

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
 89 SOUTH CALIFORNIA ST., SUITE 200  
 VENTURA, CA 93001  
 (805) 585-1800

ADDENDUM**Th7b**

**DATE:** December 10, 2012  
**TO:** Commissioners and Interested Persons  
**FROM:** South Central Coast District Staff  
**SUBJECT:** Addendum: Agenda Item 7b, Thursday, December 13, 2012, Long Range Development Plan Amendment 1-11, Part A, Pepperdine University, "Campus Life Project."

Go to the original staff report.

The purpose of this addendum is to:

- 1) Revise the staff report published November 30, 2012 to make clarifications and corrections explained and shown in detail below. Staff notes that minor clerical errors will be corrected in adopted findings; and
- 2) Attach correspondence and *ex parte* notices received by publication of the addendum.

Staff hereby revises the staff report dated November 30, 2012 as shown below. Existing text in the staff report is shown in straight type (with existing underline shown, but not in bold). Changes to the text of the staff report are shown in bold ~~striketrough~~ (deletions) or bold **underline** (additions). *Explanatory notes are shown in italics.*

1. *The following changes clarify where referenced in the staff report, that all outdoor globe light fixtures throughout the Malibu campus must be replaced during the implementation of the Campus Life Project, including globe lights wherever such lights are located on campus; however, as requested by the University, thirty-two (32), 1930s-vintage globe light standards with opaque glass that were moved to the campus from the original Los Angeles campus may be retained:*

a. From staff report page Staff Report Page 2 (Summary of the staff recommendation):

... (2) protect night sky views important to the enjoyment of coastal access and recreational resources by (a) requiring, in accordance with the University's proposed amendment, **and the additional requirements set forth in Suggested Modification 2,** that additional night lighting installed as part of the Campus Life Project be offset through the replacement of **all** outdated "globe" style light standards throughout the campus with new lighting that will be directed downward to minimize "light pollution" to the maximum extent feasible, **except for thirty-two (32) existing, 1930s-vintage light standards fitted with opaque glass fixtures of special historic significance to the University,** on a schedule that ensures the replacement of the globe lights in step with the

Pepperdine University LRDP Amendment 1-11, Part A  
ADDENDUM

incremental completion of the Campus Life Project; and (b) establishing standards in the certified LRDP for new outdoor lighting, including the requirement that all new outdoor lighting, including athletics facility lighting, be designed and maintained to achieve the maximum feasible reduction of light pollution (Suggested Modification 2); ...

b. From Staff Report Page 5 (Section II, SUGGESTED MODIFICATIONS, Suggested Modification 2): Paragraph (A) of Suggested Modification 2 shall be revised:

- Campus Lighting

(A) Existing “globe” style outdoor light installations throughout the campus should be replaced with new light fixtures designed to minimize sky glow and light trespass in adjacent areas. ~~In accordance with the University’s proposal pursuant to LRDP Amendment 1-11, Part A, e~~ Concurrently with the implementation of the “Campus Life **Project Program**” development, all existing “globe” style outdoor light installations throughout the campus shall be replaced with modern light fixtures designed to minimize sky glow and light trespass in adjacent areas, consistent with the provisions of Section B below, and in accordance with ~~the~~ the final schedule ~~and~~ locations proposed by the University and appended to the LRDP submitted by the University at the time the first Notice of Impending Development for the Campus Life Project is processed. The thirty-two (32) existing 1930s-vintage light standards fitted with opaque glass fixtures, which are of historic significance to the University, may be retained.

(B) ~~New outdoor campus~~ “Globe” style replacement lighting shall be designed to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards of less than three feet in height shall be used. Campus lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(C) All new field lighting of athletics facilities shall be installed and maintained with “Qualite” or a superior, state-of-the-art technology designed to dark-sky-compatible standards. Lighting shall be minimized, directed downward, and shielded using the best available visor technology and pole height design to minimize light spill, sky glow, and glare impacts to public views to the maximum extent feasible. Replacement components shall be of at least equal or superior quality to the original installations. All sports lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of adjacent open space and sensitive habitat areas.

