

September 12, 2019

PUBLIC NOTICE
PROPOSED MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a continued public hearing on **Tuesday, October 8, 2019, at 7:00 PM** at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes, to consider:

CONDITIONAL USE PERMIT REVISION, GRADING PERMIT, AND ENVIRONMENTAL ASSESSMENT (MITIGATED NEGATIVE DECLARATION - PLCU2018-0004):

A request to install a retail hydrogen fueling station consisting of a hydrogen fuel pump, tank and associated mechanical equipment, both above and below ground, at an existing Shell gas/service station and convenience store. The project improvements will be contained within a 13-foot tall CMU block wall enclosure with a 25-foot tall vent pipe.

LOCATION: 28103 Hawthorne Boulevard

PROPERTY OWNER: Beechgate LLC

APPLICANT: Air Products and Chemicals, Inc.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed enclosure and vent pipe. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts.

Pursuant to the State of California Resources Code Section 1507 and the Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of Rancho Palos Verdes has reviewed the Initial Study, and the Director of Community Development has determined that this project will have a less than significant effect on the environment if certain mitigation measures are implemented. Accordingly, a draft Mitigated Negative Declaration (MND) has been prepared.

All interested parties are invited to submit written comments and to attend the October 8, 2019, Planning Commission meeting and give testimony. If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Amy Seeraty, Senior Planner, by noon on Tuesday, October 1, 2019. 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 on Tuesday, October 1, 2019, 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 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. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the Planning Commission's decision on this update.

If you would like the opportunity to review the proposed plans and/or MND, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. Additionally, a Staff Report will be prepared for the October 8, 2019 Planning Commission meeting. On October 2, 2019, said report will be available for viewing on the City's website (www.rpvca.gov) under "Planning Commission Agenda". Alternatively, a copy of the Staff Report can also be viewed at the Community Development Department at City Hall on the same date.

If you have any questions regarding this application, please contact Amy Seeraty, Senior Planner, at (310) 544-5231 or via email at amys@rpvca.gov. If you contact Ms. Seeraty via email, please make sure that you receive an email response from her acknowledging that she received your email. If you do not receive an email response from Ms. Seeraty, then please contact her via the telephone number above.

Sincerely,

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, SEPTEMBER 12, 2019