

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
GENERAL		
Require the College sign a written affidavit accepting the conditions of approval within 90 days from the approval date (June 1, 2010).	No	Yes
Require the payment of Fish and Game fees to the County of Los Angeles pursuant to California Code	Yes	Yes
Compliance with the Mitigation Measures as stated in the Council certified Mitigation Monitoring and Reporting Program	No	Yes
The College shall implement and ensure compliance with all the Council adopted conditions of approval	No	Yes
The Community Development Director is authorized to approve minor modifications that achieve substantially the same results as the project	Yes	Yes
Failure to comply with all the conditions of approval or campus requirements will be grounds to revoke the approvals pursuant to Section 17.86.060 of the RPVMC	No	Yes
All applicable permits shall be obtained by the Building and Safety Division prior to commencing any construction activities	Yes	Yes
If applicable, requiring the payment of the Environmental Excise Tax pursuant to the RPVMC	Yes	Yes
If applicable, compliance with the City's Affordable Housing Requirement	Yes	Yes
Compliance with the City's Transportation Demand Management and Trip Reduction Ordinance as set forth in Section 10.28 of the RPVMC	Yes	Yes
The College is to pay for services provided on behalf of the City by outside consultants (i.e. City Attorney, City Geologist, City Biologist, etc.)	Yes	Yes
All costs associated with plan check reviews and site inspections for the Department of Public Works is to be paid for by the College	Yes	Yes
A 6 month review of the project at a duly noticed public hearing to evaluate the operations of the College, including but not limited to, parking, on-site circulation, noise, lighting, hours of operation, operation of outdoor events, the use of outdoor athletic facilities (field, pool, and tennis courts) to name a few.	No	Yes
Prohibiting Residence Halls	No	Yes

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Athletic Field located between the two pairs of tennis courts to minimize errant balls from entering the roadway (Palos Verdes Drive East)	No	Yes
Athletic Field located adjacent to the Palos Verdes Drive East roadway curvature with the tennis courts located to the east of the field.	Yes	No
GENERAL CONSTRUCTION		
Installation of temporary construction fencing	Yes	Yes
Limiting construction and grading activities between the hours of 7:00 a.m. and 7:00 p.m. Monday through Sunday, and prohibiting construction and grading activities on Sundays and Federal Holidays unless a Special Construction Permit is obtained	Yes	Yes
The construction site and adjacent public and private properties and streets shall be kept free of loose materials, debris, lumber, scrap metal, etc.	Yes	Yes
Prohibiting overnight parking or storage of vehicles within the public right-of-way during construction	Yes	Yes
Requiring the review and approval of final geotechnical and soils reports prior to issuance of any grading permit	Yes	Yes
Notifying property owners within a 500-foot radius when construction is to commence.	Yes	Yes
Submittal of an as-built Classroom Seating Plan that is not to exceed a maximum of 655 students seats	Yes	Yes
Limiting the construction and grading activities within the public right-of-way to the days and hours approved by the Director of Public Works	Yes	Yes
Prohibiting on-site repair, maintenance, delivery of equipment and materials, or vehicle idling before 7:00 a.m. or after 7:00 p.m. Monday through Saturday, and on any Sunday or Federal Holiday, unless a Special Construction Permit is obtained	Yes	Yes
All construction activity shall not extend beyond the phasing plan identified in the Council certified Environmental Impact Report and all construction activity shall not exceed a total of three years during an eight year phased schedule	No	Yes
Submittal of a Construction Management Plan for review and approval by the Director of Public Work that shall include proposed haul routes, employee parking plan,	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
construction traffic control measures, hours of construction, noise abatement, street maintenance, etc.		
Repairs to any damage public streets by the College resulting from project construction.	Yes	Yes
Filming of preconstruction roadway conditions prior to commencing project construction.	Yes	Yes
The submittal of a security by the College to cover any damage to the existing roadways caused by the project construction.	Yes	Yes
All driveways shall be designed to comply with the approvals obtained from the Los Angeles County Fire Department and the Director of Public Works	Yes	Yes
Any on-site raised and landscaped medians and textured surfaces, including parking lot planters, shall be approved by the Director of Public Works and by the City Geologist in areas adjacent to or within the Building Geologic Setback Area.	Yes	Yes
Handicapped access ramps shall be installed and or retrofitted in accordance with the current standards established by the Americans with Disabilities Act.	Yes	Yes
If excavation is required in any public roadway, the roadway shall be resurfaced with an asphalt overlay to the adjacent traffic lane line to the satisfaction of the Director of Public Works.	Yes	Yes
Permits shall be obtained from Public Works prior to commencing construction within the public right-of-way	Yes	Yes
Project improvements shall comply with all requirements of the various municipal utilities and agencies that provide public services to the property.	Yes	Yes
All existing easements shall remain in full force and effect unless expressly released by the holder of the easement.	Yes	Yes
INDEMNIFICATION / INSURANCE		

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The College shall hold harmless and indemnify the City, members of the City Council members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials, from any claim, demand, damage, liability, loss, cost or expense, including but not limited to death or injury to any person and injury to any property, resulting from willful misconduct, negligent acts, errors or omissions of the owner, the operator, or any of their respective officers, employees, or agents, arising or claimed to arise, directly or indirectly, in whole or in part, out of, in connection with, resulting from, or related to the construction or the operation of the project.	Yes	Yes
The College shall defend, indemnify and hold harmless the City agents, officers, commissions, boards, committees, and employees from any claim, action or proceeding against the City or such agents, officers, committee or employees brought by one or more third parties.	No	Yes
The College shall procure and maintain in full force and effect primary general liability insurance in conjunction with umbrella coverage in an amount of at least \$5 million dollars, which shall be increased on each fifth anniversary to reflect increases in the consumer price index for the Los Angeles County area.	Yes	Yes
PROJECT DESCRIPTION		
Submittal of a Square Footage Certification prepared by a registered surveyor or engineer prior to the framing inspection.	Yes	Yes
The construction of a 54 square foot security and information booth at the entry driveway	Yes	Yes
Submittal of a Setback Certification prepared by a registered surveyor or engineer prior to the framing inspection.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
Submittal of a Building Pad Certification prepared by a licensed engineer prior to the final inspection of grading activities.	Yes	Yes
Submittal of a Roof Ridgeline Certification prepared by a licensed engineer prior to the final framing certifications for each building.	Yes	Yes
New or replaced flagpoles shall be permitted at a maximum height of 16-feet, as measured from adjacent finished grade to the highest point of the flag poles.	Yes	Yes
BUILDING DESIGN STANDARDS		
Reducing the height of the Athletic Building by 10-feet so that the maximum roof ridgeline does not exceed an elevation of 930-feet to minimize view impacts to properties to the north.	No	Yes
The Campus owner shall install a certified silhouette for review by the Community Development Director to determine that the Athletic Building does not result in a significant view impairment of Catalina Island to the property located at 3302 Narino Drive. In the event a significant view impairment to Catalina Island is determined to exist, the Athletic Building shall be redesigned.	Yes	No
Submittal of an Architectural Material Board for review and approval by the Community Development Director prior to issuance of building permits	Yes	Yes
All new and improved structures shall be finished in a muted earth-tone color.	Yes	Yes
The roof materials for all new and improved structures with pitched roofs shall be tile consisting of a muted color, and all flat roofs shall be a color that is compatible with the color the tiles used on the pitched roofs.	Yes	Yes

