

May 24, 2010

PUBLIC NOTICE
PROPOSED 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 Community Development Director has analyzed the request for a revision to a Conditional Use Permit, Sign Permit, and Environmental Assessment.

The project is described as:

A request to construct a 1,220ft² two-story addition (610ft² ground floor & 610ft² upper floor) to an existing Chevron gas station and car wash facility. The proposed maximum height is 29'-6", as measured from the point where the lowest foundation or slab meets finished grade, to the ridgeline or the highest point of the structure. The proposed 610ft² ground floor addition and a portion of the existing boutique and office will be converted to a new convenience store area ("ExtraMile"). The proposed 610ft² upper floor will be used as an office space. The project also includes six additional standard parking spaces and one loading space; additional landscaping along the property lines abutting Hawthorne Blvd. and Highridge Rd.; upgrading the existing monument sign to include the "ExtraMile" convenience store; two "ExtraMile" identification signs on the new upper floor building façade; and an exterior modification to the existing Chevron gas station and car wash facility.

After reviewing the Initial Study and any applicable mitigating measures for the project, the Community Development Director has determined that this project, as mitigated, will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

A public hearing will be held before the Planning Commission to discuss the proposed project, including the proposed Mitigated Negative Declaration, on **Tuesday, June 22, 2010**, 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 Mitigated Negative Declaration and action on the project, for a period of at least 20 days, through Tuesday, June 15, 2010 to ensure inclusion of your comments with the Staff Report. Written comments submitted after Tuesday, June 15th will be given to the Planning Commission prior to the meeting. 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 agenda item.

A copy of all relevant material, including the project specifications, Initial Study, and the Mitigated Negative Declaration, is 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 am to 5:30 pm Monday

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through Thursday, and from 7:30 am to 4:30 pm on Friday.

If you have any questions regarding this permit, please contact So Kim, Assistant Planner, at (310) 544-5228 or via e-mail at sok@rpv.com.

Sincerely,

Joel Rojas, AICP
Community Development Director

NOTE: STATE GOVERNMENT CODE SECTION 65009: 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, MAY 27, 2010