(D) All other new exterior night lighting installed on the campus site shall be designed to achieve the minimum degree of illumination necessary for public safety or the intended use of the lighting. Lighting shall be energy efficient, dark-

Pepperdine University LRDP Amendment 1-11, Part A  
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**sky-compatible, and shielded to direct light away from campus open space and sensitive habitat areas to the maximum extent feasible. Furthermore, no skyward-casting lighting shall be permitted unless shielded towards the illuminated object and designed such that impacts on night sky are minimized. Programmable timing devices shall be utilized to turn off unnecessary exterior night lights where feasible.**

- c. From Page 16 of the staff report, Section IV (Findings) Subparagraph C (COASTAL ACCESS AND RECREATION), Lighting Impacts, Globe Light Replacement:

Globe light replacement

Exhibit 12 contains the University's proposal to replace "globe" style outdoor light standards that were installed on the campus as part of the design aesthetic of an earlier era of campus development. The lights produce large "bubbles" of intense illumination, extending well beyond the campus areas where light is needed and casting light upward, increasing visibility and the strength of the impact on night sky conditions. The University has developed a phasing schedule to retire and replace the globe lights in concert with the construction of the Campus Life Project. **The University noted in revising LRDP Amendment 1-11 on November 29, 2012 (Exhibit 12) that some of the globe lights would be replaced during other projects (such as future baseball field improvements); however Suggested Modification Two requires that the replacement schedule coincide with the build out of the proposed Campus Life Project (estimated by the University to require approximately twelve years). The University has also clarified that LRDP amendment 1-11 would retain the thirty-two (32) existing vintage globe light standards fitted with opaque glass. These fixtures date from the 1930s and were part of the original Los Angeles campus. The University has since moved the fixtures to the Malibu Campus. The opaque fixtures are of historic significance to the University. Suggested Modification 2 therefore allows the University to retain the 32 historic lights.** Fully implemented, the globe light replacement project would ensure that build-out of the Campus Life Project would result in a net reduction of campus-wide night lighting effects compared with the current baseline. ...

2. Staff Report Page 8 (PUBLIC PARTICIPATION) – Correction:

Notice of the subject amendment has been distributed to all known interested parties. A detailed narrative of Pepperdine University's outreach efforts associated with the Campus Life Project has been provided by Pepperdine staff ~~and is attached as Exhibit 11.~~

3. Staff Report Page 8 (AMENDMENT DESCRIPTION) – Corrections:

Pepperdine University is requesting Commission certification of an amendment to the University's Long Range Development Plan. LRDP Amendment 1-11, Part A is necessary to allow the University to implement the "Campus Life Project," a 12-year,

Pepperdine University LRDP Amendment 1-11, Part A  
ADDENDUM

phased infill project within the developed 230-acre, lower campus area of the 830-acre Malibu campus. (See Exhibits 1-5, and Exhibit 8). The combined structural square footage proposed for the Campus Life Project is 394,137 (net) new square feet of campus development. **The Campus Life Project would also provide 796 net new parking spaces.** The project would not increase the student enrollment cap, and would be constructed well within the limits of total structural development capacity remaining within the build-out limits established by the LRDP.

The main components of the project include: (1) Student Housing – new and refurbished dormitory facilities and related structures (increase dorm capacity by 468 new beds; 150,692 net sq. ft.); (2) an Athletics/Events Center (AEC) with 5,470 seats **(5,000 of the seats would be permanently installed, with an additional 470 seats that could be placed temporarily to expand seating capacity)** (235,845 net sq. ft.), **an adjacent parking structure with 265 net spaces. The AEC would have and** NCAA-competition volleyball and basketball facilities **with practice courts**; (3) a NCAA-competition soccer field **with 1,000 permanent bleacher seats** – created by upgrading the existing outdoor field, **adding a new 1,500 sq. ft. restroom/storage building, providing 10 net new parking spaces, retiring 1,000 temporary spectator seats to permanent seating,** and replacing the existing lights with state-of-the-art, Qualite installations...

