

April 17, 2012

**PUBLIC NOTICE**  
**PROPOSED**  
**MITIGATED NEGATIVE DECLARATION (MND)**

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, City Staff has analyzed the request for ZON2010-00087, a Conditional Use Permit, Site Plan Review, and an Environmental Assessment for the proposed *Point View* Master Plan, located at 6001 Palos Verdes Drive South, Rancho Palos Verdes, CA 90275.

The project is described as:

York Point View Properties, the project applicant, is proposing to implement a Master Use Plan that would address uses and activities on the 94-acre *Point View* 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 on the property to allow approximately 25-acres of orchards, vineyards and gardens; development of an executive golf course, comprised of 5 tee locations with 9 holes; improvements to an existing event garden which would include a trellis and fountain; and, the provision of a paved internal driveway through the property to connect the cook shack area with Palos Verdes Drive South. The proposed project also includes a request to allow up to 30 public or private events per year on the property.

After reviewing the Initial Study and any applicable mitigating measures for the project, City Staff has determined that this project, as mitigated, will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration (MND) has been prepared consistent with CEQA requirements.

A public hearing will be held before the Planning Commission to discuss the Conditional Use Permit, Site Plan Review and the related MND, on **Tuesday, May 22, 2012**, at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

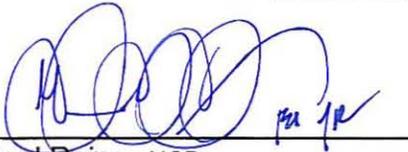
Public comments will be received by the City prior to final approval of the Conditional Use Permit, Site Plan Review and MND, for a period through May 22, 2012. Although comments will be received through May 22<sup>nd</sup>, to ensure inclusion of your comments with the Staff Report the City requests that written comments be provided to the City [Attention: Senior Planner, Eduardo Schonborn] by noon on Tuesday, May 15, 2012. Written comments submitted after the May 15<sup>th</sup> noon deadline will be given to the Planning Commission prior to the May 22<sup>nd</sup> meeting.

Any interested person may appeal the decision of the Planning Commission to the City Council along with a \$2,275 appeal fee.

Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an item on the agenda. Additionally, a Staff Report will be prepared for the May 22<sup>nd</sup> Planning Commission meeting. On May 18, 2012, said report will be available for viewing on the City's website (<http://www.palosverdes.com/rpv/>). Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

A copy of all relevant material of the project is available at the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday. In addition to reviewing the documents at City Hall, a copy of the Initial Study is available on Compact Disc, or may be reviewed on the City's website. To access the document on the City's Website or other information regarding the proposed project, log on to [www.palosvedes.com/rpv](http://www.palosvedes.com/rpv), click on City Departments, and then click on Community Development Department. The Point View Master Use Plan is through a link titled "Point View Agriculture and Golf Course" under the Information on Major Proposed Development Projects section in the middle of the page.

If you have any questions, please contact Senior Planner Eduardo Schonborn, AICP, at (310) 544-5228 or via e-mail at [eduardos@rpv.com](mailto:eduardos@rpv.com).

A handwritten signature in blue ink, appearing to read 'Joel Rojas', is written over a horizontal line.

Joel Rojas, AICP  
Community Development Director

**STATE GOVERNMENT CODE SECTION 65009 NOTICE:** 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, or prior to, the public hearing.

Please publish in the Peninsula News on Thursday, April 19, 2012.