

CITY OF RANCHO PALOS VERDES

PLANNING, BUILDING, & CODE ENFORCEMENT

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE  
PLANNING COMMISSION  
**FROM:** DIRECTOR OF PLANNING, BUILDING, AND CODE  
ENFORCEMENT  
**DATE:** NOVEMBER 27, 2007  
**SUBJECT:** DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR  
THE MARYMOUNT COLLEGE FACILITIES EXPANSION  
PROJECT

**Prepared By:** Ara Michael Mihranian, AICP, Principal Planner 

**RECOMMENDATION**

Conduct a public hearing for the sole purpose of obtaining public comments on the Marymount College Facilities Expansion project Draft Environmental Impact Report (DEIR).

**BACKGROUND**

On June 12, 2003, Marymount College submitted Zoning Case No. ZON2003-00317 (CUP No. 9 - Revision "E," a Grading Permit, and a Variance Permit) to the Planning Department to consider modernizing the existing College campus (collectively, the "Project"). The proposed Project involves the renovation and expansion of existing buildings, the construction of new academic and student housing buildings, and the relocation and reconfiguration of recreational facilities, athletic fields, and parking facilities. The current Project was submitted to replace an original application submitted to the City in 2000 (CUP No. 9 Revision 'D'). The applicant withdrew the original application in order to revise the project design to address information ascertained from new geotechnical studies, as well as concerns raised by Staff during the preliminary review phase of the project in 2003.

On August 21, 2005, the planning application for the Marymount College Facilities Expansion Project (CUP No. 9 Revision 'E' et. al) was deemed complete for processing. Pursuant to the California Environmental Quality Act (CEQA), the City (Lead Agency) has one year from the date the application was deemed complete to prepare and certify the project's EIR. During the preparation of the DEIR, the processing clock was stopped on March 1, 2006 and reinstated by the City on May 31, 2007, marking the new action date as November 21, 2007. According to Section 15108 of the CEQA Guidelines, a one time 90-day time extension may be granted with agreement between the City and the applicant. On November 21, 2007, the College agreed to a one time 90-day time extension that extends the deadline date February 19, 2008 (see attachment). Although the CEQA Guidelines do not provide remedies if action on the project EIR is not taken within the one year period, staff recommends that once the CEQA clock has lapsed, the 180-day period

in which to act on the Project should begin. According to the State Permit Streamlining Act, a decision on a project requiring the preparation of an EIR must be made within 180 days of certification of the EIR. Here, if the 180-day action deadline period starts on February 19, 2008, the action deadline would be August 15, 2008, unless otherwise extended as allowed under the Permit Streamlining Act.

The City and its environmental consultant (RBF Consultants) began the CEQA review process by evaluating the Project's potential impacts based on an environmental checklist. As a result, an Initial Study was prepared in accordance with CEQA. The City distributed the Initial Study (IS) to the public, accompanied by a Notice of Preparation (NOP) for preparation of the EIR on November 17, 2005. The public comment period on the Initial Study was extended from 30-days to 57-days because of the holiday break, and thus concluded on January 13, 2006. During the public comment period, two public scoping meetings to receive comments on the NOP/IS were held. The first scoping meeting was held on December 13, 2005 before the City holiday break, and the second scoping meeting was held after the City holiday break on January 10, 2006. The Traffic Safety Commission was invited to join the Planning Commission to hear public comments on both dates. The purpose of the NOP was to indicate formally that the City was preparing a DEIR for the Project and, as Lead Agency, to solicit input regarding the scope and content of the DEIR. The NOP was distributed to all Responsible Agencies, as well as other agencies and members of the public who may have an interest in the Project. Comments received on the Initial Study were transmitted to the City's EIR consultant (RBF) for inclusion in the analysis of the DEIR document and can be found in the Appendices Section of the document.

On October 24, 2007, the DEIR for the Project was released to the public marking the beginning of the comment period that is to conclude on Friday, January 4, 2008. During the public comment period, written comments on the DEIR are to be submitted to the City. Furthermore, the public will have an opportunity to provide the City with verbal comments on the DEIR at the November 27<sup>th</sup> Planning Commission meeting. The Traffic Safety Commission will be conducting a similar public hearing on December 10, 2007 to receive verbal comments on the Traffic and Circulation Section of the DEIR. Both written and verbal comments received during the public comment period will be address in the "Response to Comments" section of the Final EIR.

### **PROJECT LOCATION**

Marymount College is located at 30800 Palos Verdes Drive East within the southeastern portion of the City, at the intersection of Palos Verdes Drive East and Crest Road. The College is situated on an approximately 24.57-acre site that overlooks the southern tip of the Palos Verdes Peninsula and the Pacific Ocean. The Project site is designated as an Institutional (I) zoning district and generally consists of an improved/developed area located at the northern portion of the property and vacant areas located along the property's south-facing slope and westerly area. The northern portion of the property

consists of buildings, parking lots, paved areas, tennis/basketball courts, a soccer field, and ornamental landscaping. The south-facing slope and westerly area is unimproved and is seasonally cleared of vegetation. The subject site is bordered on the north and west by single-family residential neighborhoods. The areas situated south and east of the site contain single-family residential neighborhoods and natural lands.

**PROJECT DESCRIPTION**

The following is a detailed description of the project intended to explain the major components of the project analyzed in the DEIR. For more information see Section 3 of the DEIR.

The existing College campus consists of 92,268 square feet of floor area. According to the applicant's proposal, the project involves the demolition of approximately 18,022 square feet of existing floor area and the construction of 139,008 square feet of new floor area, including expanding 14,916 square feet of existing buildings. The proposed development would result in a total of 210,254 square feet of campus floor area, representing a net increase of approximately 117,986 square feet of floor area to the 92,268 square feet of existing floor area, as outlined in the table shown below:

Building I.D.	Building	Total Existing Building (SF)	Proposed Building Demolition (SF)	Proposed Building Addition (SF)	Total Building (SF)
<b>Existing Buildings</b>					
A	Classroom/Academics	26,180	0	0	26,180
B	Auditorium/Fine Arts Studio	8,012	0	1,869	9,881
C	Faculty Office	7,346	0	7,455	14,801
D	Student Union/Bookstore/Faculty Dining	18,158	0	3,492	21,650
E	Administration/Admissions	9,450	0	2,100	11,550
<i>Buildings to be Removed</i>					
F	View Room/Hall	1,530	(1,530)	0	0
	Maintenance/Photo Lab	2,696	(2,696)	0	0
	Bookstore/Health Center	2,870	(2,870)	0	0
	Arts	3,648	(3,648)	0	0
	Preschool	2,998	(2,998)	0	0
	Library	4,072	(4,072)	0	0
	Pool Equipment	208	(208)	0	0
G	Church	5,100	0	0	5,100
<b>Subtotal Existing Buildings</b>		<b>92,268</b>	<b>(18,022)</b>	<b>14,916</b>	<b>89,162</b>
<b>Buildings to be Added</b>					
N	Library			26,710	26,710
O	Maintenance			1,975	1,975
P	Athletic Facility			33,243	33,243
Q	Residence Hall No. 1			22,878	22,878

Building I.D.	Building	Total Existing Building (SF)	Proposed Building Demolition (SF)	Proposed Building Addition (SF)	Total Building (SF)
R	Residence Hall No. 2			35,626	35,626
S	Gallery (Connects Proposed Residence Halls)			660	660
<b>Subtotal New Buildings</b>				<b>121,092</b>	<b>121,092</b>
<b>Total</b>				<b>136,008</b>	<b>210,254</b>
<b>Total Existing Buildings</b>					<b>92,268</b>
<b>Net Change</b>					<b>117,986</b>
Source: Rasmussen & Associates, <i>Proposed Master Site Plan</i> , Revised August 16, 2006.					

Specifically, the Project proposes the modernization and/or expansion of the following existing campus buildings:

Additions to Existing Buildings

- Auditorium/Fine Arts Studio. A 1,869-square foot, one-story art studio addition is proposed on the south side of the existing auditorium building for a total floor area of 9,881 square feet. This structure would be constructed at a maximum height of 17 feet, as measured from the lowest adjacent finished grade elevation (925 feet) to the highest roof ridgeline (942 feet).
- Faculty Office Building. A 7,455-square foot two-story addition is proposed east of the existing 7,346-square foot faculty office building, providing a total floor area of 14,801 square feet. The addition would consist of a classroom, storage and lounge area that would connect the faculty office building to the academic building on the first floor and would create new faculty offices and conference room space on the second floor. The proposed addition would connect with the existing roof of the building. The addition would be constructed at a height of 28 feet, as measured from the lowest adjacent finished grade elevation (912 feet) covered by structure to the top of the highest roof ridgeline elevation (940 feet).
- Student Union (Bookstore/Faculty Dining Addition). The proposed two-story addition to the existing 18,158-square foot Student Union building involves 3,492 square feet of additional floor area for a total area of 21,650 square feet. The proposal consists of a 1,496-square foot bookstore addition on the first floor and a 1,996-square foot faculty dining area on the second floor. The proposed addition would be constructed at a height of approximately 30 feet, as measured from the lowest adjacent finished grade elevation (910 feet) covered by structure to the top of the highest roof ridgeline elevation (940 feet).
- Administration Building. A single-story approximately 2,100-square foot addition would be added to the existing 9,450-square foot administration building, resulting in

a total floor area of 11,550 square feet. The proposed addition includes a remodel of the existing façade, as well as the interior layout of the building. The primary entrance to the building would be on the north side, opening onto a plaza with a fountain. This plaza would provide a connection to the redesigned parking lot. The proposed improvements would be constructed at a maximum height of 25 feet, as measured from the lowest adjacent finished grade elevation (926 feet) to the top of the highest roof ridgeline elevation (951 feet).

### New Buildings

The Project proposes the construction of the following new campus buildings:

- Library. A new 26,710-square foot library and lecture hall would replace the existing 4,072-square foot library that is connected to the existing academic building. The proposed addition would include a partial remodel of the façade of the existing academic building. The proposed improvements would be constructed at a height of 44 feet, as measured from the lowest adjacent finished grade elevation (912 feet) to the top of the highest roof ridgeline elevation (956 feet).
- Maintenance Building. A 1,975-square foot maintenance building is proposed north of the proposed athletic facility. This building would be constructed at a height of 20 feet, as measured from the lowest adjacent finished grade elevation (913 feet) to the top of the highest roof ridgeline elevation (933 feet).
- Athletic Facility. An athletic facility is proposed at the western facade of the existing Student Union building. The facility would be two-stories, totaling 33,243 square feet. The building would include a gymnasium, locker rooms, weight room, aerobic room, classroom area, concessions area and outdoor terrace. The proposed addition would be constructed at a height of 45 feet, as measured from the lowest adjacent finished grade elevation (897.75 feet) covered by structure to the top of the highest roof ridgeline elevation (942.75 feet). The addition has been designed to cut into the site, providing a low profile relative to the surrounding grade. The ridgeline of the proposed athletic facility would generally be at the same elevation as the existing Student Union building. The existing pool would be removed and a new pool would be constructed adjacent to the proposed athletic facility.
- Residence Halls. The proposed Residence Halls consist of two interconnected, two-story buildings totaling 58,504 square feet and a 660-square foot Gallery on the lower level between the Residence Halls. The buildings would include a total of 128 rooms that would house 250 students (including 10 residential advisors) plus five adult supervisors (total of 255 occupants). The College has indicated that some area within the proposed Residence Halls may be used for affordable housing. That issue is discussed more fully in Section 7.4, Affordable Housing Alternative. In addition to the individual student rooms, the buildings contain lounge space, laundry

facilities, and activity rooms. The proposed buildings would be constructed at a maximum height of 45 feet, as measured from the lowest adjacent finished grade elevation (886 feet) covered by structure to the top of the highest roof ridgeline elevation (931 feet). The Residence Halls are designed to follow the downsloping profile of the Project site. Emergency vehicle access to the Residence Halls would be provided along the pedestrian walkway that connects to the parking lot on the east side of the campus, as well as non-vehicle access along the southern side of the Residence Halls.

With the creation of on-campus student housing, the College's Housing Master Plan proposes changes to the existing off-site student housing. At the Palos Verdes North Living Facility, a portion of the existing townhomes would be converted to faculty/staff housing. A maximum of 250 students and 40 faculty/staff would be housed at this facility. The Master Plan calls for the sale of the Pacific View Housing Facility. Thus, the College would not be providing student housing at this facility.

- Gallery. A 660-square foot gallery is proposed on the lower level between the Residence Halls; see above.

#### Site Improvements (Parking and Grading)

In addition to the proposed structures described above, the project involves the relocation of the existing athletic courts and fields from the eastern portion of the campus to the western portion of the campus, closer to Palos Verdes Drive East. Furthermore, the existing parking lot area would be relocated and reconfigured to accommodate 463 parking spaces, which increases the number of existing parking spaces by 120 spaces. In terms of grading, the Project involves approximately 100,000 cubic yards of earthwork, including approximately 60,000 cubic yards of excavation and 40,000 cubic yards of embankment. In consideration of the loss and shrinkage factors, the Grading Plan proposes a balanced cut and fill on the Project site. No import/export of material would be required, excluding select fill (building material, gravel, sand and rock). The proposed maximum depth of cut is 25 feet and the maximum height of fill is 18 feet.

#### Student Enrollment/Faculty and Staff

On April 17, 1990, the City Council, on appeal, adopted Resolution No. 90-20 that approved Revision "C" of CUP No. 9 for Marymount College. With Revision "C" to CUP No. 9, enrollment of students at Marymount College was limited to an average of 750 full-time students (12 units or more) for the Fall and Spring semesters, and a maximum of 20 part-time students (11-units or less) each semester with a margin for difference of 3.0 percent. No change to the College's existing student enrollment is proposed under the current development application.

The College currently employs 215 full- and part-time faculty and staff. Construction of the proposed Residence Halls would result in the transfer of five (5) residential life staff members from off-campus housing to on-campus housing and the relocation of ten (10) part-time student residential advisors to the campus. The College also anticipates adding four (4) full-time and two (2) part-time security positions upon project approval (one full-time position and one part-time position are proposed for the non-residential improvements). The College also anticipates the need for one full-time maintenance position and one full time custodial position for each 30,000 to 40,000 square feet of additional facilities (a total of six new employees for the proposed Project). In sum, the proposed Project would add approximately 27 new full- and part-time employees to the campus.

### Project Phasing

In October 2006, the College revised its application with a request to construct the project in three phases over a period of eight years in order to incorporate some flexibility in the start dates for various components of the Project. As such, the phases could overlap (i.e., some could commence early) or could be constructed in separate stages. Section 17.60.070 of the RPVMC provides the discretion to establish a reasonable period within which the Applicant must commence the permitted uses. As such, the College's request is discretionary and subject to review and approval by the City's decision makers. The following is a detailed summary that assumes the maximum period of build-out as requested by the Applicant.

### **PHASE I (YEAR 1 [ANTICIPATED 2008])**

Phase I would involve three months of construction within a one-year time frame (leaving approximately nine months with no construction activity). Larger grading equipment would be on-site and primary demolition would occur during this phase. Additionally, most of the demolition debris would be removed from the site during this phase. All major rough grading needed for the reconfiguration of the parking lots and the establishment of building pads for the new improvements would be completed within the first three months of the start of construction. According to the College, the construction staging area for Phase I would be the area of the future athletic field and tennis courts. Phase I would reconfigure all of the parking lots and add 120 parking spaces. The College estimates that there would be approximately 30 construction workers onsite to demolish the existing buildings, demolish and reconfigure the parking lots, and perform the major rough grading. The construction workers' vehicles would be parked onsite during this phase. If construction occurs during the summer when school is not in session, all of the demolition and parking lot reconfiguration would occur at one time. For the few faculty/staff that may remain during the summer (no more than 20) a temporary lot on the west side would be provided of the appropriate size, once site demolition is completed. Parking lots would then be finished east to west. By the start of school, the full 463 spaces would be available. If construction on Phase I begins while school is in session, construction would begin on the east parking

lot. This would create 127 new parking spaces. Approximately 10 to 15 parking spaces in the parking circle at the east end of the campus would not be useable during construction of the parking lot, because of limited access. Once the new east parking area is made available, the demolition and reconfiguration of the west and south parking lots would begin. If at any time the total number of parking spaces falls below the existing 343 spaces during this phase of construction, the remaining spaces would be provided at the current PV North Housing Facility, using existing shuttle service to the campus.

### **PHASE II (YEARS 2 TO 4 [ANTICIPATED 2009 TO 2012])**

Phase II involves 19 months of construction within a three-year timeframe (leaving approximately 17 months with no construction activity). Construction would focus on the pad areas where new construction would be occurring. Buildings would be enclosed by approximately month 11, and the remaining time would involve interior finish work. According to the College, the construction staging area for Phase II would be the area of the future athletic field and tennis courts and would involve approximately ten construction workers at the beginning stage of Phase II, increasing to approximately 100 construction workers. During the peak period of Phase II, temporary parking and staging would also occur at the existing location of the athletic field at the east end of the campus. Further, approximately 20 parking spaces at the east parking lot would be used to accommodate the construction of new buildings on the east side of the campus. If the parking and staging areas were insufficient, remaining construction workers would be instructed to park at the PV North Housing Facility and ride the shuttle to the campus. If construction occurs during the summer when school is not in session, or breaks in the academic calendar, then existing on-site parking would be used.

### **PHASE III (YEARS 5 TO 8 [ANTICIPATED 2013 TO 2015])**

Phase III involves 14 months of construction within a two-year timeframe (leaving approximately 10 months with no construction activity). Similar to Phase II, construction during Phase III would focus on those areas where new buildings would be constructed (i.e., Residence Halls, Fine Arts addition and Administrative Building addition). Buildings would be enclosed by approximately month 11, and the remaining time would involve interior finish work. The staging area for Phase III would be on a small portion of the west parking lot. The number of spaces needed during this phase would reduce parking availability for other campus functions by approximately 17 spaces.

According to the College, Phase III construction would start with approximately ten construction workers increasing to approximately 100 workers during the peak periods of construction. Construction parking and staging would occur on the existing athletic field at the east end of the campus. During the peak period of Phase III, additional construction parking and staging would occur between the academic building and Residence Halls, which would be under construction in this Phase. If the parking and staging areas were insufficient, remaining construction workers would be instructed to park at the PV North

Housing Facility and take the shuttle to the campus. If construction occurs during the summer when school is not in session, or breaks in the academic calendar, then existing on-site parking would be used.

Total construction time within the eight-year timeframe would be approximately three years (36 months).

## **DISCUSSION**

The following discussion summarizes the environmental impacts analyzed in the DEIR that was prepared in part on environmental concerns raised during the NOP comment period. The DEIR contains a summary of the environmental concerns raised during the scoping period and where they are addressed in the document (Page 1-4 of the DEIR). Copies of the NOP, distribution list, and letters received in response to the NOP are included in Appendices Section of the DEIR. For detailed information, refer to the DEIR that was provided to the Planning Commission under a separate cover in October.

### **DEIR Analysis and Conclusions**

Through the scoping process and preparation of the Initial Study, nine environmental factors were considered potentially significant and are analyzed in detail in Section 5 of the DEIR. The impacts and mitigation measures related to these environmental factors are summarized in Section 2 of the DEIR (a copy of the summary table is attached for easy reference). The conclusions of the impact analyses for these factors are summarized as follows:

- **Land Use and Relevant Planning**

Section 5.1 of the DEIR identifies impacts to land use and planning policies based on the City's General Plan and Development Code. The DEIR concludes that even with the implementation of mitigation measures, as recommended throughout the document, the project impacts on Policy 11 of the General Plan's Urban Environment Element Residential Activity (control the alteration of the natural terrain) and the City's Development Code pertaining to construction of a structure on an extreme slope (35% slope or greater) would remain significant and unavoidable.

- **Aesthetics/Light Glare**

The purpose of Section 5.2 of the DEIR is to describe the existing aesthetic environment on-site and in the Project site vicinity, and to analyze potential Project related impacts (short-term and long-term) to the aesthetic character of the site and its surroundings. Consideration of public scenic vistas and views, impacts to scenic resources and the introduction of new sources of light and glare are also analyzed in this Section. The DEIR identifies short-term impacts to the visual character of the

site resulting from the project construction that could be mitigated to a less than significant level. However, in regards to long-term impacts, the DEIR identifies significant and unavoidable impacts to the visual character of the south facing slope caused by the introduction of the Athletic Facility and Residence Halls. In regards to light and glare, mitigation measures are being considered that would reduce impacts to a less than significant (the analysis discussion can be found on pages 5.2-1 through 5.2-53 in the DEIR).

- Traffic and Circulation

Section 5.3 of the DEIR discusses the purpose of the Traffic Impact Analysis (TIA) in terms of evaluating the development of the proposed Project from a traffic and circulation standpoint. The evaluation considers impacts on local intersections, regional transportation facilities and parking facilities. Mitigation measures are recommended, if necessary, to avoid or reduce Project impacts on traffic and circulation. The following analysis scenarios are evaluated in this Section:

- Existing Conditions;
- Existing Plus Project Conditions;
- Forecast Year 2012 Without Project Conditions; and
- Forecast Year 2012 With Project Conditions.

The DEIR concludes that impacts resulting from project-generated traffic on intersections currently experiencing, or projected to experience, traffic congestion could be considered to be mitigated to a less than significant level with the incorporation of specific mitigation measures. In terms of cumulative impacts for the forecast year 2012, the implementation of mitigation would reduce impacts to a less than significant level, however, since the applicant will only be responsible for its fair share contribution, full implementation of the mitigation measure will not occur thus resulting in a significant and unavoidable impact (the analysis discussion can be found on pages 5.3-1 through 5.3-93 in the DEIR).

- Air Quality

This Section (5.4) of the DEIR focuses on potential short-term air quality impacts associated with Project construction activity, and long-term local and regional air quality impacts associated with Project operation. In terms of short-term and long-term impacts, the DEIR states that the project will result in impacts that can be reduced to a less than significant level with the implementation of the recommended mitigation measures (the analysis discussion can be found on pages 5.4-1 through 5.4-38 in the DEIR).

- Noise

The purpose of this Section is to analyze Project-related noise source impacts on-site and to surrounding land uses. This Section evaluates short-term construction related impacts, as well as future buildout conditions. Information in this Section was obtained from the *City of Rancho Palos Verdes General Plan* and the *City of Rancho Palos Verdes Municipal Code*. For the purposes of mobile source noise modeling and contour distribution, traffic information contained in the *Project Traffic Impact Analysis* was utilized (refer to Section 5.3, *Traffic and Circulation*). The analysis describes existing noise conditions within the project area and estimates future noise levels based on noise modeling. Based on the analysis conducted, the DEIR concludes that noise related impacts, on a long-term basis could be reduced to a level of insignificance with the implementation of the recommended mitigation measures. However, short-term impacts resulting from the phased project construction would remain significant and unavoidable even with the implementation of mitigation measures (the analysis discussion can be found on pages 5.5-1 through 5.5-42 in the DEIR).

