

September 9, 2014

VIA U.S. MAIL & E-MAIL (aram@rpv.com)

Ara Mihranian, Deputy Director
Department of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90275-5391

**Re: Marymount California University: Revision "F" to Marymount CUP No. 9
(ZON2012-00366)**

Dear Mr. Mihranian:

As you are aware, following the conclusion of the public comment period for the Mitigated Negative Declaration ("MND") that was prepared for the proposed revisions to Marymount California University's plans for its relocated Athletic Field, Marymount had the plans reviewed by the same netting expert, Dave Tanner, that the City's environmental consultant, Rincon, had interviewed in preparing the MND. The purpose of the review was primarily to see if Mr. Tanner had any recommendations regarding the proposed locations of the netting in terms of maintaining optimal containment of balls, particularly soccer balls, while perhaps moving the netting further back from the Field, particularly at the south end of the Field, in order to reduce the visibility of the support poles. Ultimately, it was determined that the netting locations selected were appropriate and no changes are being proposed. However, after reviewing the plans with Marymount's netting installation contractor, Judge Netting, Inc., the firm noted that if retractable netting was used, the netting would likely sag in places because it could not be pulled as tight as permanent netting. Judge Netting further advised that the relatively light weight of the nearly transparent netting would allow the support poles to be placed at least 60 feet apart. Such spacing would reduce the number of support poles needed from 30, as originally proposed, down to 17.

In addition, as indicated in my comment letter on behalf of Marymount dated January 24, 2014 with respect to the MND, the potential impracticality of constantly raising the netting for certain sporting activities using balls, and then lowering the netting afterwards, became apparent during the review process. This is because the Field would regularly be used on weekdays for activities that would require the netting to be raised. As such, Marymount proposed a revision that would only require the netting to be lowered if there was a period where no ball-related sports were played for at least a four hours. Upon further review, however, such a revision would essentially result in the netting being lowered only at the end of the day, often near dusk, and so there would be little benefit achieved by such a requirement.

Marymount California University
Athletic Field and CUP Revisions (ZON2012-00366)
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In light of the above, Marymount is requesting that the City revise Condition of Approval 175 to allow the containment netting to remain permanently raised, which is the more common practice anyway with fields constructed near roadways. Marymount believes that with the nearly 50% reduction in the number of support poles resulting from the revised spacing and the general transparency of the netting, there will not be any significant new aesthetic impacts. To this end, Marymount is prepared to erect demonstration sections of netting in three locations: one on each of the north, west and south sides of the Field. The demonstration segments will consist of two poles of the size that will be utilized for the final netting spaced approximately 60 feet apart and will use the 1-1/2 inch netting proposed in the current plans. The height of the poles and netting would be as close as possible to the final elevations indicated on the plans after grading. The demonstration segments would remain in place for a period sufficient to enable the City's officials, staff, and consultants as well as the general public to review the aesthetics of the proposed netting.

Finally, to address the revisions noted above, as well as some other revisions stemming from the City Council's recent amendments to CUP No. 9 under Resolution 2014-25, we have updated our application summary. A redlined version showing the changes and a clean copy are attached, along with the updated site and netting plans.

I look forward to discussing these revisions and the steps necessary to finalize the MND and bring the application forward to the City Council at your earliest convenience.

Sincerely,

BURKE, WILLIAMS & SORESENSEN, LLP



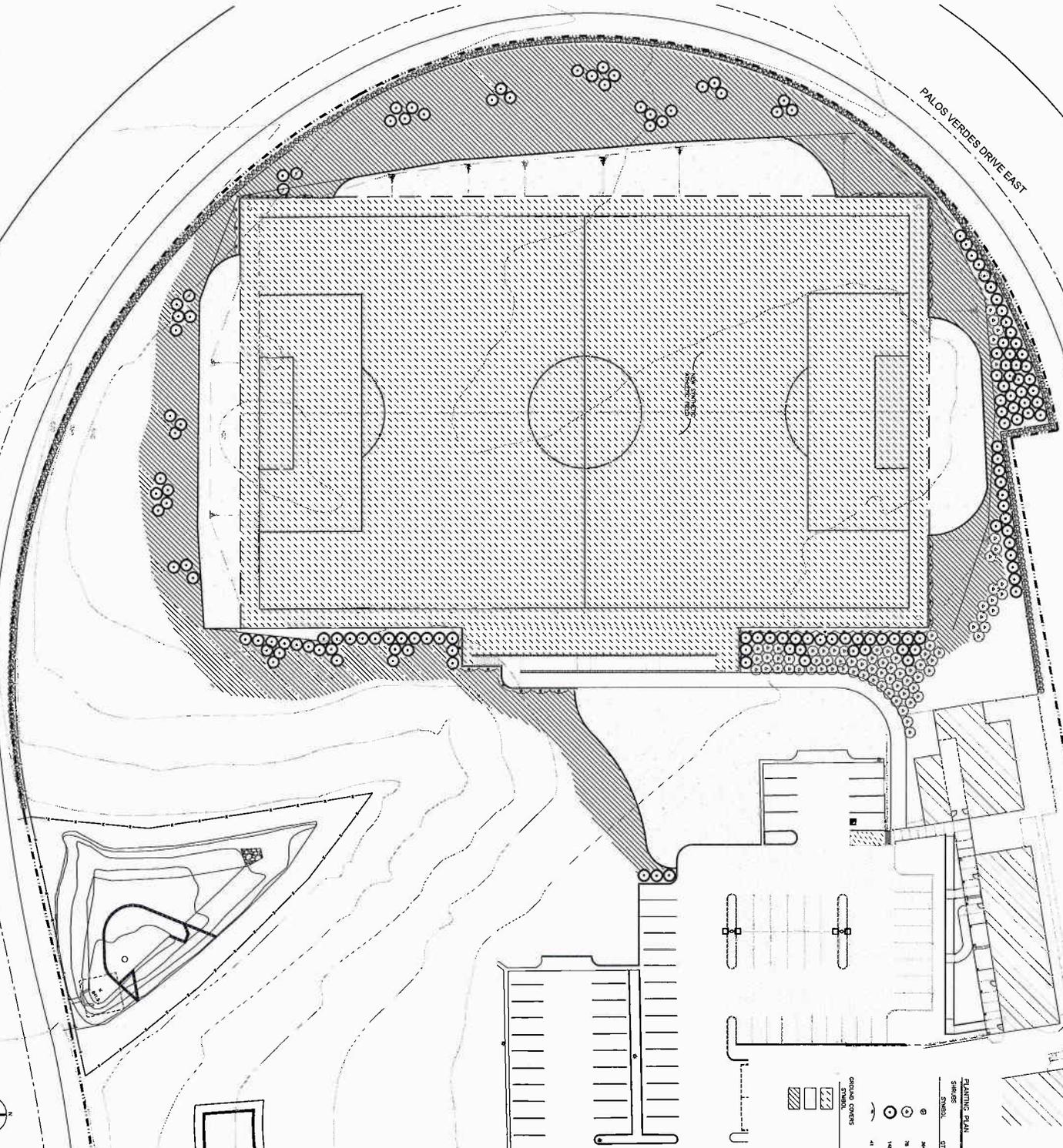
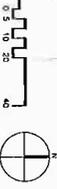
DONALD M. DAVIS

DMD:ir

Attachments: Updated Site and Netting Plans, Updated Application (Redline & Clean Copy)

cc: (Via e-mail only)
Dr. Michael Brophy, President, Marymount California University
Jim Reeves, Vice President, Marymount California University
Joel Rojas, RPV Community Development Director

PLANTING PLAN - ATHLETIC FIELD
SCALE: 1" = 20'-0"



