



## A.4 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

*“ . . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised, which identifies the milestone and responsibility for monitoring each measure. The Applicant will have the responsibility for implementing the measures, and the various City of Rancho Palos Verdes departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures. The mitigation monitoring and reporting program has been revised to reflect the analysis for the revised project, as discussed in Appendix A.



## MARYMOUNT COLLEGE FACILITIES EXPANSION PROJECT ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure		Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<b>AESTHETICS/LIGHT AND GLARE</b>							
<b>Short-Term Visual Character</b>							
AES-1	Prior to issuance of any Grading or Building Permit, a Construction Management Plan shall be submitted for review and approval by the Director of Planning, Building and Code Enforcement. The Construction Management Plan shall, at a minimum, indicate the equipment staging areas, construction worker parking, vehicle staging areas, fencing, haul route, dust control measures, hours of construction, detailed construction schedule, and contact information for the Construction Manager.	Prior to any Grading or Building Permit	Director of Planning, Building, and Code Enforcement	Approval of Construction Management Plan			
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.	Prior to any Grading or Building Permit	Director of Planning, Building, and Code Enforcement	Approval of Construction Safety Lighting Plan			
AES-3	Upon completion of the Phase I grading activities and prior to any Building Permit issuance, the graded areas shall be hydroseeded or otherwise revegetated, to the satisfaction of the Director of Planning, Building and Code Enforcement.	Upon Completion Of The Phase I Grading And Prior to Any Building Permit	Director of Planning, Building, and Code Enforcement	Confirmation Graded Areas Hydroseeded and Revegetated			
<b>Long-Term Visual Character</b>							
AES-4	Prior to issuance of a Grading Permit for the easterly parking area or the modular buildings, 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.	Prior to Grading Permit for Easterly Parking or Residence Halls	Director of Planning, Building, and Code Enforcement	Approval of Revised Landscape Plan			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> <li>▪ 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 (2750 San Ramon) and not beyond, in order to further screen the eastern parking lot from the adjacent property (Lot 27).</li> <li>▪ The gold medallion tree proposed adjacent to Lot 26 shall be omitted from the Plan.</li> <li>▪ Additional tree plantings shall be incorporated on the south-facing slope (southern portion) to further screen the temporary modular buildings and the Athletic Facility from areas to the south in a manner that would not result in view impacts to properties to the north.</li> </ul>						
<b>Light and Glare</b>						
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 and away from adjoining properties and does not spill out onto adjacent areas, while maintaining safety and security for pedestrian and vehicular movements.	Prior to any Grading Permit	Director of Planning, Building, and Code Enforcement and City Engineer	Approval of Revised Lighting Plan		
AES-6	<p>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:</p> <ul style="list-style-type: none"> <li>▪ Low-level bollards, not to exceed 42-inches in height, in place of the currently proposed pole-mounted lighting along the lower terrace of the eastern parking lot.</li> <li>▪ Light standards adjacent to the privacy wall for the properties on San Ramon Drive shall not exceed the height of the privacy wall.</li> <li>▪ Pole-mounted lighting shall not exceed 10-feet in height, except along the easterly boundary of the eastern parking lot, as noted above.</li> <li>▪ The selected fixtures shall include reflectors, refractors, lenses, or louvers.</li> <li>▪ The selected shielding accessories shall be the sharp cut-off type.</li> <li>▪ Lighting fixtures with cut-off shields to prevent light spill and glare into adjacent areas.</li> </ul>	Prior to any Grading Permit	Director of Planning, Building, and Code Enforcement and City Engineer	Approval of Revised Lighting Plan		



