

November 16, 2017

PUBLIC NOTICE
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 Community Development has analyzed the scope of work for the proposed residential project at 48 Cinnamon Lane (Tract 14195, Lot 12) in Rancho Palos Verdes, CA. The project consists of Site Plan Review, Grading Permit, and Environmental Assessment/Mitigated Negative Declaration (Case No. ZON2016-00401) as described below:

A request to construct a 1,917ft² single-story manufactured residence and a 600ft² detached garage on a vacant lot located at 48 Cinnamon Lane (Tract 14195, Lot 12). The height of the proposed residence will be at a building envelope of 15.08'/18.54', with 15.08' as measured from the highest elevation of existing building pad covered by structure (elev. 99.08') to the highest point of the structure (elev. 114.16'); and 18.54', as measured from the point where the lowest foundation or slab meets finished grade (elev. 95.62') to the highest point of the structure (elev. 114.16'). The height of the detached garage is proposed to have a building envelope of 10.12'/11.62', based on the same measuring method used for the residence. A concrete walkway is proposed at the west end of the front of the residence that leads up to an attached deck at the east end of the proposed residence. The entrance of the residence is accessed via the attached deck. A grey water storage tank is proposed immediately underneath the deck that will be screened with a 3' planter wall that will wrap around both sides of the proposed residence.

After reviewing the Initial Study and any applicable mitigating measures for the project, the Director of Community Development 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. 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 more than 20 days (**November 16, 2017 through December 12, 2017**).

A public hearing will be held before the Planning Commission to discuss the proposed project, including the proposed DRAFT MITIGATED NEGATIVE DECLARATION, on **Tuesday, December 12, 2017 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 So Kim, Deputy Director/Planning Manager, by noon on Tuesday, December 5, 2017. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the project. Written comments submitted after noon, December 5, 2017, will be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and

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may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision. All interested parties are invited to submit written comments and attend and give testimony at the public hearing. The Planning Commission's decision may then be appealed, in writing, to the City Council.

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 Community Development 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.

To receive a copy of the Initial Study or for additional information regarding the proposed project, please contact So Kim, Deputy Director/Planning Manager at (310) 544-5228 or via email at sok@rpvca.gov for further information.

Ara Mihranian, AICP
Director of Community Development

NOTE: 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 in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, NOVEMBER 16, 2017