

2.0 Executive Summary





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.



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5.1	<p style="text-align: center;">LAND USE AND RELEVANT PLANNING</p> <p>City of Rancho Palos Verdes General Plan</p> <p><i>The proposed project could conflict with the Land Use Plan, Policies, or Regulations of the City of Rancho Palos Verdes General Plan.</i></p>	<p>No Mitigation Measures are recommended beyond those identified in <u>Section 5.2</u> through <u>Section 5.9</u>.</p>	<p>Significant and unavoidable conflict with the Rancho Palos Verdes General Plan, Residential Activity Policy 11 of the Urban Environment Element.</p> <p>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.</p>
	<p>City of Rancho Palos Verdes Development Code</p> <p><i>The proposed project could conflict with the Land Use Plan, Policies or Regulations of the City of Rancho Palos Verdes Development Code.</i></p>	<p>No Mitigation Measures are recommended beyond those identified in <u>Sections 5.2</u> through <u>5.9</u> of this EIR.</p>	<p>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.</p> <p>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.</p>
	<p>Cumulative Impacts</p> <p><i>The proposed project, combined with other future development, would increase the intensity of land uses in the area.</i></p>	<p>No mitigation measures are recommended.</p>	<p>Less Than Significant Impact.</p>
5.2	<p style="text-align: center;">AESTHETICS/LIGHT AND GLARE</p> <p>Short-Term Visual Character</p> <p><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></p>	<p>AES-1 Prior to issuance of any Grading or Building Permit, a Construction Management Plan shall be submitted for review and approval</p>	<p>Less Than Significant With Mitigation Incorporated.</p>



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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.

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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.

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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:

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- 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:

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- 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.

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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.

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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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		<ul style="list-style-type: none">▪ 0 percent or greater for student enrollment of 550 or less. <p>Potential parking management strategies may include, but are not limited to, the following:</p> <ul style="list-style-type: none">▪ 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: <ul style="list-style-type: none">▪ 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 <i>Construction-related dust and vehicle emissions could violate an air quality standard or expose sensitive receptors to substantial pollutant concentrations.</i>	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: <ul style="list-style-type: none">▪ 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	Less Than Significant With Mitigation Incorporated.



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		<p>25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes;</p> <ul style="list-style-type: none">▪ 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.	
		<p>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.</p>	
		<p>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.</p>	



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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 conservations standards.

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



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		<p>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.</p>	
	<p>Consistency with Regional Plans</p> <p><i>The proposed project could conflict with implementation of the 2007 Air Quality Management Plan.</i></p>	No mitigation measures are required.	Less Than Significant Impact.
	<p>Cumulative Impacts</p> <p><i>Development associated with the proposed project and cumulative projects could result in significant air quality impacts.</i></p>	No mitigation measures are required.	Less Than Significant Impact.
5.5	NOISE		
	<p>Short-Term Construction Noise</p> <p><i>Grading and construction within the project area could result in temporary noise and/or vibration levels in excess of the City's established standards.</i></p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>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.</p> <p>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.</p>



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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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		<p>electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</p> <ul style="list-style-type: none"> ▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 	
	<p>Long-Term Mobile Noise</p> <p><i>Project generated traffic could contribute to existing traffic noise levels, thereby, exceeding the City's established noise standards.</i></p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>Long-Term Stationary Noise</p> <p><i>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.</i></p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Less Than Significant With Mitigation Incorporated.</p>



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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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		<p>engineer/engineering geologist, and/or City Inspector.</p> <ul style="list-style-type: none"> ▪ Corrosivity and expansivity soil testing upon completion of rough grading. ▪ Final compaction testing upon completion of precise grading. 	
	<u>Other Seismically Induced Hazards</u>		
	<p><i>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.</i></p>	Refer to Mitigation Measure GEO-1.	Less Than Significant With Mitigation Incorporated.
	Soils		
	<u>Soil Erosion</u>		
	<p><i>Implementation of the proposed project could trigger or accelerate erosion, such that slope failure would occur.</i></p>	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. 	Less Than Significant With Mitigation Incorporated.
	<u>Expansive Soils</u>		
	<p><i>The proposed project could be located on expansive soils, creating substantial risks to life or property.</i></p>	Refer to Mitigation Measure GEO-1.	Less Than Significant With Mitigation Incorporated.



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	Unstable Geologic Units		
	<u>Slope Stability</u>		
	<p><i>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.</i></p>	<p>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.</p> <p>Refer also to Mitigation Measures GEO-2, HYD-1, HYD-2 and HYD-3.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
	<u>Landslides</u>		
	<p><i>Development of the proposed project could increase the number of people/structures exposed to potential significant effects associated with landslides.</i></p>	<p>Refer to Mitigation Measure GEO-2.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
	Cumulative Impacts		
	<p><i>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.</i></p>	<p>No mitigation measures are recommended.</p>	<p>Less Than Significant Impact</p>
5.7	HYDROLOGY AND WATER QUALITY		
	Drainage and Hydrology		
	<p><i>The proposed project would alter drainage patterns, which could result in increased erosion potential and runoff amounts.</i></p>	<p>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:</p> <ul style="list-style-type: none"> ▪ Include an on-site storm water collection system designed to prevent the flow (sheet or concentrated) from eroding the natural hillside. 	<p>Less Than Significant With Mitigation Incorporated.</p>



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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.

Less Than Significant With Mitigation Incorporated.



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	Water Quality – Long-Term		
	<p><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></p>	<p>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></p>	<p>Less Than Significant With Mitigation Incorporated.</p>
	Cumulative Impacts		
	<p><i>The proposed project, along with other future development, would result in increased hydrology and drainage impacts in the area.</i></p>	<p>No mitigation measures are recommended.</p>	<p>Less Than Significant Impact.</p>
5.8	PUBLIC SERVICES AND UTILITIES		
	Fire Protection		
	<p><i>Project implementation could result in adverse impacts associated with the provision of fire protection services.</i></p>	<p>No mitigation measures are recommended.</p>	<p>Less Than Significant Impact.</p>
	Police Protection		
	<p><i>Project implementation could result in adverse impacts associated with the provision of police protection services.</i></p>	<p>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</p>	<p>Less Than Significant With Mitigation Incorporated.</p>



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		semester, for review and approval by the Planning Commission.	
	Water		
	<i>Project implementation could result in an increase the demand for water supplies.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Wastewater (Sewer)		
	<i>Project implementation could result in an increase in wastewater generation.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Solid Waste		
	<i>Project implementation could result in an increase in solid waste generation, impacting the capacity of a landfill.</i>	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: <ul style="list-style-type: none"> ▪ 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. 	Less Than Significant With Mitigation Incorporated.
		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.



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	Electric		
	<i>Project implementation could increase the demand for electrical service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Natural Gas		
	<i>Project implementation could increase the demand for natural gas service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Telephone		
	<i>Development of the proposed project could increase the demand for telephone service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Cable		
	<i>Development of the proposed project could increase the demand for cable service.</i>	No Mitigation Measures are recommended.	Less Than Significant Impact.
	Cumulative Impacts		
	<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.
5.9	BIOLOGICAL RESOURCES		
	Special Status Biological Resources		
	<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.

Less Than Significant With Mitigation Incorporated.

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.

Less Than Significant With Mitigation Incorporated.

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.