Mitigation Measure		Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
AES-7	Ninety (90) 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.	Sixty (60) Days After the Installation of Lighting For Each Phase	Director of Planning, Building, and Code Enforcement and City Engineer	Receipt of Field Test Results			
AES-8	Prior to the issuance of any Building Permit, the Applicant shall demonstrate to the satisfaction and approval of the Director of Planning, Building, and Code Enforcement and the Building Official that the Athletic Facility (south facing façade) use minimally reflective glass, based on manufacturers' guidelines. All other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited on the exterior of all buildings on the Project site.	Prior to Any Building Permit	Director of Planning, Building, and Code Enforcement and Building Official	Approval of Building Plans			
<b>TRAFFIC AND CIRCULATION</b>							
<b>Construction Traffic</b>							
TR-1	<p>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:</p> <ul style="list-style-type: none"> <li>▪ Demolition debris hauling and materials delivery shall be scheduled, as indicated below, to avoid the peak hour traffic period 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: <ul style="list-style-type: none"> <li>- 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.</li> <li>- Saturdays: Hauling and deliveries, if any, shall not occur during the peak hour period of 11:30 AM to 1:30 PM.</li> </ul> </li> </ul> <p>There shall be no idling or staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris shall be limited to the College campus.</p>	Prior to Any Demolition or Grading Permit	Director of Planning, Building, and Code Enforcement	Approval of Construction Management Plan			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
				Initials	Date	Remarks	
<b>Existing Plus Project Conditions</b>							
TR-2	Prior to issuance of the last Certificate of Occupancy for the Phase II buildings (i.e., Library, Maintenance, or Athletic Facility), the Applicant shall implement the following improvement and may be eligible in the future for partial reimbursement from future projects that result in impacts on this intersection: <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code Enforcement and City Engineer	Verification of Signalization			
TR-3	Prior to issuance of the last Certificate of Occupancy for the Phase II buildings (i.e., Library, Maintenance, or Athletic Facility), the Applicant shall implement the following improvement, at the City's direction, and may be eligible for reimbursement from future projects that result in impacts on this intersection: <ul style="list-style-type: none"> <li>▪ 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 Rancho Palos Verdes, City of Los Angeles, and Caltrans regarding implementation of this mitigation.</li> </ul>	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code Enforcement and City Engineer	Verification of Modifications			
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 150 weekend students. Therefore, prior to issuance of any Certificate of Occupancy, student enrollment shall be limited to a maximum of 793 weekday students and 150 weekend students, including full- and part-time students. An Annual Student Enrollment Report shall be submitted to the Director of Planning, Building, and Code Enforcement for review and approval within 2 weeks of the end of the spring semester.	Prior to Any Certificate of Occupancy and Annually	Director of Planning, Building, and Code Enforcement	Approval of Annual Student Enrollment Report			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
<b>Parking Capacity</b>						
Note: The following mitigation measures are no longer required, as a result of proposed Project revisions, which include removal of the Residence Halls.						
TR-5	<del>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.</del>	<del>Prior to Any Certificate of Occupancy</del>	<del>Director of Planning, Building, and Code Enforcement and Public Works Director</del>	<del>Approval of Parking Management Program</del>		
TR-6	<p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>▪ 23 percent or greater for student enrollment between 751 and 793;</del></li> <li><del>▪ 19 percent or greater for student enrollment between 701 and 750;</del></li> <li><del>▪ 15 percent or greater for student enrollment between 651 and 700;</del></li> <li><del>▪ 10 percent or greater for student enrollment between 601 and 650;</del></li> <li><del>▪ 5 percent or greater for student enrollment between 551 and 600; and</del></li> <li><del>▪ 0 percent or greater for student enrollment of 550 or less.</del></li> </ul> <p><del>Potential parking management strategies may include, but are not limited to, the following:</del></p> <ul style="list-style-type: none"> <li><del>▪ Provision of "carpool only" parking spaces;</del></li> <li><del>▪ Implementation of parking pricing for campus parking permits;</del></li> <li><del>▪ Utilization of remote parking;</del></li> <li><del>▪ Provision of increased shuttle services;</del></li> <li><del>▪ Offering financial incentives;</del></li> <li><del>▪ Implementation of restrictions on parking allowed by dormitory residents;</del></li> <li><del>▪ Implementation of restrictions on parking allowed by residents of the Palos Verdes North Facility.</del></li> </ul>	<del>Prior to Any Certificate of Occupancy</del>	<del>Director of Planning, Building, and Code Enforcement and Public Works Director</del>	<del>Approval of Parking Management Strategies</del>		
TR-7	<del>A Parking Management Strategy Program shall be prepared and submitted by the Applicant for review and approval by the Director of Planning, Building, and Code Enforcement, by July 1st of every year. Said Program shall:</del>	<del>Prior to Any Certificate of Occupancy</del>	<del>Director of Planning, Building, and Code</del>	<del>Approval of Parking Management Strategies</del>		