- Geology and Soils

This Section describes the geologic, soil and seismic setting of the Project area, identifies potential impacts associated with the proposed Project and recommends mitigation measures to avoid or lessen impacts. Information in this Section is based on the reports, maps and studies prepared by the applicant and RBF, such as

- Compiling and reviewing relevant reports and maps that address geotechnical and geologic conditions for the Project and the surrounding area;
- Performing a site reconnaissance of the slopes bordering the College, including the South Shores landslide;
- Performing a site reconnaissance of the distant San Ramon Canyon landslide; and,
- Evaluating geological and geotechnical data obtained from the exploratory drilling, laboratory soil testing and slope stability analyses performed by ASE Soils Engineering, Inc. (Applicant's Geologist), including a series of geotechnical report review comments from the City's geotechnical reviewer, Zeiser Kling Consultants, Inc.

The DEIR evaluates geologic and soil conditions in terms of slope stability, erosion, soil contamination, faulting and seismicity, liquefaction, and bedrock subsidence. Based on the DEIR, with the implementation of recommended mitigation measures, the impacts identified could be reduced to a less than significant level (the analysis discussion can be found on pages 5.6-1 through 5.6-23 in the DEIR).

- Hydrology and Water Quality

This Section of the DEIR evaluates potential impacts on hydrology, water quality and water supply as it relates to existing conditions and changes resulting from the project. The DEIR also evaluates the conditions relating to hydrology and water quality on a short-term and long-term basis. Mitigation measures are recommended that are intended to reduce the impacts to a less than significant level. Such mitigation measures deal with construction related impacts and measures to minimize sediment discharge (the analysis discussion can be found on pages 5.7-1 through 5.7-31 in the DEIR).

- Public Services and Utilities

Section 5.8 of the DEIR is based on reference information from public service and utility agencies and other reference sources, including fire and police protection. The utilities/service systems include water, wastewater, solid waste, electric, natural gas, telephone and cable. This Section provides existing conditions and background information necessary to determine potential impacts of the proposed Project. Criteria by which an impact may be considered potentially significant is provided, along with a discussion of the potential impacts. Mitigation measures are recommended to avoid or reduce potential impacts to less than significant levels (the analysis discussion can be found on pages 5.8-1 through 5.8-23 in the DEIR).

- Biological Resources

Section 5.9 of the DEIR identifies existing biological resources on-site and within the vicinity of the project, analyzes potential project-related impacts to these resources (including sensitive species) and recommends mitigation measures to avoid or lessen the significance of impacts. This Section describes the biological character of the site in terms of vegetation, flora, wildlife and wildlife habitats, and analyzes the biological significance of the site in view of federal, state and local laws and policies. Information in this Section is based on the update of Biological Constraints Survey, found in the Appendices, for the Marymount College Project Site (BonTerra Consulting, January 16, 2006). The report was prepared in accordance with accepted scientific and technical standards that are consistent with the requirements of the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) (the analysis discussion can be found on pages 5.9-1 through 18 in the DEIR).

#### DEIR Comment Period

The DEIR is currently being circulated for public review and comment for 72 days, which exceeds the 45-day review period required by CEQA. The DEIR became available on

Wednesday, October 24, 2007 and the comment period will conclude on Friday, January 4, 2008. A Notice of Availability of the DEIR (attached) has been transmitted to the State Clearinghouse, Responsible Agencies, property owners within a 500-foot radius, local interested parties, and listserv subscribers. Hard copies of the DEIR are available to review and/or purchase at City Hall. In addition, copies are available for viewing at Hesse Park and the local libraries. Furthermore, the document is available on the City's website to view and/or download.

The comment period will conclude on Friday, January 4, 2008. Until then, all interested agencies and parties have the opportunity to provide written comments on the content of the DEIR. In addition, the public has an opportunity this evening to provide comments on the DEIR in a public forum. All written comments received by the City will be given equal consideration as any oral comments received this evening.

All written comments and oral testimony related to environmental issues that are received during the comment period will be provided to the City's environmental consultant for response in the Final EIR. The Final EIR will contain formal responses to the comments regarding environmental issues received during the DEIR comment period, including any changes to the EIR text as a result of the comments. As noted in the time schedule in the next section of this Staff Report, Staff anticipates that the Final EIR will be completed by Spring 2008, after which time, it will be presented to the Planning Commission for certification.

### **ADDITIONAL INFORMATION**

#### **Requests for Additional Time to Speak at the November 27<sup>th</sup> Meeting**

It should be noted that the applicant, as well as a neighborhood organization, referred to as Concerned Citizens Coalition / Marymount Expansion (CCC/ME), are each requesting that they be provided additional time to give their respective comments on the DEIR (see attachment). The College is requesting a total of 30 minutes and the CCC/ME is requesting 10 minutes followed by 10 speakers with 3 minutes each (per the Commission rules). Pursuant to the adopted Planning Commission Rules, it will be up to the Chair of the Planning Commission on how the requests will be accommodated.

#### **Public Comments on the DEIR Received to Date**

To date, the City has received thirteen (13) written comments from the public. These comments are attached to this report. In the event additional comments are received before the deadline for the November 27<sup>th</sup> meeting, those comments will be provided to the Commission that evening as late correspondence

### Planning Commissioners within a 500-foot Radius

Commissioner Karp will not participate in the hearing because he lives within a 500-foot radius of the Campus. Furthermore, Commissioner Ruttenberg indicated that he intends to recuse himself from the hearing.

### Estimated Processing Steps and Timeline

At the conclusion of the DEIR comment period, all verbal and written comments will be reviewed, assessed and responded to in the Final EIR. Provided below is a summary of the processing steps that will follow this evening's meeting. This timeline is an estimate and may be subject to changes based on the number of comments received and the scope of the issues raised.

- Completion of the Final EIR (March 2008)

It should be noted that although the EIR consultants estimate that it will take approximately six weeks to complete the Final EIR, given the amount of anticipated public comments and the delays caused by the holiday season, Staff estimates that the Final EIR will not be available until March 2008.

- Planning Commission review of the Final EIR (April 2008).
- Planning Commission review of the Planning Applications begins (May 2008)

### Silhouette

During the public scoping meetings, as well as the Pre-Screening Workshop between the City Council and the College in January 2006, members of the public requested that the College construct a silhouette for the major components of the project to provide the City's decision makers, City Staff and the public a "real life" depiction of the mass and scale of the Project. As a result, the College voluntarily agreed to construct a project silhouette for the proposed Athletic Facility, Library, and Residence Halls. Since that time, the City Council has adopted an ordinance that requires non-residential projects to construct a silhouette. In order to minimize disruption to the daily operation of the College and minimize potential safety concerns, the College requested that they work with City Staff to identify the critical points (building corners and highest roof ridgeline) for the silhouette. Furthermore, the College requested that the silhouette be erected during the winter break.

As such, the College is planning on erecting a silhouette for the proposed Athletic Facility, Library and Residence Halls next month (December 2007). The silhouette will be made available for viewing purposes between December 17, 2007 and January 25, 2008. In order to maximize the viewing opportunity of the silhouette for the City's decision makers, City Staff and the public, Staff is considering asking the City Council to schedule a joint

meeting between the City Council and the Planning Commission that will serve as a site visit at the College. Further information regarding this matter will be transmitted to the Commission at a later date.

**Attachments:**

- Project Plans
- Table 2-1 from DEIR
- Time Extension Letter
- Requests for Additional Time to Speak
  - College's Requests
  - CCC/ME's Requests
- Notice of Availability
- Public Comments
- DEIR (under separate cover to Planning Commission)

MAY 16, 2006

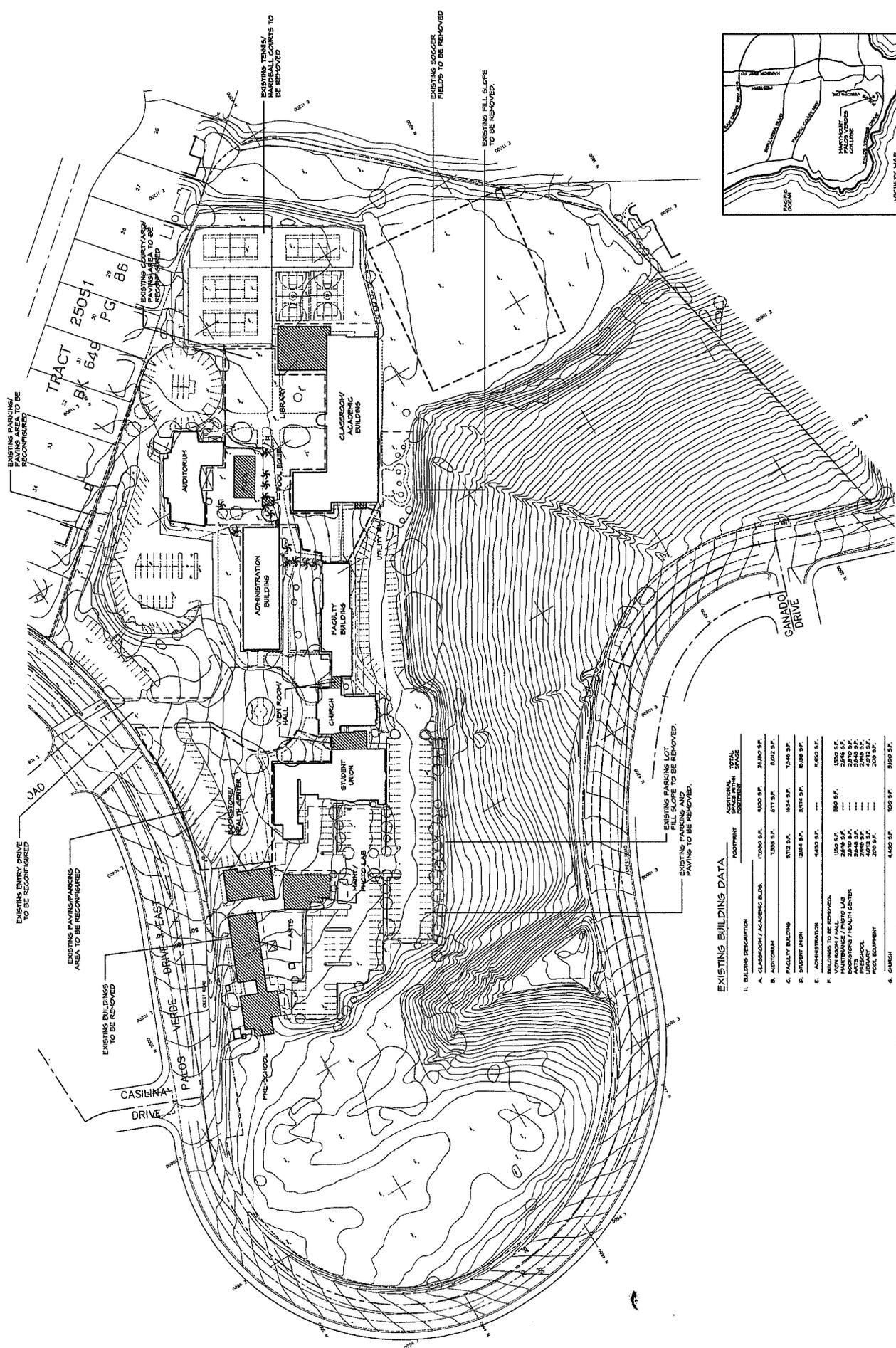
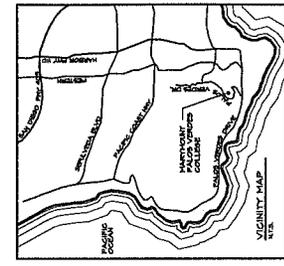
EXISTING SITE/DEMOLITION PLAN  
 SCALE: 1" = 30'

MARYMOUNT COLLEGE  
 RANCHO PALOS VERDES, CALIFORNIA

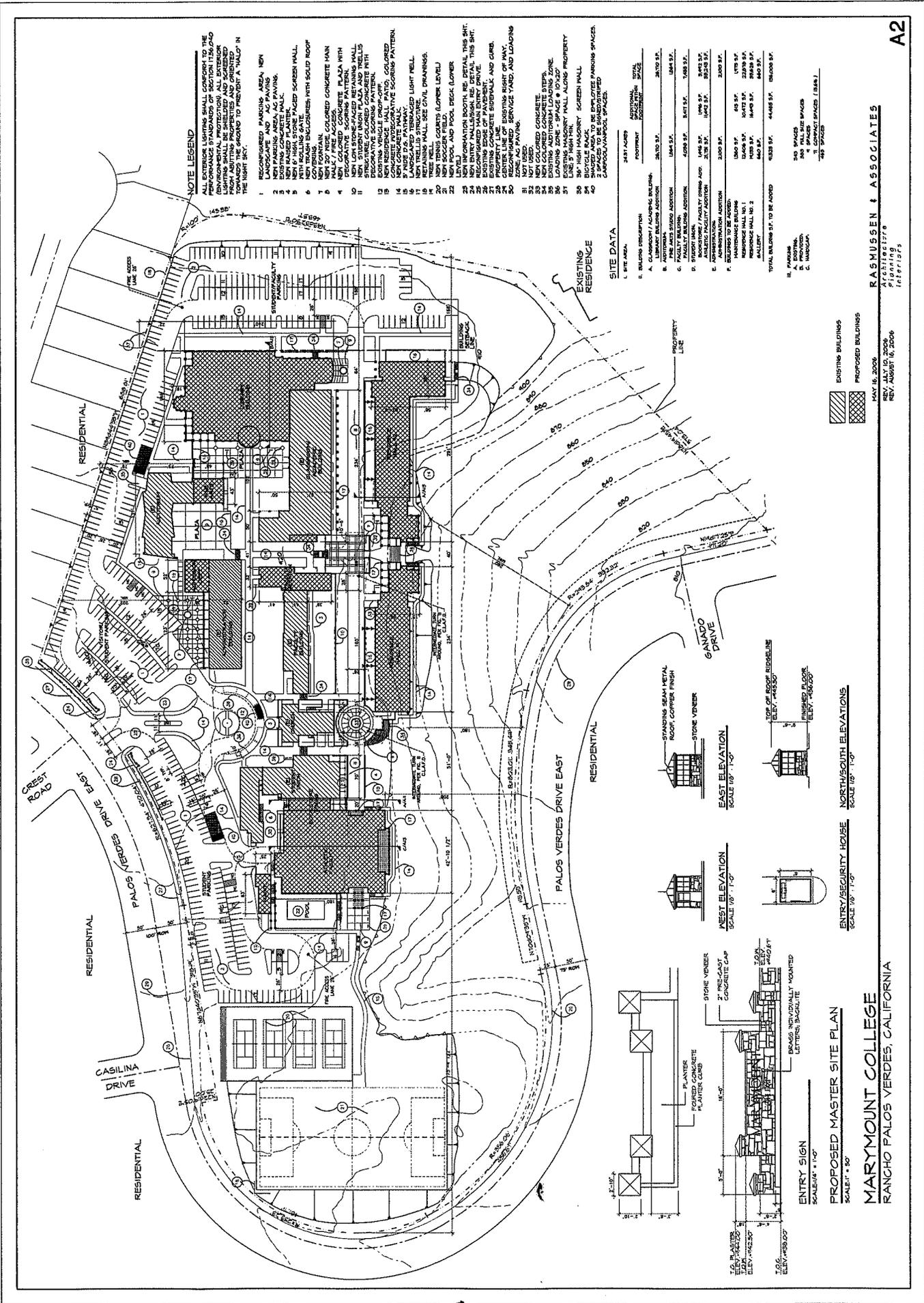


EXISTING BUILDING DATA

1. BUILDING DESCRIPTION	FOOTPRINT	ADDITIONAL SPACE WITHIN FOOTPRINT	TOTAL SQUARE FEET
A. CLASSROOM / ACADEMIC BLDG.	17,030 S.F.	4,500 S.F.	21,530 S.F.
B. AUDITORIUM	1,333 S.F.	871 S.F.	2,204 S.F.
C. FACULTY BUILDING	5,172 S.F.	1,524 S.F.	6,696 S.F.
D. STUDENT UNION	12,044 S.F.	5,714 S.F.	17,758 S.F.
E. ADMINISTRATION	4,400 S.F.	---	4,400 S.F.
F. BUILDINGS TO BE REMOVED	1,180 S.F.	390 S.F.	1,570 S.F.
GYMNASIUM / MULTI LAB	2,870 S.F.	---	2,870 S.F.
BOOKSTORE / HEALTH CENTER	2,748 S.F.	---	2,748 S.F.
PRE-SCHOOL	2,000 S.F.	---	2,000 S.F.
POOL EQUIPMENT	250 S.F.	---	250 S.F.
G. GARAGE	4,400 S.F.	1,000 S.F.	5,400 S.F.
GR TOTAL	73,033 S.F.	10,495 S.F.	83,528 S.F.
BLDG'S TO BE REMOVED	17,673 S.F.	500 S.F.	18,173 S.F.
TOTAL EXISTING TO REMAIN	60,444 S.F.	10,000 S.F.	70,444 S.F.



(16)



**NOTE LEGEND**

- ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 17.04.00 FROM THE 2006 CALIFORNIA GREEN BUILDING CODE. LIGHTING SHALL BE SHIELDED AND ORIENTED FROM ADJACENT PROPERTIES AND ORIENTED TO THE NIGHT SKY. (CONFORM TO PRESENT A "VAULT" IN THE NIGHT SKY.)
- 1 RECONFIGURE PARKING AREA NEW
  - 2 LANDSCAPE AND AC PAVING
  - 3 NEW PARKING AREA AC PAVING
  - 4 NEW PAVED PLANTER, S.C.
  - 5 NEW PAVED PLANTER, S.C.
  - 6 NEW PAVED PLANTER, S.C.
  - 7 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 8 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 9 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 10 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 11 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 12 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 13 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 14 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 15 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 16 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 17 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 18 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 19 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 20 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 21 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 22 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 23 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 24 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 25 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 26 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 27 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 28 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 29 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 30 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 31 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 32 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 33 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 34 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 35 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 36 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 37 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 38 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 39 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 40 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 41 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 42 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 43 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 44 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 45 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 46 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 47 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 48 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 49 NEW TRAIN ENCLOSURES WITH SOLID ROOF
  - 50 NEW TRAIN ENCLOSURES WITH SOLID ROOF

**SITE DATA**

ITEM	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	EXISTING RESIDENCE	24,311	24,311
2	NEW BUILDING	1,048	25,359
3	NEW BUILDING	1,048	26,407
4	NEW BUILDING	1,048	27,455
5	NEW BUILDING	1,048	28,503
6	NEW BUILDING	1,048	29,551
7	NEW BUILDING	1,048	30,599
8	NEW BUILDING	1,048	31,647
9	NEW BUILDING	1,048	32,695
10	NEW BUILDING	1,048	33,743
11	NEW BUILDING	1,048	34,791
12	NEW BUILDING	1,048	35,839
13	NEW BUILDING	1,048	36,887
14	NEW BUILDING	1,048	37,935
15	NEW BUILDING	1,048	38,983
16	NEW BUILDING	1,048	40,031
17	NEW BUILDING	1,048	41,079
18	NEW BUILDING	1,048	42,127
19	NEW BUILDING	1,048	43,175
20	NEW BUILDING	1,048	44,223
21	NEW BUILDING	1,048	45,271
22	NEW BUILDING	1,048	46,319
23	NEW BUILDING	1,048	47,367
24	NEW BUILDING	1,048	48,415
25	NEW BUILDING	1,048	49,463
26	NEW BUILDING	1,048	50,511
27	NEW BUILDING	1,048	51,559
28	NEW BUILDING	1,048	52,607
29	NEW BUILDING	1,048	53,655
30	NEW BUILDING	1,048	54,703
31	NEW BUILDING	1,048	55,751
32	NEW BUILDING	1,048	56,799
33	NEW BUILDING	1,048	57,847
34	NEW BUILDING	1,048	58,895
35	NEW BUILDING	1,048	59,943
36	NEW BUILDING	1,048	60,991
37	NEW BUILDING	1,048	62,039
38	NEW BUILDING	1,048	63,087
39	NEW BUILDING	1,048	64,135
40	NEW BUILDING	1,048	65,183
41	NEW BUILDING	1,048	66,231
42	NEW BUILDING	1,048	67,279
43	NEW BUILDING	1,048	68,327
44	NEW BUILDING	1,048	69,375
45	NEW BUILDING	1,048	70,423
46	NEW BUILDING	1,048	71,471
47	NEW BUILDING	1,048	72,519
48	NEW BUILDING	1,048	73,567
49	NEW BUILDING	1,048	74,615
50	NEW BUILDING	1,048	75,663

**EXISTING BUILDINGS**  
**PROPOSED BUILDINGS**

**ENTRY SIGN**  
 SCALE: 1/8" = 1'-0"

**ENTRY/SECURITY HOUSE**  
 SCALE: 1/8" = 1'-0"

**NORTH/SOUTH ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

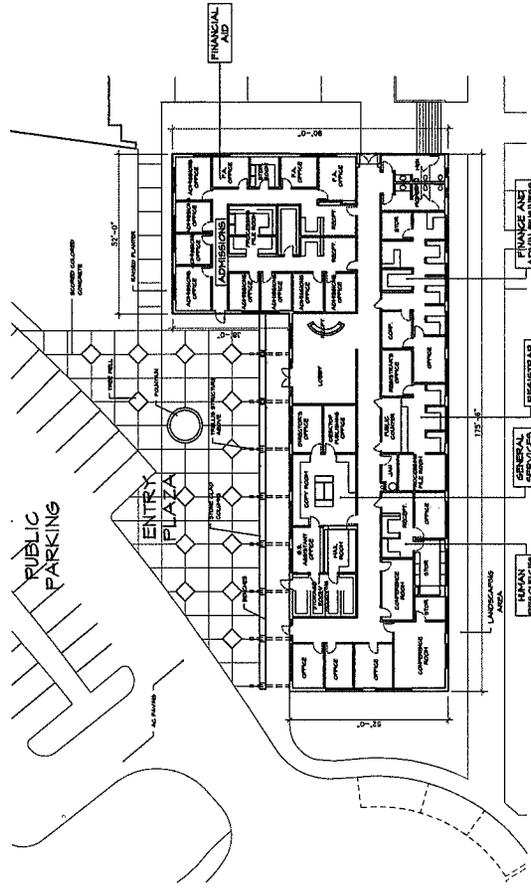
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**PROPOSED MASTER SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**MARYMOUNT COLLEGE**  
 RANCHO PALOS VERDES, CALIFORNIA

**RASMUSSEN & ASSOCIATES**  
 ARCHITECTS  
 14111 119th St.  
 Redmond, WA 98073  
 TEL: 206.881.1199  
 FAX: 206.881.1198

REV. JULY 10, 2006  
 REV. AUGUST 6, 2006



SQUARE FOOTAGE

REMODEL	4,400 S.F.
ADMISSIONS OFFICE ADDITION	2,000 S.F.
TOTAL	11,800 S.F.