... The Campus Life Project parking would result in **5,380 5,017 (total)** parking spaces campus-wide **(including on-street spaces and spaces within parking lots and structures)** upon completion of the project...

4. Staff Report Page 9, Section IV (Findings) (A. AMENDMENT DESCRIPTION) – Clarifications:

Pepperdine staff has explained that the expanded recreation area/playing field (Component 5, Marie Canyon) will be flexibly designed to accept excess cut material generated by the other components of the Campus Life Project. Thus, excavated material would be periodically added to the fill pad for the recreational area/playing field. The estimated total cut yield **suitable for fill onsite** from all Campus Life Project components combined is about 153,000 cubic yards of material, and the Marie Canyon site is large enough to accept this amount of fill within the proposed project area.

5. Staff Report Page 11, Section IV (Findings) (A. AMENDMENT DESCRIPTION) – Clarifications:

Under the LRDP, the campus cannot exceed **either of** the following limits:

- (1) The cap on student enrollment, which is established as 5,000 Full Time Equivalent Students (FTEs) as calculated in Exhibit 11.

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**At the time of LRDP certification in 1990, the Commission concluded that:**

**“.. Under the proposed full build out of 5,000 FTE students, there would be an actual enrollment of 6,500 students, 500 faculty, 777 staff and 17 administrators according to the University’s Specific Plan or LRDP document.”(p. 28, Revised Findings, January 11, 1990).**

**The Commission also noted that Pepperdine University had 2,148 FTE students as of March, 1989 and expected to reach full enrollment by 1997. University officials have explained, however, that the Malibu campus total enrollment reached only 2,900 FTE students as of the fall semester, 2012, including students enrolled in all undergraduate, graduate, and professional programs combined.**

**an actual enrollment of 6,500 students (in all undergraduate, graduate, and professional programs, combined), plus 500 faculty, 777 staff and 17 administrators; or**

(2) The maximum potential build-out of 1.2 million square feet of structural development commencing from certification of the LRDP in ~~1989~~1990.

6. Staff Report Page 12, Section IV (Findings) (B. BACKGROUND) – clarifications:

Amendments to the LRDP have been approved for such modifications as the development plans for the Upper Campus Development (UCD) area; additions to the Firestone Fieldhouse gym; relocation of tennis courts; combining and relocation of student housing units; relocation of faculty housing units near ~~to~~ Malibu Country Estates subdivision; additions or redesign of various campus facilities; and addition of a designated stockpile site in Marie Canyon.

Notices of Impending Development have been approved for such development on the lower campus as an addition to the gym; additions to the Law School; construction of student housing; construction of faculty houses near ~~in~~ Malibu Country Estates; ...

7. Staff Report Page 20, Section IV (Findings) (D. HAZARD AND COASTAL RESOURCES)

One of the Campus Life Project locations, however, is located in Marie Canyon, adjacent to the north side of Huntsinger Circle Drive. The project component proposed in Marie Canyon is designed to place a fill pad (composed of excess graded material produced by excavation in other campus locations) within an existing flood control structure (a retention basin). The University proposes to place approximately 157,000 net cubic yards of fill from other Campus Life Project grading within the retention basin and to regrade an existing, smaller fill pad formerly used for a riding arena.

Pepperdine University LRDP Amendment 1-11, Part A  
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8. Staff Report Page 3, Appendix A – Substantive File Documents – add:

**Pepperdine University Long Range Development Plan, Certified January 11, 1990**

9. Staff Report Page 6, Section II, Suggested Modification 3:

- **Pepperdine Events at the Campus Athletics/ and Special Events Center (AEC)** shall be planned, scheduled, and managed in a manner that does not impair traffic flow on Pacific Coast Highway during times of peak coastal visitor travel from the Thursday before Memorial Day through the Tuesday after Labor Day, and all state holidays at other times.

