



# RANCHO PALOS VERDES

**TO:** Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Availability of Draft Environmental Impact Report Appendix D for Marymount College Facilities Expansion Project Bachelor of Arts Degree Program and Athletic Field Alternatives (SCH # 2002021127)

The City of Rancho Palos Verdes, as lead agency, hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City of Rancho Palos Verdes has prepared and completed the Draft Appendix D to the Environmental Impact Report (EIR) for the proposed Marymount College Facilities Expansion Project. Appendix D to the EIR is an informational document that evaluates the potential for the proposed Bachelor of Arts Degree Program, as well as two Athletic Field Alternatives (Alternative D-1 and Alternative D-2), to significantly impact the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures.

**AGENCIES:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the Appendix D to the EIR prepared by the City when considering any permits that your agency must issue or for any other approval for the Project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

**PROJECT TITLE:** Marymount College Facilities Expansion Project Bachelor of Arts Degree Program and Athletic Field Alternatives

**PROJECT LOCATION:** 30800 Palos Verdes Drive East, City of Rancho Palos Verdes, California.

**PROJECT DESCRIPTION:** The proposed Bachelor of Arts Degree Program (BA Program) would not result in modifications to the Project plans and the Site Plan evaluated in the May 2009 FEIR Appendix A document remains the proposed plan. This proposal would, however, involve modifications to the College course offerings. The College proposes to offer a BA Program, in addition to their existing Associates of Arts Degree Program, at their existing campus. If accreditation is timely granted, the College would begin offering courses to satisfy requirements for Bachelors of Arts degrees in the fall of 2010. The BA Program does not involve revisions to the 793 enrollment cap described in the FEIR. Two Athletic Field Alternatives are also evaluated in Appendix D. Athletic Field Alternative No. D-1 involves maintaining the athletic field at its current location in the eastern portion of the site and enlarging the field, and constructing a parking lot on the western portion of the site. Athletic Field Alternative No. D-2 involves modifications to the western portion of the site, including a redesign of the proposed athletic field and tennis courts layout. These proposed alternatives would not result in changes to the Project analyzed in FEIR Appendix A regarding modular buildings, construction phasing, construction staging, and grading.

**PUBLIC REVIEW PERIOD:** The City has made this Draft EIR Appendix D available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 45 days after receipt of this notice**. All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Draft EIR Appendix D is:

**Starting Date:** Thursday, January 21, 2010

**Ending Date:** Monday, March 8, 2010

**DOCUMENT AVAILABILITY:** The Draft EIR Appendix D is available for public review during regular business hours at the following locations:

- City of Rancho Palos Verdes, Department of Planning, Building, and Code Enforcement, 30940 Hawthorne Boulevard, Rancho Palos Verdes, California 90275
- Palos Verdes Peninsula Library, Miraleste Branch, 29089 Palos Verdes Drive East, Rancho Palos Verdes, California 90275
- Palos Verdes Palos Verdes Main Library, 650 Deep Valley Drive, Rolling Hills Estates, California 90274
- Fred Hesse Park Community Building, 29301 Hawthorne Blvd., Rancho Palos Verdes, California 90275

The Draft EIR Appendix D may also be viewed on the City's website at [www.palosverdes.com/rpv](http://www.palosverdes.com/rpv) under the Marymount College Facilities Expansion Project page/link.

**COMMENTS:** Written comments may be submitted to the City of Rancho Palos Verdes Department of Planning, Building, and Code Enforcement. Please indicate a contact person for your agency or organization and send your comments to:

Mr. Ara Michael Mihranian, AICP  
Principal Planner  
City of Rancho Palos Verdes  
Department of Planning, Building, and Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, California 90275  
Tel: 310.544.5228; Fax: 310.544.5293  
Or via E-mail to: [aram@rpv.com](mailto:aram@rpv.com)

All comments must be received no later than 4:30 PM on Monday, March 8, 2010. The City is only seeking comments on Appendix D and reserves the right not to respond to comments on other documents related to the environmental review for this Project. If you should have any further comments or questions regarding the proposed Project and/or the availability of related environmental documents or applications, please contact Ara Michael Mihranian, AICP, Principal Planner, at 310-544-5228 or [aram@rpv.com](mailto:aram@rpv.com).

**PUBLIC MEETINGS:** The City of Rancho Palos Verdes will receive public comments regarding the Draft EIR Appendix D at a regularly scheduled **City Council** meeting on **Tuesday, February 16, 2010 at 7:00 PM** at Fred Hesse Park Community Building located at 29301 Hawthorne Boulevard, Rancho Palos Verdes. Following the Draft EIR Appendix D's public review period, the Final EIR Appendix D including Response to Comments will be prepared and notice will be provided for an additional City Council meeting where certification of the Final EIR Appendix D will be considered.

**Date:** January 20, 2010

**Signature:** \_\_\_\_\_

Joe Rojas

**Title:**

Director of Planning, Building, and Code Enforcement

**Telephone:** 310.544.5228