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All trash enclosure areas shall be designed with walls six (6) feet in height with the capability of accommodating recycling bins. The enclosures shall be consistent with the overall building design theme in color and material, and shall include self-closing and self-latching gates with a solid roof cover. Trash enclosures shall be prohibited in all setback areas	Yes	Yes
Mechanical equipment, vents or ducts shall not be placed on roofs unless approvals are obtained pursuant to Section 17.48.050 of the RPVMC and are adequately screened from the public right-of-way and surrounding properties	Yes	Yes
The storage of all goods, wares, merchandise, produce, janitorial supplies and other commodities shall be permanently housed in entirely enclosed structures, except when in transport	Yes	Yes
CONSTRUCTION PHASING		
Project construction shall occur in no more than 3 phases totaling 36 months of actual construction over a period of 8 years from the date the approval becomes final.	No	Yes
All new and improved structures must be completed within the time period allowed pursuant to the City's Building Code after issuance of a building permit, including any permitted extensions thereof.	Yes	No
TEMPORARY MODULAR BUILDINGS		
The installation and use of temporary modular buildings shall be permitted until the completion of the applicable permanent buildings or improvements. Upon issuance of the Certificate of Occupancy for the applicable building or improvement, the temporary modular building serving such use shall be removed with 30-days.	Yes	Yes
The temporary modular buildings shall not exceed 15-feet in height, as measured from the lowest adjacent grade to	Yes	Yes

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the highest roof ridgeline.		
The exterior facades for the temporary modular building facades shall be painted a neutral color to match the existing or the new structures and shall incorporate materials that are similar to the proposed finish for the permanent buildings.	Yes	Yes
The areas adjacent to the temporary modular buildings shall be landscaped to visually screen the buildings from Palos Verdes Drive East and properties to the south.	Yes	Yes
A building permit shall be obtained for applicable modular exterior improvements (e.g., decks, stairs, and facade details).	Yes	Yes
GRADING AND GEOLOGY		
<p>a. Maximum Total Grading (Cut and Fill): 79,155 cubic yards</p> <p>b. Maximum Cut: 39,255 cubic yards (13,545 cubic yards with 15% shrinkage)</p> <p>c. Maximum Fill: 39,900 cubic yards</p> <p>d. Maximum Depth of Cut: 25 feet</p> <p>e. Maximum Depth of Fill: 18 feet</p> <p>The Community Development Director shall be authorized to allow deviations to the above grading quantities by 200 cubic yards for unforeseen circumstances.</p>	No	Yes
<p>a. Maximum Total Grading (Cut and Fill): 84,800 cubic yards</p> <p>b. Maximum Cut: 56,000 cubic yards (14,200 cubic yards with 25% shrinkage)</p> <p>c. Maximum Fill: 42,400 cubic yards</p> <p>d. Maximum Depth of Cut: 25 feet</p> <p>e. Maximum Depth of Fill: 18 feet</p> <p>The Community Development Director shall be authorized to allow deviations to the above grading quantities by 10(ten) percent (8,480 cubic yards) for unforeseen circumstances.</p>	Yes	No

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Grading shall be balanced on-site, no import or export of earth shall be permitted, except for fine grading materials such as select fill.	Yes	Yes
Submittal of a certified as-built grading plan prepared and wet-stamped by a licensed engineer prior to final inspection of the precise grading.	Yes	Yes
The removal or delivery of earth, rock or material other than demolition and construction debris and waste from the site or building materials, shall require approval in the form of a revised Conditional Use Permit and Grading Permit application to evaluate potential impacts to the surrounding environment associated with such export or import.	No	Yes
The Grading Plans shall identify the location of the building geologic setback line and all water runoff in this area shall be collected and diverted to the City approved drainage system	Yes	Yes
Limited irrigation shall be allowed within the geologic setback area.	Yes	Yes
Recommendations made by the City Geologist, the City Engineer, and the Building and Safety Division shall be incorporated into the design and construction of the project.	Yes	Yes
Recommendations made by the applicant's geologist, as modified by comments from the City's Geologist, shall be incorporated into the design and construction of the project.	Yes	Yes
The City's Geologist and Building Official shall review all applicable structural plans or design information and reports as deemed necessary by the City's Geologist, Building Official, or both, including but not limited to, geotechnical reports during the Plan Check review process to ensure that the proposed project will not threaten public health, safety, and welfare.	Yes	Yes
If applicable a bond, cash deposit, or combination thereof, shall be posted to cover costs for any geologic hazard abatement.	Yes	Yes