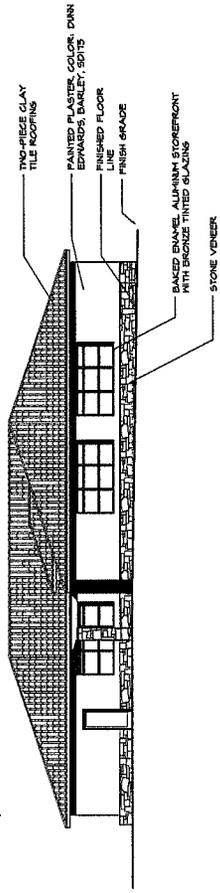
FLOOR PLAN  
SCALE: 1/8"=1'-0"

ADMINISTRATION BUILDING  
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

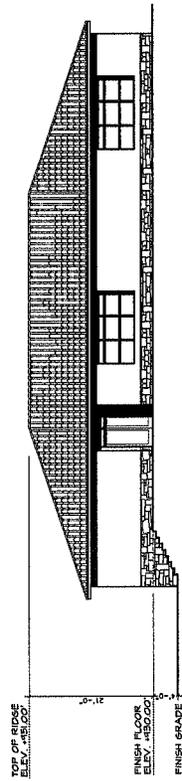
MAY 16, 2006

RASMUSSEN & ASSOCIATES  
Architects  
Interiors

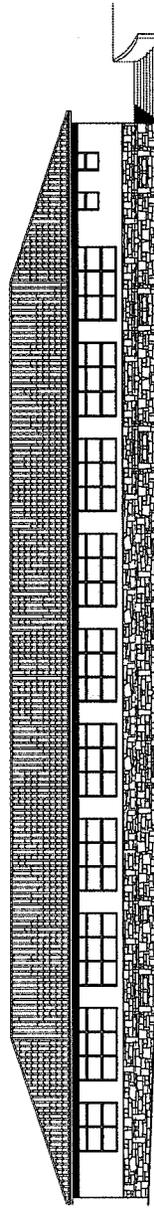
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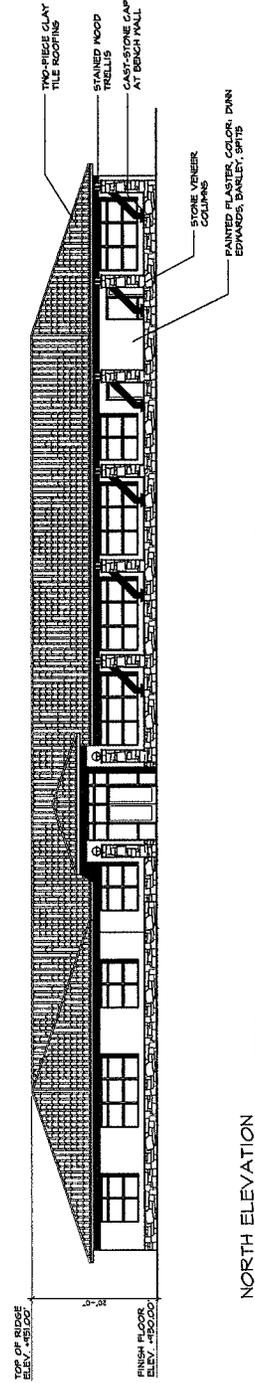
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'-0"

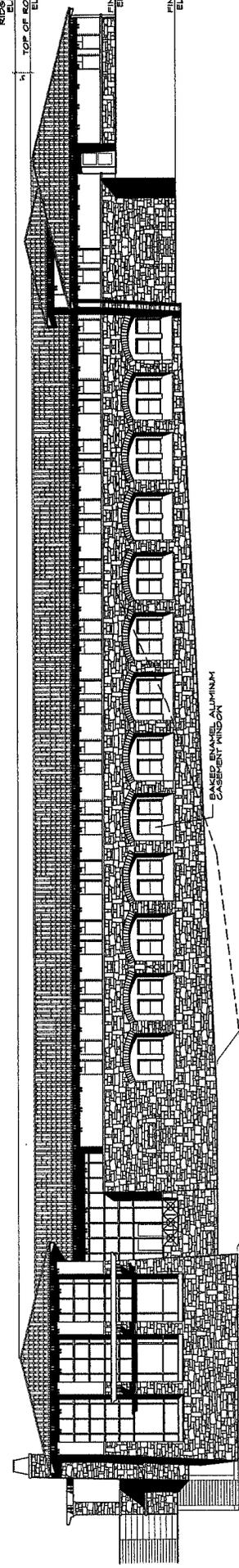
ADMINISTRATION BUILDING  
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2006

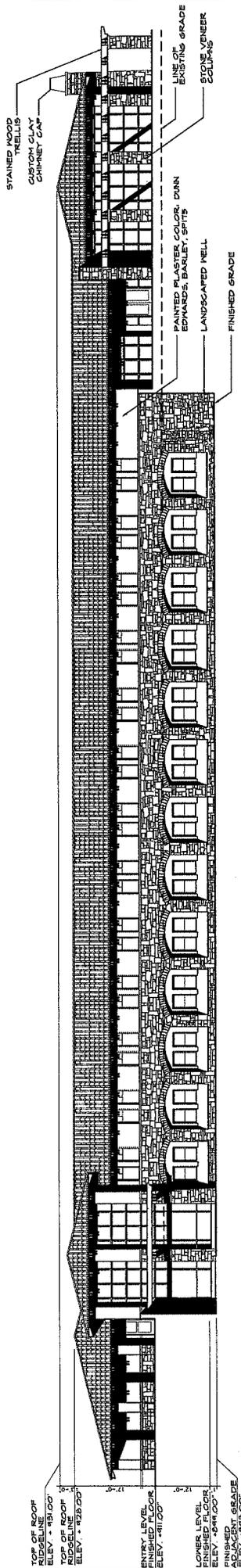
RASMUSSEN & ASSOCIATES  
ARCHITECTURE  
PLANNING  
INTERIORS



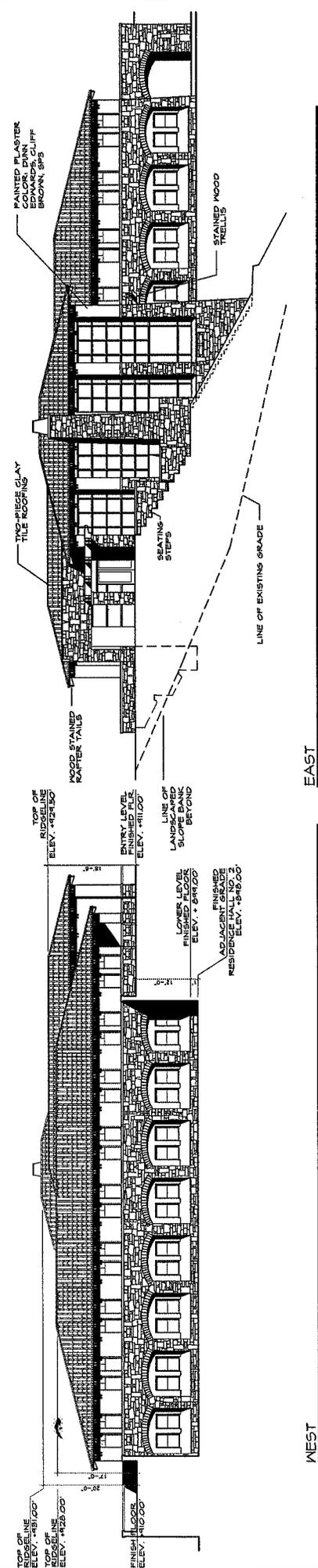
TOP OF ROOF RIDGELINE LOANSE ELEV. + 4252.00  
 TOP OF ROOF FINISHED FLOOR ELEV. + 4110.00  
 LOWER LEVEL FINISHED FLOOR ELEV. + 3960.00



SOUTH



NORTH



WEST



EAST

EXTERIOR ELEVATIONS  
 SCALE: 1/8" = 1'-0"

RESIDENCE HALL - NO. 2

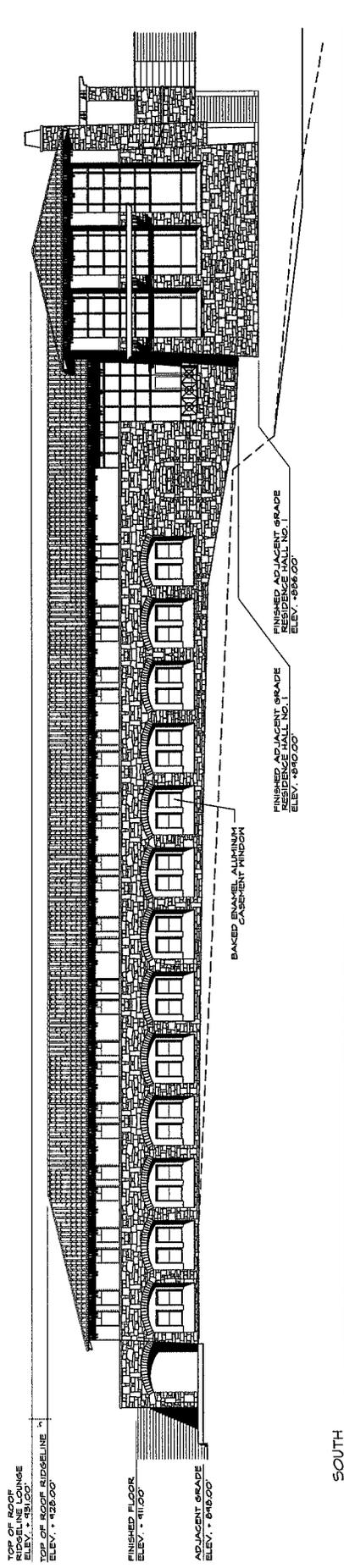
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2005

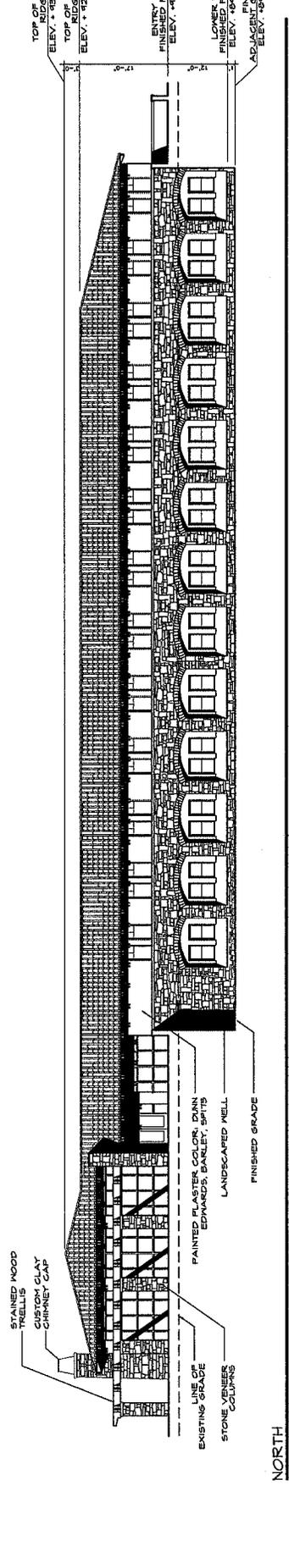
RASMUSSEN & ASSOCIATES  
 ARCHITECTURE  
 INTERIORS

A6.1

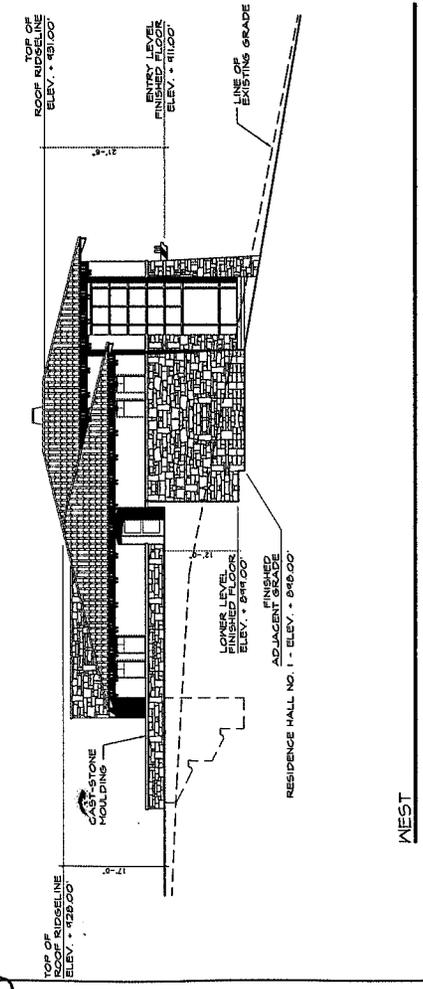
21



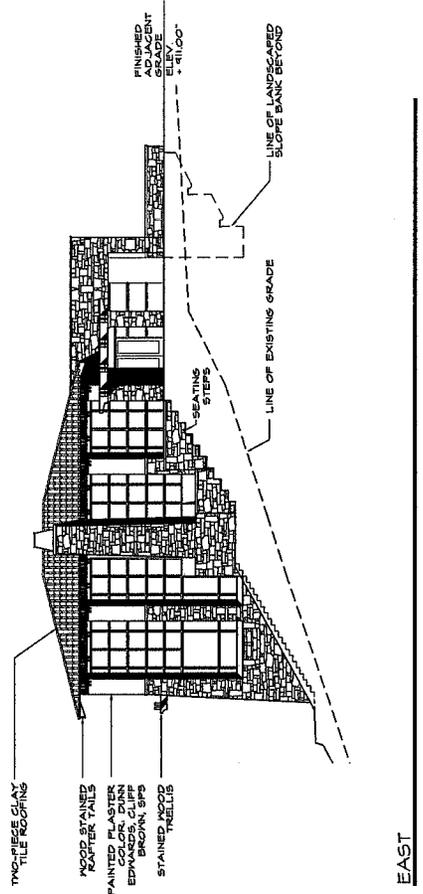
SOUTH



NORTH



WEST



EAST

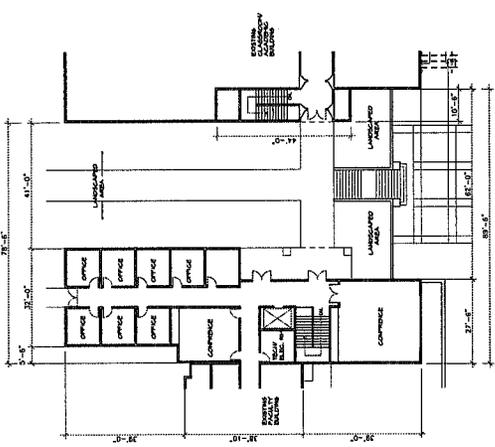
EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"

RESIDENCE HALL - NO. 1  
MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

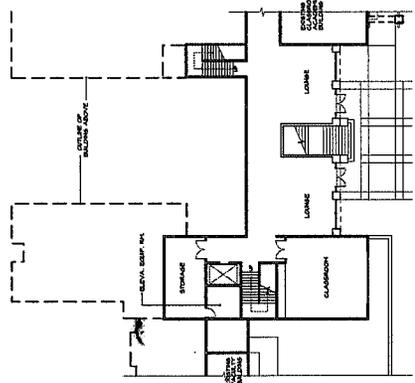
MAY 16, 2005

RASMUSSEN & ASSOCIATES  
Architects  
Interiors

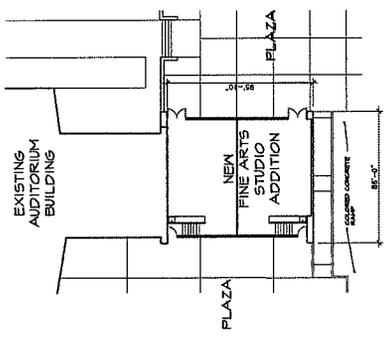
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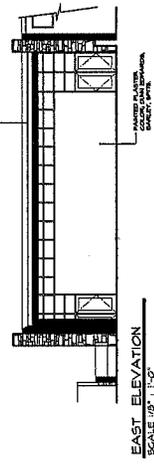
**FIRST FLOOR - FACULTY ADDITION**  
 SCALE 1/8" = 1'-0"  
 NEW SQUARE FOOTAGE  
 4,029 S.F.  
 841 S.F.  
 1,485 S.F.  
 TOTAL



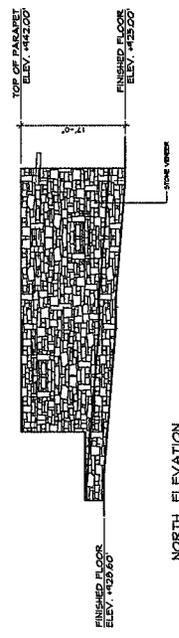
**LOWER FLOOR - FACULTY ADDITION**  
 SCALE 1/8" = 1'-0"



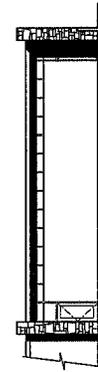
**FIRST FLOOR - FINE ARTS STUDIO ADDITION**  
 SCALE 1/8" = 1'-0"  
 NEW SQUARE FOOTAGE  
 1,841 S.F.  
 1,841 S.F.  
 TOTAL



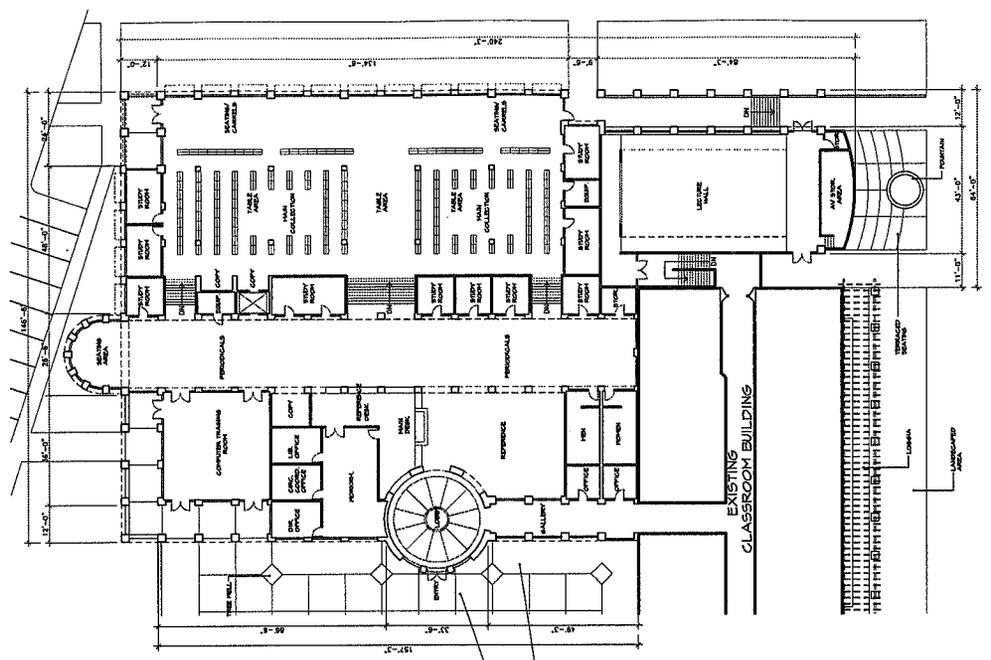
**EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



**NORTH ELEVATION**  
 SCALE 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



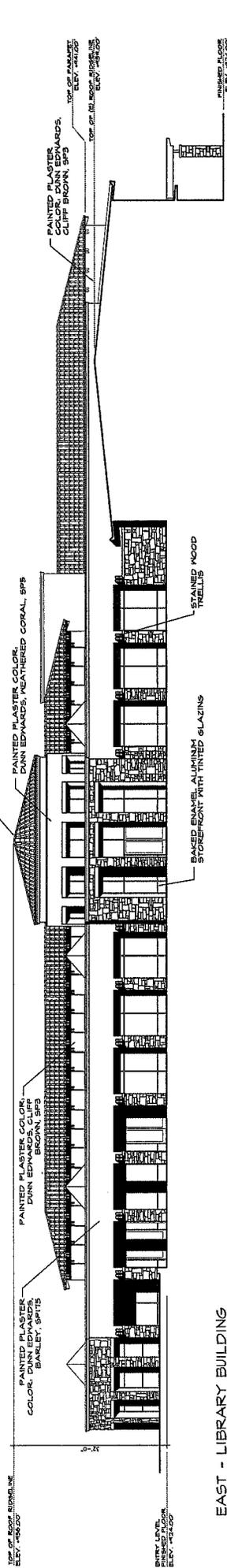
**NEW SQUARE FOOTAGE**  
 FIRST FLOOR 26,110 S.F.  
 TOTAL 26,110 S.F.