STATE CAPITOL, ROOM 4035  
SACRAMENTO, CA 95814  
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DISTRICT OFFICE  
2716 OCEAN PARK BLVD, STE 308B  
SANTA MONICA, CA 90405  
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# California State Senate

SENATOR  
**FRAN PAVLEY**  
TWENTY-THIRD SENATE DISTRICT



COMMITTEES  
NATURAL RESOURCES & WATER  
CHAIR  
ENERGY, UTILITIES &  
COMMUNICATIONS  
ENVIRONMENTAL QUALITY  
TRANSPORTATION & HOUSING

**Received**

DEC 05 2012

California Coastal Commission  
South Central Coast District

December 4, 2012

**RECEIVED**

DEC 04 2012

CALIFORNIA  
COASTAL COMMISSION

Delivered by fax: 415-904-5400

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

To Whom It May Concern:

As the state senator who represents the Malibu area, I wanted to let you know of my support of the Pepperdine Campus Life Project. Not only will these campus improvements support the educational mission of the university, but they will add to the quality of life for students, faculty, and the broader community.

I commend the university for including the input of community organizations, neighbors, and local businesses throughout this process to insure the broadest possible support of this project.

Sincerely,

FRAN PAVLEY  
State Senator, 27<sup>th</sup> District



## BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

821 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET / LOS ANGELES, CALIFORNIA 90012  
PHONE (213) 974-3333 / FAX (213) 625-7360  
zev@bos.lacounty.gov / <http://zev.lacounty.gov>

**ZEV YAROSLAVSKY**

SUPERVISOR, THIRD DISTRICT

December 5, 2012

**AGENDA ITEM NO: Th7b**

**Hearing Date: December 13, 2012**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, California 94105-2219

RE: Pepperdine University Campus Life Project Item No. Th7b (December 13, 2012)

Dear Commissioners:

For nearly two decades, I have worked with Pepperdine University to ensure that its approach to planning for the future of its great campus respects both its neighbors and the sensitive natural environment that surrounds and lends support to the University and all those who learn, live, work, and play there. The Campus Life Project that is before you meets every one of those challenges, and I hope you will approve it without delay.

As a starting point, the University's leaders made a tremendous effort to work with its neighbors—including all involved governmental agencies, the Santa Monica Mountains Conservancy, and the adjacent homeowners association (the Malibu Country Estates) in the development of their plan. They listened to the community, and made changes and compromises in the location of the proposed facilities to ensure that their project would genuinely respect their neighbors' concerns. As a result of this effort, no one appeared in opposition to the Campus Life Project when it came before the County's Regional Planning Commission for public hearing, and no appeal was filed to the Board of Supervisors. In this geographic region, such unanimity is a rare feat that ought to be acknowledged.

Second, the University recognized that some limited, additional night lighting of athletic areas was necessary for the University's student athletes to participate on a level playing field with students from other schools. Recognizing the environmental sensitivities of this issue, the University—from the very beginning—sought to use the best of available dark skies technology to ensure that the new lighting would not harm either the rural environment, or negatively impact those around the campus. Pepperdine's efforts in this area will lead the way in Southern California and set a model that other schools and facilities in the rural-urban interface should follow.

California Coastal Commission  
Page Two  
December 5, 2012

Then, the University went an important step further. The University met my challenge to actually improve outdoor campus lighting throughout the existing campus, and agreed to replace existing inefficient fixtures installed in the 1970s with state-of-the-art shielded lighting. These fixtures will help to reduce the use of energy on campus, while reducing the most prominent existing sources of light currently emanating from the campus. In short, the Campus Life Project is not just mitigating all new potential night lighting impacts: if approved by your Commission, it will create a net benefit for the critically important dark skies effort in the unincorporated Santa Monica Mountains.

The environmental benefits of this project continue: To name just three more, the University is helping to provide additional trail access north of the property, educating future generations about sustainability, and obligating itself to obtain LEED certification at the Silver Level for the new Athletics/Events Center, as well as LEED certification for new Project Housing.