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A certificate of Insurance shall be submitted to the City demonstrating that the applicant or its applicable contractor has obtained a general liability insurance policy in an amount not less than \$5 million dollars per occurrence to cover awards for death, injury, loss or damage arising out of grading or construction.	Yes	Yes
A bond, cash deposit, or other City-approved security shall be sufficient to pay for the cost of restoring the project site to an acceptable condition in the event that the project is not completed and shall include, but not be limited to, stabilizing and hydro-seeding all slopes, completing all retaining walls that are required to maintain the slopes, installing erosion control improvements, and filling in grade depressions or holes.	Yes	Yes
Submittal of a Dust Control Plan pursuant to the South Coast Air Quality Management District Rule 403 and the City's Municipal Code.	Yes	Yes
The applicant shall prepare a plan indicating, to scale, clear sight triangles, which shall be maintained at the reconfigured driveway intersection. No objects, signs, fences, walls, vegetation, or other landscaping shall be allowed within these triangles in excess of thirty inches in height as measured from the adjacent curb.	Yes	Yes
The following improvements shall be designed in a manner meeting the approval of the Director of Public Works: 1) all provisions for surface drainage; 2) all necessary storm drain facilities, including the detention basin, extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) all water quality related improvements. Where determined necessary by the Director of Public Works, associated utility easements shall be dedicated to the City.	Yes	Yes
A restricted use covenant shall be recorded that prohibits improvements within the designed Building Geologic Setback Area.	Yes	Yes
A Geology and/or Soils Engineer's report on the expansive properties of soils on all building sites shall be submitted for review and approval by the City Geologist, including documentation of the on-site location of bentonite soil material.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
An as-built geological report shall be submitted for new structures to be founded on bedrock, and an as-built soils and compaction report shall be submitted for new structures to be founded on fill as well as for all engineered fill areas.	Yes	Yes
The applicant's project geologist shall review and approve the final plans and specifications and shall stamp and sign such plans and specifications.	Yes	Yes
A grading plan review and geologic report, complete with geologic map, shall be submitted for review and approval by the City's Geotechnical Engineer.	Yes	Yes
Foundations shall be set in accordance with the RPVMC and shall extend to such a depth as to be unaffected by any creep-prone surficial soil and/or weathered bedrock.	Yes	Yes
All grading shall be monitored by a licensed engineering geologist and/or soils engineer with the submittal of written reports, summarizing grading activities, shall be submitted on a weekly basis to the City.	Yes	Yes
The project shall comply with all appropriate provisions of the City's Grading Ordinance.	Yes	Yes
Grading activity on-site shall occur in accordance with all applicable City safety standards.	Yes	Yes
The graded slopes shall be properly planted and maintained in accordance with the approved Landscape Plan.	Yes	Yes
All manufactured slopes shall be contour-graded to achieve as natural an appearance as is feasible and shall be less than 35%.	Yes	Yes
Any water features (fountains, etc.), including the detention basin, shall be lined to prevent percolation of water into the soil.	Yes	Yes
The swimming pool shall be lined and shall contain a leak detection system.	Yes	Yes
The use of on-site rock crushing equipment and raw stone cutting shall be prohibited, with the exception of a minimal number of stonecutting saws for the final fitting and installation of said stone veneer on the building provided	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
that the stonecutting occurs immediately adjacent to the areas where the stone veneer is being applied and as far as possible from nearby residences.		
The Community Development Director has the authority to limit any stone cutting that is determined to adversely impact the neighbors, including but not limited to restricting the hours of stone cutting, restricting the areas of stone cutting and/or limiting the number of stone cutting saws and requiring saws to be located within a structure.	No	Yes
Retaining walls shall be limited in height as identified on the approved grading plans.	Yes	Yes
UTILITIES		
All new utilities exclusively serving the project site shall be placed underground including cable television, telephone, electrical, gas and water.	Yes	Yes
No above ground utility structure cabinets, pipes, or valves shall be constructed within the public rights-of-way without prior approval of the Director of Public Works.	Yes	Yes
Use of satellite dish antenna(e) or any other antennae shall be controlled by the provisions set forth in the RPVMC.	Yes	Yes
The applicant shall prepare sewer plans in accordance with the Countywide Sewer Maintenance District.	Yes	Yes
A sewer improvement plan shall be prepared as required by the Director of Public Works, Building Official, and the County of Los Angeles.	Yes	Yes
The applicant shall submit a written statement from the County Sanitation District accepting any new facility design and/or any system upgrades with regard to existing trunk line sewers.	Yes	Yes
If applicable, sewer easements shall be dedicated to the City.	Yes	Yes
Sewer Improvement plans shall be approved by the County of Los Angeles, the County Sanitation Districts, and the Director of Public Works.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
A sewer connection fee shall be paid to the County Sanitation Districts of Los Angeles County prior to the issuance of a permit to connect to the sewer line.	Yes	Yes
The Director of Public Works shall review and approve a Water Improvement Plan. Any water facilities that cannot be constructed below ground shall be located on the subject property and screened from view from any public rights-of-way.	Yes	Yes
The project site shall be served by adequately sized water system facilities that shall include fire hydrants of the size and type and location as determined by the Los Angeles County Fire Department.	Yes	Yes
Framing of structures shall not begin until after the Los Angeles County Fire Department has determined that there is adequate fire fighting water and access available to such structures.	Yes	Yes
The applicant shall file with the Director of Public Works an unqualified "will serve" statement from the purveyor serving the project site indicating that water service can be provided to meet the demands of the proposed development.	Yes	Yes
A statement from the purveyor indicating that the proposed water mains and any other required facilities will be operated by the purveyor, and that under normal operating conditions the system will meet the needs of the project.	Yes	Yes
HYDROLOGY AND WATER QUALITY		
The applicant shall submit an updated Master Drainage Plan for the College campus and any adjacent tributary area, including supporting documents, for review and approval by the Director of Public Works, Building Official, and Geologist. The Plan shall demonstrate adequate storm protection from the design storm, under existing conditions, as well as after the construction of future drainage improvements by the City along Palos Verdes Drive East immediately abutting the project site.	Yes	Yes
Submittal of a Storm Water Pollution Prevention Plan (SWPPP) to ensure compliance with the current California State Regional Water Quality Control Board (RWQCB) regulations.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
The irrigation system and area drains proposed shall be reviewed and approved by the City's Geotechnical Engineer, Building Official and Director of Public Works.	Yes	Yes
A construction specific drainage report(s) shall be prepared demonstrating that the grading, in conjunction with the drainage improvements, including applicable swales, channels, street flows, catch basins, will protect all building pads from design storms.	Yes	Yes
All drainage swales and any other at-grade drainage facilities (detention basin, etc.), including gunite swales, shall be of an earth tone color.	Yes	Yes
The applicant shall demonstrate that the design storm can be conveyed through the site without conveying the water in a pipe and without severely damaging the integrity of the Standard Urban Stormwater Mitigation Plan (SUSMP).	Yes	Yes
The applicant shall execute an agreement with the City that is satisfactory to the City Attorney agreeing to defend, indemnify and hold the City, members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials, (collectively, "Indemnitees") harmless from any damage that may occur to the subject property or to any improvements, persons or personal property located on the subject property due to the flow of off-site storm flows that are designed, as of the date the College's drainage plans are approved by the City, to flow onto, over, and through the subject property ("Claims").	Yes	Yes
All catch basins and public access points that crosses or abut an open channel shall be marked with a water quality message in accordance with the SUSMP and SWPPP.	Yes	Yes
A SUSMP shall be prepared pursuant to the guidelines in <i>Development Planning for Stormwater Management – A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP)</i> prepared by Los Angeles County Department of Public Works 2002 (or most current version). The SUSMP shall include both structural and non-structural BMPs and shall comply with RWQCB and applicable National Pollution Discharge Elimination System (NPDES) permits. The SUSMP shall identify how on-site flows and off-site	Yes	Yes