**FIRST FLOOR - LIBRARY**  
 SCALE 1/8" = 1'-0"

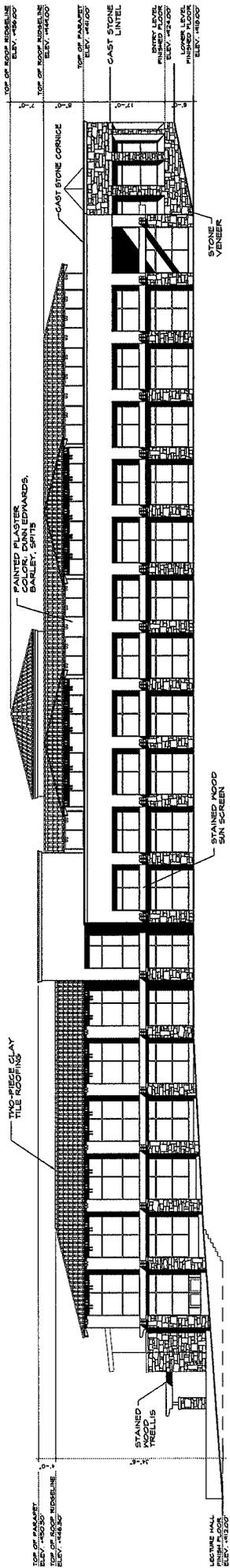


SCALE 1" = 16'-0"

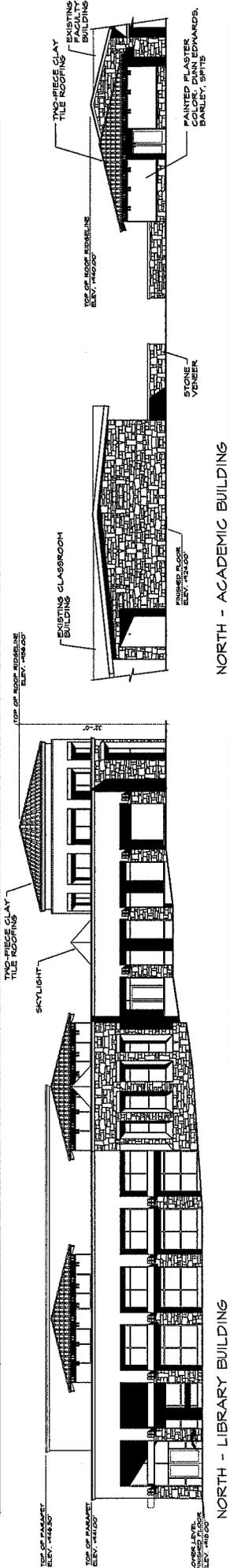
**PROPOSED FLOOR PLAN - LIBRARY BUILDING, FINE ARTS STUDIO, FACULTY ADDITION**  
 MAY 16, 2006  
 RASMUSSEN & ASSOCIATES  
 ARCHITECTS  
 INTERIORS



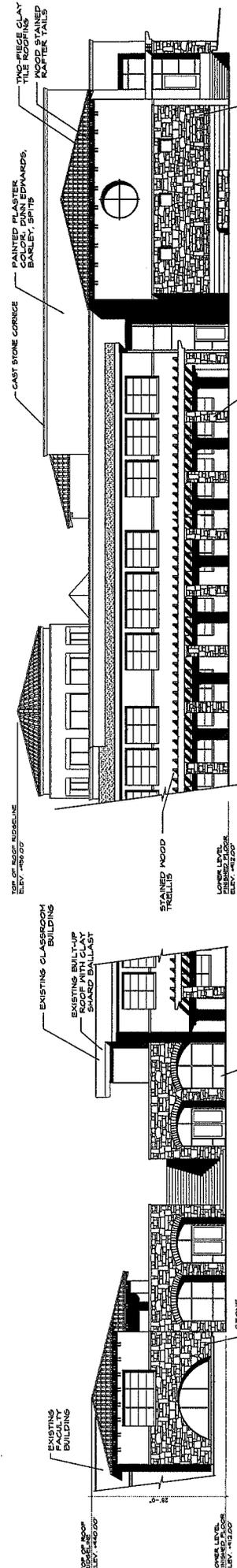
EAST - LIBRARY BUILDING



WEST - LIBRARY BUILDING



NORTH - ACADEMIC BUILDING



SOUTH - ACADEMIC BUILDING

EXTERIOR ELEVATIONS  
SCALE 1/8" = 1'-0"

LIBRARY AND ACADEMIC BUILDINGS  
MARYMOUNT COLLEGE, RANCHO FALOS VERDES, CALIFORNIA

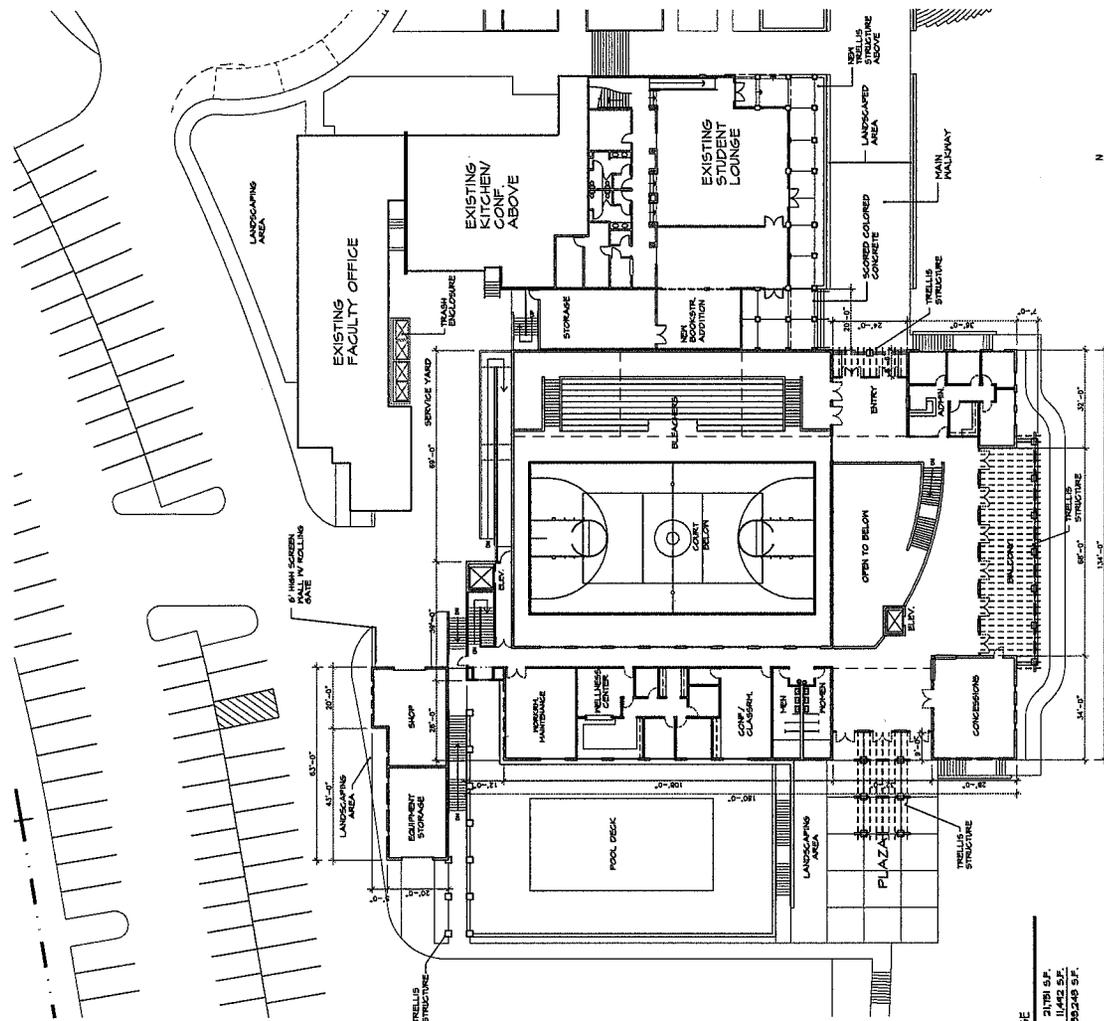
RASMUSSEN & ASSOCIATES  
ARCHITECTS  
INTERIORS

MAY 18, 2004



ENTRY FLOOR  
 SCALE 1/8" = 1'-0"

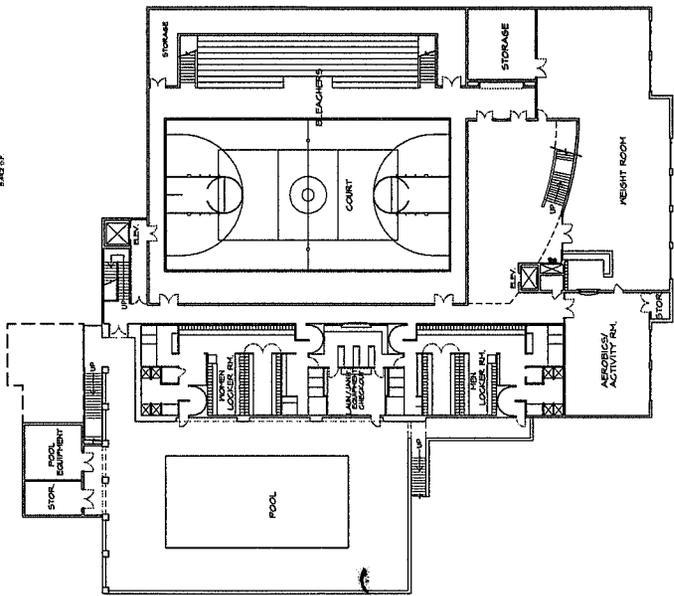
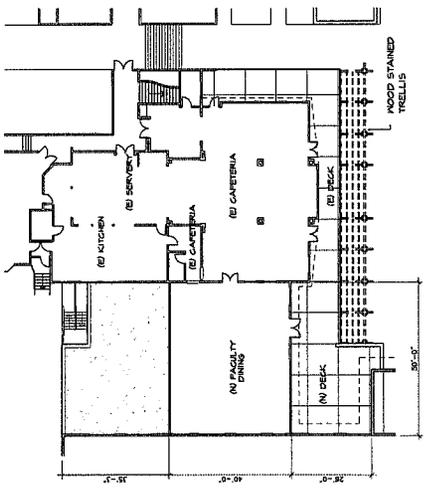
SQUARE FOOTAGE  
 21781 S.F.  
 ENTRY LEVEL  
 11442 S.F.  
 UPPER LEVEL  
 99248 S.F.  
 TOTAL



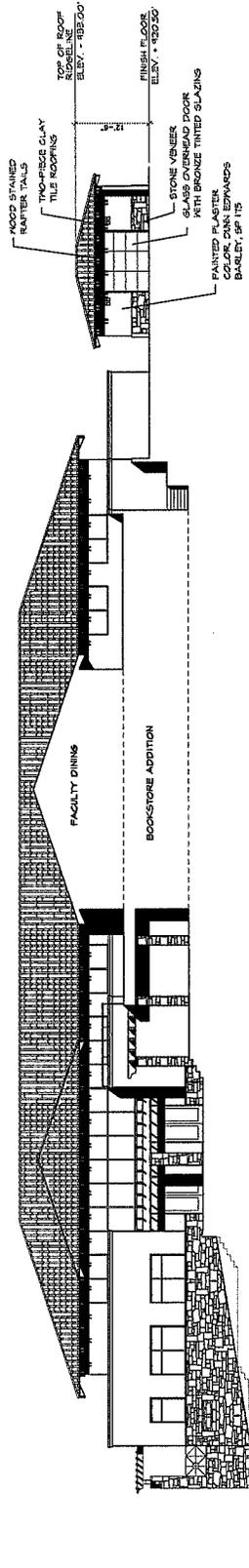
LOWER LEVEL  
 SCALE 1/8" = 1'-0"

UPPER LEVEL STUDENT UNION  
 SCALE 1/8" = 1'-0"

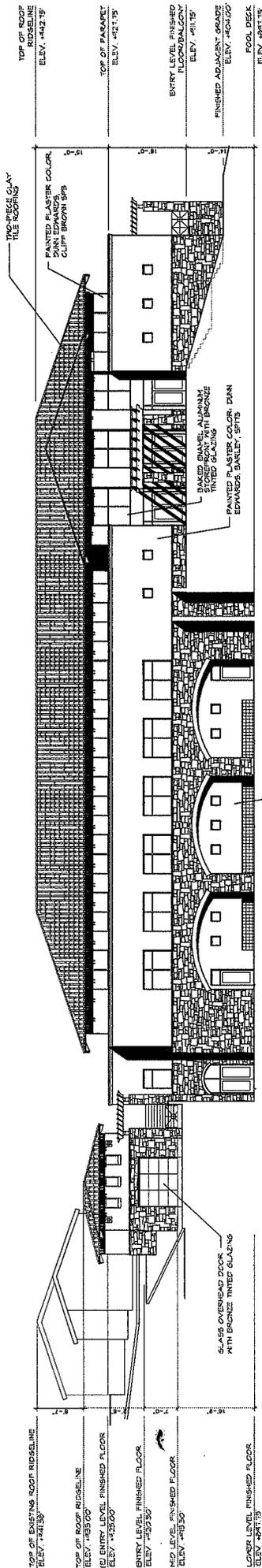
SQUARE FOOTAGE  
 148 S.F.  
 RECEPTION  
 FACULTY DINING  
 148 S.F.







EAST ELEVATION / BOOKSTORE / FACULTY DINING SECTION - A



WEST ELEVATION

EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"

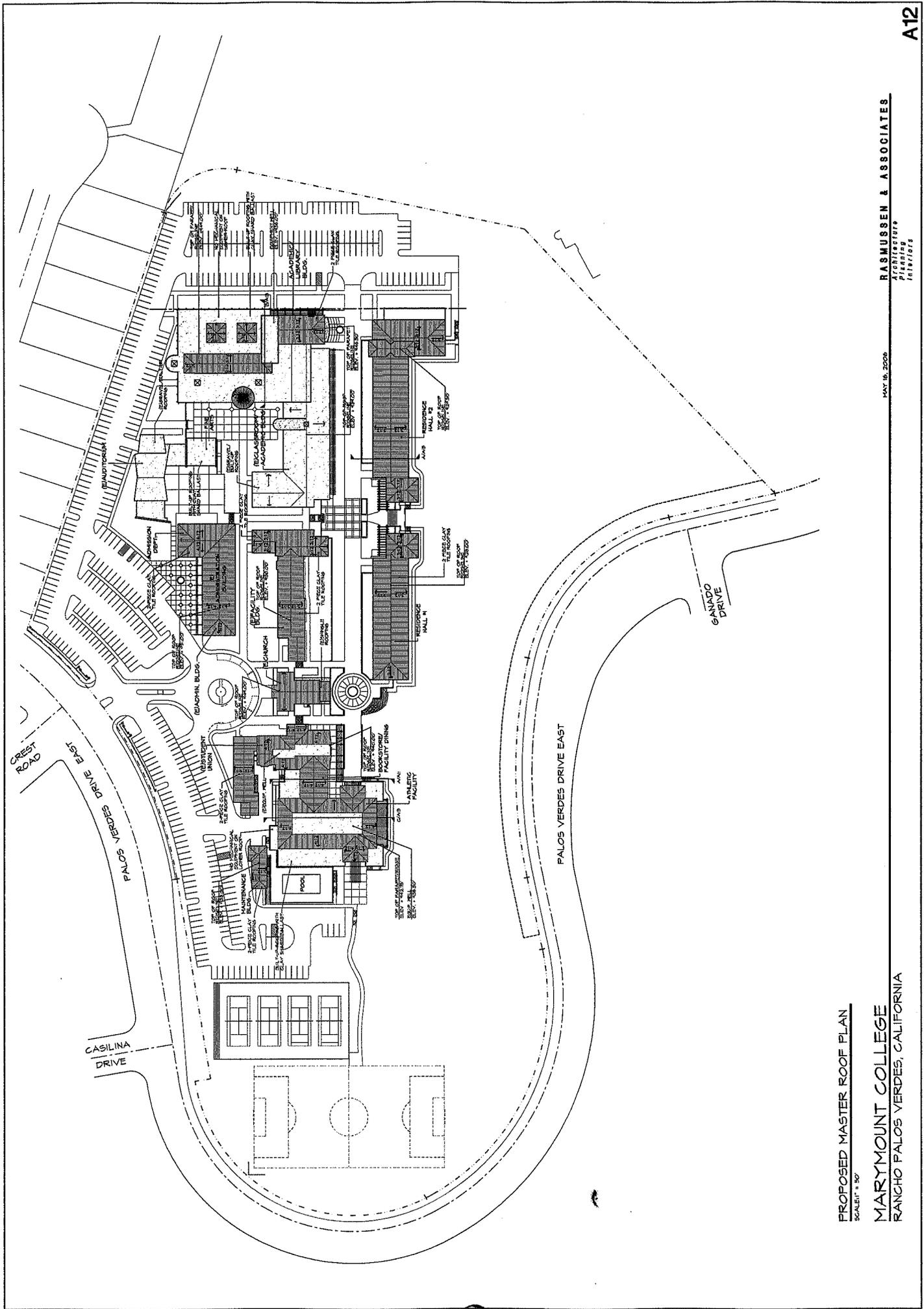
ATHLETIC FACILITY

MARYMOUNT COLLEGE, RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2006

RASMUSSEN & ASSOCIATES  
Architects  
Interiors

A11

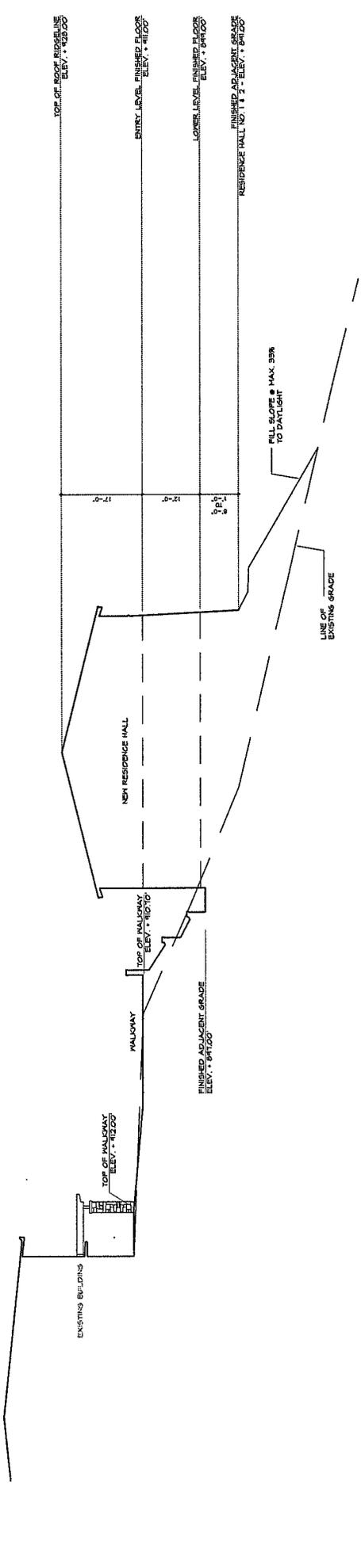


PROPOSED MASTER ROOF PLAN  
 SCALE: 1" = 50'

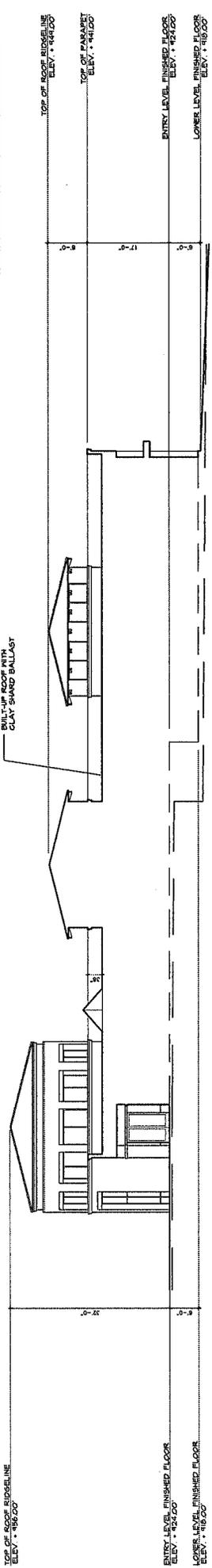
MARYMOUNT COLLEGE  
 RANCHO PALOS VERDES, CALIFORNIA

MAY 16, 2006

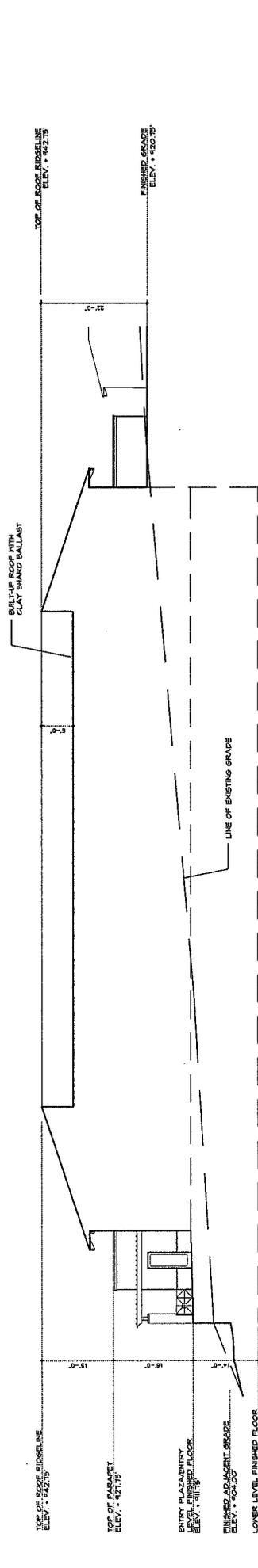
RASMUSSEN & ASSOCIATES  
 Architects  
 Planning  
 Interiors



**RESIDENCE HALL - A**



**LIBRARY BUILDING - B**



**ATHLETIC BUILDING - C**

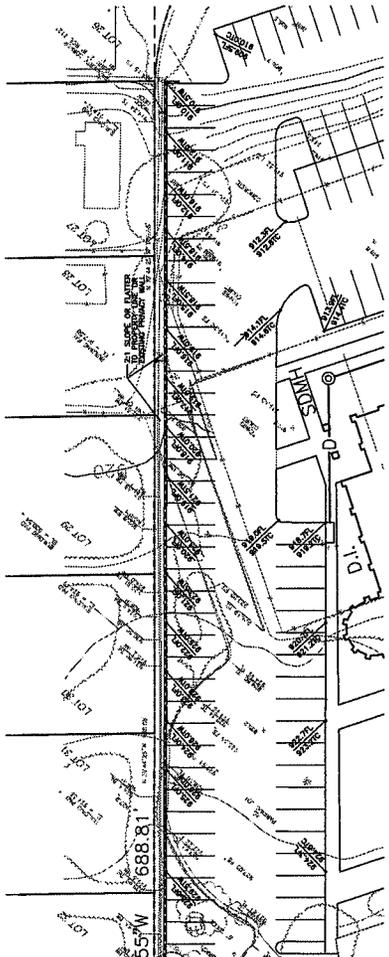
PARTIAL SITE SECTION  
SCALE 1/8" = 1'-0"

MARYMOUNT COLLEGE  
MARYMOUNT COLLEGE, RANCHO FALOS VERDES, CALIFORNIA

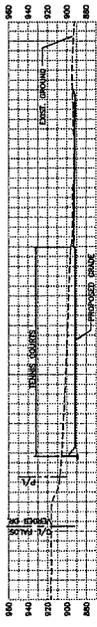
RASMUSSEN & ASSOCIATES  
Architects  
Interiors

MAY 16, 2006

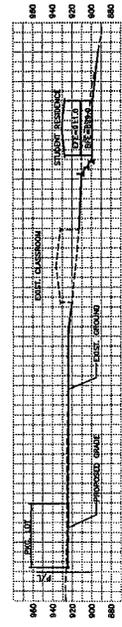




DETAIL "A"  
SCALE: 1"=50'



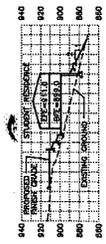
A  
SECTION  
SCALE: HORIZ. 1" = 50', VERT. 1" = 50'



B  
SECTION  
SCALE: HORIZ. 1" = 50', VERT. 1" = 50'



C  
SECTION  
SCALE: HORIZ. 1" = 50', VERT. 1" = 50'



D  
SECTION  
SCALE: HORIZ. 1" = 50', VERT. 1" = 50'



E  
SECTION  
SCALE: HORIZ. 1" = 50', VERT. 1" = 50'



NO.	DATE	REVISION	APP'D.

