

NOTICE OF PREPARATION

To: Interested Person

From: City of Rancho Palos Verdes
Department of Planning, Building, and Code Enforcement
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90275-5391
310-544-5228 or planning@rpv.com

Subject: Notice of Preparation of an Environmental Impact Report (EIR) pursuant to the Requirements of the California Environmental Quality Act (CEQA) for Zoning Case No. 2003-00317 (CUP No. 9 Revision 'E', Grading Permit, and Variance)

The City of Rancho Palos Verdes will be the CEQA Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of you or your agency as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project.

Project Title: Marymount College Facilities Expansion Project

Location: 30800 Palos Verdes Drive East
Rancho Palos Verdes, Ca 90275
Los Angeles County

Project Description:

The Marymount College Facilities Expansion Project involves the renovation to the campus consisting of the construction of new academic buildings and student housing buildings, the modernization and expansion of existing buildings, and the relocation and reconfiguration of recreational facilities, athletic fields, and parking facilities. The proposed project involves the demolition of approximately 18,022 square feet of existing buildings (currently 92,268 sq. ft.), the construction of 121,092 square feet of new floor area, and a 14,916 square foot expansion of existing buildings for a total project structure size of 210,254 square feet. The project proposes a net increase of 120 parking spaces for a total of 463 parking spaces. Additionally, the project involves approximately 84,000 cubic yards of earth movement consisting of 47,000 cubic yards of cut, 37,000 cubic yards of fill, and 10,000 cubic yards of export. The proposed project would occur entirely within the College's existing 24.57 acre Campus.

The detailed project description, location, and potential environmental effects are contained in an Initial Study that is on file with the Planning, Building, and Code Enforcement Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review 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. Furthermore, the Notice of Preparation of an EIR / Initial Study is available for public review at the Planning Department at City Hall, Fred Hesse Community Park, the Miraleste Library, the Palos Verdes Main Library, and the City's website. To access the Initial Study on the City's Website or other information regarding the proposed project, log on to www.palosverdes.com/rpv and click on City Department and Services and then click on Planning, Building and Code Enforcement. The link to the Marymount College Facilities Expansion project is under the Planning Department Quick Links to the left of the page. To access the Initial Study, Click here.

You are receiving this notice since City records indicate that you are an interested person or own property within a 500-foot radius of the project site. If you wish to provide comments on the scope and content of the Initial Study, please submit your comments to Mr. Ara Mihranian at the address above. Due to the time limits mandated by State law, written comments on the scope and content of the Initial Study must be sent no later than 57 days after receipt of this notice or by January 13, 2006. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

In addition to written comments, in order to provide ample opportunity for public input, the City decided to have two public scoping meetings. The first meeting will be held at **7:00 p.m. on Tuesday, December 13, 2005, and the second meeting will be held at 7:00 p.m. on Tuesday, January 10, 2006.** Both meetings will be held by the Planning Commission at Fred Hesse Community Park, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

Please contact Mr. Ara Mihranian at 310-544-5228 or via e-mail at aram@rpv.com for further information.

Date: November 17, 2005

Signature _____
Name and Title: Joel Rojas, Planning Director