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water flows that mix with on-site water flows are treated for pollutants prior to leaving the site. The WQMP shall also include an Integrated Pest Management Plan (IPMP) that addresses the use of grasscycling and pesticides for the lawn and landscape areas including the athletic field.		
The SUSMP Maintenance Agreement, outlining the post-construction Best Management Practices, shall be recorded with the Los Angeles County Records Office.	Yes	Yes
The applicant shall file any required documents, including the Notice of Intent (NOI), and obtain all required permits from the California RWQCB.	Yes	Yes
An Erosion Control Plan shall be designed in conformance with the City standards and the requirements of the RWQCB.	Yes	Yes
The project shall comply with the standard urban storm water mitigation plan adopted by the RWQCB.	Yes	Yes
The City's Geotechnical Engineer shall review and approve the SUSMP.	Yes	Yes
All on-site drainage facilities, including, but not limited to structures, pipelines, open channels, detention and desilting basins, mechanical and natural filtering systems, and monitoring systems shall be maintained by the applicant.	Yes	Yes
A bond, letter of credit or other security acceptable to the City shall be provided to secure completion of such drainage facilities and to cover the cost of maintenance for a period of 2 years after completion shall also be provided to the City.	Yes	Yes
All eligible drainage facilities to the Los Angeles County Public Works Department upon completion and acceptance of the facilities by the County of Los Angeles.	Yes	Yes
SOURCE REDUCTION AND RECYCLING		
The applicant shall prepare and submit to the Director of Public Works for review and approval a comprehensive Integrated Waste Management Plan that addresses source reduction, reuse and recycling in compliance with State and Local required diversion goals.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
An approved Construction and Demolition Materials Management Plan (CDMMP or the Plan) shall be prepared and approved by the City.	Yes	Yes
A Construction and Demolition Materials Disposition Summary (Summary) shall be submitted to the Director of Public Works upon completion of deconstruction and construction.	Yes	Yes
The site design shall incorporate for solid waste minimization, the use of recycled building materials and the re-use of on-site demolition debris.	Yes	Yes
The project site design shall incorporate areas for collection of solid waste with adequate space for separate collection of recyclables.	Yes	Yes
OPERATIONAL		
Any repair work conducted in or outside the Maintenance Building that may be visible to the public, including from the public right-of-way, shall be screened with landscaping from public view.	Yes	Yes
Campus facilities for student, participant, and public use shall close by 10:00 p.m. with the exception of the Library, Auditorium, and Athletic Building, which shall close by 11:00 p.m. The College may hold up to six student activity events, such as dances, within a calendar year in which campus facilities for such events may remain open until midnight provided that at least three weeks before the event, the College provides written notice of the special event to the Community Development Director. All such events shall also be posted on the College's website.	Yes	Yes
Residence Halls shall be subject to "Quiet Hours" from 10:00 p.m. to 7:00 a.m. daily.	Yes	No
Late night driving shall be discouraged by requiring Residence Hall staff approval for those drivers wishing to leave the campus between 11:00 p.m. and 6:00 a.m., and by staff monitoring and recording of any resident vehicle returning to the campus between 11:00 p.m. and 6:00 a.m.	Yes	No
The following areas of the campus shall be closed for all use between sunset and sunrise, unless a Special Use Permit is obtained:	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
<ul style="list-style-type: none"> • Athletic Field • Rose Garden 		
<p>The following areas of the campus shall be closed for all use between sunset and sunrise, unless a Special Use Permit is obtained:</p> <ul style="list-style-type: none"> • Library Building Outdoor Deck • Tennis Courts • Athletic Building Outdoor Deck 	No	Yes
<p>Use of the outdoor pool shall be prohibited between 10:00 p.m. and 6:00 a.m. Monday through Friday, and between 8:00 p.m. and 6:00 a.m. on Saturday and Sunday, unless a Special Use Permit is obtained.</p>	Yes	Yes
<p>The delivery of goods and supplies, including food supplies, shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Sunday.</p>	Yes	Yes
<p>All regular truck deliveries shall use the loading docks adjacent to the student union.</p>	Yes	Yes
<p>24-hour security shall be provided, including but not limited to the monitoring of parking lots, to ensure outdoor noise levels are kept to a minimum.</p>	Yes	Yes
<p>Between the hours of 7 a.m. and 7 p.m., Monday to Friday, a security guard shall be on duty at the information booth located near the campus entrance. At all other times, the campus security shall patrol the campus.</p>	Yes	Yes
<p>The use of outdoor amplification equipment for outdoor events shall be prohibited unless a Special Use Permit is obtained. The College may request an annual Special Use Permit to conduct no more than 24 outdoor events that include amplified sound, including sporting events, graduation ceremonies, and evening tent events, during the next twelve months. Such activities and other outdoor events shall only be allowed to occur at Chapel Circle, the plazas adjacent to the Library and the Auditorium (as shown on the site plan approved by the City Council), and the outdoor pool area. The Athletic Field and Tennis Courts may only be used with amplified sound for graduation ceremonies.</p>	No	Yes

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The existing preschool shall discontinue its operation upon the demolition of the building occupied for this use. The future use of a preschool, either within an existing building or in a new building that needs to be constructed, shall require appropriate environmental review and approval by the City.	Yes	Yes
a Neighborhood Advisory Committee consisting of one representative selected by each of the following neighboring homeowner's associations: El Prado, San Ramon, Mira Catalina, Seaciff Hilltop, and Mediterranean; two at-large representatives who live within 3000 feet of the campus (one of which shall be selected by the Community Development Director and one by the College); and a representative from City Staff (non-voting member).	Yes	Yes
PROGRAMS / STUDENT ENROLLMENT		
<p>The following academic and recreational programs and related activities as further described below and defined in Condition 140:</p> <ul style="list-style-type: none"> • Traditional Degree Programs • Non-Traditional Degree Programs • Continuing Educational Programs, such as but not limited to English as a Second Language (ESL) • Recreational Activities • Summer Educational Programs 	Yes	Yes
The use of the campus by groups or organizations unaffiliated with the College's educational and recreational programs that would have less than 100 participants or visitors present on campus at one time or would occupy less than 20% of the 463 required parking spaces during such use is also allowed.	Yes	Yes
The sub-leasing of the campus for commercial purposes that are unaffiliated with the College is prohibited.	No	Yes

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<p>The “Traditional Degree Programs” are the academic programs (Associates and Bachelors degrees) that offer classes primarily during the day on weekdays (Monday to Friday). The “Non-Traditional Degree Programs” are the academic programs (Associates, Bachelors, and Masters degrees) that offer classes, including postsecondary academic classes, primarily during weekday evenings and on weekends (Saturday and Sunday), so as to generally avoid overlap with the class schedules of the Traditional Degree Programs. The Traditional and Non-Traditional Degree Programs are referred collectively as the “Degree Programs.”</p>	Yes	Yes
<p>The College may also provide lifelong learning programs (“Continuing Education Programs”) such as English as a second language (ESL). All students in such Continuing Education Programs will be included as part of the total full-time and part-time permitted student enrollment for both the Traditional and Non-Traditional Degree Programs. The determination as to which enrollment category such students are counted towards will be based on whether the applicable classes are primarily offered during the weekdays (in which case the students would be classified as part of the Traditional Degree Program enrollment) or nights/weekends (in which case they would be classified as part of the Non-Traditional Degree Program enrollment).</p>	Yes	Yes
<p>A “student” means either a “full-time student,” who is a person enrolled in a Bachelor of Arts or Associates of Arts Degree Program or a Continuing Education Program on campus for at least 12 hours of course work during the applicable Term (as defined below), or a “part-time student,” who is a person enrolled in a Bachelor of Arts or Associates of Arts Degree Program or Continuing Education Program on campus for at least 3 hours, but up to 11 hours, of course work during the applicable Term.</p>	Yes	Yes