MAC Design Associates  
 500 J. PATAKIS BLVD., SUITE 200  
 SAN JOSE, CALIFORNIA 95128  
 TEL: 408.253.1000 FAX: 408.253.1001  
 WWW.MACDESIGN.COM

PROJECT NO. 06-000000-0000  
 PROJECT NAME: MARKMOUNT COLLEGE  
 PROJECT ADDRESS: RANCHO PALOS VERDES, CALIFORNIA

CITY OF RANCHO PALOS VERDES, CALIFORNIA  
 REFERRED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 IN CHARGE: \_\_\_\_\_ DATE: \_\_\_\_\_

CROSS SECTIONS  
 MARKMOUNT COLLEGE  
 RANCHO PALOS VERDES, CALIFORNIA

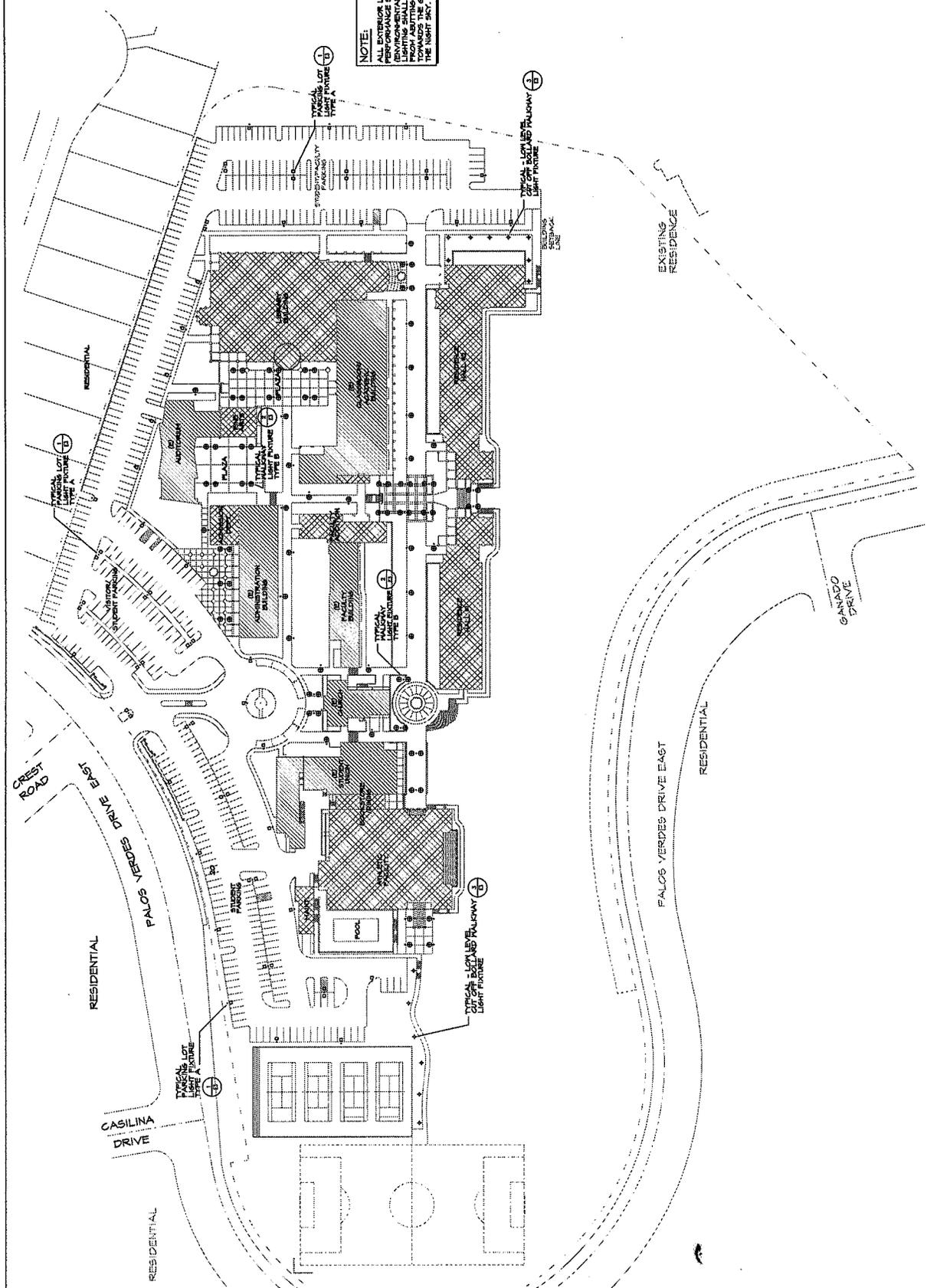
SHEET  
 2 OF 3  
 DATE REVISION



EXISTING BUILDINGS  
 PROPOSED BUILDINGS



**NOTE:**  
 ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 11.56.00 AND SECTION 11.56.01 OF THE CITY OF LOS ANGELES LIGHTING ORDINANCE. LIGHTING SHALL BE SHIELDED AND SCREENED FROM ADJACENT PROPERTIES AND ORIENTED TO PREVENT LIGHT POLLUTION AND TO PREVENT A 'WASH' IN THE NIGHT SKY.



RASMUSSEN & ASSOCIATES  
 Planning  
 Architecture  
 Interiors

RANCHO PALOS VERDES, CALIFORNIA - PROPOSED SITE LIGHTING PLAN

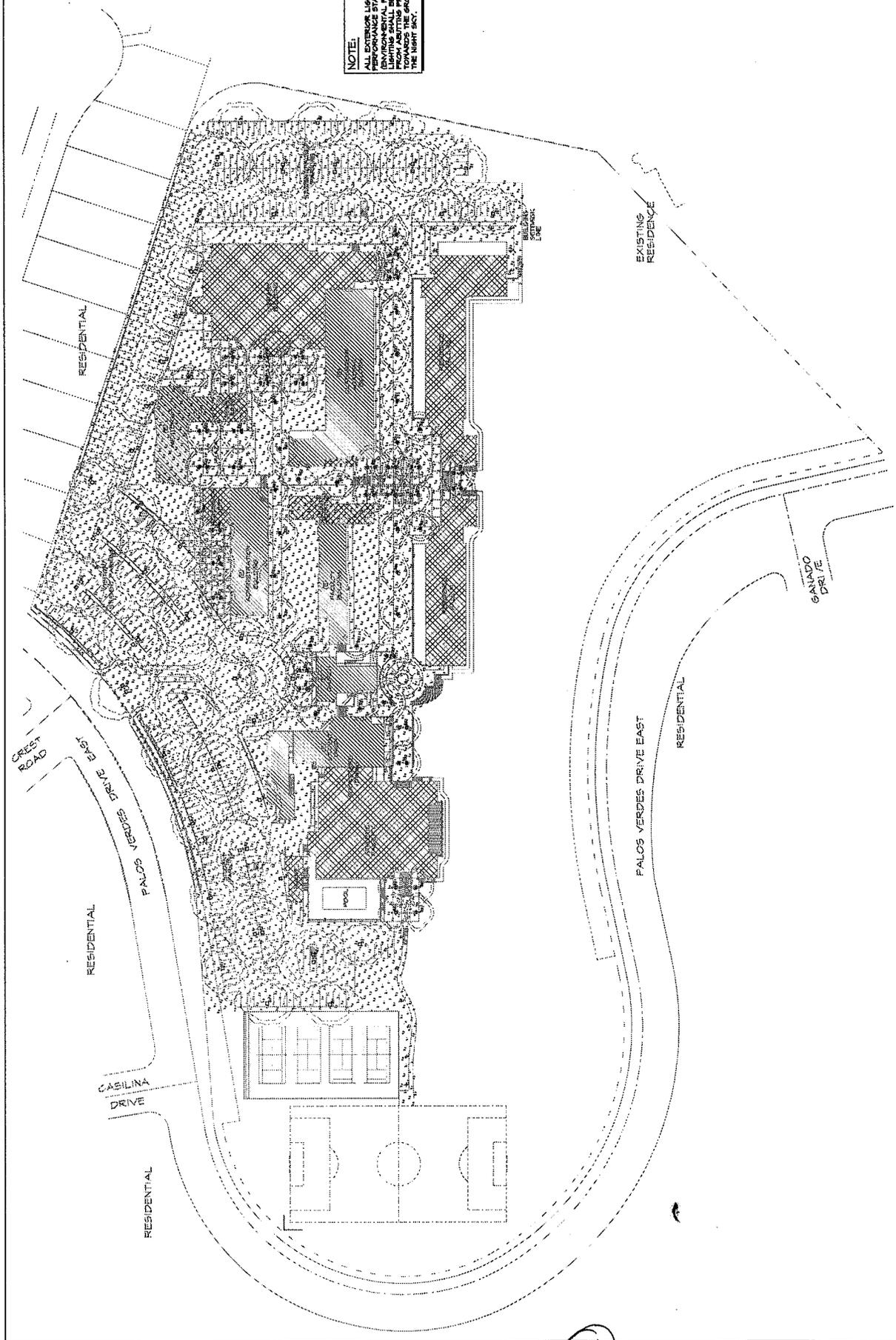
MARYMOUNT COLLEGE MAY 16, 2006

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EXISTING BUILDINGS  
PROPOSED BUILDINGS

**NOTE:**  
ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 1156.040 OF THE CALIFORNIA BUILDING CODE. EXTERIOR LIGHTING SHALL BE SHIELDED AND ORIENTED FROM ADJACENT PROPERTIES AND ORIENTED DOWNWARD TO PREVENT A "HOLD" IN THE NIGHT SKY.



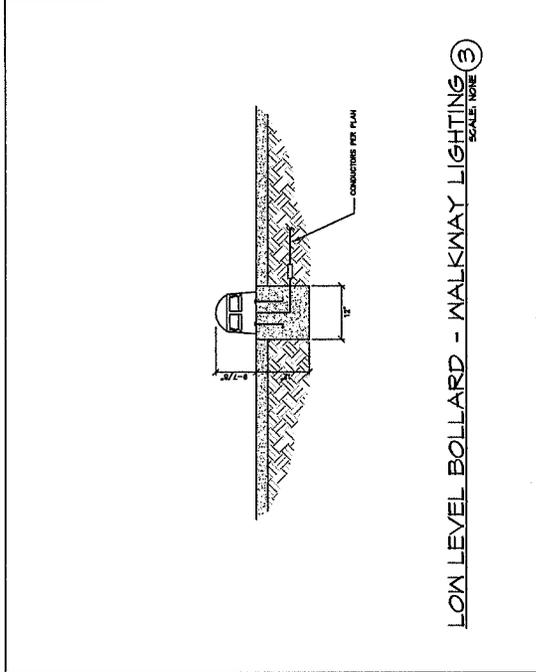
**RANCHO PALOS VERDES, CA - SITE LIGHTING PHOTOMETRIC PLAN**  
MAYMOUNT COLLEGE MAY 16, 2008  
RASMUSSEN & ASSOCIATES  
Architecture  
Interiors

34

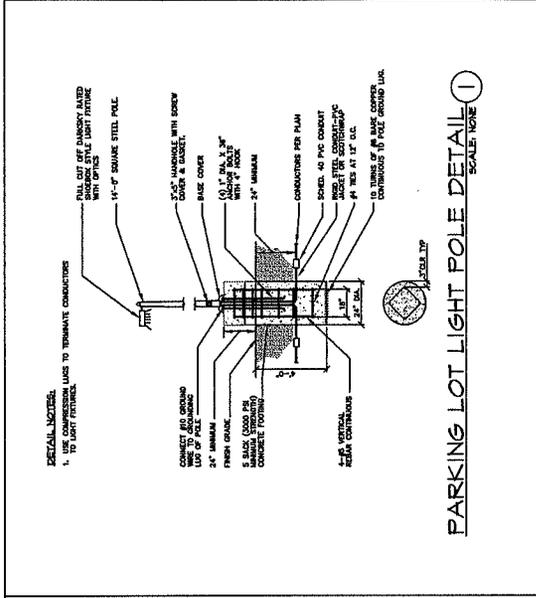
LIGHTING FIXTURE SCHEDULE

SYMBOL	FIXTURE	DESCRIPTION	MANUFACTURER AND MODEL NUMBER	INSTALLATION	REMARKS
⊕	175	NON-GLAZED RECTANGULAR HALL SILL-LIGHT - SAME SRT	UPHONA	FACE	FACE IS 3'-0" ABOVE FRESH GRADE
⊕	100	FALL OUT OFF LIGHT FIXTURE		FACE	FACE IS 4'-0" ABOVE FRESH GRADE
⊕	30	FALL OUT OFF LOW LEVEL BOLDED		FACE	

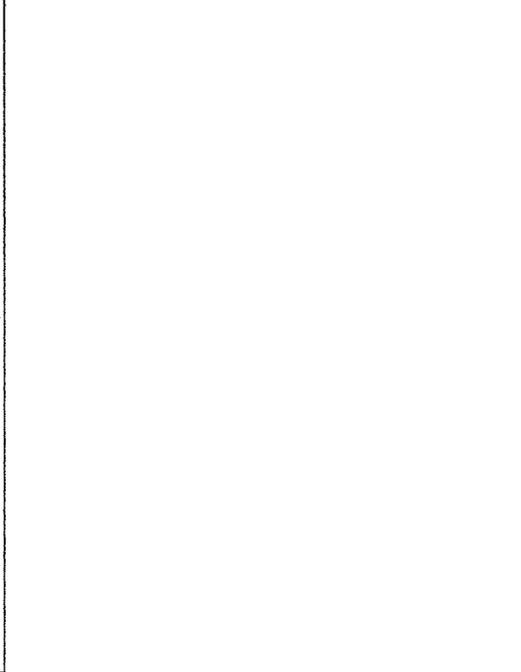
**NOTE:**  
ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 11.6.040 (ENVIRONMENTAL PROTECTION). ALL EXTERIOR LIGHTING SHALL BE PROTECTED FROM RAINFALL AND ORIENTED TOWARDS THE GROUND TO PREVENT A "HALO" IN THE NIGHT SKY.



LOW LEVEL BOLLARD - WALKWAY LIGHTING (3)  
SCALE: NONE



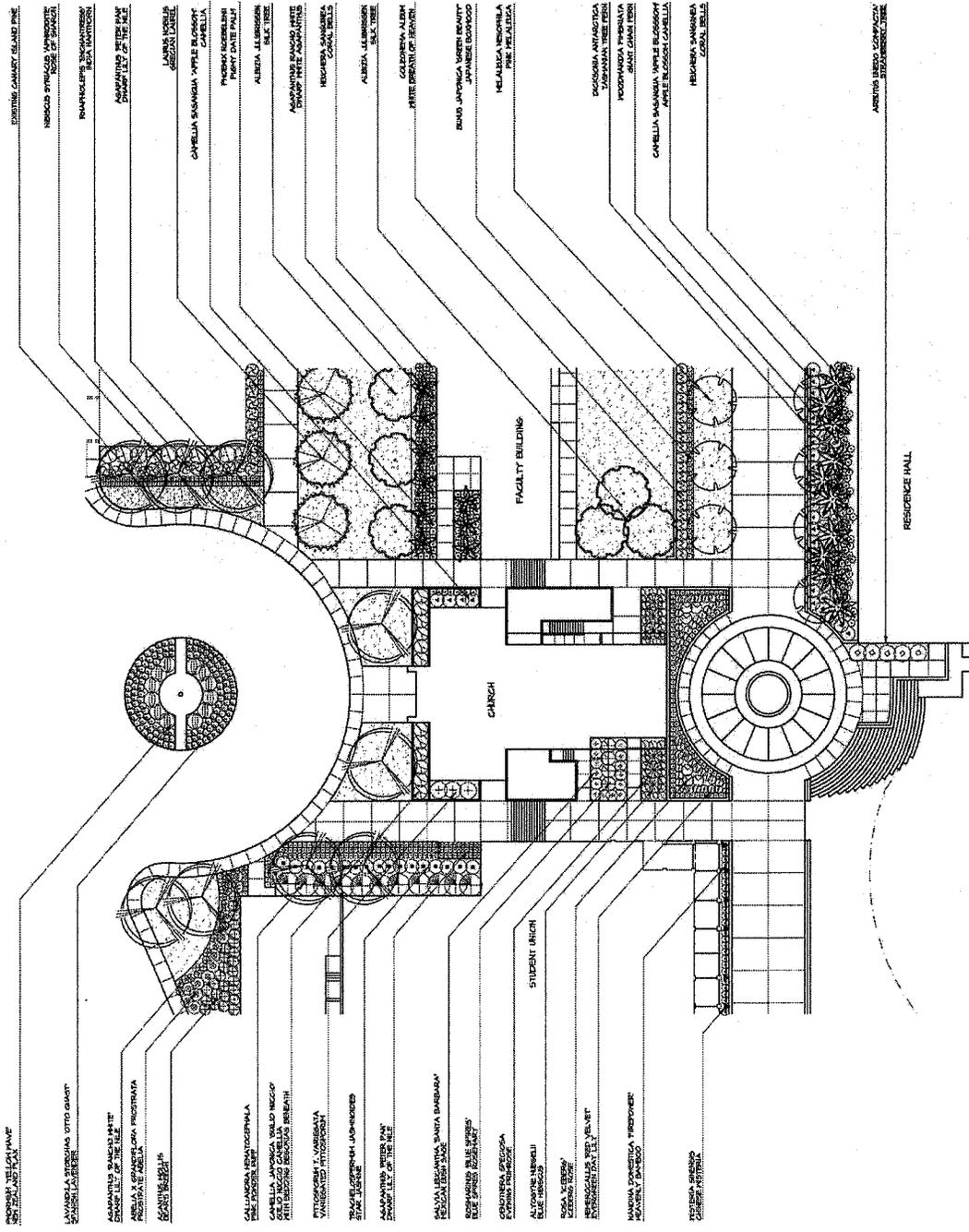
PARKING LOT LIGHT POLE DETAIL (1)  
SCALE: NONE



WALKWAY LOT LIGHT POLE DETAIL (2)  
SCALE: NONE

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ENLARGEMENT #1



MARYMOUNT COLLEGE  
RANCHO PALOS VERDES, CALIFORNIA  
PRELIMINARY LANDSCAPE PLAN

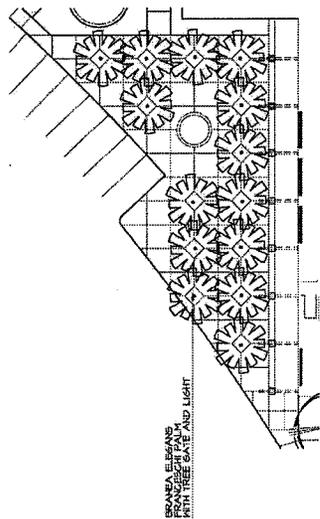
37

BRASNIEN & ASSOCIATES  
Landscape Architecture  
Urban Design  
Town Planning  
10000 Wilshire Blvd., Suite 2000  
Los Angeles, CA 90024  
Tel: 310.206.1111  
Fax: 310.206.1117

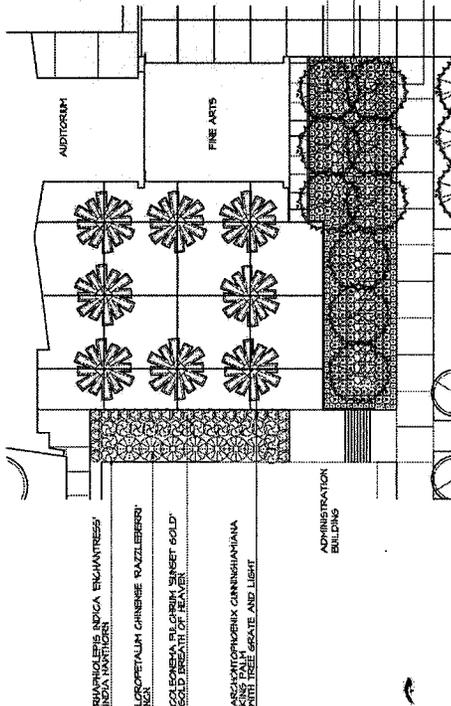


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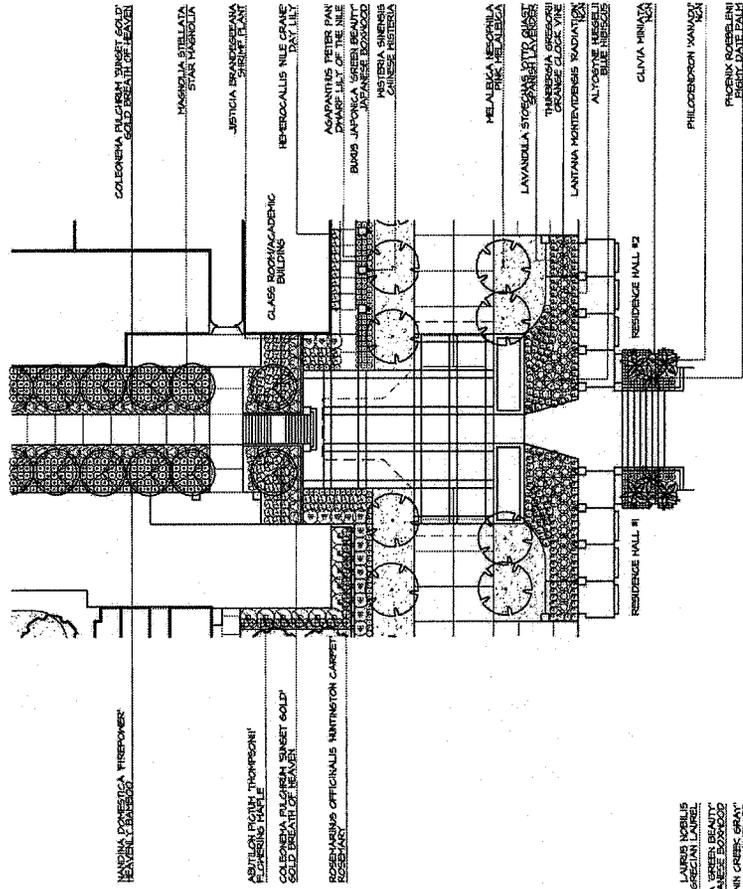
DATE: 01.15.18  
SCALE: L-2  
SHEET: 3 OF 3



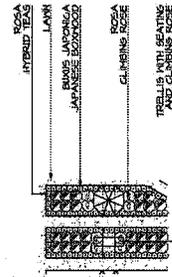
ENLARGEMENT #3



ENLARGEMENT #4



ENLARGEMENT #2



ENLARGEMENT #5 - PARTIAL ROSE GARDEN

MARYMOUNT COLLEGE  
RANCHO PALOS VERDES, CALIFORNIA  
PRELIMINARY LANDSCAPE PLAN

RASMUSSEN & ASSOCIATES  
Architects  
Interior  
Landscape Architecture  
Urban Design  
Town Planning



DATE: 02/05/00  
CITY: PALOS VERDES  
SHEET: L-3  
3 OF 3



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## 2.0 EXECUTIVE SUMMARY

The Executive Summary is a synopsis of the data and analysis contained throughout this document. This Section includes a summary of the Project, environmental analysis, and alternatives. Please refer to each of the respective sections of the Draft EIR for the complete analysis of the sections summarized herein.

### 2.1 PROJECT SUMMARY

Marymount College is located at 30800 Palos Verdes Drive East in the City of Rancho Palos Verdes, California. The proposed Marymount College Facilities Expansion Project involves renovations to the campus consisting of the demolition of some existing buildings, the modernization and expansion of existing buildings, the construction of new buildings, the relocation and reconfiguration of recreational facilities, parking areas (463 off-street parking spaces), and the entry drive, and various site improvements. The proposed Project would occur entirely within the boundaries of the existing campus. No change to the College's existing academic operation or student enrollment limit is proposed under the current development application. The proposed Project would add approximately 27 new full- and part-time employees to the campus.