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> <li>▪ Document the prior year's achieved parking demand reductions.</li> <li>▪ Identify strategies for use in the upcoming academic school year.</li> <li>▪ Be modified on an as needed basis, as deemed necessary by the Director of Planning, Building, and Code Enforcement.</li> </ul>		Enforcement and Public Works Director	Program			
TR-5	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 150 weekend students. Therefore, prior to issuance of any Certificate of Occupancy, student enrollment shall be limited to a maximum of 793 weekday students and 150 weekend students, including full- and part-time students.	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code Enforcement and City Engineer	Annual Student Enrollment Report		
<b>Cumulative (Forecast Year 2012) Conditions</b>						
TR-6	<p>Prior to issuance of any Certificate of Occupancy, the Applicant shall make a proportionate share contribution (13.21% based on AM peak hour cumulative impacts) to implement the following, in addition to improvements specified in Mitigation Measures TR-2 and TR-3:</p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code Enforcement and City Engineer	Verification of Proportionate Share Contribution		
TR-7	Prior to issuance of any Grading Plan, the Project Plans shall be revised to include a combination of wrought iron fencing along the westerly edge of the	Prior to Any Grading Plan	Director of Planning,	Approval of Project Plans		



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
				Initials	Date	Remarks	
athletic field at approximately 6.0 feet in height and 80 percent open to light and air, and temporary retractable netting along the northwestern and southwestern corners of the athletic field at approximately 20.0 feet in height, so that errant balls are sufficiently contained, to the satisfaction of the Director of Planning, Building, and Code Enforcement. The retractable net shall only be extended during activities involving field balls at the Athletic Field. The Applicant shall be responsible for retracting the net. The use of a landscape screen around and adjacent to the wrought iron fence along the perimeter of the Athletic Field shall be limited to a maximum height of 42 inches.		Building, and Code Enforcement.					
<b>AIR QUALITY</b>							
<b>Short-Term (Construction) Air Emissions</b>							
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"> <li>▪ All active portions of the construction site shall be watered to prevent excessive amounts of dust;</li> <li>▪ On-site vehicle speed shall be limited to 15 miles per hour (mph);</li> <li>▪ All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;</li> <li>▪ 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;</li> <li>▪ If dust is visibly generated that travels beyond the site boundaries, the Applicant shall conduct street cleaning along the roadways impacted by dust (i.e., Palos Verdes Drive East and/or Crest Drive), surrounding the Project site;</li> </ul>	Prior to Any Grading Permit	Director of Public Works and Building Official	Approval of Grading Plan, Building Plans, and Specifications			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
				Initials	Date	Remarks	
<ul style="list-style-type: none"> <li>▪ 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 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes;</li> <li>▪ 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;</li> <li>▪ All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and</li> <li>▪ No more than 5.0 acres per day shall be graded.</li> </ul>							
AQ-2	<p>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 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>Prior to Any Grading Permit</p> <p>During Construction</p>	<p>Director of Public Works and Building Official</p> <p>City Inspector</p>	<p>Approval of Grading Plan, Building Plans, and Specifications</p> <p>Review of Maintenance Records</p>			
AQ-3	<p>Prior to issuance of any Grading Permit, the City shall verify that the construction contract documents include a written list of instructions to be carried out by the Applicant/Construction Manager specifying measures to minimize emissions by heavy equipment for approval by the Director of Public Works. Measures shall include provisions for 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>	<p>Prior to Any Grading Permit</p>	<p>Director of Public Works</p>	<p>Approval of Construction Contract Documents</p>			
AQ-4	<p>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.</p>	<p>During Construction</p>	<p>City Inspector</p>	<p>Review of Building Materials</p>			