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The campus facilities may also be used for “Summer Educational Programs” for persons generally 14 years or older such as college-credit classes for local high school students, Upward Bound, and international students taking ESL classes along with other educational classes and recreational activities. Persons enrolled in Summer Educational Programs are referred to as “participants” for the purpose of establishing enrollment limitations.	Yes	Yes
The College may operate throughout the calendar year under the following general “Term” schedule: “Fall Term” (August through December), “Winter Term” (January), “Spring Term” (February to May) and “Summer Term” (June through July/August).	Yes	Yes
The College shall provide all of its incoming students a driver’s training course regarding local roadway conditions	No	Yes
The maximum total permitted enrollment in Traditional Degree Programs on campus during the Fall, Winter, and Spring Terms is 793 students (full-time and part-time).	Yes	Yes
Of the 793 maximum student enrollment, a maximum of 250 students shall be enrolled in a Bachelor of Arts degree program (BA Program).	No	Yes
For the Summer Term, if other educational or recreational programs are concurrently offered during weekdays, the maximum total permitted enrollment in Traditional Degree Programs must be proportionally reduced so that the combined enrollment in all such programs (e.g., Traditional Degree Programs and Summer Educational Programs) does not exceed a total of 600 students (full-time and part-time) and participants.	Yes	Yes
The maximum total permitted enrollment in Non-Traditional Degree Programs on campus during any Term is 150 students.	Yes	Yes
The maximum total permitted enrollment in any combination of Traditional Degree Programs and Summer Educational Programs offered concurrently during summer weekdays (June to August) is 600 students and participants.	Yes	Yes

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Requirement	Initiative Measure	Council adopted Project
An enrollment report for each Term within an academic year for all Traditional and Non-Traditional Degree Programs and Summer Educational Programs no later than 30-days after a term has commenced.	Yes	Yes
Failure to submit an enrollment report on a timely basis will constitute a violation punishable by administrative citation per the RPVMC.	No	Yes
NOISE / MECHANICAL EQUIPMENT		
All new mechanical equipment, regardless of its location, shall be housed in enclosures designed to attenuate noise to a level of 65 dBA CNEL at the project site's property lines. Mechanical equipment for food service shall incorporate filtration systems to reduce exhaust odors.	Yes	Yes
Mechanical equipment shall be oriented away from any sensitive receptors such as neighboring residences, and where applicable, must be installed with any required acoustical shielding.	Yes	Yes
All hardscape surfaces, such as the parking area and walkways, shall be properly maintained and kept clear of trash and debris. The hours of maintenance of the project grounds shall be restricted to Mondays through Fridays from 7:00 a.m. to 5:00 p.m., and on Saturdays from 9:00 a.m. to 4:00 p.m. Said maintenance activities shall be prohibited on Sundays and Federal holidays listed in the RPVMC.	Yes	Yes
Noise levels resulting from on-campus activities shall not exceed 65 dba CNEL at all property lines.	Yes	Yes
Noise levels resulting from activities allowed through the annual Special Use Permit with the exception of Graduation ceremonies shall not exceed 65 dba CNEL at all property lines.	No	Yes
Within 6 months of completion of each Phase of the Facilities Plan, as described in these conditions, the College shall provide the City with sound test reports prepared by a certified noise consultant that is approved by the Community Development Director.	No	Yes
A sound test report based on direction from the Community Development Director shall be provided within	Yes	No

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
six (6) months of the completion of any improvement exceeding 20,000 square feet in new floor area.		
Special on-campus educational, recreational, cultural, and social events and activities, a Special Use Permit will only be required where, based on demonstrable evidence, including, but not limited to, verifiable sound tests and reports based on past events and activities, a proposed special event or activity will exceed 65 dba for a cumulative period of more than 15 minutes in any hour at the applicable property lines.	Yes	No
LIGHTING		
A Lighting Plan for the project site that is in compliance with the RPVMC.	Yes	Yes
The Lighting Plan, including a Photometric Plan, shall clearly show the location, height, number of lights, wattage and estimates of maximum illumination on site and spill/glare at property lines for all exterior circulation lighting, outdoor building lighting, trail and sidewalk lighting, parking lot lighting, landscape ambiance lighting, and main entry sign lighting.	No	Yes
An as-built lighting plan shall be submitted to the City prior to the issuance of any Final Certificate of Occupancy.	Yes	Yes
Prior to the installation of any on-site lighting for the parking lots and walkways, one illuminated mock-up of each type of light fixture that would be used for the parking lots and walkways shall be set-up for review and approval by the Community Development Director to ensure compliance with the Municipal Code.	No	Yes
Parking and Security lighting shall be kept to minimum safety standards and shall conform to City requirements. Fixtures shall be shielded so that only the subject property is illuminated; there shall be no spillover onto residential properties or halo into the night sky.	Yes	Yes
A trial period of thirty (30) days from the installation of all the project exterior lighting shall be assessed for potential impacts to the surrounding properties. At the end of the thirty (30) day period, additional screening or reduction in the intensity or numbers of lights which are determined to	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
be excessively bright or otherwise create adverse impacts. Furthermore, said lighting shall be reviewed as part of the six (6) month review.		
Light fixtures located on a building with no eaves or on a standard or pole shall not be more than ten feet above existing grade, adjacent to the building or pole.	Yes	Yes
No outdoor lighting shall be allowed for the tennis courts or the athletic field, other than safety lighting used to illuminate the walkways and trails through the campus.	Yes	Yes
The light standards at the parking lot along the property line adjacent to the properties located on San Ramon Drive shall be no higher than the top of the existing 5-foot tall privacy wall.	Yes	Yes
The light standards at the east parking lot, located within the lower tier, shall be limited to a height of 42-inches, as measured from adjacent finished grade.	Yes	Yes
TRAFFIC		
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. The applicant may be eligible in the future for partial reimbursement from future projects that result in impacts on this intersection	Yes	Yes
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. The applicant may be eligible in the future for partial reimbursement from future projects that result in impacts on this intersection	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<p>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 (13.21% based on AM peak hour cumulative impacts).</p>	Yes	Yes
PARKING		
<p>A Parking Lot Plan shall be developed in conformance with the parking space dimensions and parking lot standards set forth in RPVMC or allowed in this condition of approval, and shall include the location of all light standards, planter boxes, directional signs and arrows. No more than 20% of the total parking spaces shall be in the form of compact spaces.</p>	Yes	Yes
<p>The project shall have no fewer than 463 on-site parking spaces consisting of 391 standard parking spaces at a minimum dimension of 9’ wide by 20’ deep and a maximum 72 compact parking spaces at a minimum dimension of 8’ wide by 15’ deep.</p>	Yes	Yes
<p>The applicant shall institute, to the satisfaction of the Community Development Director and the Director of Public Works, a Parking Management Strategies Plan to reduce College related parking in order to minimize street parking by students and visitors by the following values:</p>	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<ul style="list-style-type: none"> • 11 percent or greater for student enrollment between 744 and 793; • 6 percent or greater for student enrollment between 694 and 743; • 0 percent or greater for student enrollment of 693 or less. <p>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 restrictions for students living in College-owned off-campus residential housing • Utilization of remote parking • Provision of increased shuttle service • Offering of financial incentives, such as providing transit passes • Utilization of campus security to direct vehicles to available on-campus parking during peak times (8am to noon, Monday through Friday) • Utilization of campus security personnel to monitor street parking and direct students and visitors to available on-campus parking spots 		
<p>A Parking Management Strategy Program shall be prepared and submitted by the Applicant for review and approval by the Community Development Director, by July 1st of every year. Said Program shall:</p> <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 Community Development Director. 	No	Yes
<p>The total number of vehicles for those residing in the Residence Halls will be limited to a maximum number of</p>	Yes	No