The Project proposes demolition of 7 of the 13 existing buildings, representing approximately 18,022 square feet of existing floor area. The buildings proposed for demolition are: View Room/Hall; Maintenance/Photo Lab; Bookstore/Health Center; Arts; Preschool; Library; and Pool Equipment. Additionally, the project proposes the construction of 136,008 square feet of new floor area, which would be developed in the form of six new buildings (121,092 square feet) and the expansion of four existing buildings (14,916 square feet). The buildings proposed for expansion are: Auditorium/Fine Arts Studio; Faculty Office; Student Union (Bookstore/Faculty Dining; and Administration/Admissions. The proposed new buildings are: Library; Maintenance Building; Athletic Facility; and two Residence Halls (128 rooms with capacity for 255 [250 students and 5 adult supervisors]). The proposed demolition and construction would result in a total of 210,254 square feet of floor area, representing a net increase of 117,986 square feet over the existing floor area (92,268 square feet).

The Project involves approximately 100,000 cubic yards of earthwork, including approximately 60,000 cubic yards of excavation and 40,000 cubic yards of embankment. Total construction time is phased within the eight-year timeframe would be approximately three years (36 months).

### 2.2 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

The following is a summary of the impacts, mitigation measures, and unavoidable significant impacts identified and analyzed in Section 5.0 of this EIR. Refer to the appropriate EIR Section for detailed discussions.



<u>EIR SECTION</u>	<u>IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE AFTER MITIGATION</u>
5.1	<b>LAND USE AND RELEVANT PLANNING</b>		
	<b>City of Rancho Palos Verdes General Plan</b>		
	<i>The proposed project could conflict with the Land Use Plan, Policies, or Regulations of the City of Rancho Palos Verdes General Plan.</i>	No Mitigation Measures are recommended beyond those identified in <u>Section 5.2</u> through <u>Section 5.9</u> .	Significant and unavoidable conflict with the Rancho Palos Verdes General Plan, Residential Activity Policy 11 of the Urban Environment Element.  If the City of Rancho Palos Verdes approves the proposed Project, the City would be required to adopt findings in accordance with CEQA Guidelines Section 15091 and prepare a Statement of Overriding Considerations in accordance with CEQA Guidelines Section 15093.
	<b>City of Rancho Palos Verdes Development Code</b>		
	<i>The proposed project could conflict with the Land Use Plan, Policies or Regulations of the City of Rancho Palos Verdes Development Code.</i>	No Mitigation Measures are recommended beyond those identified in <u>Sections 5.2</u> through <u>5.9</u> of this EIR.	Significant and unavoidable conflict the City of Rancho Palos Verdes Zoning Code, Section 17.48.060, <i>Extreme Slope</i> , regarding construction of the proposed Residence Halls on the south-facing extreme slope.  If the City of Rancho Palos Verdes approves the proposed Project, the City would be required to adopt findings in accordance with CEQA Guidelines Section 15091 and prepare a Statement of Overriding Considerations in accordance with CEQA Guidelines Section 15093.
	<b>Cumulative Impacts</b>		
	<i>The proposed project, combined with other future development, would increase the intensity of land uses in the area.</i>	No mitigation measures are recommended.	Less Than Significant Impact.
5.2	<b>AESTHETICS/LIGHT AND GLARE</b>		
	<b>Short-Term Visual Character</b>		
	<i>Grading and construction activities associated with project implementation would temporarily degrade the existing visual character/quality of the project site and the surroundings.</i>	AES-1 Prior to issuance of any Grading or Building Permit, a Construction Management Plan shall be submitted for review and approval	Less Than Significant With Mitigation Incorporated.



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by the Director of Planning, Building and Code Enforcement. The Construction Management Plan shall, at a minimum, indicate the equipment staging areas, vehicle staging areas, fencing, haul route, dust control measures, hours of construction and a detailed construction schedule.

AES-2 Prior to issuance of any Grading or Building Permit, a Construction Safety Lighting Plan shall be submitted for review and approval by the Director of Planning, Building and Code Enforcement. All construction-related lighting shall include shielding in order to direct lighting down and away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site.

AES-3 Upon completion of the Phase I grading activities and prior to any Building Permit issuance, the graded areas shall be hydroseeded and revegetated, to the satisfaction of the Director of Planning, Building and Code Enforcement.

**Long-Term Visual Character**

*Development of the proposed project could substantially degrade the existing visual character/quality of the site and its surroundings.*

AES-4 Prior to issuance of a Building Permit for the easterly parking area or the Residence Halls, a revised Landscape Plan shall be prepared and submitted to the Planning Department for review and approval. The revised Landscape Plan shall incorporate the revisions outlined below, to the satisfaction of the Director of Planning, Building, and Code Enforcement.

Additional gold medallion tree plantings shall be incorporated on the site's northeastern boundary, up to the northern corner of the existing deck on Lot 27 to further screen the eastern parking lot from the areas to the north (Lots 26 and 27).

- Additional tree plantings shall be incorporated on the south-facing slope (southern portion) to further screen the Athletic

Significant and unavoidable long-term impacts to visual character of the site at the south-facing slope, due to the introduction of the proposed Athletic Facility and Residence Halls.

If the City of Rancho Palos Verdes approves the Marymount College Project, the City would be required to adopt findings in accordance with *CEQA Guidelines* Section 15091 and prepare a Statement of Overriding Considerations in accordance with *CEQA Guidelines* Section 15093.



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Facility and Residence Halls  
from areas to the south.

**Visual Aspects**

*Project implementation could have a substantial adverse effect on a visual aspect identified in the General Plan.*

No mitigation measures are recommended.

Less Than Significant Impact.

**Light and Glare**

*The project could generate new sources of substantial light and glare that would adversely affect nighttime views in the area.*

AES-5 Lighting shall be designed as an integral part of the Project. Lighting levels shall respond to the type, intensity and location of use. Lighting shall be designed and installed such that it is directed downward away from adjoining properties and does not spill out onto adjacent areas, while not reducing the safety and security for pedestrian and vehicular movements.

Less Than Significant With Mitigation Incorporated.

AES-6 Prior to issuance of any Grading Permit, a Revised Lighting Plan shall be submitted for review and approval by the Director of Planning, Building and Code Enforcement and City Engineer. The Revised Lighting Plan shall include:

- Low-level bollards, not to exceed 42-inches in height, in place of the currently proposed pole-mounted lighting along the easterly boundary of the eastern parking lot.
- Pole-mounted lighting shall not exceed 10-feet in height, except along the easterly boundary of the eastern parking lot.
- The proper use and selection of fixture components (i.e., reflectors, refractors, lenses or louvers);
- The proper use and selection of shielding accessories (i.e., the sharp cut-off type);
- Lighting fixtures with cut-off shields to prevent light spill and glare into adjacent areas.



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AES-7 Sixty (60) days after the installation of lighting for each phase of the Project, the lighting equipment shall be tested and adjusted to ensure that the proper levels of light and glare have been achieved, to the satisfaction of the Director of Planning, Building and Code Enforcement and City Engineer.

**Cumulative Impacts**

*Development associated with the proposed project and related cumulative projects would result in cumulative aesthetic/light and glare impacts.*

Refer to Mitigation Measures AES-1, AES-2, AES-3, AES-4, AES-5, AES-6 and AES-7.

Less Than Significant With Mitigation Incorporated.

**5.3 TRAFFIC AND CIRCULATION**

**Construction Traffic**

*Construction related traffic could significant adverse impacts to the local traffic system.*

TR-1 Prior to issuance of any Demolition or Grading Permit, the Director of Planning, Building and Code Enforcement shall review and approve the Construction Management Plan, which shall specify the following, at a minimum:

Less Than Significant With Mitigation Incorporated.

- Demolition debris hauling and materials delivery shall be scheduled during the least inconvenient time period to the public and avoiding the peak traffic period, as follows:
  - Weekdays: Hauling and deliveries shall be scheduled between 9:00 AM and 4:00 PM, with consideration given to reduce deliveries during the 11:30 AM to 1:30 PM lunch period.
  - Saturdays: Hauling and deliveries, if any, shall not occur during the peak hour period of 11:30 AM to 1:30 PM.
- There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the College campus.



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**Existing Plus Project Conditions**

*Project traffic could cause a significant increase in traffic when compared to the traffic capacity of the street system and could exceed an established standard.*

TR-2

Prior to issuance of any Certificate of Occupancy, the Applicant shall implement the following improvement and may be eligible for reimbursement from future projects that result in impacts on this intersection:

Less Than Significant With Mitigation Incorporated.

- Palos Verdes Drive East/Miraleste Drive – Signalize the intersection. The intersection traffic signal shall be designed to include a westbound right-turn overlap, which would preclude u-turn movement from southbound to northbound Palos Verdes Drive East; and

TR-3

Prior to issuance of any Certificate of Occupancy, the Applicant shall implement the following improvement and may be eligible for reimbursement from future projects that result in impacts on this intersection:

- Western Avenue (SR-213)/Trudie Drive-Capitol Drive – Re-stripe the eastbound Trudie Drive approach from one shared left-turn/through lane and one de-facto right-turn lane to consist of one left-turn lane and one shared through/right-turn lane. The Project Applicant shall coordinate with the City of Los Angeles and Caltrans regarding implementation of this mitigation.

TR-4

For purposes of this analysis, the traffic impacts and corresponding mitigation measures assume the Marymount College student enrollment at a maximum of 793 weekday students (based on the formula allowing 750 full-time students, 20 part-time students, and a marginal difference of 3.0 percent), and 83 weekend students. Therefore, prior to issuance of any Certificate of Occupancy, student enrollment shall be limited to a maximum of 793 weekday students



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and 83 weekend students, including full- and part-time students.

**County of Los Angeles Congestion Management Program**

*Project traffic could cause an increase in traffic that would exceed a level of service standard established by the County of Los Angeles Congestion Management Program.*

No mitigation measures are recommended.

Less Than Significant Impact.

**State Highway**

*Project traffic could cause an increase in traffic that would exceed a Level of Service standard established by Caltrans.*

Refer to Mitigation Measure TR-3, which specifies the recommended improvements to Western Avenue (SR-213)/Trudie Drive-Capitol Drive.

Less Than Significant With Mitigation Incorporated.

**Parking Capacity**

*Project implementation could result in inadequate parking capacity.*

TR-5 Prior to issuance of any Certificate of Occupancy, the Applicant shall institute, to the satisfaction of the Director of Planning, Building, and Code Enforcement and the Public Works Director, a parking management program, which prohibits dormitory guest parking on weekdays during the peak parking demand periods between 10:00 AM and 3:00 PM.

Less Than Significant With Mitigation Incorporated.

TR-6 Prior to issuance of any Certificate of Occupancy, the Applicant shall institute, to the satisfaction of the Director of Planning, Building, and Code Enforcement and the Public Works Director, parking management strategies to reduce weekday College-related parking demand by the following values:

- 23 percent or greater for student enrollment between 751 and 793;
- 19 percent or greater for student enrollment between 701 and 750;
- 15 percent or greater for student enrollment between 651 and 700;
- 10 percent or greater for student enrollment between 601 and 650;
- 5 percent or greater for student enrollment between 551 and 600; and



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- 0 percent or greater for student enrollment of 550 or less.

Potential parking management strategies may include, but are not limited to, the following:

- Provision of "carpool only" parking spaces;
- Implementation of parking pricing for campus parking permits;
- Utilization of remote parking;
- Provision of increased shuttle services;
- Offering financial incentives;
- Implementation of restrictions on parking allowed by dormitory residents;
- Implementation of restrictions on parking allowed by residents of the Palos Verdes North Facility.

TR-7 A Parking Management Strategy Program shall be prepared and submitted by the Applicant for review to the Director of Planning, Building, and Code Enforcement, by July 1st of every year. Said Program shall:

- Document the prior-year's achieved parking demand reductions.
- Identify strategies for use in the upcoming academic school year.
- Be modified on an as needed basis, as deemed necessary by the Director of Planning, Building, and Code Enforcement.

TR-8 The parking impacts and corresponding mitigation measures assume the Marymount College student enrollment at a maximum of 793 weekday students (based on the formula allowing 750 full-time students, 20 part-time students, and a marginal difference of 3.0 percent) and 83 weekend students. Therefore, prior to issuance of any Certificate of Occupancy, student enrollment shall be limited to a maximum of 793 weekday students and 83 weekend students, including full- and part-time students.



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**Alternative Transportation**

*Project implementation could conflict with adopted programs supporting alternative transportation (i.e., bus routes).*

No mitigation measures are recommended.

Less Than Significant Impact.

**Cumulative (Forecast Year 2012) Conditions**

*Project traffic and other related cumulative projects could cause a significant increase in traffic when compared to the traffic capacity of the street system and could exceed an established standard.*

TR-9

Prior to issuance of any Certificate of Occupancy, the Applicant shall make a proportionate share contribution to implement the following, in addition to improvements specified in Mitigation Measures TR-2 and TR-3:

- Palos Verdes Drive East/Palos Verdes Drive South – Modify the intersection to provide a two-stage gap acceptance design for southbound left-turning vehicles. A raised median refuge area shall be constructed for vehicles to turn left from Palos Verdes Drive East to cross westbound Palos Verdes Drive South while waiting for a gap in eastbound traffic to complete the turn to eastbound Palos Verdes Drive South. Additionally, the existing raised median shall be narrowed to provide an acceleration lane along Palos Verdes Drive South to accommodate vehicles accelerating to join eastbound Palos Verdes Drive South traffic flow. Modifications to the Palos Verdes Drive East/Palos Verdes Drive South intersection shall be designed taking into account truck turning radius requirements and shall be to the satisfaction of the Public Works Director. Since the Palos Verdes Drive East/Palos Verdes Drive South intersection is impacted by the proposed Project for cumulative with proposed Project conditions, a proportionate share contribution by the Project Applicant is applicable.

No significant impacts are forecast to occur at City of RPV study intersections, assuming full implementation of the recommended mitigation measures for the forecast year 2012 plus Project weekday and the forecast year 2012 plus Project Saturday conditions. However, since proportionate share contribution to Mitigation Measure TR-9 would not fully implement the measure, the significant impacts would not be reduced to a level considered less than significant. Significant and unavoidable traffic impacts would remain at the Palos Verdes Drive East/Palos Verdes Drive South intersection.

If the City of Rancho Palos Verdes approves the proposed Project, the City would be required to adopt findings in accordance with CEQA Guidelines Section 15091 and prepare a Statement of Overriding Considerations in accordance with CEQA Guidelines Section 15093.



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5.4

**AIR QUALITY**

**Short-Term (Construction) Air Emissions**

*Construction-related dust and vehicle emissions could violate an air quality standard or expose sensitive receptors to substantial pollutant concentrations.*

AQ-1

Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

Less Than Significant With Mitigation Incorporated.

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicle speed shall be limited to 15 miles per hour (mph);
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than



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25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes;

- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and
- No more than 5.0 acres per day shall be graded.

AQ-2 Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.

AQ-3 Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Director of Public Works. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.



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AQ-4 During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.

AQ-5 Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:

- The Applicant shall submit for review and approval by the City a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways;
- The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and
- The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use.

**Long-Term (Operational) Air Emissions**

*Project operations related to mobile and area source emissions could violate an air quality standard or expose sensitive receptors to substantial pollutant concentrations.*

AQ-6 Prior to issuance of any Building Permit, the Applicant shall demonstrate to the satisfaction of the Building Official that the Project complies with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation standards.

Less Than Significant With Mitigation Incorporated.

AQ-7 Prior to issuance of any Grading Permit, the Applicant shall submit for review and approval by the





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Director of Public Works and Director of Planning, Building and Code Enforcement, a Transportation Demand Management (TDM) Plan that is applicable to students, faculty and staff. The TDM Plan shall include, but not be limited to, preferential parking for vanpooling/carpooling, subsidy for transit pass or vanpooling/carpooling, flextime work schedule and the location of bicycle racks throughout the College campus.

**Consistency with Regional Plans**

*The proposed project could conflict with implementation of the 2007 Air Quality Management Plan.*

No mitigation measures are required.

Less Than Significant Impact.

**Cumulative Impacts**

*Development associated with the proposed project and cumulative projects could result in significant air quality impacts.*

No mitigation measures are required.

Less Than Significant Impact.

**5.5 NOISE**

**Short-Term Construction Noise**

*Grading and construction within the project area could result in temporary noise and/or vibration levels in excess of the City's established standards.*

NOI-1

Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed Project. A sign, legible at a distance of 50 feet shall also be

Short-term construction-related noise impacts during Phases I, II, and III are anticipated to intermittently expose adjacent receptors to construction noise levels in excess of the 70 dBA speech interference criteria. Adherence to Code requirements and compliance with the specified mitigation measures would reduce the length of time residents are exposed to significant noise levels. However, construction-related noise impacts are concluded to be significant and unavoidable.

If the City of Rancho Palos Verdes approves the proposed Project, the City would be required to adopt findings in accordance with CEQA Guidelines Section 15091 and prepare a Statement of Overriding Considerations in accordance with CEQA Guidelines Section 15093.



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posted at the Project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.

- The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within 0.25-mile of the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Disturbance Coordinator.
- Prior to issuance of each Grading or Building Permit, the Applicant shall demonstrate to the satisfaction of the City's Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and



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electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

**Long-Term Mobile Noise**

*Project generated traffic could contribute to existing traffic noise levels, thereby, exceeding the City's established noise standards.*

No mitigation measures are required.

Less Than Significant Impact.

**Long-Term Stationary Noise**

*Operations associated with the proposed project could result in the generation of on-site noise associated with stationary sources that would exceed the City's established noise standards.*

NOI-2 Prior to issuance of any Certificate of Occupancy, the Applicant shall submit a noise analysis that demonstrates to the satisfaction of the Director of Planning, Building and Code Enforcement and the City Engineer, that site placement of stationary noise sources would not exceed noise standards indicated in the State Land Use Noise Compatibility Guidelines for adjacent residences.

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NOI-3 Prior to issuance of any Building Permit, the Applicant shall demonstrate, to the satisfaction of the Director of Planning, Building and Code Enforcement, compliance with the following:

- All mechanical equipment shall include specifications on quiet equipment;
- All mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages;
- To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and
- All mechanical equipment shall be screened and enclosed to minimize noise.



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- NOI-4 Prior to issuance of any Certificate of Occupancy, a subsequent noise analysis shall be prepared, to the satisfaction of the Director of Planning, Building and Code Enforcement and the City Engineer, which demonstrates that all feasible sound attenuation has been incorporated into the northeasterly and easterly parking areas (i.e., landscaping and brushed driving surfaces), such that noise from the parking areas has been minimized to the greatest extent possible.
- NOI-5 Prior to issuance of any Certificate of Occupancy, the Marymount College Code of Conduct shall be reviewed and approved by the Planning Commission at a duly noticed public hearing. The provisions of the Code of Conduct shall outline measures for minimizing impacts, such as but not limited to noise, to the surrounding neighborhoods. The City or the College could initiate revisions or modifications to the Code of Conduct, which shall be reviewed and approved by the Planning Commission at a duly noticed public hearing. The Code of Conduct shall, at a minimum, include provisions for the Residence Halls, Parking Lots, common area activities and security measures, in order to ensure stationary noise impacts are minimized, and shall specify the following provisions, among others:
- "Quiet Hours" throughout the campus are designated between 10:00 PM and 7:00 AM;
  - Limitations on noise from congregations during quiet hours; and
  - Residence Hall doors on the south-facing portion shall be maintained in a closed position between sunset and sunrise.
- NOI-6 Review and approval of revisions to the Code of Conduct shall be limited to provisions related to potential Project impacts.



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NOI-7 Use of the athletic field and tennis courts shall be prohibited between sunset and sunrise, seven days per week, unless a Special Use Permit for said use has been issued by the Director of Planning, Building and Code Enforcement, pursuant to Code Chapter 17.62, *Special Use Permits*.

NOI-8 The use of amplified sound shall be prohibited at the proposed athletic field, tennis courts and swimming pool unless a Special Use Permit for said use has been issued by the Director of Planning, Building and Code Enforcement, pursuant to Code Chapter 17.62, *Special Use Permits*.

**Cumulative Impacts**

*Implementation of the proposed project, combined with cumulative projects, could increase the ambient noise levels in the site vicinity.*

No mitigation measures are recommended.

Less Than Significant Impact.

**5.6 GEOLOGY AND SOILS**

**Seismic Hazards**

Rupture of a Known Earthquake Fault

*Project implementation could result in the exposure of people/structures to potential substantial adverse effects associated with rupture of a known earthquake fault.*

No Mitigation Measures are recommended.

Less Than Significant Impact.

Strong Seismic Ground Shaking

*Project implementation could result in the exposure of people/structures to potential substantial adverse effects associated with strong seismic ground shaking.*

GEO-1 Prior to issuance of any Grading Permit or Building Permit for each phase of the Project, the Applicant shall comply with each of the recommendations detailed in the Preliminary Grading Plan Review and Geotechnical Response to City of Rancho Palos Verdes (ASE, June 28, 2002, 2005), and other such measure(s) as the City deems necessary to adequately mitigate Project impacts, which may include, but not be limited to, the following during each phase of the Project:

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- Ingrading mapping and inspections by the Project geotechnical



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engineer/engineering geologist,  
and/or City Inspector.

- Corrosivity and expansivity soil testing upon completion of rough grading.
- Final compaction testing upon completion of precise grading.

Other Seismically Induced Hazards

*Project implementation could result in the exposure of people/structures to potential substantial adverse effects associated with liquefaction, ground lurching, lateral spreading, settlement, landslides and/or tsunamis.*

Refer to Mitigation Measure GEO-1.

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**Soils**

Soil Erosion

*Implementation of the proposed project could trigger or accelerate erosion, such that slope failure would occur.*

GEO-2 Prior to issuance of any Grading or Building Permit for each phase of the Project, the Grading Plan and Landscape Plan shall demonstrate, to the satisfaction of the City Engineer, that the plans have been designed such that:

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- Irrigation shall be prohibited and shall not occur along the eastern parking lot that drains onto the South Shores Landslide;
- Drainage shall be prohibited from flowing over the top of the south-facing slope, ponding or soaking; and
- Runoff from all hardscape areas, particularly the parking lots, shall be prohibited from draining onto the south-facing slopes and neighboring properties; all runoff shall be diverted to on-site storm drains.

Expansive Soils

*The proposed project could be located on expansive soils, creating substantial risks to life or property.*

Refer to Mitigation Measure GEO-1.

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**Unstable Geologic Units**

Slope Stability

*Development of the proposed project could be located on a geologic unit or soil that is unstable or that would, as a result of the project, become unstable.*

GEO-3 Prior to issuance of any Grading Permit, the Final Grading Plans shall specify that the one- to three-foot-wide blocks that are generated from excavation of the one- to two-foot-thick (+/-), discontinuous layers and/or lenses of very hard, silica and/or calcium-magnesium carbonate cemented siltstone, which is commonly referred to as "PV Stone," shall not be placed in engineered fills beneath any of the new buildings. If the hard blocks are not hauled offsite, the proposed methods for incorporating these blocks in portions of engineered fills that do not directly support structures shall be reviewed and approved by the City Engineer. No rock crushing shall occur onsite.

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Refer also to Mitigation Measures GEO-2, HYD-1, HYD-2 and HYD-3.

Landslides

*Development of the proposed project could increase the number of people/structures exposed to potential significant effects associated with landslides.*

Refer to Mitigation Measure GEO-2.

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**Cumulative Impacts**

*Development the proposed project, combined with future development, could result in increased short-term impacts such as erosion and long-term seismic-related impacts within the area.*

No mitigation measures are recommended.