Mitigation Measure		Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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AQ-5	<p>Prior to issuance of any Grading Permit, the Project Engineer shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> <li>▪ The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and</li> <li>▪ Work crews shall turn off equipment when not in use.</li> </ul>	Prior to Any Grading Permit	Director of Public Works and Building Official	Approval of Grading Plan			
<b>Long-Term (Operational) Air Emissions</b>							
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.	Prior to Any Building Permit	Building Official	Issuance of Building Permit			
AQ-7	Prior to issuance of any Grading Permit, the Applicant shall submit for review and approval by the 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.	Prior to Any Grading Permit	Director of Public Works and Director of Planning, Building and Code Enforcement	Approval of Transportation Demand Management Plan			
<b>NOISE</b>							
<b>Short-Term Construction Noise</b>							
NOI-1	<p>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 shall ensure that the proposed Project provides the following:</p> <ul style="list-style-type: none"> <li>▪ Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with mufflers maintained according to manufacturer's specifications and other state required noise attenuation devices.</li> <li>▪ 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,</li> </ul>	Prior to Any Grading Permit	Director of Planning, Building, and Code Enforcement	Approval of Noise Mitigation and Monitoring Program			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
				Initials	Date	Remarks	
<p>shall also be 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 the contact name and a telephone number of the Noise Disturbance Coordinator where residents can inquire about the construction process and register complaints.</p> <ul style="list-style-type: none"> <li>▪ The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator" who shall be responsible for receiving, registering, and responding to any complaints about construction noise. When a complaint is received, the 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.</li> <li>▪ 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 electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> </ul>							
<b>Long-Term Stationary Noise</b>							
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	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code	Approval of Noise Analysis			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
		Enforcement and City Engineer				
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: <ul style="list-style-type: none"> <li>▪ All mechanical equipment shall include specifications on quiet equipment;</li> <li>▪ All mechanical equipment shall be selected and installed according to manufacturer's specifications, and shall include sound attenuation packages;</li> <li>▪ To the extent possible, all mechanical equipment shall be oriented away from the nearest noise sensitive receptors; and</li> <li>▪ All mechanical equipment shall be screened and enclosed to minimize noise.</li> </ul>	Prior to Any Building Permit	Director of Planning, Building, and Code Enforcement	Verification of Mechanical Equipment Specifications		
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 reasonable 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.	Prior to Any Certificate of Occupancy	Director of Planning, Building, and Code Enforcement and City Engineer	Approval of Noise Analysis		
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 operational/stationary source noise impacts to the surrounding neighborhoods that would also minimize the need for police enforcement). The City or Applicant 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 parking lots, common open space area, and security measures, in order to ensure stationary noise impacts are minimized, and shall specify the following provisions, among others:	Prior to Any Certificate of Occupancy	Planning Commission	Approval of Marymount College Code of Conduct		