PALOS VERDES DRIVE EAST

SYMBOL	QTY.	SIZE	SPACING	PLANTING NAME / SPECIFICATIONS
⊙	364	3" DIA.	12" x 12"	NEW SYNTHETIC TURF ATHLETIC FIELD
⊙	78	3" DIA.	12" x 12"	NEW TURF AREA (LOWER FISCAL YEAR)
⊙	148	3" DIA.	12" x 12"	TEMPORARY PLANTING (LOWER FISCAL YEAR)
⊙	41	3" DIA.	12" x 12"	TEMPORARY PLANTING (LOWER FISCAL YEAR)
⊙	5	3" DIA.	12" x 12"	TEMPORARY PLANTING (LOWER FISCAL YEAR)

HATCH PATTERNS:
 [Diagonal lines] NEW SYNTHETIC TURF ATHLETIC FIELD
 [Diagonal lines] NEW TURF AREA (LOWER FISCAL YEAR)
 [Diagonal lines] TEMPORARY PLANTING (LOWER FISCAL YEAR)
 [Diagonal lines] TEMPORARY PLANTING (LOWER FISCAL YEAR)

MARYMOUNT COLLEGE
PROPOSED ATHLETIC FIELD
 30800 PALOS VERDES DRIVE EAST
 RANCHO PALOS VERDES, CALIFORNIA

Sheet Title	PLANTING PLAN
DATE	7/2/14
DESIGNED BY	PL
CHECKED BY	PL
DATE	7/2/14



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
 3350 LOMA VISTA ROAD, VENTURA CA 93003
 (805) 642-3641 FAX (805) 642-9814

MARYMOUNT POLE & NETTING SPECIFICATIONS

	APPLICATION	REQUESTED MODIFICATION
POLES		
HEIGHT FROM ADJACENT GRADE	20-30 FEET A.F.S.	20-30 FEET A.F.S.
HEIGHT FROM FIELD	30 FEET	30 FEET
NUMBER OF POLES/SPACING	30 POLES-30 FEET O.C.	17 POLES-60 FEET O.C.
POLE SIZE	8" DIAMETER	8" DIAMETER
POLE COLOR	BLACK	BLACK
NETTING		
NETTING/COLOR	1-1/2" MESH/BLACK	1-1/2" MESH/BLACK

MARYMOUNT CAMPUS MASTER PLAN

PROPOSED REVISIONS TO THE APPROVED PLANS FOR THE ATHLETIC FIELD ALONG WITH OTHER MINOR MODIFICATIONS TO THE MARYMOUNT CONDITIONAL USE PERMIT

(Proposed Revision "F" to CUP No. 9)

**January 25, 2013
(Updated June 7, 2013)
(Updated September 9, 2014)**

Introduction

In this application, Marymount California University ("Marymount") is seeking certain revisions to its current Campus Master Plan and related operational conditions as approved under Conditional Use Permit No.9 ("CUP") by the City in 2010 as Revision "E" to the CUP, and as amended by City Council Resolution 2014-25 approved on April 15, 2014. First, Marymount is proposing to remove the four tennis courts approved for the western portion of the campus in order to enlarge the playing area for the multi-purpose athletic field ("Athletic Field"), to change the surface material of the Athletic Field from natural grass to synthetic turf, to allow the detention basin for the Athletic Field to be unlined and thus remain in its existing natural condition, and to allow the netting around portions of the Athletic Field to be permanently raised. Second, Marymount is requesting an amendment to CUP Condition of Approval No. 136 to allow up to three events (including graduation ceremonies) with amplified sound on the Athletic Field under and subject to its annual Special Use Permit.

I. REVISION TO ATHLETIC FIELD PLANS (Conditions Nos. 7, 19, 67, 175, 177 & Mitigation Measures AES-5 and Hyd-2)

A. Summary of Request for Revisions to the Athletic Field Plans.

Marymount requests approval of revised plans that would remove the four tennis courts approved for the western portion of the campus in order to enlarge the playing area of the Athletic Field to regulation size for certain sports and to allow the export of excavation material resulting from the construction of the Field. Marymount is also proposing to change the surface material of the Athletic Field from natural grass to synthetic turf and to allow the detention basin area for the Field to be unlined and thus remain in its existing natural condition. In addition, Marymount is requesting that the netting around portions of Athletic Field be permanently extended and not retractable. If approved, these requests would require revisions to Conditions of Approval Nos. 7, 19, 67, 175, the elimination of Condition No. 177, and the revision of Mitigation Measures AES-5 and Hydrology-2.

B. Background on Marymount College Campus Master Plan Regarding the Existing Design and Layout of and Use Restrictions Imposed on the Relocated Athletic Field

In July 2000, Marymount College submitted to the City its original plans to modernize and enhance its campus facilities in the City of Rancho Palos Verdes. This submittal formed the basis of what ultimately became Revision "E" to Marymount's CUP and will be referred to in this application as Marymount's "Campus Master Plan." Although a number of modifications were made to the Campus Master Plan between July 2000 and July 2009 when the City Planning Commission approved the then pending version of the Campus Master Plan, one aspect of the Plan that remained essentially unchanged during this period was the site plan for the relocation of the existing athletic field and the existing tennis courts from the east side of the campus to the western side of the campus, with the four tennis courts to be located just to the right (east) of the proposed field. In July 2009, the Planning Commission approved the plans for the Athletic Field and tennis courts essentially as proposed by Marymount. As part of its approval, the Commission required Marymount to install retractable netting that would reach a height of 20 feet above the Field surface around certain portions of the Field in order to minimize the possibility of errant balls entering Palos Verdes Drive East and also prohibited recreational activities on the Athletic Field that involved baseballs, golf balls, or other similar sized balls that could not be adequately contained by the Field netting. (See P.C. Resolution No. 2009-28, Condition of Approval No. 175.)

The Planning Commission's approval of the Campus Master Plan was appealed to the City Council. During the appeal proceeding, on September 12, 2009, the City Council, based on some stated concerns regarding the proximity of the Field to the roadway, directed City staff to study an alternative location for the Athletic Field that would maintain the Field in its existing location at the eastern portion of the campus but enlarge the field size to as near a regulation size field as possible for soccer (Athletic Field Alternative No. D-1). In response to this City Council-directed potential plan change, Marymount proposed a variation of the plan approved by the Planning Commission, which modified that plan by placing two of the four tennis courts

on the western side of the proposed Athletic Field in order to shift the field location further to the east (Athletic Field Alternative No. D-2). This proposal was not desired by Marymount because it diminished the functionality of the tennis courts for team activities and also had a number of aesthetic drawbacks compared to Marymount's original plan. Appendix D to the Project EIR concluded that the City Council directed plan – Alternative D-1 – would result in new significant and unavoidable environmental impacts and combined with Marymount's objection, the proposal was ultimately dropped from consideration by the City Council, which proceeded to approve the Campus Master Plan as modified by Athletic Field Alternative No. D-2.

In order to address the on-going concerns of some Councilmembers regarding errant balls, the Council modified Condition of Approval No. 175 by raising the height of the netting surrounding portions of the Field from 20 feet to 30 feet in height above the Field surface. Similar to the condition imposed by the Planning Commission, final Condition of Approval No. 175 also prohibited the use of the Athletic Field for activities involving baseballs, golf balls, or other similar sized balls that cannot be adequately contained by the use of the netting. The City Council granted a variance for the height of the Athletic Field netting and required the netting to be retractable and lowered at the conclusion of recreational activities involving balls as a measure to mitigate any impacts to long-term visual character. (See Project Mitigation Measure AES-5 and Condition of Approval No. 175.)

C. Summary of the Proposed Revisions to the Campus Master Plan Pertaining to the Elimination of the Four Approved Tennis Courts in order to Provide a Larger Multi-Purpose Athletic Field with a Synthetic Turf Surface.

