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September 11, 2009

Joel Rojas, Director of Planning
Ara Mihranian, Principal Planner
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, California 90275-5391

Re: Marymount College: Separate Application for Addition of Bachelor's Degree Program to the Traditional Degree Program

Dear Mr. Rojas and Mr. Mihranian:

On behalf of Marymount College, we appreciate the opportunity we have had to discuss with City staff and the City Attorney's office the College's pending plans to offer Bachelor of Arts degrees as part of its Traditional Degree Program. Based on these discussions, the College believes that this proposal should be reviewed under a separate application rather than part of Zoning Case No.ZON2003-00317 for which an EIR has already been certified and a revision to the College's CUP granted, subject to the pending appeal before the City Council.

A separate application will afford the City the opportunity to review the operational plans in more detail and determine whether this proposal would result in any substantial changes to the campus, or, as the College believes based, in part, on its longstanding offering of bachelor's and master's degrees through its Non-Traditional Degree Program that this internal programming matter would result in relatively minor changes to campus operations since existing enrollment caps and faculty levels will remain in place. Part of this review process will include appropriate environmental review under CEQA, which provides varying levels of review and documentation tailored to different situations and intended uses such as the instant bachelor's degree program.

We understand that some questions have arisen regarding the timing of the College's recent announcement and would like to briefly address that issue. As indicated in our prior correspondence, the field of education is dynamic and educational institutions must be adaptive. The College's pending entitlement application dates back to 2000, was resubmitted in 2003, and the revised application was deemed complete in 2005. At no time during this period did the College have any application pending before an accreditation agency to add a bachelor's degree program. The same is true when the Draft EIR was released in 2007 and the Final EIR released in 2008. In short, at all critical times during this extended CEQA process, the addition of any bachelor's degree offerings was speculative. Including any such uncertain and undefined future programs in the EIR was not required under CEQA nor would it have served any

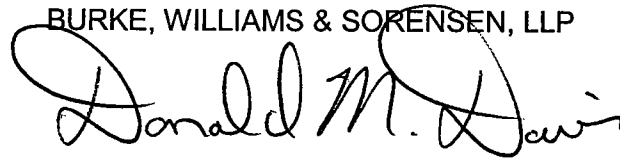
Marymount College Bachelor's Degree Program
September 11, 2009
Page 2

meaningful purpose. (See *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116, 139 [CEQA analysis not required before a proposal is well enough defined to provide meaningful information and environmental assessment].)

Now that the College has at least a definite initial plan, and a conditional approval from the governing accreditation agency that would allow the College to actually offer bachelor's degrees, this is the appropriate time for the College to seek City review and obtain any revisions to its CUP that the City deems necessary. We look forward to working with the City in the very near future on such separate review and entitlement process.

Sincerely,

BURKE, WILLIAMS & SORENSEN, LLP



DONALD M. DAVIS

DMD:ir

cc: Dr. Michael Brophy
Jim Reeves, Vice President of Operations
Michael Laughlin, Psomas
Rancho Palos Verdes City Council
Carol Lynch, City Attorney
David Snow, Assistant City Attorney.