Less Than Significant Impact

**5.7 HYDROLOGY AND WATER QUALITY**

**Drainage and Hydrology**

*The proposed project would alter drainage patterns, which could result in increased erosion potential and runoff amounts.*

HYD-1 Prior to issuance of any Grading Permit, the Director of Public Works and the City Engineer shall review and approve a Revised Storm Drain Plan. Such Plan shall:

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- Include an on-site storm water collection system designed to prevent the flow (sheet or concentrated) from eroding the natural hillside.



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- Identify how storm drains and catch basins are designed to control stormwater leaving the campus.
- Control erosion downstream of the development.
- Include storm drains designed to convey flows per Los Angeles County Standards.
- Includes a system of storm drain pipes that would divert the flow to the proposed storm drain system.

Calculations shall be provided to the Director of Public Works and the City Engineer indicating that the diversion area does not impact the existing storm drains.

HYD-2 Increased flows from Watersheds A and BC shall be mitigated with the installation of a detention basin (i.e., Watershed A Sub-Basin and Watershed BC Sub-Basin), as illustrated on Exhibit 5.7-4, Detention Basin Layout, or where determined by the Director of Public Works and the City Engineer, to reduce the peak flow. The detention basin shall be designed such that:

- The 2- through 100-year storm events are mitigated.
- Water would be detained a minimum of 24 hours, but not greater than 96 hours, pursuant to Vector Control District standards.
- Berms shall be provided at Palos Verdes Drive East to allow adequate free board. The flow leaving the detention basin shall be maintained equal to the existing condition.
- Watershed A Sub-Basin shall include an outlet that ties into the storm drain system at Node 1.
- Watershed BC Sub-Basin shall include an outlet that drains to



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the storm drain system at Nodes 2 and 3

- The pipe outlets that would drain the sub-basin shall be sized to allow no more than the existing condition flow out of the detention basin at any given time.
- Water quality requirements shall be satisfied through detention basin design. The extended detention basin shall serve also as a flood control detention basin.
- Adequate secondary overflow shall be provided.
- An impermeable liner shall be provided to eliminate saturation of soil in the vicinity.
- Maintenance of the detention basin shall be the responsibility of the College.

**Water Quality – Construction**

*Grading, excavation, and construction activities associated with the proposed project could impact water quality due to sheet erosion resulting from exposed soils and subsequent deposition of particles and pollutants in drainage areas.*

HYD-3

Prior to issuance of any Grading or Building Permit, and as part of the Project's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the Los Angeles RWQCB providing notification and intent to comply with the State of California general permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities onsite. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." The SWPPP shall contain, at a minimum, the BMPs outlined in Appendix 13.6, Hydrology and Water Quality Data.

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	<b>Water Quality – Long-Term</b>		
	<i>Implementation of the proposed project could result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting water quality.</i>	HYD-4 Prior to issuance of any Grading Permit, the Applicant shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan, which includes Best Management Practices (BMPs), Structural Measures and Adaptive Management, under the guidelines in Development Planning for Stormwater Management - A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP) prepared by Los Angeles County Department of Public Works (2002) or the most current/updated version. The WQMP shall contain, at a minimum, the BMPs outlined in <u>Appendix 13.6, Hydrology and Water Quality Data.</u>	Less Than Significant With Mitigation Incorporated.
	<b>Cumulative Impacts</b>		
	<i>The proposed project, along with other future development, would result in increased hydrology and drainage impacts in the area.</i>	No mitigation measures are recommended.	Less Than Significant Impact.
<b>5.8</b>	<b>PUBLIC SERVICES AND UTILITIES</b>		
	<b>Fire Protection</b>		
	<i>Project implementation could result in adverse impacts associated with the provision of fire protection services.</i>	No mitigation measures are recommended.	Less Than Significant Impact.
	<b>Police Protection</b>		
	<i>Project implementation could result in adverse impacts associated with the provision of police protection services.</i>	PSU-1 Prior to issuance of any Certificate of Occupancy, a private security program, reviewed and approved by the Planning Commission and the Los Angeles County Sheriff's Department, shall be implemented at the campus enforcing the Project's Conditions of Approval and the Marymount College Code of Conduct; refer to Mitigation Measure NOI-5. The private security program shall, at a minimum, consist of a 24-hour security patrol officer and a 24-hour staffed security/info kiosk. The private security program shall be submitted annually, no later than three weeks prior to commencement of the Fall	Less Than Significant With Mitigation Incorporated.



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semester, for review and approval by the Planning Commission.

**Water**

*Project implementation could result in an increase the demand for water supplies.*

No Mitigation Measures are recommended.

Less Than Significant Impact.

**Wastewater (Sewer)**

*Project implementation could result in an increase in wastewater generation.*

No Mitigation Measures are recommended.

Less Than Significant Impact.

**Solid Waste**

*Project implementation could result in an increase in solid waste generation, impacting the capacity of a landfill.*

PSU-2

Prior to issuance of any Building or Grading Permit, an approved Construction and Demolition Materials Management Plan shall be prepared and submitted to the Director of Public Works for review and approval. Said Plan shall include:

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- All demolition (buildings and hardscape), new construction and alterations/additions.
- How the Applicant proposes to divert 85 percent of the existing parking/paving, concrete walkways and other concrete or asphalt pavement.
- Identify where recycled material generated by the demolition of the existing buildings and parking areas will be stockpiled on-site and disposed.
- Identify measures to reuse or recycle 50 percent of the demolition and construction materials, including, but not limited to wood, metal and cardboard, to meet the City's diversion goal requirements, as established by AB 939.

PSU-3

Upon completion of demolition and construction, and prior to issuance of any Certificate of Occupancy, a Construction and Demolition Materials Disposition Summary shall be submitted to the Director of Public Works. The Summary shall indicate actual recycling activities and compliance with the diversion requirement, based on weight



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tickets or other sufficient documentation.

PSU-4 Where possible, the site design shall incorporate for solid waste minimization, the use of recycled building materials and the re-use of on-site demolition debris.

PSU-5 The proposed Project shall incorporate storage and collection of recyclables into the Project design, and refuse collection contracts shall include provisions for collection of recyclables. Recycling shall be included in the design of the Project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.

PSU-6 Prior to issuance of any Certificate of Occupancy, the Applicant shall, to the satisfaction of the Director of Public Works, implement the following recycling measures on an on-going basis:

- Grasscycle, use as mulch, or compost all greenwaste generated from the athletic field and landscape areas.
- Recycle all bottles, aluminum cans, glass and foodwaste.
- The existing paper recycling program shall be expanded to include the proposed improvements, including but not limited to the library, administration building and Residence Halls.
- Reports detailing the progress of the recycling for each academic year (including summer) shall be prepared and submitted to the Director of Public Works at the end of the academic year. Said report shall include the volume of tonnage that has been diverted to solid waste disposal, recycling, composting and grasscycling. €



<u>EIR SECTION</u>	<u>IMPACTS</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE AFTER MITIGATION</u>
	<b>Electric</b>		
	<i>Project implementation could increase the demand for electrical service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	<b>Natural Gas</b>		
	<i>Project implementation could increase the demand for natural gas service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	<b>Telephone</b>		
	<i>Development of the proposed project could increase the demand for telephone service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	<b>Cable</b>		
	<i>Development of the proposed project could increase the demand for cable service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	<b>Cumulative Impacts</b>		
	<i>Cumulative development could result in an increase in the demand for public services and an increase in the consumption rates for public utilities.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
<b>5.9</b>	<b>BIOLOGICAL RESOURCES</b>		
	<b>Special Status Biological Resources</b>		
	<i>Project implementation could affect plant or wildlife species identified as special status.</i>	BIO-1 Prior to issuance of any Grading Permit, a habitat assessment for the El Segundo blue butterfly ( <i>Euphilotes battoides allyni</i> ) shall be conducted by a qualified biologist permitted by the USFWS to conduct surveys for this species. If any El Segundo blue butterfly is located in the impact area, prior to issuance of any Grading Permit, a Special Status Plant Mitigation Program shall be developed in consultation with the appropriate resource agencies if the status of the species and the size of the population warrant a finding of significance.  BIO-2 A qualified Biologist, approved by the Director of Planning, Building and Code Enforcement, shall conduct a focused survey for active raptor nests no more than 30 days prior to commencement of any grading or construction or the removal of the gum trees, if such activity occurs during the breeding season between February 1 and June 30. If an active nest is found,	Less Than Significant With Mitigation Incorporated.



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some restrictions on grading activities may be required in the vicinity of the nest until the nest is no longer active as determined by a qualified Biologist.

**Special Status Habitats**

*The proposed project could impact special status habitat.*

BIO-3

Prior to issuance of any Grading Permit, a jurisdictional delineation shall be conducted by the Applicant to determine whether the two drainage channels are under the jurisdiction of ACOE and CDFG. If these agencies have jurisdiction over the Project's study area, permits or waivers thereof, would be required from one or both of these agencies prior to issuance of any Grading Permit. The Applicant shall be required to comply with all permit conditions from the ACOE and/or CDFG. Conditions of these permits may include, but are not limited to, the replacement of habitat value within the jurisdictional areas impacted. The replacement of value may come in the form of habitat restoration and/or enhancement onsite or in the immediate vicinity at the discretion of the permitting agencies.

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**City of Rancho Palos Verdes Natural Communities Conservation Planning Subarea Plan**

*Implementation of the proposed project would not conflict with the RPV NCCP Subarea Plan.*

Refer to Mitigation Measure BIO-1.

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**Cumulative Impacts**

*Cumulative development in the project area (including the proposed project) could impact the area's biological resources.*

No mitigation measures are recommended.

Less Than Significant Impact.

**2.3 SUMMARY OF PROJECT ALTERNATIVES**

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6, this section summarizes the alternatives to the proposed Project that could feasibly attain most of the basic objectives of the proposed Project, but would avoid or substantially lessen any of the significant effects of the proposed Project. The evaluation considers the comparative merits of each alternative. The analysis focuses on alternatives capable of avoiding significant environmental effects or reducing them to less than significant levels, even if these alternatives would impede,



to some degree, the attainment of the proposed Project objectives. Potential environmental impacts associated with four separate alternatives are compared to impacts of the proposed Project. The following is a description of each of the alternatives evaluated in Section 7.0, *Alternatives to the Proposed Project*.

#### **“NO DEVELOPMENT/NO PROJECT” ALTERNATIVE**

The No Development/No Project Alternative would retain the Marymount College campus in its current condition. None of the improvements proposed, as part of the Project would occur. The campus would not be renovated and the existing buildings would not be modernized/expanded. Further, the new Library, Maintenance, Athletic Facility, Residences Halls and Gallery would not be constructed, and the recreational and parking facilities would not be relocated/reconfigured.

#### **“REDUCED DENSITY” ALTERNATIVE**

The Reduced Density Alternative involves development of the Project’s proposed improvements, however, at a reduced density. This Alternative would involve 18,022 square feet of building demolition and the construction of 14,916 square feet of additions to existing buildings, similar to the proposed Project. Five new buildings would be constructed providing a total of 98,214 square feet of floor area. Overall, this Alternative would involve the construction of 113,130 square feet of new floor area, resulting in a total of 187,376 square feet of floor area (existing and proposed). Comparatively, the net change in floor area resulting from this Alternative would be 19 percent less than the net change in floor area resulting from the proposed Project.

With this Alternative, the existing buildings would be modernized/expanded as proposed by the Project. One single-story Residence Hall building would be developed, resulting in a total of 76 dormitory units (housing 149 students and one supervisor), in place of the proposed two Residence Halls. The Residence Hall would be designed as an “L-shaped” structure that would be setback further north of its currently proposed location and not on an extreme slope (grade of 35 percent or greater). The parking facilities would be relocated/reconfigured resulting in 463 parking spaces. As with the proposed Project, the athletic field and tennis courts would be relocated to the western portion of the campus.

#### **“LIVING CAMPUS/ACADEMIC CAMPUS” ALTERNATIVE**

The Living Campus/Academic Campus Alternative involves development of the proposed Project at two locations: 1) the existing Marymount College campus; and 2) the Palos Verdes North Living Facility (PV North Facility) located in the City of Los Angeles. The PV North Facility is developed with housing (86 townhome units) and athletic fields once used by the military. Marymount currently uses the 86 pre-existing townhomes to house students, staff, and employees (a maximum of 312 persons).

The two properties involved in the Living Campus/Academic Campus Alternative would be developed as two separate campuses, a Living Campus (i.e., PV North Facility) and an Academic Campus (i.e., Marymount College campus). This Alternative would reduce the amount of new development (including lot coverage) at



the existing Marymount College campus; however, it would result in new development at the PV North Facility.

Living Campus. In order to accommodate development of the Living Campus with the buildings and facilities proposed under this Alternative, the 86 existing townhomes would be demolished. The Living Campus would consist of three Residence Halls 180 dormitory units (maximum occupancy of 359 persons), an Athletic Facility (including a health center), a Student Lounge (Gallery) and a Student Resource Center (consisting of a cafeteria, computer lab, and offices). In total, this Alternative would involve construction of 133,485 SF of new floor area at the Living Campus, whereas, the proposed Project involves no new development at this site. Additionally, an athletic field, tennis courts, outdoor pool, and parking facilities (surface and subterranean) would be developed at the Living Campus. Under this Alternative, the College's physical education classes would be transferred to the Living Campus.

Academic Campus. This Alternative would involve specific educational-related improvements at the Academic Campus (Marymount College campus), including the modernization and expansion of the existing campus buildings and construction of new buildings. The existing campus grounds would be improved and the existing parking facilities would be relocated and reconfigured, as part of the Academic Campus improvements. This Alternative would involve 18,022 SF of building demolition and the construction of 14,916 square feet of additions to existing buildings at the College campus, similar to the proposed Project. Similar to the proposed Project, two new buildings would be constructed providing a total of 28,685 SF of floor area (Academic/Library Building and Art Studio). The proposed Academic/Library Building would be constructed at a similar location as the proposed Project, while the proposed Art Studio would be constructed in the area vacated by the easterly most Residence Hall. In total, this Alternative would involve the construction of 43,601 SF of new floor area at the Academic Campus, resulting in a total of 117,847 SF of floor area. Comparatively, this Alternative proposes 44 percent less floor area at the College campus than the 210,254 SF proposed by the Project.

#### **“AFFORDABLE HOUSING” ALTERNATIVE**

The Affordable Housing Alternative involves improvements to the Marymount College campus consistent with the proposed Project, in addition to construction of up to ten affordable housing units within the proposed Residence Halls (through reconfiguration of the interior floor plan, with no modifications to the proposed building footprint) for occupancy by qualifying lower income employees or students of the College, which would be in compliance with Code Section 17.11.140, *Affordable Housing Requirements for Nonresidential Project*.

Under this Alternative, the proposed Residence Halls would be developed within a building footprint and area consistent with the proposed Project (no additional square footage). Under this Alternative, the two proposed Residence Halls would include approximately 103 dormitory units with occupancy for approximately 206 persons and ten (10) affordable housing units (five studio units and five two-bedroom units) with occupancy for approximately 28 persons. The College would reserve the



occupancy of the ten affordable units to its 15 residential life staff members (10 student residential advisors plus 5 adult supervisors). Thus, the total resident population associated with this Alternative would be approximately 234 persons, an 8.0 percent decrease when compared to the proposed Project. This decrease in resident population results from reconfiguration/replacement of 25 dorm units with 10 affordable housing units, resulting in a net loss of 15 dorm units.

Similar to the proposed Project, the Affordable Housing Alternative involves renovations to the campus consisting of demolition of some existing buildings, modernization and expansion of existing buildings, construction of new buildings, and relocation and reconfiguration of recreational and parking facilities. Consistent with the proposed Project, the Affordable Housing Alternative involves demolition of 7 of the 13 existing buildings, representing approximately 18,022 square feet of existing floor area. Additionally, this Alternative involves construction of 136,008 square feet of new floor area, which would be developed in the form of six new buildings (121,092 square feet) and the expansion of four existing buildings (14,916 square feet). This Alternative involves a construction schedule similar to the proposed Project (i.e., three phases over eight years), with the exception of Residence Hall No. 2, which would be constructed during Phase 2, rather than in Phase 3, as proposed by the Project.

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Direct Dial No.: 213.236.2702  
Our File No.: 04693-0001  
ddavis@bwslaw.com

November 21, 2007

Joel Rojas, Director of  
Planning, Building and Code  
Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, California 90275

Re: ZON2005-00395 Marymount College Modernization Plan  
City Request for EIR Time Extension

Dear Mr. Rojas:

I am responding to your letter to Marymount College President Dr. Michael Brophy dated November 13, 2007, requesting a 90-day time extension for the processing of the EIR for the referenced project under CEQA Guidelines section 15108. The College acknowledges the City's commitments to the hearings before the Planning Commission and Traffic Safety Commission in November and December 2007, as well as confirmation that the City's EIR consultant (RBF Consulting) will diligently proceed with responses to comments at the close of the comment period on January 4, 2008.

As you are aware from prior correspondence and discussions, including my letter to you of June 18, 2007, the College and the City have differing views as to the status of the time period which the City has to complete and certify the EIR. Without waiving any claims or rights regarding any alleged prior delays in the processing of the EIR, and contingent upon the City's diligent and reasonable adherence to the time periods outlined in your letter as well as prior discussions establishing a goal to complete the Planning Commission's certification of the EIR by the end of March, the College gives its agreement to such a 90-day extension.

Sincerely,



Donald M. Davis

DMD:ak

cc: Dr. Michael Brophy  
Michael Laughlin, Psomas  
David Snow, Assistant City Attorney

LA #4841-1614-0546 v1



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NOV 16 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

November 15, 2007

Mr. Bill Gerstner  
Planning Commission Chairman  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, California 90275-5391

**Re: ZON2005-00395 Marymount College Modernization Plan: Request for  
Additional Presentation Time at the November 27, 2007 Hearing**

Dear Mr. Gerstner:

On behalf of Marymount College, we would like to request approximately 30 minutes to present our comments on the Draft Environmental Impact Report for Marymount College. As you can appreciate, we have comments concerning several sections of the document and several speakers who will be participating in one opening presentation to the Planning Commission.

We appreciate your consideration and the consideration of the entire Planning Commission in granting this request. Please feel free to contact me if you have any questions.

Sincerely,



Shaida Kafe-ee  
Special Assistant to the President  
Marymount College

cc: Joel Rojas, City of Rancho Palos Verdes  
Ara Michael Mihranian, City of Rancho Palos Verdes  
Dr. Michael Brophy, Marymount College  
Michael P. Laughlin, Psomas

(69)

## Ara M

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**From:** jlkarp [jlkarp@cox.net]  
**Sent:** Monday, November 19, 2007 5:50 PM  
**To:** Ara Mihranian  
**Cc:** Bill Gerstner  
**Subject:** Planning Commission Meeting November 27, 2007 - Marymount DEIR

Dear Chairman Gerstner,

On behalf of Concerned Citizens Coalition/ Marymount Expansion (CCC/ME) I would like to request time for our group to present our views on the Marymount College Facilities Expansion Draft EIR. In order to make a full and informative coherent presentation, I am requesting 10 minutes for my overview to be followed by 10 speakers (each taking only 3 minutes) who will speak to specific items/sections of the DEIR.

Thank you for your consideration.

Lois Karp  
CCC/ME Chairman



CITY OF RANCHO PALOS VERDES

October 24, 2007

PLANNING, BUILDING, & CODE ENFORCEMENT

**TO:** Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report for  
Marymount College Facilities Expansion Project (SCH # 2002021127)

The City of Rancho Palos Verdes, as lead agency, hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Rancho Palos Verdes has prepared and completed a Draft Environmental Impact Report (EIR) for the proposed Marymount College Facilities Expansion project. A Draft EIR is an informational document that evaluates a proposed project's potential to significantly impact the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and alternatives to the project.

**AGENCIES:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue or for any other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

**PROJECT TITLE:** Marymount College Facilities Expansion Project

**PROJECT LOCATION:** 30800 Palos Verdes Drive East, City of Rancho Palos Verdes, California.

**PROJECT DESCRIPTION:** The approximately 24.57-acre campus is located immediately south of the intersection of Palos Verdes Drive East and Crest Road. The Project involves renovations to the campus consisting of the demolition of 7 of the 13 existing buildings, the modernization and expansion of 4 existing buildings (14,916 square feet), the construction of 6 buildings including a new library, athletic and two resident hall buildings (121,092 square feet), the relocation/reconfiguration of recreational facilities, parking areas (463 off-street parking spaces), and the entry drive, and various site improvements. The proposed two residence hall buildings will accommodate (128 rooms) 255 persons (250 students and 5 adult supervisors). The proposed Project would occur entirely within the boundaries of the existing campus. No change to the College's existing academic operation or student enrollment limit is proposed under the current development application.

Project implementation would result in significant and unavoidable impacts involving Land Use (conflicts with the City of Rancho Palos Verdes General Plan and Development Code), Aesthetics (Long-term Visual Character), Traffic (Cumulative Forecast Year 2012 Conditions), and Noise (Short-Term Construction).

**PUBLIC REVIEW PERIOD:** The City has made this Draft EIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 72 days after receipt of this notice**. All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Draft EIR is:

**Starting Date:** Wednesday, October 24, 2007

**Ending Date:** Friday, January 4, 2008

**Ara M**

---

**From:** B. Komoc [holisticdoczen@yahoo.com]

**Sent:** Monday, November 19, 2007 9:21 PM

**To:** Ara Michael Mihranian

**Subject:** Opposition to your expansion Plan

Dear Ara,

Let it be hereby known to any concerned party that I am voicing my complete opposition to this expansion plan.

As property owner on Ganado I am appauled by your plan. It is rejected for all the right reasons .

B.komoc.

---

Get easy, one-click access to your favorites. [Make Yahoo! your homepage.](#)

11/20/2007

(72)

**RECEIVED**

OCT 29 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

*Judy Paz*  
*3511 Newridge Drive*  
*Rancho Palos Verdes, CA*

October 26, 2007

*Mr. Ara Michael Mihranian, AICP*  
*City of Rancho Palos Verdes*

*Dear Mr. Mihranian*

I am writing you in regards to the Marymount College Facilities Expansion Project.

I would like to voice my objection specifically to the dormitories that are in the planning. How can anyone not see the negative aspect of this plan. Having young students driving up and down the switch-backs especially at night and some who have probably been drinking, would be making those roads even more unsafe. We have enough traffic now and enough accidents without compounding the issue.

I am all for any other expansion or remodeling but PLEASE give the safety of those who live here much consideration and keep in mind the possible consequences of student housing on the hill.

Sincerely,

  
Judy Paz



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
www.lacsd.org

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

October 29, 2007

File No: 05-00.04-00

**RECEIVED**

OCT 30 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Mr. Ara Michael Mihranian, AICP,  
Principal Planner  
Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Dear Mr. Mihranian:

### Marymount College Facilities Expansion Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on October 24, 2007. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following updated information regarding sewerage service:

1. The Joint Outfall J Unit 1E Trunk Sewer conveyed a peak flow of 3.1 million gallons per day (mgd) when last measured in 2006.
2. The Joint Water Pollution Control Plant has a design capacity of 400 mgd and currently processes an average flow of 310.8 mgd.
3. All other information concerning Districts' facilities and sewerage service contained in the document is current.