Marymount's administration and Board of Trustees have reviewed the approved Campus Master Plan as to anticipated programming needs and have determined that such needs would be best served by eliminating the four proposed tennis courts on the western side of the campus in order to have a larger multi-purpose field/open space area. In addition, Marymount has also determined that a synthetic turf surface would be preferable for the Athletic Field for both programmatic and environmental reasons. Accordingly, Marymount is proposing to remove the four tennis courts from the Campus Master Plan thereby eliminating approximately 29,266 square feet of hardscaped surface area. Much of the space formerly occupied by the tennis courts will be incorporated into the surface area of the Athletic Field, which will have a revised dimension of 210 feet by 345 feet. This will allow the Athletic Field to be expanded for multiple recreational uses, but the overall size of the developed recreational area would be reduced from 88,592 square feet (field and tennis courts) to 86,356 square feet (field only).

As with the approved plan and the existing campus conditions, the revised plan does not include any formal spectator seating facilities around the Athletic Field (e.g., bleachers). The slopes on the western side of the Field, which are also present in the approved plan, result from Marymount's desire and the City's direction to depress the Field surface into the grade in order to minimize view impacts. As discussed below, Marymount's limited inter-school sports programs do not draw significant numbers of outside spectators and the plans do not include any formal pathway to the western slope area that would encourage spectator usage.

No outdoor lighting for the Field (other than safety lighting) is proposed based upon the assumed continuation of Condition of Approval No. 154.

Retaining walls are proposed at the north end of the Field. These retaining walls will meet the adjacent grade at the Field perimeter. The face of the retaining walls on the Field side will be landscaped with climbing vines. The south end of the Field will be supported by retaining walls below the finished Field surface elevations. These retaining walls will be screened by landscaping, and the planting material would rise above the finished Field surface to a maximum height of 42 inches. The proposed elimination of the tennis courts from the site plan will also eliminate the need for the retaining walls associated with those facilities, which ranged in height from 8 to 13 feet above grade.

In accordance with Condition of Approval No. 174, a six-foot tall black wrought iron fence will be placed along the westerly edge of the campus.

Netting that extends to height of 30 feet above the surface of the Field is proposed for the north, west and south perimeter areas of the Field as per the original Master Plan approval. However, based on recommendations from experts that the netting will be tauter if permanently extended and because of the relatively constant use of the Field throughout the day, which would require the netting to remain extended, Marymount is proposing to amend Condition No. 175 to allow the netting to be permanently raised. With permanent netting, Marymount will be able to install the support poles at a distance of up to 60 feet apart, which will result in a nearly 50% reduction in the number of such poles (30 to 17).

The Athletic Field will be accessed by an eight-foot wide paved walkway from the adjacent parking area, which walkway will also provide access for maintenance vehicles.

Drainage for the Athletic Field will include surface sheet flow to new catch basins at the perimeter of the Field as well as a sub-surface drainage system, which, consistent with the approved CUP, will carry all storm water runoff to an outlet located at the existing detention basin. Marymount is proposing that the detention basin remain in its existing natural condition (i.e. unlined), as the enhanced basin will be designed and sized so that outflow runoff will be at rates that do not exceed existing conditions.

The surface elevations of the revised Athletic Field will match the elevations of the approved Athletic Field; however, some minor modifications will be made to the grading and site preparation in order to accommodate the base material and synthetic turf surface of the Field.

Due to continued uncertainty as to when Marymount will commence the remainder of the approved Phase I parking improvements on the northern portion of the campus (which work does not provide any additional parking spaces but does allow for the site grading to remain balanced), Marymount anticipates that the revised Field plans will require the export of up to 17,625 cubic yards of grading material plus 1600 cubic yards of material resulting from the excavations for the Field's retaining wall foundations, back fill, and storm drain work for a total of 19,225 cubic yards of export. These changes will require the revision of Condition of Approval No. 67. Under the circumstances noted above, this Condition would similarly need to be amended to allow for export even if Marymount was proceeding under the approved field/tennis court plan as that plan would also require the export of up to 16,240 cubic yards of grading material plus a similar if not larger amount of material related to the retaining walls and other work associated with that plan.

Except for the modification requested as to Condition of Approval No. 136 regarding permitting up to three events with amplified sound under the existing Special Use Permit process and Condition of Approval No. 175 regarding the protective netting being permanently raised, Marymount is not requesting any other changes to the use of the Athletic Field. Moreover, as discussed in Section I.D below, Marymount is not requesting nor does it contemplate any significant changes in its historic uses of the Athletic Field.

D. Summary of Recent Athletic Field Recreational Uses and Anticipated College Recreational Uses of the Field.

As part of the Campus Master Plan approval process, Marymount disclosed and the City considered in the Final EIR the existing College and community uses of the of the existing athletic field. As set forth in pages 3-14 and 3-15 of the EIR, such uses included club sports (e.g., inter-collegiate matches) and intramural sports for teams playing softball, lacrosse, soccer and flag football. The field has historically also been used for a variety of summer recreational programs, and by a number of community organizations such as AYSO soccer. In light of these multiple uses, Marymount refers to the proposed Athletic Field as being a “multiple purpose” field because it is designed and sized to accommodate a number of different recreational activities.¹

Marymount is currently a member of National Association of Intercollegiate Athletics (NAIA), whose membership consists of small colleges similar to Marymount. Within the NAIA, Marymount is part of the California Pacific Conference (CPC). The only sport that Marymount participates in the CPC and that currently uses and would continue to use the Athletic Field is men’s and women’s soccer. (The other NAIA sports that Marymount participates in are cross country and golf.) The revised Athletic Field will be of sufficient size for NAIA sanctioned soccer matches. Because the majority of schools in the CPC are located at a considerable distance from Marymount, there are relatively few non-Marymount spectators at Marymount’s home matches. The website for the California Pacific Conference lists the current members, and also provides information regarding the location of the respective campuses and enrollment information of such institutions (see <http://www.calpacathletics.com/members.php>). Marymount’s club sports similarly draw very few outside spectators.

To assist in understanding more precisely the recent and anticipated recreational use of the Athletic Field, Marymount has compiled the following table:

¹ See also City General Plan Socio/Cultural Element Policy No. 4, which encourages the building of playing fields for “*multiple use*.”

**MARYMOUNT COLLEGE
ATHLETIC FIELD USAGE**

Recent Uses (2000-2012)	Anticipated Future Uses
<p>Physical Education Classes Monday to Friday (various daylight hours)</p> <p>Representative classes:</p> <ul style="list-style-type: none"> • Fitness for Life (T/F) 2hrs per wk • Jogging (W) 2 hrs per wk • Lacrosse class (M/TH) 2 hrs per wk • Soccer class (T/F) 2 hrs per wk • Softball class (W) 2 hrs per wk 	<p>Physical Education Classes Monday to Friday (various daylight hours)</p> <p>Representative classes:</p> <ul style="list-style-type: none"> • Fitness for Life (T/F) 2hrs per wk • Jogging (W) 2 hrs per wk • Lacrosse class (M/TH) 2 hrs per wk • Soccer class (T/F) 2 hrs per wk • Softball class (W) 2 hrs per wk
<p>Intramural Sports Representative intra-school sports activities:</p> <ul style="list-style-type: none"> • Dance Team: 16 weeks/ twice per wk for 2 hrs. • Flag football: 16 weeks/ twice per wk for 2 hrs. • Soccer: 16 weeks/ twice per wk for 2 hrs. • Softball (co-ed): 16 weeks/ twice per wk for 2 hrs. 	<p>Intramural Sports Representative intra-school sports activities:</p> <ul style="list-style-type: none"> • Dance Team: 16 weeks/ twice per wk for 2 hrs. • Flag football: 16 weeks/ twice per wk for 2 hrs. • Soccer: 16 weeks/ twice per wk for 2 hrs. • Softball (co-ed): 16 weeks/ twice per wk for 2 hrs.
<p>Inter-School/Collegiate Sports</p> <p><u>Club Lacrosse</u></p> <p>Men: 133 practices/29 weeks 10 matches on campus/afternoons & mornings</p> <p>Estimated spectators: 30 or less (@ 10 visitors) Note: All references to "visitors" refer to non-Marymount students</p>	<p>Inter-School/Collegiate Sports</p> <p><u>Club Lacrosse</u></p> <p>Men: 133 practices/29 weeks 10 matches on campus/afternoons & mornings</p> <p>No significant change anticipated</p>