With these environmental measures in place, I urge you now to look to Pepperdine's track record and their mission. Pepperdine continues to live within the Long Range Development Plan that the Coastal Commission approved more than twenty years ago. They have moved at a considerate pace, and have been a reliable partner for the County and the community. We should allow Pepperdine the ability to build the Campus Life Project improvements, which include necessary and modest upgrades to the developed campus that are all consistent with its long range planning efforts.

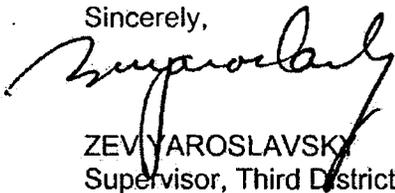
In the end, Pepperdine's Campus Life Project will provide:

- improved gathering and meeting areas;
- upgraded student housing that will allow more students to live on campus (and therefore force fewer student to commute on canyon roads);
- new levels of sustainable design that will decrease energy use; and,
- new recreational facilities that will benefit not just the University's college athletes, but all other students and visitors to the campus.

By allowing the Campus Life Project to go forward, your Commission will ensure a stronger educational community, and a more environmentally sustainable educational campus.

I urge your full support.

Sincerely,



ZEV YAROSLAVSKY  
Supervisor, Third District

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December 6, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**RE: Pepperdine University Campus Life Project Item No. 7b; December 13, 2012**

Dear Honorable Coastal Commissioners:

I am the Director of Sustainability for Koss Real Estate Investments where we manage the Malibu Country Mart, the major retail center in the Civic Center of Malibu. I also have personally had the privilege of working with members of the Pepperdine community through the Chamber of Commerce, specifically the Chamber's Environmental Committee led by Rhiannon Bailard, the Committee's chair.

The issue of environmental sustainability is an important cause especially in Malibu. And by working together in a collaborative and supportive way, the Malibu community has been able to make important strides in our sustainability practices (Pepperdine, the new City Hall, Library and The Malibu Country Mart are all LEED projects). Pepperdine has been an invaluable leader and partner in those efforts, proving that a University can make a difference, especially through their Center for Sustainability where we have learned and shared from each other about the latest green technologies.

I am particularly impressed with the fact that Pepperdine has always been at the forefront of environmental sustainability and stewardship within Malibu and the Campus Life Project further puts these sustainability standards in action. In addition to their current environmental initiatives, which include a major water reclamation program and single stream recycling and composting, the new Athletics and Events Center will be Silver LEED Certified and the new student residences will incorporate updated sustainable design features. The project also proposes replacing inefficient lighting with state-of-the-art lighting fixtures, saving energy. Pepperdine's efforts in LEED, composting, LED lighting, and beyond have been an inspiration to us at The Malibu Country Mart.

Koss Real Estate Investments joins the Malibu Chamber of Commerce and other local businesses and community members in supporting the Campus Life Project and I urge the Coastal Commission to approve this project.

Sincerely

Julie Labin  
Director of Sustainability

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Koss Real Estate Investments, The Malibu Country Mart  
12410 Santa Monica Blvd.  
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(310) 826-5636 ext. 230

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December 3, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**RE: Pepperdine University Campus Life Project**

Dear Commissioners:

As a college student athlete, I am very excited about Pepperdine's Campus Life Project. It brings needed upgrades to the campus, and includes many necessary additions and improvements to the University's athletic facilities, which I am most excited about. Having competed as a Wave with Pepperdine's soccer team, I have had to make difficult choices about how my time is spent on the soccer field versus in the classroom. For my teammates and me, the unlit soccer field has not allowed us the same flexibility that many other college students have in our situation.

Without lighting on our field, my teammates and I have not had the option to practice during the evenings. Many of Pepperdine's world-class programs, like sports medicine, require significant time spent in the laboratory. Cutting into this study period, so that we can practice while the sun is shining makes it much more difficult to follow the rigorous time requirements of these courses. More importantly, most of these classes are only offered during the afternoon, which forces conflicts with the limited practice time we have during the day. As Pepperdine student athletes we have to choose between our academic pursuits and our commitment to our collegiate athletic programs.