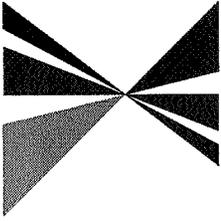
If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen  
Customer Service Specialist  
Facilities Planning Department

RIF:rf



**ASSOCIATION of GOVERNMENTS**

**Main Office**

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435

t (213) 236-1800  
f (213) 236-1825

www.scag.ca.gov

**Officers:** President: Gary Ovitt, San Bernardino County  
First Vice President: Richard Dixon, Lake Forest  
Second Vice President: Harry Baldwin, San Gabriel  
Immediate Past President: Yvonne B. Burke, Los Angeles County

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**Orange County:** Chris Norby, Orange County - Christine Barnes, La Palma - John Beauman, Brea - Lou Bone, Tustin - Debbie Cook, Huntington Beach - Leslie Daigle, Newport Beach - Richard Dixon, Lake Forest - Troy Edgar, Los Alamitos - Paul Glaab, Laguna Niguel - Robert Hernandez, Anaheim - Sharon Quirk, Fullerton

**Riverside County:** Jeff Stone, Riverside County - Thomas Buckley, Lake Elsinore - Bonnie Flickinger, Moreno Valley - Ron Loveridge, Riverside - Greg Pettis, Cathedral City - Ron Roberts, Temecula

**San Bernardino County:** Gary Ovitt, San Bernardino County - Lawrence Dale, Barstow - Paul Eaton, Montclair - Lee Ann Garcia, Grand Terrace - Tim Jasper, Town of Apple Valley - Larry McCallon, Highland - Deborah Robertson, Rialto - Alan Wapner, Ontario

**Ventura County:** Linda Parks, Ventura County - Glen Becerra, Simi Valley - Carl Morehouse, San Buenaventura - Toni Young, Port Huemene

**Tribal Government Representative:** Andrew Masiel, Sr., Pechanga Band of Luiseno Indians

**Orange County Transportation Authority:** Art Brown, Buena Park

**Riverside County Transportation Commission:** Robin Lowe, Hemet

**San Bernardino Associated Governments:** Paul Leon

**Ventura County Transportation Commission:** Keith Millhouse, Moorpark

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NOV 16 2007

PLANNING, BUILDING & CODE ENFORCEMENT

November 15, 2007

Mr. Ara Michael Mihranian, AICP  
Principal Planner  
City of Rancho Palos Verdes  
Department of Planning, Building, and Code Enforcement  
39040 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**RE: SCAG Clearinghouse No. I 20070639 Marymount College Facilities Expansion**

Dear Mr. Mihranian:

Thank you for submitting the **Marymount College Facilities Expansion** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Marymount College Facilities Expansion**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **October 16-31, 2007** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

LAVERNE JONES, Planning Technician  
Program Development and Evaluation Division

Doc #141741

75

**Ara M**

---

**From:** psjense@aol.com  
**Sent:** Tuesday, November 13, 2007 11:03 PM  
**To:** aram@rpv.com  
**Subject:** marymount expansion

Dear Aram,  
we are a resident of San Ramon for many years , recently, many of our neighbors and us have evidenced alot of land movement in our properties and numerous plumbing problems due to land shifting , we are opposing such large scale of restructuring to this area by marymount , this will accumulate to more damages and this expansion will also bring more transient and day workers , break-ins, and drug dealers , loud parties at night to this quiet and safe neighborhood .we moved here to raise our children safe and we are paying high taxes for that,this is residential area. I used to live in west Los Angeles and walking distance to UCLA therefore I am aware of the outcome of these type of college expansions, thank you for your time and we are absolutely opposing this expansion.  
sincerely the Jensens

---

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

11/19/2007

76

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)

NOV 13 2007



PLANNING, BUILDING &  
CODE ENFORCEMENT

November 8, 2007

Mr. Joel Rojas, Director of Planning  
**CITY OF RANCHO PALOS VERDES**  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275-5391

Re: SCH#2002021127: CEQA Notice of Completion: draft Environmental Impact Report (DEIR) for Marymount College Facilities Expansion Project, City of Rancho Palos Verdes, Los Angeles County, California

Dear Mr. Rojas:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

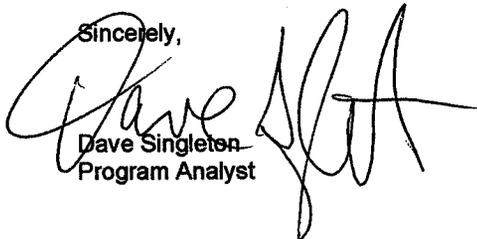
- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf> The record search will determine:
  - If a part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section:
  - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
  - \* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts

**Native American Contacts  
Los Angeles County  
November 8, 2007**

LA City/County Native American Indian Comm  
Ron Andrade, Director  
3175 West 6th Street, Rm. 403  
Los Angeles , CA 90020  
(213) 351-5324  
(213) 386-3995 FAX

Diane Napoleone and Associates  
Diane Napoleone  
6997 Vista del Rincon Chumash  
La Conchita , CA 93001  
dnaassociates@sbcglobal.net  
805-643-7492

Owl Clan  
Qun-tan Shup  
48825 Sapaque Road Chumash  
Bradley , CA 93426  
(805) 472-9536  
(805) 835-2382 - CELL

Gabrieleno/Tongva San Gabriel Band of Mission  
Indians - Anthony Morales, Chairperson  
PO Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
ChiefRBwife@aol.com  
(626) 286-1632  
(626) 286-1758 - Home  
(626) 286-1262 Fax

Ti'At Society  
Cindi Alvitre  
6515 E. Seaside Walk, #C Gabrielino  
Long Beach , CA 90803  
calvitre@yahoo.com  
(714) 504-2468 Cell

Gabrielino/Tongva Council / Gabrielino Tongva Nation  
Sam Dunlap, Tribal Secretary  
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva  
Los Angeles , CA 90021  
office @tongvatribes.net  
(213) 489-5001 - Officer  
(909) 262-9351 - cell  
(213) 489-5002 Fax

Tongva Ancestral Territorial Tribal Nation  
John Tommy Rosas, Tribal Administrator  
4712 Admiralty Way, Suite 172 Gabrielino Tongva  
Marina Del Rey , CA 90292  
310-570-6567

Gabrielino Tongva Indians of California Tribal Council  
Robert Dorame, Tribal Chair/Cultural Resources  
5450 Slauson, Ave, Suite 151 PMB Gabrielino Tongva  
Culver City , CA 90230  
gtongva@verizon.net  
562-761-6417 - voice  
562-925-7989 - fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2002021127; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Marymount College Facilities Expansion Project; City of Rancho Palos Verdes; Los Angeles County, California.

**Native American Contacts  
Los Angeles County  
November 8, 2007**

Carol A. Pulido  
165 Mountainview Street      Chumash  
Oak View      , CA 93022  
805-649-2743 (Home)

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2002021127; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Marymount College Facilities Expansion Project; City of Rancho Palos Verdes; Los Angeles County, California.**

**RECEIVED**

NOV 13 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Kenneth L. Goldman  
Director  
El Prado Homeowners Assoc.  
Rancho Palos Verdes, Ca. 90275  
Tel: 310-831-1852

Nov 12, 2007

Planning/Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, Ca. 90275-5391

Re: Draft EIR for Marymount  
College Facilities Expansion  
Project (SCH # 2002021127)

Dear Sirs:

Our major concerns with the Marymount College Expansion Project are threefold:

- o Population and Housing
- o Land Use and Relevant Planning
- o Traffic Safety

1) Population and Housing

The community affected by the expansion of Marymount College are the residents adjacent to PV Dr. East . PVE is the ONLY means of access to the Campus from Miraleste Dr.-- 1 1/4 miles to the north, and PV Dr. South --1.9 miles to the south. This geographic area is depicted in the attachment.

The residential population in this isolated area is approximately 4200 residents. The development of residence halls on campus would add 255 persons to this population----a 6% increase. This is a Significant Impact on the population of this community.

The EIR (Section 6.3) chose to use the population of a much larger geographical area---i.e. the population of Census Tracts 6706.00 and 6707.02---which totals 12,688 residents. The enclosure shows that the area surrounding the college is substantially smaller that the total areas encompassing CT 6706.00 and CT 6707.02.

The Population and Housing growth associated with the proposed project would have a **SIGNIFICANT IMPACT** over existing conditions in the area immediately adjacent to the project.

2) Land Use and Relevant Planning

o Urban Environment Element-Residential Activity (P5.1 - 26)

Policy 1--"Retain the present predominance of single-family residences found throughout the community, while continuing to maintain the existing variety of housing types."

The proposed two-story Residence Halls are in conflict with this single-family residence policy and with the existing community. Residents purchased their family homes in an area devoid of multi-unit housing. The proposed Residential Halls would have a **SIGNIFICANT IMPACT** on the single-family residential community, changing the character of the area.

In addition, the proposed Residential Hall development is in conflict with the Rancho Palos Verdes Development Code, Section 17.26.030, which does NOT permit residence halls.

o Urban Environment Element--Educational Activity (Pg 5.1-27) Policy 15---"Locate school on or near major arteries or collectors, buffered from residential uses, and provide adequate parking and automobile access."

The existing campus is located on Palos Verdes Drive East, which is NOT a well developed major arterial. PV Dr. East is principally a narrow, winding, two lane, undivided road with no street lights, narrow shoulders, and almost non-existing sidewalks. The proposed project would add significant daily traffic, particularly during night time, off-school hours, and on weekends from the occupants of the 255 person Residence Halls (note 5.3 Traffic and Circulation, and Pg . 7-9 of the EIR). The proposed project would have a **SIGNIFICANT IMPACT** on the Urban Environment Element.

3) Traffic and Circulation

"The proposed Project would result in significant and unavoidable traffic impacts under forecast year 2012 with Project conditions (weekdays and Saturday)"--Ref Pg. 7-9 of the EIR under 7.0 Alterna-

tives to the Proposed Project.

As an example of this, the EIR proposes changes to the intersections of Palos Verdes Dr. East/Palos Verdes Dr. South and Palos Verdes Dr. East/Miraleste Drive to mitigate Significant Impacts (Pp.5.3-86 through 93). However, the EIR fails to address the impact of night-time, off-school hours, and weekend traffic due to the proposed 255 person Residential Halls.

The EIR does provide statistics which indicate the volume of daily off-hour and weekend traffic from the Residential Halls. A total of 607 daily trips are shown for the Residential Hall occupants (Pg. 3.5-34, table 5.3-29)! Of this total 105 trips occur during peak hours of 7 AM to 6 PM. The remainder 502 trips occur during off-hours---- principally from 6 PM to midnight! Even if the statistics were incorrect by as much as 50%, there would still be 251 daily trips from 6 PM to midnight. These trips would take place on the unlit, narrow, two lane, undivided road, with blind curves, and switchbacks on Palos Verdes Dr. East---which area is frequently blanketed by fog. This would cause a Significant Impact on Traffic and Circulation.

On weekends the EIR indicates that 810 trips would be made (on Saturdays) by the occupants of the Residential Halls (Pg. 5.3-37, Table 5.31). Assuming that applies to Sundays as well, an additional 203 trips would occur from the campus on weekend days, on top of the 502 trips specified above.

The EIR notes that occupants of the Residence Halls would be freshmen (typically 17 to 19 years old (Pg. 7.5). The EIR also states that "the majority of the students in off campus housing use their private vehicles to commute to the campus"--Pg. 3-15.

Clearly, the residents of the proposed Residential Halls will be using their personal vehicles for trips to off-campus activities.

Compounding the effect of this traffic is the following statistic:

The Insurance Institute for Highway Safety reports that the crash rates for drivers 16-19 are four times those of older drivers! A report by the AAA Foundation for Traffic Safety points out that teen drivers pose a greater threat to other road users than to themselves. Palos Verdes Dr. East is a demanding road to drive, particularly at night. The proposed plan for Campus enlargement promises adult supervision on campus. This supervision would NOT extend to driving off campus

The proposed Residential Hall occupants would create a Significant Impact on Traffic and Circulation and safety.

Mitigation Measures

The means for mitigating the above described Significant Impacts on:

- o Population and Housing
- o Land Use and Relevant Planning
- o Traffic and Circulation

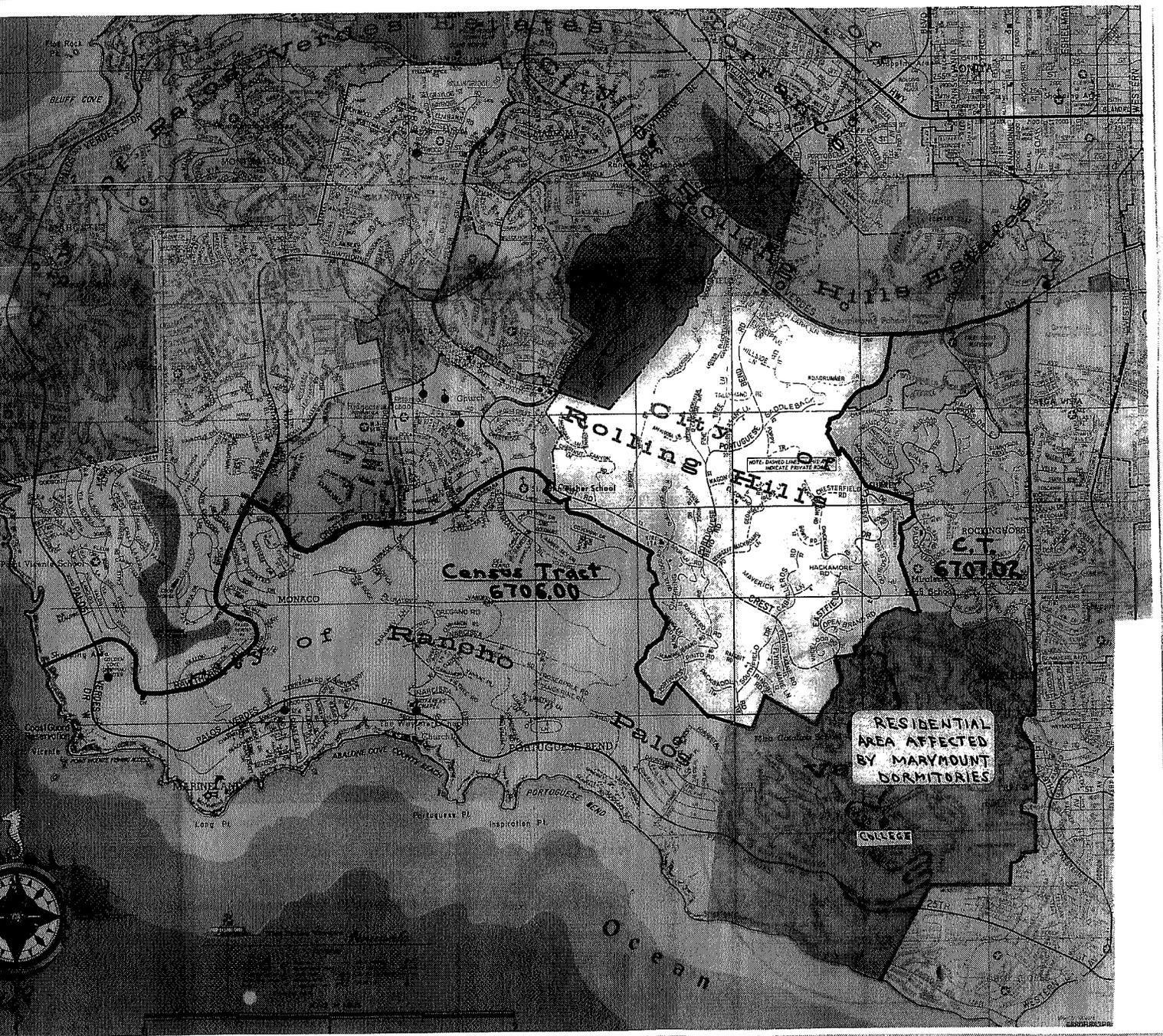
is to DISAPPROVE THE PROPOSED CONSTRUCTION OF RESIDENCE HALLS on the Marymount Campus.

Respectfully,



Kenneth L. Goldman  
Director  
El Prado Homeowners Assoc.

CC: Jan Springer, President EPEHA  
Ted Mueller, Secretary, EPEHA



Census Tract  
6706.00

C.T.  
6707.02

RESIDENTIAL  
AREA AFFECTED  
BY MARYMOUNT  
DORMITORIES

COLLEGE

MRS. JOHN C. WEAVER  
2978 CROWNVIEW DRIVE  
RANCHO PALOS VERDES, CALIFORNIA 90275-6483

**RECEIVED  
RECEIVED**

November 17, 2007  
NOV 20 2007  
NOV 20 2007

Department of Planning,  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes CA 90275

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

Mr. Joel Rojas, Director of Planning:

Dear Mr. Rojas:

As President of the Miraleste Hills Community Association I forwarded to the Neighborhood a request for input on the expansion of Marymount College. The following responses have been received. Several have spoken to me verbally.

There has been no negative response to the expansion.

Sincerely,

*Ruberta Weaver*

Ruberta Weaver  
Ruberta@cox.net

**Ruberta Weaver**

---

**From:** "Jeff MacDonald" <macdonaldjf@hotmail.com>  
**To:** "Ruberta Weaver" <ruberta@cox.net>  
**Sent:** Wednesday, October 24, 2007 6:29 PM  
**Subject:** Re: Marymount College Facilities Expansion Project

No problems here, anytime we can add value to our community through projects such as Education, we have nothing to lose.

The MacDonald's  
3205 Crownview

Jeff MacDonald  
Medical Recruiting  
310-892-5832

**RECEIVED**

NOV 20 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

-----Original Message-----

**From:** "Ruberta Weaver" <ruberta@cox.net>

**Date:** Wed, 24 Oct 2007 18:09:08

**To:** <Undisclosed-Recipient:>

**Subject:** Marymount College Facilities Expansion Project

We are asked for input on the expansion of Marymount College. The Planning Commission will hold hearings on this subject at the end of November. There will be no change in the "footprint" of the campus. There will be additional buildings built on the grounds and classes will be expanded.

The crux is the added traffic this will put on PV Drive East.

What is your feeling about this. Please let me know your thoughts, and I will respond for the group if there's any consensus. Ruberta@cox.net <mailto:Ruberta@cox.net> . Ruberta Weaver

---

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.488 / Virus Database: 269.15.9/1090 - Release Date: 10/24/2007 8:48 AM

87

10/24/2007

**RECEIVED****Ruberta Weaver**

NOV 20 2007

**From:** <miltyuze@cox.net>  
**To:** "Ruberta Weaver" <ruberta@cox.net>  
**Sent:** Wednesday, October 24, 2007 6:51 PM  
**Subject:** Re: Marymount College Facilities Expansion Project

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

School expansion is progress. We can not go back to the horse and buggy. Perhaps there should be a count as to how many additional people will this expansion cause. If it is 20,000 there might be a problem, but I imagine the number is reasonable.

---- Ruberta Weaver <ruberta@cox.net> wrote:

We are asked for input on the expansion of Marymount College. The Planning Commission will hold hearings on this subject at the end of November. There will be no change in the "footprint" of the campus. There will be additional buildings built on the grounds and classes will be expanded.

The crux is the added traffic this will put on PV Drive East.

What is your feeling about this. Please let me know your thoughts, and I will respond for the group if there's any consensus. [Ruberta@cox.net](mailto:Ruberta@cox.net). Ruberta Weaver

--  
No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.488 / Virus Database: 269.15.9/1090 - Release Date: 10/24/2007 8:48 AM

88

10/24/2007

**Ruberta Weaver**

---

**From:** <Mcesteel@aol.com>  
**To:** <ruberta@cox.net>  
**Sent:** Wednesday, October 24, 2007 7:02 PM  
**Subject:** Re: Marymount College Facilities Expansion Project

**RECEIVED**

NOV 20 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

OK with me.

Walt Norman

---

See what's new at [AOL.com](http://AOL.com) and Make AOL Your Homepage.

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.5.488 / Virus Database: 269.15.9/1090 - Release Date: 10/24/2007 8:48 AM

(89)

10/24/2007

**Ruberta Weaver****RECEIVED**

**From:** "Dr. William Teaford" <t4d@cox.net>  
**To:** "Ruberta Weaver" <ruberta@cox.net>  
**Cc:** <t4d@cox.net>  
**Sent:** Wednesday, October 24, 2007 9:45 PM  
**Subject:** Re: Marymount College Facilities Expansion Project

NOV 20 2007

**PLANNING, BUILDING &  
 CODE ENFORCEMENT**

Ruberta. I'm all for the expansion of the educational facilities at Marymount. Regards, Dr. William Teaford

----- Original Message -----

**From:** Ruberta Weaver  
**To:** Undisclosed-Recipient;  
**Sent:** Wednesday, October 24, 2007 6:09 PM  
**Subject:** Marymount College Facilities Expansion Project

We are asked for input on the expansion of Marymount College. The Planning Commission will hold hearings on this subject at the end of November. There will be no change in the "footprint" of the campus. There will be additional buildings built on the grounds and classes will be expanded.

The crux is the added traffic this will put on PV Drive East.

What is your feeling about this. Please let me know your thoughts, and I will respond for the group if there's any consensus. Ruberta@cox.net. Ruberta Weaver

\_\_\_\_\_ NOD32 2615 (20071024) Information \_\_\_\_\_

This message was checked by NOD32 antivirus system.  
<http://www.eset.com>

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.15.10/1092 - Release Date: 10/25/2007 1:14 PM

Platus - agree  
 Jeffers - agree

(90)

10/25/2007

**Ruberta Weaver**

---

**From:** <GCRVARICH@aol.com>  
**To:** <ruberta@cox.net>  
**Sent:** Friday, October 26, 2007 4:44 PM  
**Subject:** Re: Marymount College Facilities Expansion Project

**RECEIVED**

NOV 20 2007

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

We are in favor of the expansion.  
Thank you for your e-mail.  
Gene and Connie Crvarich

---

See what's new at [AOL.com](http://AOL.com) and [Make AOL Your Homepage](#).

---

No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.5.503 / Virus Database: 269.15.11/1094 - Release Date: 10/26/2007 8:50 AM

(91)

10/26/2007

**Ruberta Weaver**

**RECEIVED**

**From:** "PEGGY TREMAYNE" <peggytre@cox.net>  
**To:** "Ruberta Weaver" <ruberta@cox.net>  
**Sent:** Friday, November 02, 2007 9:20 PM  
**Subject:** Re: My error

NOV 20 2007

PLANNING, BUILDING &  
CODE ENFORCEMENT

on 10/29/07 10:03 PM, Ruberta Weaver at ruberta@cox.net wrote:

Peggy I carelessly deleted your message before I read it. Would you kindly resend it.  
Ruberta Weaver

Sorry!! I can't remember what it was exactly, but I was in full support of the improvements at Marymount College, and do not understand why people move near a college & then want no improvement or growth!! Would we prefer more housing tracts, condos, etc? Thanks, Peggy

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.15.20/1107 - Release Date: 11/3/2007 11:22 AM

92

11/3/2007