<p>Women: 78 practices/26 weeks 5 matches on campus</p> <p>Estimated spectators: 30 or less (@10 visitors)</p> <p><u>Club Soccer (Peninsula League)</u></p> <p>64 practices/32 weeks 20 matches on campus</p> <p>Estimated spectators: 40 or less (@ 20 visitors)</p> <p>(Discontinued in 2011)</p> <p><u>NAIA Soccer (starting in 2011)</u></p> <p>Men: 76 practices/19 weeks Matches played off-campus</p> <p>Estimated spectators: 70 or less (@ 30 visitors)</p> <p>Women: 76 practices/19 weeks Matches played off-campus</p> <p>Estimated spectators: 40 (@ 15 visitors)</p>	<p>Women: 78 practices/26 weeks 5 matches on campus</p> <p>No significant change anticipated</p> <p>Discontinued</p> <p><u>NAIA Soccer</u></p> <p>Men: 76 practices/19 weeks 10 matches on campus/ 3–5 pm</p> <p>No significant change anticipated</p> <p>Women: 76 practices/19 weeks 10 matches on campus/ 1-3 pm</p> <p>No significant change anticipated</p>
<p>Use by Outside Groups</p> <p>Over the past decade, and as reported and analyzed in the Final EIR, Marymount's athletic field has also been used by various community organizations such as AYSO and summer youth recreation programs.</p>	<p>Use by Outside Groups</p> <p>Several community recreational organizations (e.g., South Bay Sports, Fram Soccer, AYSO) have indicated an interest in using the new Athletic Field. Because these organizations are not affiliated with Marymount, their potential use is not part of Marymount's CUP amendment request, and therefore such uses will be subject to existing Condition of Approval No. 139, which requires such organizations to obtain a Special Use Permit if their use would bring more than 100</p>

	participants or visitors to the campus or utilize more than 93 parking spaces.
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E. Background Information on the Trend Towards the Use of Synthetic Turf for Multi-Purpose Athletic Fields and the Maintenance and Environmental Benefits of such Surfaces.

In order to accommodate multiple recreational uses and minimize the impacts of such uses on the surface of the Athletic Field (while also maintaining a uniformly attractive surface), Marymount is proposing to change the Field surface from natural grass to synthetic turf. The synthetic turf would be about two and half inches thick and would be laid on top of a four-inch deep Caltrans Class II base, which would be underlain by a sub-surface drainage system over a permeable membrane covering the graded site. Although the observed multiple-use impacts on Marymount's existing sports field as well as the maintenance costs associated with natural grass were major factors in the decision to switch to synthetic turf, environmental considerations also factored into Marymount's decision. The environmental advantages of synthetic turf include significant water savings and a reduction in the use of fertilizers, pesticides and herbicides that in turn lead to a reduction in nitrates and other chemical pollutants that can percolate into the ground water. Synthetic turf fields also eliminate the need for lawn mowing, which also reduces potential air and noise pollution.

Maintenance of a synthetic turf field typically involves sweeping and brushing the field to remove debris and stand the synthetic fibers up. Synthetic turf fields are also rinsed or washed from time to time to remove stains and debris, but such water use is minimal compared to the constant irrigation needs of a natural grass surface. All of these environmental benefits have led some Los Angeles County water agencies to establish grant programs to assist schools and public agencies in replacing grass fields with synthetic turf.² As indicated by some of the attached articles, scores of cities, high schools and colleges have converted their grass sports fields to synthetic turf in recent years.³

F. Summary of the Construction Plan and Timing.

The Field will be constructed using only a few pieces of large equipment (front end loader, grader, water truck, excavator and backhoe) and small crews generally consisting of 8 workers or less. The earthwork should be completed in about 4-5 weeks and the total project

² See the attached article on the Upper San Gabriel Valley Municipal Water District's Turf Removal Program, which has provided grants to high schools and colleges in Azusa, Baldwin Park, La Puente, Monrovia, and South Pasadena. The City of Los Angeles Recreation and Park Department is also converting dirt fields to synthetic turf. (See the attached General Manager Report dated March 14, 2012.) Marymount is looking into possible grant opportunities for the proposed field surface conversion.

³ The website for one southern California contractor (Byrom-Davey, Inc.) lists nearly 200 synthetic turf field projects in the past decade. See: <http://www.byrom-davey.com/projects/turf-and-track-projects.html>. Among the projects listed is a multi-purpose field at Rolling Hills Country Day School.

should take about 20 weeks or less. (See the preliminary Construction Management Plan for further details, including the construction phasing schedule.)

G. Summary of the Proposed Process and Route to Export the Grading Material for the Athletic Field from the Campus.

As noted above, the construction of the proposed Athletic Field will require the export of approximately 19,225 cubic yards of material. With an average truck load of 14 cubic yards, it will require approximately 1,375 truck loads for the disposal of the material. Marymount is proposing that its contractor utilize 20 bottom dump trucks daily for the export operation. With an average cycle time of one hour and forty minutes (loading, transporting, dumping and return to jobsite), one truck every five minutes or 12 trucks an hour will be on the haul route. The hauling will be done over a period of 18 days (based on an anticipated City condition that such trips be limited to the hours of 9 am to 3 pm). Unless a project site in the City is identified that could use the material, the excess material will be transported to Chandler's Sand and Gravel, which is located at 26311 Palos Verdes Drive East in Rolling Hills Estates. The proposed haul route is attached. Per Google maps, the haul route distance between the Marymount campus and the disposal site is 7.2 miles and the travel time is approximately 16 minutes.

II. REVISION TO USE OF ATHLETIC FIELD FOR SPECIAL EVENTS (Condition No. 136).

Marymount requests that Condition of Approval No. 136 be revised to allow the Athletic Field to be used for up to three events with amplified sound as part of and subject to Marymount's annual Special Use Permit (SUP). At present, the only event with amplified sound that is permitted on the Field is the graduation ceremony. Since Revision "E" was approved in 2010, Marymount has added a scholarship fundraising event known as "Success by the Sea" to its list of annual outdoor events. This dinner/dance event requires a large outdoor tent that would be more appropriately located on the Athletic Field. In 2012, the gala was held on the lawn area in front of Cecilia Hall. As there are an equal if not greater number of residential homes in close proximity to the Cecilia Hall location, the relocation of this event and possibly another event to the Athletic Field should not result in any significant new impacts to neighbors as these two events will be subject to all applicable Special Use Permit conditions and will be reviewed by the City on an annual basis as part of the SUP process. The City Council amended this Condition as part of Resolution 2014-25 to enable Marymount to use the East Parking Lot for graduation and a single tent event, however, this amendment does not clearly address whether such tented event may also be held on the proposed new Athletic Field and the amendment only permits one such event in addition to graduation whereas Marymount is requesting two such events.

Marymount requests that Condition No. 136 be revised as follows:

- 136) The use of outdoor amplification equipment for outdoor events shall be prohibited unless a Special Use Permit is obtained. Prior to September 1st of each year, the College may request an annual Special Use Permit to conduct no more than 24 outdoor events that include amplified sound, including sporting events, graduation ceremonies, and evening tent events, during the next twelve months (ending August 31st) Such activities and other outdoor events shall only be allowed to occur at Chapel Circle, the plazas adjacent to the Library and the Auditorium (as shown on the site plan approved by the City Council), and the outdoor pool area. The Athletic Field ~~and Tennis Courts are~~ is the only location on site that may be used for graduation ceremonies and up to two other events (including tent events) with amplified sound; provided, however, graduation ceremonies and up to two ~~one~~ tent events (such as the gala) with amplified sound may be held on the East Parking Lot and existing tennis courts until the construction of ~~an~~ the new ~~a~~Athletic ~~f~~Field ~~on this site~~ has been completed.

[Note: The proposed revision to Condition No. 79 was addressed as part of the amendments to CUP No. 9 approved by the City Council under Resolution 2014-25.]