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
125.		
Parking on the east side of the campus adjacent to the properties on San Ramon Drive shall be limited to faculty and staff between 7:00 a.m. and 10:00 p.m. All parking between 10:00 p.m. and 7:00 a.m. is prohibited in this area.	Yes	Yes
Parking at the lower terrace of the eastern parking lot shall be prohibited between 7:00 p.m. and 7:00 a.m. During this period this portion of the parking lot must be closed off with the use of a chain or other similar device to prevent cars from parking or accessing this area.	Yes	Yes
Prior to the final inspection of project grading, emergency vehicular access shall be installed at the project site.	Yes	Yes
The applicant shall prepare an Emergency Evacuation Plan that complies with the City's SEMS Multihazard Functional Plan.	Yes	Yes
The use of grasscrete pavers shall be prohibited within the Geologic Building Setback Area.	Yes	Yes
LANDSCAPING		
A Landscape Plan shall be prepared by a qualified Landscape Architect in accordance with the standards set forth in RPVMC for review and approval by the City. The Landscape Plan shall include, at a minimum, the plant species (Latin and common names), growth rate, and maximum height at maturity for all proposed trees. The Landscape Plan shall be made available for public review and input.	No	Yes
The existing eucalyptus trees located on the upper western portion of the southern slope and the existing canary pine trees located at the existing parking lot and drop-off circle shall either be laced, trimmed, removed or any combination thereof, as determined by the Community Development Director to restore views of Catalina Island from the viewing area of properties to the north, including 2925 Crest Rd.	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
All landscaping shall be planted and maintained in accordance with the City's landscape requirements	Yes	Yes
The applicant shall preserve existing on-site mature trees for the purpose of incorporating the mature trees into the landscaping of the southern slope, which shall be planted in a manner to reasonably screen the Athletic Building and the retaining walls that support the Fire Access Lane when viewed from the Palos Verdes Drive East roadway.	No	Yes
The applicant shall replace any of the existing trees removed from the southern slope and the adjacent area with 24" box trees at a 2:1 ratio, to minimize the scarring or erosion of the southern slope that may result from the project grading.	Yes	Yes
Where practical, landscaping shall be planted and maintained to screen the project buildings, ancillary structures, and the project's night lighting as seen from surrounding properties and/or public rights-of-way, as depicted on the Landscape Plan.	Yes	Yes
Landscaping shall be planted and maintained to reasonably screen the Athletic Building and the retaining walls for the Fire Access Lane from Palos Verdes Drive East and down-slope properties.	Yes	Yes
The area between the retaining wall along the eastern parking area and the existing privacy wall for the adjacent properties along San Ramon Drive shall be used as a landscaped buffer area and planted with trees not to exceed 16-feet in height to provide additional screening.	Yes	Yes
The area between the front and street-side property lines and the required 42-inch wrought iron fence/wall adjacent to the parking areas shall be landscaped and maintained on both sides of the fence/wall.	Yes	Yes
The area between the front and street-side property lines and the required 6-foot wrought iron fence along the curvature of Palos Verdes Drive East between the northeastern corner of the tennis courts and the detention basin shall be landscaped and maintained on both sides of the fence/wall.	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
A Campus Landscape Maintenance Plan shall be submitted and approved by the Community Development Director.	Yes	Yes
Landscape maintenance activities, including lawn mowing, are prohibited between the hours of 5:00 p.m. and 7:00 a.m. Monday through Friday and on Saturday from 4:00 p.m. to 9:00 a.m., and on Sundays and Federal holidays.	Yes	Yes
The use of weed and debris blowers and parking lot sweeping shall be prohibited before 8:00 a.m. or after 5:00 p.m., Monday through Friday, or before 9:00 a.m. or after 4:00 p.m. on Saturday or at any time on Sundays and Federal holidays.	Yes	Yes
The implementation of the Campus Landscape Maintenance Plan shall be formally reviewed by the Community Development Director three (3) months after the installation of the campus landscaping and shall be subsequently reviewed by the City Council at the six (6) month review. At either review, the Director and/or the City Council may determine that the Plan needs to be revised to address confirmed noise impacts.	No	Yes
If the City receives any justified noise complaints that are caused by the maintenance of the athletic field or campus landscape and lawn areas, as verified by the Community Development Director, upon receipt of notice from the City, the College shall respond to said verified complaint by notifying the City of the implementing corrective measures within 24 hours from the time of said notice.	No	Yes
Notice of the Director's decision resulting from the 3-month review of Campus Landscape Maintenance Plan shall be provided to all interested parties and may be appealed to the City Council by any interested party. Any violation of this condition may result in the revocation of the Conditional Use Permit.	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
The area between the eastern parking lot and the property line (adjacent to the City-owned San Ramon Reserve) shall be landscaped with native plants that require little to no irrigation, as deemed acceptable by the City Geologist. Such landscaping shall be reviewed and approved by the Fire Department prior to planting for fuel modification compliance. Such plants shall not exceed a height of 42-inches, unless the Community Development Director determines that such landscaping may exceed 42-inches, but no higher than 7-feet, in order to minimize any view impairment to the properties at 2742 and 2750 San Ramon Drive.	Yes	Yes
FENCES, WALLS, AND HEDGES		
A 42-inch tall combination wrought iron fence and wall finished in a stone veneer similar to the approved entry signs, along the entire Palos Verdes Drive East frontage. Said fence/wall shall be setback a minimum of 5-feet from the property line to allow this area to be landscaped, irrigated and maintained with approved plants, not to exceed 42-inches in height, as identified on the Landscape Plan.	Yes	Yes
A 6-foot tall screening wall along the College's eastern property line shall be constructed at the southwest corner property line for Lot 26 (2742 San Ramon Drive / Tooley property).	Yes	Yes
A wrought iron fence, painted black, along the westerly edge of the property, between the northeast corner of the tennis courts and the detention basin, at a maximum height of 6-feet and 80% open to light and air shall be constructed. Said wrought iron fence shall be setback a minimum of 3-feet from the property line to allow this area to be landscaped, irrigated and maintained with approved plants, not to exceed 42-inches in height, as identified on the Landscape Plan. The installation of lighting onto said fence is prohibited.	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
A retractable net shall be installed at the south, north and west sides of the Athletic Field as depicted in Athletic Field Alternative D-2. Said net, when extended, shall not exceed a height of 30-feet, as measured from the lowest adjacent grade (891') on the Athletic Field side. The Athletic Field net shall be extended at all times when the field is used for recreational activities involving balls and shall be lowered at the conclusion of the recreational activity.	No	Yes
Recreational activities requiring the use of the retractable net shall be prohibited on Sundays and the Federal holidays listed in the RPVMC, unless a Special Use Permit is obtained.	No	Yes
A retractable net may be installed at the southwest and northwest corners of the Athletic Field. Said net, when extended, shall not exceed a height of 20-feet, as measured from the lowest adjacent grade (891') on the Athletic Field side. The Athletic Field net shall be extended at all times when the field is used for recreational activities involving balls and shall be lowered at the conclusion of the recreational activity.	Yes	No
Use of the Athletic Field shall be prohibited for activities involving baseballs, golf balls, or other similar sized balls that cannot be adequately contained by the use of the retractable field net.	No	Yes
The use of chain link fencing shall be prohibited within the front and street-side setback yards (along Palos Verdes Drive East) with the exception of the chain link fencing for the tennis courts.	Yes	Yes
The chain link fence for the tennis courts shall be 20-feet in height along the entire perimeter of the westerly tennis courts and 10-feet in height for the easterly tennis courts (including combined retaining walls and fencing).	No	Yes
The chain link fence for the tennis courts shall be 10-feet in height and shall consist of a green or black mesh that is 80% open to light and air.	Yes	No

