comments on the document during this period. Any comments on the Mitigated Negative Declaration must be received within the public review period. **Comments may be submitted, in writing, by 4:30 p.m. on May 18, 2012**, and addressed to:

Eduardo Schonborn, AICP
Senior Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
E-mail: EduardoS@rpv.com



Eduardo Schonborn
Community Development Department

APRIL 17, 2012

Date

Enclosure: Point View Master Use Plan Mitigated Negative Declaration (CD copy)