Burden of Proof Statements

- 1. Explain how the site for the proposed use is adequate in size and shape to accommodate the use.**

The Marymount College campus site is adequate in size and shape to fully accommodate the revised Athletic Field.

The two parcels on which Marymount College is situated encompass approximately 24.57 acres or approximately 1,070,000 square feet. The location of the approved Athletic Field is in an undeveloped portion of the campus, although some of the area is currently being used as a temporary parking lot. At present, approximately 71% of the campus is open space and after completion of the revised plans for the Athletic Field a similar percentage of the campus will remain as open space. The revised plans also represent a slight reduction in the overall amount of developed recreational area: 88,592 square feet (field and tennis courts) reduced to 86,356 square feet (field only). Accordingly, all of the applicable findings regarding the adequacy of the size and shape of the property to accommodate the proposed use set forth in Section 2.1 of City Council Resolution 2010-42 can still be made with respect to the revised plans for the Athletic Field.

- 2. Explain how the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use.**

Upon completion, the revised Athletic Field plans will not increase traffic generation beyond what was studied in the Campus Master Plan EIR and will remain subject to the same conditions of approval as to its use and operation.

The revised Athletic Field will continue to be used for substantially the same uses proposed and permitted under CUP Revision "E" and will remain subject to the same conditions of approval as applicable to traffic safety. As such, all of the applicable findings regarding streets and traffic set forth in Section 2.2 of City Council Resolution 2010-42 can still be made with respect to the revised plans for the Athletic Field.

- 3. Explain how the proposed use at this specific location will have no significant adverse effect on adjacent properties or the permitted use thereof.**

The revised plans for the relocated Athletic Field will not have a significant adverse effect on adjacent residential properties.

Marymount has successfully co-existed with its residential neighbors for over 30 years. Marymount's Campus Master Plan and the existing conditions of approval to that Plan address and ensure continued respect for the quality of life concerns of these residential neighbors. Aside from allowing up to two additional outdoor events to take place on the Athletic Field rather than at another outdoor location on campus, the revised Athletic Field will continue to be used for essentially the same uses proposed and permitted under CUP Revision "E," and will remain subject to the same or similar conditions of approval. Accordingly, all of the applicable findings regarding potential effects on adjacent properties set forth in Exhibit A (specifically pages A-24

and A-25) of City Council Resolution No. 2010-41, and in Section 2 (specifically Section 2.3) of City Council Resolution 2010-42, can still be made with respect to the revised plans. The applicable facts include the depressed surface of the Athletic Field to reduce visibility from adjacent residences, the community preference of having a permanently green and groomed field in this location rather than a parking lot or other structures, as well as the increased separation from neighboring residences over the former field resulting from the proposed site setbacks and the width of the Palos Verdes Drive East right-of-way. The elimination of the four tennis courts in this location will also reduce the visual impacts associated with the permanent 20-foot high fencing surrounding that previously proposed use as well as the elimination of the retaining walls required for such courts. The proposed change in the Athletic Field surface to synthetic turf should also reduce some of the maintenance noise and associated pollution by eliminating the need for regular lawn mowing. Finally, by spacing the support poles for the netting further apart, fewer poles will be erected, which will also reduce the visibility of such poles.

4. Explain how the proposed use is not contrary to the General Plan.

The revised Athletic Field Plans remain fully consistent with and further the purposes and intent of the City's General Plan.

Because the revised Athletic Field will continue to be used for substantially the same uses proposed and permitted under CUP Revision "E" and will remain subject to essentially the same conditions of approval, all of the applicable findings regarding the Athletic Field's consistency with the City's General Plan set forth in Section VI.F(1) of Exhibit A of City Council Resolution 2010-41 (pp. A-47-48), and Section 2.4 of City Council Resolution 2010-42, and Table 5.1-1 of the EIR for the Campus Mater Plan can still be made with respect to the revised plans for the Athletic Field.

MARYMOUNT CAMPUS MASTER PLAN

PROPOSED REVISIONS TO THE APPROVED PLANS FOR THE ATHLETIC FIELD ALONG WITH OTHER MINOR MODIFICATIONS TO THE MARYMOUNT CONDITIONAL USE PERMIT

(Proposed Revision "F" to CUP No. 9)

January 25, 2013
(Updated June 7, 2013)
(Updated September 9, 2014)

Introduction

In this application, Marymount California University ("Marymount") is seeking certain revisions to its current Campus Master Plan and related operational conditions as approved under Conditional Use Permit No.9 ("CUP") by the City in 2010 as Revision "E" to the CUP, and as amended by City Council Resolution 2014-25 approved on April 15, 2014. First, Marymount is proposing to remove the four tennis courts approved for the western portion of the campus in order to enlarge the playing area for the multi-purpose athletic field ("Athletic Field"), to change the surface material of the Athletic Field from natural grass to synthetic turf, ~~and to allow the detention basin for the Athletic Field to be unlined and thus remain in its existing natural condition, and to allow the netting around portions of the Athletic Field to be permanently raised.~~ Second, Marymount is requesting an amendment to CUP Condition of Approval No. 136 to allow up to three events (including graduation ceremonies) with amplified sound on the Athletic Field under and subject to its annual Special Use Permit. ~~Third, Marymount is requesting a revision to the wording of Condition of Approval No 79 to more accurately reflect the limitation on structures for primary occupancy in the identified Geologic Setback Area.~~

I. REVISION TO ATHLETIC FIELD PLANS (Conditions Nos. 7, 19, 67, 175, 177 & Mitigation Measures AES-5 and Hyd-2)

A. Summary of Request for Revisions to the Athletic Field Plans.

Marymount requests approval of revised plans that would remove the four tennis courts approved for the western portion of the campus in order to enlarge the playing area of the Athletic Field to regulation size for certain sports and to allow the export of excavation material resulting from the construction of the Field. Marymount is also proposing to change the surface material of the Athletic Field from natural grass to synthetic turf and to allow the detention basin area for the Field to be unlined and thus remain in its existing natural condition. In addition, Marymount is requesting that the netting around portions of Athletic Field be permanently extended and not retractable. If approved, these requests would require revisions to Conditions of Approval Nos. 7, 19, 67, 175, the elimination of Condition No. 177, and the revision of Mitigation Measure Measures AES-5 and Hydrology-2.

B. Background on Marymount College Campus Master Plan Regarding the Existing Design and Layout of and Use Restrictions Imposed on the Relocated Athletic Field

In July 2000, Marymount College submitted to the City its original plans to modernize and enhance its campus facilities in the City of Rancho Palos Verdes. This submittal formed the basis of what ultimately became Revision "E" to Marymount's CUP and will be referred to in this application as Marymount's "Campus Master Plan." Although a number of modifications were made to the Campus Master Plan between July 2000 and July 2009 when the City Planning Commission approved the then pending version of the Campus Master Plan, one aspect of the Plan that remained essentially unchanged during this period was the site plan for the relocation of the existing athletic field and the existing tennis courts from the east side of the campus to the western side of the campus, with the four tennis courts to be located just to the right (east) of the proposed field. In July 2009, the Planning Commission approved the plans for the Athletic Field and tennis courts essentially as proposed by Marymount. As part of its approval, the Commission required Marymount to install retractable netting that would reach a height of 20 feet above the Field surface around certain portions of the Field in order to minimize the possibility of errant balls entering Palos Verdes Drive East and also prohibited recreational activities on the Athletic Field that involved baseballs, golf balls, or other similar sized balls that could not be adequately contained by the Field netting. (See P.C. Resolution No. 2009-28, Condition of Approval No. 175.)