COMPARISON TABLE		
Requirement	Initiative Measure	Council adopted Project
All pools and spas shall be enclosed with a minimum 5' high fence (80% open to light and air), with a self-closing device and a self-latching device located no closer than 4' above the ground.	Yes	Yes
SIGNS		
Two entry signs shall be installed, adjacent to the driveway entrance at Palos Verdes Drive East and Crest Road, at a maximum height of 6-feet and affixed to a stone veneer decorative wall.	Yes	Yes
A Master Sign Plan that complies with the sign requirements of the RPVMC shall be approved by the City and shall include, but not be limited to, the entry identification signs for the College, the way-finding signs, the building signs, and other signs related to an educational use to ensure that such signs are in compliance with the City's Codes.	Yes	Yes
LAND USE AND RELEVANT PLANNING (MITIGATION MEASURES)		
An Athletic Associations Membership Report shall be prepared and submitted by the Applicant for review and approval by the Community Development Director, by July 1st of every year. Said Report shall document the Athletic Association memberships and corresponding sports, in order to determine if a revision to the Conditional Use Permit is required (LU-1)	No	Yes
AESTHETICS (MITIGATION MEASURES)		
A Construction Management Plan shall be submitted for review and approval by the Community Development Director. 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 (AES-1).	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
A Construction Safety Lighting Plan shall be submitted for review and approval by the Community Development Director. 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-2)	No	Yes
The graded areas shall be hydroseeded or otherwise revegetated, to the satisfaction of the Community Development Director (AES-3).	Yes	Yes
<p>A revised Landscape Plan shall incorporate the revisions outlined below, to the satisfaction of the Community Development Director (AES-4)</p> <ul style="list-style-type: none"> ▪ 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). ▪ The gold medallion tree proposed adjacent to Lot 26 shall be omitted from the Plan. ▪ 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. 	Yes	Yes
The Applicant shall install and maintain a retractable net along the perimeter of the Athletic Field that when extended, shall not exceed a height of 30-feet. The Athletic Field retractable net shall be extended at all times when the field is used for recreational activities involving balls and shall be lowered at the conclusion of the recreational activity. Recreational activities requiring the use of said net shall be prohibited on Sundays and the Federal holidays listed in the RPVMC, unless a Special Use Permit is obtained. The use of the retractable net shall be prohibited during hours of non-play (AES-5)	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
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 (AES-6)	Yes	Yes
A Revised Lighting Plan shall be submitted for review and approval by the Community Development Director and City Engineer (AES-7)	Yes	Yes
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 Community Development Director and City Engineer (AES-8)	No	Yes
The Applicant shall demonstrate to the satisfaction and approval of the Community Development Director 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 (AES-9).	No	Yes
TRAFFIC AND CIRCULATION (MITIGATION MEASURES)		
The Community Development Director shall review and approve the Construction Management Plan (TR-1).	Yes	Yes
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 (TR-2)	Yes	Yes
The applicant may be eligible in the future for partial 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	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<p>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 (TR-3)</p> <p>The applicant may be eligible in the future for partial reimbursement from future projects that result in impacts on this intersection.</p>		
<p>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. The College shall submit to the City an Enrollment Report for each Term within an academic year for all Traditional and Non-Traditional Degree Programs and Summer Educational Programs no later than 30-days after a term has commenced (TR-4)</p>	Yes	Yes
<p>Additionally, it is assumed, Marymount College student enrollment as a maximum of 250 weekday students enrolled in the BA Program and a maximum of 793 weekday students minus current BA Program weekday students enrolled in the AA Program. 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, and maximum of 250 weekday students enrolled in the BA Program and a maximum of 793 weekday students minus current BA Program weekday students enrolled in the AA Program (TR-4)</p>	No	Yes
<p>Prior to issuance of any Certificate of Occupancy, the Applicant shall institute, to the satisfaction of the Community Development Director and the Public Works Director, parking management strategies to reduce weekday College-related parking demand (TR-5).</p>	Yes	Yes
<p>A Parking Management Strategy Program shall be prepared and submitted by the Applicant for review and approval by the Community Development Director, by July 1st of every year (TR-6)</p>	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
Student enrollment shall be limited to a maximum of 793 weekday students and 150 weekend students, including full- and part-time students, and maximum of 250 weekday students enrolled in the BA Program and a maximum of 793 weekday students minus current BA Program weekday students enrolled in the AA Program (YR-7).	No	Yes
Palos Verdes Drive East/Palos Verdes Drive South (TR-8) – 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.	Yes	Yes
The Project Plans shall be revised to include wrought iron fencing along Palos Verdes Drive East at approximately 6.0 feet in height and 80 percent open to light and air, temporary retractable netting along the northern, southern and western sides of the athletic field at approximately 30.0 feet in height, and chain link fencing at 20.0 feet in height around the perimeter of the western tennis courts and 10.0 feet in height around the perimeter of the eastern tennis courts so that errant balls are sufficiently contained, to the satisfaction of the Community Development Director. The retractable net shall only be extended during activities involving field balls at the Athletic Field, subject to the limitations set forth in Mitigation Measure AES-5. The Applicant shall be responsible for retracting the net. The	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
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 (TR-9)		
AIR QUALITY (MITIGATION MEASURES)		
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 (AQ-1).	Yes	Yes
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 (AQ-2).	Yes	Yes
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 (AQ-3).	Yes	Yes
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-4)	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<p>The Project Engineer shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official (AQ-5):</p> <ul style="list-style-type: none"> ▪ The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and ▪ Work crews shall turn off equipment when not in use. 	No	Yes