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
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<ul style="list-style-type: none"> <li>▪ "Quiet Hours" throughout the campus are designated between 10:00 PM and 7:00 AM; and</li> <li>▪ Limitations on noise from congregations during quiet hours.</li> </ul> <p>City review and approval of the Code of Conduct shall be limited to provisions related to potential Project impacts to adjacent neighbors (i.e., offsite) related to noise and police protection.</p>							
NOI-6	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, <i>Special Use Permits</i> .	Ongoing	Director of Planning, Building, and Code Enforcement	Enforcement of CUP			
NOI-7	The use of amplified sound shall be prohibited at the proposed athletic field, tennis courts, swimming pool, and other outdoor gathering areas, 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, <i>Special Use Permits</i> .	Ongoing	Director of Planning, Building, and Code Enforcement	Enforcement of CUP			
<b>GEOLOGY AND SOILS</b>							
<b>Seismic Hazards</b>							
Strong Seismic Ground Shaking							
GEO-1	<p>Prior to issuance of any Grading Permit or Building Permit for Phases I, II, and III (as outlined in DEIR <u>Section 3.5, <i>Phasing</i></u>) 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 geotechnical impacts, which may include, but not be limited to, the following during each construction phase of the Project:</p> <ul style="list-style-type: none"> <li>▪ Ingrading mapping and inspections by the Project geotechnical engineer/engineering geologist, and/or City Inspector.</li> <li>▪ Corrosivity and expansivity soil testing upon completion of rough grading.</li> <li>▪ Final compaction testing upon completion of precise grading.</li> </ul>	Prior to Any Grading Permit or Building Permit For Each Phase	City Engineer	Approval of Grading Plans and Building Plans			





Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
<b>Unstable Geologic Units</b>						
Slope Stability						
GEO-3	Prior to issuance of any Grading Permit, the Final Grading Plans shall specify that the oversized (i.e., 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 unless their location and disposal methods are specifically reviewed and approved by the Project Soils Engineer and City Engineer. No rock crushing shall occur onsite.	Prior to Any Grading Permit For Each Phase	City Engineer	Approval of Grading Plan		
<b>HYDROLOGY AND WATER QUALITY</b>						
<b>Drainage and Hydrology</b>						
HYD-1	<p>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"> <li>▪ Include an on-site storm water collection system designed to prevent the flow (sheet or concentrated) from eroding the natural hillside surrounding the Project site.</li> <li>▪ Identify how storm drains and catch basins are designed to control stormwater leaving the campus.</li> <li>▪ Control erosion downstream of the development.</li> <li>▪ Include storm drains designed to convey flows per Los Angeles County Standards.</li> <li>▪ Includes a system of storm drain pipes that would divert the flow to the proposed storm drain system.</li> </ul> <p>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 (i.e., no more than the existing condition flow at any given time).</p>	Prior to Any Grading Permit	Director of Public Works and City Engineer	Approval of Revised Storm Drain Plan (i.e., Drainage Plan)		
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 <u>Exhibit 5.7-3, Proposed Storm Drain Layout</u> , and <u>Exhibit 5.7-4, Detention Basin Layout</u> , or where determined by the Director of Public Works and the City Engineer, to reduce the peak flow. The detention	Prior to Any Grading Permit	Director of Public Works and City Engineer	Approval of Revised Storm Drain Plan (i.e., Drainage Plan)		



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<p>basin shall be designed such that:</p> <ul style="list-style-type: none"> <li>▪ The 2- through 100-year storm events are mitigated.</li> <li>▪ Water would be detained a minimum of 24 hours, but not greater than 96 hours, pursuant to Vector Control District standards.</li> <li>▪ 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.</li> <li>▪ Watershed A Sub-Basin shall include an outlet that ties into the storm drain system at Node 1.</li> <li>▪ Watershed BC Sub-Basin shall include an outlet that drains to the storm drain system at Nodes 2 and 3</li> <li>▪ 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.</li> <li>▪ Water quality requirements shall be satisfied through detention basin design. The extended detention basin shall serve also as a flood control detention basin.</li> <li>▪ Adequate secondary overflow shall be provided.</li> <li>▪ An impermeable liner shall be provided to eliminate saturation of soil in the vicinity.</li> <li>▪ Maintenance of the detention basin shall be the Applicant's responsibility.</li> </ul>						
<b>Water Quality – Construction</b>						
HYD-3	The hydrological and drainage improvements identified in Mitigation Measures HYD-1 and HYD-2 shall be completed during the Phase I grading period and prior to issuance of the Building Permit for the Phase II buildings (i.e., Library, Maintenance, or Athletic).	During Phase I Grading Period and Prior to Any Building Permit	Director of Public Works and City Engineer	Verification of Drainage Improvements		
HYD-4	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	Prior to Any Grading Permit or Building Permit	Director of Public Works and City Engineer	Verification of Submittal of Notice of Intent		