The Planning Commission's approval of the Campus Master Plan was appealed to the City Council. During the appeal proceeding, on September 12, 2009, the City Council, based on some stated concerns regarding the proximity of the Field to the roadway, directed City staff to study an alternative location for the Athletic Field that would maintain the Field in its existing location at the eastern portion of the campus but enlarge the field size to as near a regulation size field as possible for soccer (Athletic Field Alternative No. D-1). In response to this City Council-directed potential plan change, Marymount proposed a variation of the plan approved by the Planning Commission, which modified that plan by placing two of the four tennis courts

on the western side of the proposed Athletic Field in order to shift the field location further to the east (Athletic Field Alternative No. D-2). This proposal was not desired by Marymount because it diminished the functionality of the tennis courts for team activities and also had a number of aesthetic drawbacks compared to Marymount's original plan. Appendix D to the Project EIR concluded that the City Council directed plan – Alternative D-1 – would result in new significant and unavoidable environmental impacts and combined with Marymount's objection, the proposal was ultimately dropped from consideration by the City Council, which proceeded to approve the Campus Master Plan as modified by Athletic Field Alternative No. D-2.

In order to address the on-going concerns of some Councilmembers regarding errant balls, the Council modified Condition of Approval No. 175 by raising the height of the netting surrounding portions of the Field from 20 feet to 30 feet in height above the Field surface. Similar to the condition imposed by the Planning Commission, final Condition of Approval No. 175 also prohibited the use of the Athletic Field for activities involving baseballs, golf balls, or other similar sized balls that cannot be adequately contained by the use of the netting. The City Council granted a variance for the height of the Athletic Field netting and required the netting to be retractable and lowered at the conclusion of recreational activities involving balls as a measure to mitigate any impacts to long-term visual character. (See Project Mitigation Measure AES-5 and Condition of Approval No. 175.)

C. Summary of the Proposed Revisions to the Campus Master Plan Pertaining to the Elimination of the Four Approved Tennis Courts in order to Provide a Larger Multi-Purpose Athletic Field with a Synthetic Turf Surface.

Marymount's administration and Board of Trustees have reviewed the approved Campus Master Plan as to anticipated programming needs and have determined that such needs would be best served by eliminating the four proposed tennis courts on the western side of the campus in order to have a larger multi-purpose field/open space area. In addition, Marymount has also determined that a synthetic turf surface would be preferable for the Athletic Field for both programmatic and environmental reasons. Accordingly, Marymount is proposing to remove the four tennis courts from the Campus Master Plan thereby eliminating approximately 29,266 square feet of hardscaped surface area. Much of the space formerly occupied by the tennis courts will be incorporated into the surface area of the Athletic Field, which will have a revised dimension of 210 feet by 345 feet. This will allow the Athletic Field to be expanded for multiple recreational uses, but the overall size of the developed recreational area would be reduced from 88,592 square feet (field and tennis courts) to 86,356 square feet (field only).

As with the approved plan and the existing campus conditions, the revised plan does not include any formal spectator seating facilities around the Athletic Field (e.g., bleachers). The slopes on the western side of the Field, which are also present in the approved plan, result from Marymount's desire and the City's direction to depress the Field surface into the grade in order to minimize view impacts. As discussed below, Marymount's limited inter-school sports programs do not draw significant numbers of outside spectators and the plans do not include any formal pathway to the western slope area that would encourage spectator usage.

No outdoor lighting for the Field (other than safety lighting) is proposed based upon the assumed continuation of Condition of Approval No. 154.

Retaining walls are proposed at the north end of the Field. These retaining walls will meet the adjacent grade at the Field perimeter. The face of the retaining walls on the Field side will be landscaped with climbing vines. The south end of the Field will be supported by retaining walls below the finished Field surface elevations. These retaining walls will be screened by landscaping, and the planting material would rise above the finished Field surface to a maximum height of 42 inches. The proposed elimination of the tennis courts from the site plan will also eliminate the need for the retaining walls associated with those facilities, which ranged in height from 8 to 13 feet above grade.

In accordance with Condition of Approval No. 174, a six-foot tall black wrought iron fence will be placed along the westerly edge of the campus.

~~Retractable netting that complies with Condition of Approval No. 175 is proposed for the north, west and south perimeter areas of the Field. Marymount maintenance staff will be assigned responsibility for raising and lowering the netting in accordance with the Conditions of Approval.~~

Netting that extends to height of 30 feet above the surface of the Field is proposed for the north, west and south perimeter areas of the Field as per the original Master Plan approval. However, based on recommendations from experts that the netting will be tauter if permanently extended and because of the relatively constant use of the Field throughout the day, which would require the netting to remain extended, Marymount is proposing to amend Condition No. 175 to allow the netting to be permanently raised. With permanent netting, Marymount will be able to install the support poles at a distance of up to 60 feet apart, which will result in a nearly 50% reduction in the number of such poles (30 to 17)..

The Athletic Field will be accessed by an eight-foot wide paved walkway from the adjacent parking area, which walkway will also provide access for maintenance vehicles.

Drainage for the Athletic Field will include surface sheet flow to new catch basins at the perimeter of the Field as well as a sub-surface drainage system, which, consistent with the approved CUP, will carry all storm water runoff to an outlet located at the existing detention basin. Marymount is proposing that the detention basin remain in its existing natural condition (i.e. unlined), as the enhanced basin will be designed and sized so that outflow runoff will be at rates that do not exceed existing conditions.

The surface elevations of the revised Athletic Field will match the elevations of the approved Athletic Field; however, some minor modifications will be made to the grading and site preparation in order to accommodate the base material and synthetic turf surface of the Field.

Due to continued uncertainty as to when Marymount will commence the remainder of the approved Phase I parking improvements on the northern portion of the campus (which work does not provide any additional parking spaces but does allow for the site grading to remain balanced), Marymount anticipates that the revised Field plans will require the export of up to 17,625 cubic yards of grading material plus 1600 cubic yards of material resulting from the excavations for the Field's retaining wall foundations, back fill, and storm drain work for a total of 19,225 cubic yards of export. These changes will require the revision of Condition of Approval No. 67. Under the circumstances noted above, this Condition would similarly need to be amended to allow for export even if Marymount was proceeding under the approved field/tennis

court plan as that plan would also require the export of up to 16,240 cubic yards of grading material plus a similar if not larger amount of material related to the retaining walls and other work associated with that plan.

Except for the modification requested as to Condition of Approval No. 136 regarding permitting up to three events with amplified sound under the existing Special Use Permit process and Condition of Approval No. 175 regarding the protective netting being permanently raised, Marymount is not requesting any other changes to the use of the Athletic Field, including those imposed under Condition of Approval No. 175. Moreover, as discussed in Section I.D below, Marymount is not requesting nor does it contemplate any significant changes in its historic uses of the Athletic Field from the historic and current uses of the existing field.

D. Summary of Recent Athletic Field Recreational Uses and Anticipated College Recreational Uses of the Field.

As part of the Campus Master Plan approval process, Marymount disclosed and the City considered in the Final EIR the existing College and community uses of the of the existing athletic field. As set forth in pages 3-14 and 3-15 of the EIR, such uses included club sports (e.g., inter-collegiate matches) and intramural sports for teams playing softball, lacrosse, soccer and flag football. The field has historically also been used for a variety of summer recreational programs, and by a number of community organizations such as AYSO soccer. In light of these multiple uses, Marymount refers to the proposed Athletic Field as being a “multiple purpose” field because it is designed and sized to accommodate a number of different recreational activities.¹

Marymount is currently a member of National Association of Intercollegiate Athletics (NAIA), whose membership consists of small colleges similar to Marymount. Within the NAIA, Marymount is part of the California Pacific Conference (CPC). The only sport that Marymount participates in the CPC and that currently uses and would continue to use the Athletic Field is men’s and women’s soccer. (The other NAIA sports that Marymount participates in are cross country and golf.) The revised Athletic Field will be of sufficient size for NAIA sanctioned soccer matches. Because the majority of schools in the CPC are located at a considerable distance from Marymount, there are relatively few non-Marymount spectators at Marymount’s home matches. The website for the California Pacific Conference lists the current members, and also provides information regarding the location of the respective campuses and enrollment information of such institutions (see <http://www.calpacathletics.com/members.php>). Marymount’s club sports similarly draw very few outside spectators.