<p>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 (AQ-6).</p>	Yes	Yes
<p>The Applicant shall submit for review and approval by the Director of Public Works and Community Development Director, a Transportation Demand Management (TDM) Plan that is applicable to students, faculty, and staff (AQ-7).</p>	Yes	Yes
NOISE (MITIGATION MEASURES)		
<p>The Applicant shall provide, to the satisfaction of the Community Development Director, a Noise Mitigation and Monitoring Program (NOI-1).</p>	Yes	Yes
<p>The Applicant shall submit a noise analysis that demonstrates to the satisfaction of the Community Development Director 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 (i.e., Community Noise Exposure (Ldn or CNEL, DBA) for Residential – Low Density, Single-Family would be 50 – 60/Normally Acceptable, 55 –70/Conditionally Acceptable, 70 – 75/Normally Unacceptable, and 75 –85/Clearly Unacceptable (NOI-2)</p>	Yes	Yes
<p>Prior to issuance of any Building Permit, the Applicant shall demonstrate, to the satisfaction of the Community Development Director, compliance with the following (NOI-3):</p> <ul style="list-style-type: none"> ▪ All mechanical equipment shall include specifications on quiet equipment; ▪ All mechanical equipment shall be selected and 	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<p>installed according to manufacturer's specifications, and shall include sound attenuation packages;</p> <ul style="list-style-type: none"> ▪ 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>A subsequent noise analysis shall be prepared, to the satisfaction of the Community Development Director 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 (NOI-4)</p>	No	Yes
<p>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</p> <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 (NOI-5).</p>	No	Yes
<p>Use of the 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 Community Development Director, pursuant to Code Chapter 17.62, <i>Special Use Permits</i> (NOI-6)</p>	No	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
Use of the athletic field shall be prohibited between sunset and sunrise, seven days per week, unless a Special Use Permit for said use has been issued by the Community Development Director, pursuant to Code Chapter 17.62, <i>Special Use Permits</i> (NOI-6)	Yes	Yes
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 Community Development Director, pursuant to Code Chapter 17.62, <i>Special Use Permits</i> (NOI-7)	No	Yes
GEOLOGY (MITIGATION MEASURES)		
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 (GEO-1)	Yes	Yes
<p>The Grading Plan and Landscape Plan shall demonstrate, to the satisfaction of the City Engineer, City Geologist, and City Building Official, that the plans have been designed such that:</p> <ul style="list-style-type: none"> ▪ Runoff, including irrigation run-off, at the eastern parking lot shall be prohibited from draining onto adjacent properties including 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 and any disturbed area in conjunction with the Project construction, particularly the parking lots, shall be prohibited from draining onto the south-facing and east-facing slopes and neighboring properties, as required by the City; all runoff shall be diverted to on-site storm drains. <p>To reduce the potential impact resulting from slope deformation one or more of the following measures shall be implemented prior to the issuance of any grading permit:</p> <ul style="list-style-type: none"> ▪ Design and build improvements with flexible joints 	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
<p>between individual structures to accommodate slope deformation; and</p> <ul style="list-style-type: none"> ▪ Set the foundation for improvements deeper and use less flexible materials that will resist soil movement. <p>In the event improvements within the creep zone cannot be avoided, a soil engineer shall assess the depth of the creep zone and determine if the proposed improvements would contribute to slope deformation. The Applicant shall comply with each of the recommendations identified by the soil engineer to reduce any potential slope deformation impacts associated with the proposed improvements to the satisfaction of the City Engineer, City Geologist, and City Building Official (GEO-2).</p>		
<p>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.</p>	Yes	Yes
<p>HYDROLOGY AND WATER QUALITY (MITIGATION MEASURES)</p>		
<p>The Director of Public Works and the City Engineer shall review and approve a Revised Storm Drain Plan. 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-1)</p>	Yes	Yes
<ul style="list-style-type: none"> ▪ 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 (HYD-2) 	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
The Preliminary Grading and Drainage Plan shall be updated to specifically address the modified athletic field and tennis courts in the western portion of the site with respect to altered drainage patterns and runoff amounts (HYD-3).	No	Yes
The hydrological and drainage improvements identified in Mitigation Measures HYD-1 and HYD-2 shall be completed during grading period (HYD-4).	Yes	Yes
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 (HYD-5)	Yes	Yes
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) (HYD-6)	Yes	Yes
PUBLIC SERVICES AND UTILITIES (MITIGATION MEASURES)		
A private security program, reviewed and approved by the Planning Commission and the Los Angeles County Sheriff's Department at a duly noticed public hearing, shall be implemented at the campus enforcing the Project's Conditions of Approval and the Marymount College Code of Conduct (PSU-1).	No	Yes
<ul style="list-style-type: none"> ▪ An approved Construction and Demolition Materials Management Plan shall be prepared and submitted to the Director of Public Works for review and approval (PSU-2) 	Yes	Yes
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 (PSU-3).	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
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-4).	Yes	Yes
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-5).	Yes	Yes
The Applicant shall, to the satisfaction of the Director of Public Works, implement a comprehensive Recycling Program on an on-going basis (PSU-6)	Yes	Yes
During events at the athletic field, temporary waste and recycling receptacles shall be provided (PSU-7).	No	Yes
BIOLOGICAL RESOURCES		
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 Community Development Director, 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 (BIO-1)	Yes	Yes
The Applicant shall hire, at the Applicant's expense, a qualified Biologist, approved by the Community Development Director, who shall conduct a focused survey for active raptor nests no more than 30 days prior to	Yes	Yes

COMPARISON TABLE

Requirement	Initiative Measure	Council adopted Project
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 (BIO-2)		
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 may come in the form of habitat restoration and/or enhancement onsite or in the immediate vicinity at the discretion of the permitting agencies (BIO-3)	Yes	Yes