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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 <u>Appendix 13.6, Hydrology and Water Quality Data</u> .						
HYD-5	Prior to Any Grading Permit	Director of Public Works and City Engineer	Verification of Approval of Water Quality Management Plan			
<b>PUBLIC SERVICES AND UTILITIES</b>						
<b>Police Protection</b>						
PSU-1	Prior to Any Certificate of Occupancy	Planning Commission	Approval of Private Security Program			
<b>Solid Waste</b>						
PSU-2	Prior to Any Building Permit or Grading Permit	Director of Public Works	Approval of Construction and Demolition Materials Management Plan			



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>disposed.</p> <ul style="list-style-type: none"> <li>▪ Identify measures to reuse or recycle at least 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.</li> </ul>						
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 tickets or other sufficient documentation.	Prior to Any Certificate of Occupancy	Director of Public Works	Approval of Construction and Demolition Materials Disposition Summary		
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.	Prior to Any Demolition Permit	Director of Planning, Building, and Code Enforcement	Approval of Site Plan and Demolition Plan		
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.	Prior to Any Building Permit	Director of Planning, Building, and Code Enforcement	Approval of Site Plan and Refuse Collection Contracts		
PSU-6	<p>Prior to issuance of any Certificate of Occupancy, the Applicant shall, to the satisfaction of the Director of Public Works, implement a comprehensive Recycling Program on an on-going basis, including but not limited to the following measures:</p> <ul style="list-style-type: none"> <li>▪ Grasscycle, use as mulch, or compost all greenwaste generated from the athletic field and landscape areas.</li> <li>▪ Recycle all bottles, aluminum cans, glass and foodwaste.</li> <li>▪ The existing paper recycling program shall be expanded to include the proposed improvements, including but not limited to the Library and Administration Building.</li> <li>▪ 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</li> </ul>	Prior to Any Certificate of Occupancy	Director of Public Works	Approval of Revised Recycling Plan		
		End of Each Academic Year	Director of Public Works	Approval of Recycling Plan		



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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	the volume of tonnage that has been diverted to solid waste disposal, recycling, composting and grasscycling.					
PSU-7	During events at the athletic field, temporary waste and recycling receptacles shall be provided.	During Events at Athletic Field	City Inspector	Field Verification		
<b>BIOLOGICAL RESOURCES</b>						
<b>Special Status Biological Resources</b>						
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, approved by the Director of Planning, Building, and Code Enforcement, and paid for by the Applicant. If any El Segundo blue butterfly is located in the impact area, authorization from the UFWS shall be required prior to commencing any construction activities in the surveyed area. Authorization can occur through either Section 7 or 10 of the FESA. The authorization process would require a preparation of Biological Assessment or Habitat Conservation Plan (HCP), which would include a Special Status Plant Mitigation Program to avoid or minimize impacts to this species. The Special Status Plant Mitigation Program may include avoiding the habitat of this species or purchasing off-site habitat for this species.	Prior to Any Grading Permit	Director of Planning, Building, and Code Enforcement	Acceptance of Habitat Assessment and Acceptance of Special Status Plant Mitigation Program (if needed)		
BIO-2	The Applicant shall hire, at the Applicant's expense, a qualified Biologist, approved by the Director of Planning, Building and Code Enforcement, who 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, 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.	No More Than 30 Days Prior to Any Grading or Construction or Gum Tree Removal, if Activity Occurs Between February 1 and June 30	Director of Planning, Building, and Code Enforcement	Acceptance of Focused Survey for Active Raptor Nests		
<b>Special Status Habitats</b>						
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	Prior to Any Grading Permit	Director of Planning, Building, and Code	Acceptance of Jurisdictional Delineation		



Mitigation Measure	Monitoring Milestone	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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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 may come in the form of habitat restoration and/or enhancement onsite or in the immediate vicinity at the discretion of the permitting agencies.		Enforcement				