To assist in understanding more precisely the recent and anticipated recreational use of the Athletic Field, Marymount has compiled the following table:

¹ See also City General Plan Socio/Cultural Element Policy No. 4, which encourages the building of playing fields for “*multiple use*.”

**MARYMOUNT COLLEGE
ATHLETIC FIELD USAGE**

Recent Uses (2000-2012)	Anticipated Future Uses
<p>Physical Education Classes Monday to Friday (various daylight hours)</p> <p>Representative classes:</p> <ul style="list-style-type: none"> • Fitness for Life (T/F) 2hrs per wk • Jogging (W) 2 hrs per wk • Lacrosse class (M/TH) 2 hrs per wk • Soccer class (T/F) 2 hrs per wk • Softball class (W) 2 hrs per wk 	<p>Physical Education Classes Monday to Friday (various daylight hours)</p> <p>Representative classes:</p> <ul style="list-style-type: none"> • Fitness for Life (T/F) 2hrs per wk • Jogging (W) 2 hrs per wk • Lacrosse class (M/TH) 2 hrs per wk • Soccer class (T/F) 2 hrs per wk • Softball class (W) 2 hrs per wk
<p>Intramural Sports Representative intra-school sports activities:</p> <ul style="list-style-type: none"> • Dance Team: 16 weeks/ twice per wk for 2 hrs. • Flag football: 16 weeks/ twice per wk for 2 hrs. • Soccer: 16 weeks/ twice per wk for 2 hrs. • Softball (co-ed): 16 weeks/ twice per wk for 2 hrs. 	<p>Intramural Sports Representative intra-school sports activities:</p> <ul style="list-style-type: none"> • Dance Team: 16 weeks/ twice per wk for 2 hrs. • Flag football: 16 weeks/ twice per wk for 2 hrs. • Soccer: 16 weeks/ twice per wk for 2 hrs. • Softball (co-ed): 16 weeks/ twice per wk for 2 hrs.
<p>Inter-School/Collegiate Sports</p> <p><u>Club Lacrosse</u></p> <p>Men: 133 practices/29 weeks 10 matches on campus/afternoons & mornings</p> <p>Estimated spectators: 30 or less (@ 10 visitors) Note: All references to "visitors" refer to non-Marymount students</p>	<p>Inter-School/Collegiate Sports</p> <p><u>Club Lacrosse</u></p> <p>Men: 133 practices/29 weeks 10 matches on campus/afternoons & mornings</p> <p>No significant change anticipated</p>

<p>Women: 78 practices/26 weeks 5 matches on campus</p> <p>Estimated spectators: 30 or less (@10 visitors)</p> <p><u>Club Soccer (Peninsula League)</u></p> <p>64 practices/32 weeks 20 matches on campus</p> <p>Estimated spectators: 40 or less (@ 20 visitors)</p> <p>(Discontinued in 2011)</p> <p><u>NAIA Soccer (starting in 2011)</u></p> <p>Men: 76 practices/19 weeks Matches played off-campus</p> <p>Estimated spectators: 70 or less (@ 30 visitors)</p> <p>Women: 76 practices/19 weeks Matches played off-campus</p> <p>Estimated spectators: 40 (@ 15 visitors)</p>	<p>Women: 78 practices/26 weeks 5 matches on campus</p> <p>No significant change anticipated</p> <p>Discontinued</p> <p><u>NAIA Soccer</u></p> <p>Men: 76 practices/19 weeks 10 matches on campus/ 3–5 pm</p> <p>No significant change anticipated</p> <p>Women: 76 practices/19 weeks 10 matches on campus/ 1-3 pm</p> <p>No significant change anticipated</p>
<p>Use by Outside Groups</p> <p>Over the past decade, and as reported and analyzed in the Final EIR, Marymount's athletic field has also been used by various community organizations such as AYSO and summer youth recreation programs.</p>	<p>Use by Outside Groups</p> <p>Several community recreational organizations (e.g., South Bay Sports, Fram Soccer, AYSO) have indicated an interest in using the new Athletic Field. Because these organizations are not affiliated with Marymount, their potential use is not part of Marymount's CUP amendment request, and therefore such uses will be subject to existing Condition of Approval No. 139, which requires such organizations to obtain a Special Use Permit if their use would bring more than 100</p>

	participants or visitors to the campus or utilize more than 93 parking spaces.
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E. Background Information on the Trend Towards the Use of Synthetic Turf for Multi-Purpose Athletic Fields and the Maintenance and Environmental Benefits of such Surfaces.

In order to accommodate multiple recreational uses and minimize the impacts of such uses on the surface of the Athletic Field (while also maintaining a uniformly attractive surface), Marymount is proposing to change the Field surface from natural grass to synthetic turf. The synthetic turf would be about two and half inches thick and would be laid on top of a four-inch deep Caltrans Class II base, which would be underlain by a sub-surface drainage system over a permeable membrane covering the graded site. Although the observed multiple-use impacts on Marymount's existing sports field as well as the maintenance costs associated with natural grass were major factors in the decision to switch to synthetic turf, environmental considerations also factored into Marymount's decision. The environmental advantages of synthetic turf include significant water savings and a reduction in the use of fertilizers, pesticides and herbicides that in turn lead to a reduction in nitrates and other chemical pollutants that can percolate into the ground water. Synthetic turf fields also eliminate the need for lawn mowing, which also reduces potential air and noise pollution.

Maintenance of a synthetic turf field typically involves sweeping and brushing the field to remove debris and stand the synthetic fibers up. Synthetic turf fields are also rinsed or washed from time to time to remove stains and debris, but such water use is minimal compared to the constant irrigation needs of a natural grass surface. All of these environmental benefits have led some Los Angeles County water agencies to establish grant programs to assist schools and public agencies in replacing grass fields with synthetic turf.² As indicated by some of the attached articles, scores of cities, high schools and colleges have converted their grass sports fields to synthetic turf in recent years.³

F. Summary of the Construction Plan and Timing.

The Field will be constructed using only a few pieces of large equipment (front end loader, grader, water truck, excavator and backhoe) and small crews generally consisting of 8 workers or less. The earthwork should be completed in about 4-5 weeks and the total project

² See the attached article on the Upper San Gabriel Valley Municipal Water District's Turf Removal Program, which has provided grants to high schools and colleges in Azusa, Baldwin Park, La Puente, Monrovia, and South Pasadena. The City of Los Angeles Recreation and Park Department is also converting dirt fields to synthetic turf. (See the attached General Manager Report dated March 14, 2012.) Marymount is looking into possible grant opportunities for the proposed field surface conversion.

³ The website for one southern California contractor (Byrom-Davey, Inc.) lists nearly 200 synthetic turf field projects in the past decade. See: <http://www.byrom-davey.com/projects/turf-and-track-projects.html>. Among the projects listed is a multi-purpose field at Rolling Hills Country Day School.

should take about 20 weeks or less. (See the preliminary Construction Management Plan for further details, including the construction phasing schedule.)

G. Summary of the Proposed Process and Route to Export the Grading Material for the Athletic Field from the Campus.

As noted above, the construction of the proposed Athletic Field will require the export of approximately 19,225 cubic yards of material. With an average truck load of 14 cubic yards, it will require approximately 1,375 truck loads for the disposal of the material. Marymount is proposing that its contractor utilize 20 bottom dump trucks daily for the export operation. With an average cycle time of one hour and forty minutes (loading, transporting, dumping and return to jobsite), one truck every five minutes or 12 trucks an hour will be on the haul route. The hauling will be done over a period of 18 days (based on an anticipated City condition that such trips be limited to the hours of 9 am to 3 pm). Unless a project site in the City is identified that could use the material, the excess material will be transported to Chandler's Sand and Gravel, which is located at 26311 Palos Verdes Drive East in Rolling Hills Estates. The proposed haul route is attached. Per Google maps, the haul route distance between the Marymount campus and the disposal site is 7.2 miles and the travel time is approximately 16 minutes.

II. REVISION TO USE OF ATHLETIC FIELD FOR SPECIAL EVENTS (Condition No. 136).

Marymount requests that Condition of Approval No. 136 be revised to allow the Athletic Field to be used for up to three events with amplified sound as part of and subject to Marymount's annual Special Use Permit (SUP). At present, the only event with amplified sound that is permitted on the Field is the graduation ceremony. Since Revision "E" was approved in 2010, Marymount has added a scholarship fundraising event known as "Success by the Sea" to its list of annual outdoor events. This dinner/dance event requires a large outdoor tent that would be more appropriately located on the Athletic Field. In 2012, the gala was held on the lawn area in front of Cecilia Hall. As there are an equal if not greater number of residential homes in close proximity to the Cecilia Hall location, the relocation of this event and possibly another event to the Athletic Field should not result in any significant new impacts to neighbors as these two events will be subject to all applicable Special Use Permit conditions and will be reviewed by the City on an annual basis as part of the SUP process. The City Council amended this Condition as part of Resolution 2014-25 to enable Marymount to use the East Parking Lot for graduation and a single tent event, however, this amendment does not clearly address whether such tented event may also be held on the proposed new Athletic Field and the amendment only permits one such event in addition to graduation whereas Marymount is requesting two such events.

Marymount requests that Condition No. 136 be revised as follows:

- 136) The use of outdoor amplification equipment for outdoor events shall be prohibited unless a Special Use Permit is obtained. Prior to September 1st of each year, the College may request an annual Special Use Permit to conduct no more than 24 outdoor events that include amplified sound, including sporting events, graduation ceremonies, and evening tent events, during the next twelve months (ending August 31st). Such activities and other outdoor events shall only be allowed to occur at Chapel Circle, the plazas adjacent to the Library and the Auditorium (as shown on the site plan approved by the City Council), and the outdoor pool area. The Athletic Field and Tennis Courts may are the only location on site that may be used with amplified sound for graduation ceremonies and up to two other events out of the 24 outdoor events permitted under the annual Special Use Permit. (including tent events) with amplified sound; provided, however, graduation ceremonies and up to two one tent events (such as the gala) with amplified sound may be held on the East Parking Lot and existing tennis courts until the construction of an the new aAthletic fField on this site has been completed.

[Note: The proposed revision to Condition No. 79 was addressed as part of the amendments to CUP No. 9 approved by the City Council under Resolution 2014-25.]

III. ~~REVISION TO GEOLOGIC SET BACK AREA WORDING (CONDITION No. 79)~~

~~As set forth in the staff report from the Community Development Director to the City Council on September 4, 2012, during the preparation of the restricted use covenant required under Condition of Approval No. 79, Marymount's legal counsel and the City Attorney recognized that there was some inconsistency in the wording of this condition and the approved Campus Master Plan in that the referenced geotechnical report that formed the basis of the Condition recommended a Geologic Setback Area only with respect to "primary occupancy buildings" and in fact stated that the "construction of secondary structures such as student/faculty parking or play fields" within this area is "acceptable." The geotechnical report, which was approved by the City's Geologist, helped to substantiate the City Council's approval of new parking spaces, walkways and a rose garden in the Geologic Setback Area since these improvements were not for "primary occupancy." Marymount and the City have subsequently executed the restricted use covenant, but Marymount would like to clean up this condition so that it is clear that the use restrictions of the Geologic Setback Area apply solely to primary occupancy buildings and not all structures or improvements.~~

79) ~~The City has approved and the applicant has recorded a restricted use covenant against its property (recorded on 11/1/2012 as Document No. 20121663570 in the Official Records of Los Angeles County). The purpose of this restricted use covenant is to provide notice that the development of buildings or other structures and improvements for primary occupancy is prohibited within the designated Building Geologic Setback Area. The development of secondary structures or improvements that are not for primary occupancy such as parking areas, gardens, walkways, play fields or courts is permitted with appropriate City approvals. Limited irrigation in this area shall be permitted pursuant to the approval of the City's Geologist as stated in these Conditions of approval. Said Building Geologic Setback Area shall be shown on all future plans.~~

Burden of Proof Statements

- 1. Explain how the site for the proposed use is adequate in size and shape to accommodate the use.**

The Marymount College campus site is adequate in size and shape to fully accommodate the revised Athletic Field.

The two parcels on which Marymount College is situated encompass approximately 24.57 acres or approximately 1,070,000 square feet. The location of the approved Athletic Field is in an undeveloped portion of the campus, although some of the area is currently being used as a temporary parking lot. At present, approximately 71% of the campus is open space and after completion of the revised plans for the Athletic Field a similar percentage of the campus will remain as open space. The revised plans also represent a slight reduction in the overall amount of developed recreational area: 88,592 square feet (field and tennis courts) reduced to 86,356 square feet (field only). Accordingly, all of the applicable findings regarding the adequacy of the size and shape of the property to accommodate the proposed use set forth in Section 2.1 of City Council Resolution 2010-42 can still be made with respect to the revised plans for the Athletic Field.

- 2. Explain how the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use.**

Upon completion, the revised Athletic Field plans will not increase traffic generation beyond what was studied in the Campus Master Plan EIR and will remain subject to the same conditions of approval as to its use and operation.

The revised Athletic Field will continue to be used for substantially the same uses proposed and permitted under CUP Revision "E" and will remain subject to the same conditions of approval as applicable to traffic safety. As such, all of the applicable findings regarding streets and traffic set forth in Section 2.2 of City Council Resolution 2010-42 can still be made with respect to the revised plans for the Athletic Field.

- 3. Explain how the proposed use at this specific location will have no significant adverse effect on adjacent properties or the permitted use thereof.**

The revised plans for the relocated Athletic Filed will not have a significant adverse effect on adjacent residential properties.

Marymount has successfully co-existed with its residential neighbors for over 30 years. Marymount's Campus Master Plan and the existing conditions of approval to that Plan address and ensure continued respect for the quality of life concerns of these residential neighbors. Aside from allowing up to two additional outdoor events to take place on the Athletic Field rather than at another outdoor location on campus, the revised Athletic Field will continue to be used for essentially the same uses proposed and permitted under CUP Revision "E," and will remain subject to the same or similar conditions of approval. Accordingly, all of the applicable findings regarding potential effects on adjacent properties set forth in Exhibit A (specifically pages A-24

and A-25) of City Council Resolution No. 2010-41, and in Section 2 (specifically Section 2.3) of City Council Resolution 2010-42, can still be made with respect to the revised plans. The applicable facts include the depressed surface of the Athletic Field to reduce visibility from adjacent residences, the community preference of having a permanently green and groomed field in this location rather than a parking lot or other structures, as well as the increased separation from neighboring residences over the former field resulting from the proposed site setbacks and the width of the Palos Verdes Drive East right-of-way. The elimination of the four tennis courts in this location will also reduce the visual impacts associated with the permanent 20-foot high fencing surrounding that previously proposed use as well as the elimination of the retaining walls required for such courts. The proposed change in the Athletic Field surface to synthetic turf should also reduce some of the maintenance noise and associated pollution by eliminating the need for regular lawn mowing. Finally, by spacing the support poles for the netting further apart, fewer poles will be erected, which will also reduce the visibility of such poles.

4. Explain how the proposed use is not contrary to the General Plan.

The revised Athletic Field Plans remain fully consistent with and further the purposes and intent of the City's General Plan.

Because the revised Athletic Field will continue to be used for substantially the same uses proposed and permitted under CUP Revision "E" and will remain subject to essentially the same conditions of approval, all of the applicable findings regarding the Athletic Field's consistency with the City's General Plan set forth in Section VI.F(1) of Exhibit A of City Council Resolution 2010-41 (pp. A-47-48), and Section 2.4 of City Council Resolution 2010-42, and Table 5.1-1 of the EIR for the Campus Mater Plan can still be made with respect to the revised plans for the Athletic Field.