Finally, and most importantly, is the issue of team cohesiveness. Many of my teammates have to leave practice early or arrive late, because they are in courses with conflicting schedules, and in result, the flow of our practice is thrown off and our cohesiveness suffers. A team that can't practice together doesn't know how to work together when it counts. Having lights on the soccer field means practice can be held later in the day, avoiding most of these conflicts.

Since most classes I have had to take to graduate are only offered during the day, I have been forced to sacrifice critical learning time so that I could practice the sport that I love. With the new Campus Life Project, students like me won't have to make this trade off. Instead, they can enjoy world-class education while still managing to fit in important athletic pursuits in the evening. I believe both academics and athletics make us better, healthier citizens and students. I urge you to support the Campus Life Project so that students will not be forced to choose between graduating on time and playing the sports they love.

Sincerely,

Kristine Hilliard, Pepperdine Undergraduate, Member Pepperdine Women's Soccer Team

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**Christensen, Deanna@Coastal**

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**From:** Burton Weiss <ad.alacarte@gte.net>  
**Sent:** Thursday, December 06, 2012 3:33 PM  
**To:** Christensen, Deanna@Coastal  
**Subject:** Pepperdine University Campus Life Project

Agenda Item Th7B Hearing Date: December 13, 2012.

Dear Commissioners:

As a 47-year resident of Malibu I am writing you from a great, long-term perspective.

Malibu is a rather isolated community. Pepperdine University is our sports venue, our entertainment venue, our cultural venue, our recreational venue and our spiritual center. It benefits our community in so many ways. The Campus Life Project will only enhance Pepperdine's value to the city and its residents.

It will help our traffic congestion problem, too. Because more students will be able to stay and live on campus, there will be far fewer trips from off-campus housing to campus and back each day. Less traffic. Less pollution. Less waste of gasoline.

Having a larger percentage of students on campus will also benefit our local restaurants and businesses, who all-too-often die when the summer tourist season ends. The school season fills that gap perfectly.

And lastly, it will benefit the students, who will have a more fulfilling campus experience because of the Campus Life Project.

I cannot think of a single negative. Therefore I support, with the Commissioners, this thoughtful plan.

Sincerely,

Burton Weiss

Hearing Date: December 13, 2012  
Agenda Item No. Th7B

December 4, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

RE: Pepperdine University Campus Life Project Item No. Th7b; December 13, 2012

Dear Commissioners:

My name is Daniel Blakey and though not a member of any of our NCAA Division 1 level sports teams, I am the Lacrosse Team President and therefore am heavily involved with club sports here at Pepperdine. I am writing in support of the Pepperdine Campus Life Project. Much of the discussion of improvements to University athletics facilities often focuses on how the facilities will further help NCAA teams become more competitive. While this is an important aspect, the Campus Life Project provides an additional benefit – a new intramural sports field, which will benefit non-collegiate athletes like me. Club sports are altogether overlooked here, both by the administration and by the student body. This is because, in large part, we don't have any facilities to call our own. This sports field would do great things for our cause.

Most other top universities take their club sports very seriously, because they understand the benefit of having those teams on campus. Pepperdine's effort to equalize themselves with these other universities should be recognized. With improved facilities, our club sports would be able to reach a new potential far beyond where we are currently being held. Not only would student life be directly and positively affected, Pepperdine's national awareness would also increase. This intramural sports field would be the first step in Pepperdine Club Sports becoming competitive with those other top universities. I also believe this field would open Pepperdine to a whole new pool of well-rounded applicants, who are still interested in playing their sport of choice competitively, although not at the Division 1 level.

I support this project because it creates a space that doesn't currently exist on campus. This space is crucial to my lacrosse team, and club sports teams in general, effort to be the best we can be. It will allow us to stop surviving and begin to thrive. During my time at Pepperdine, this is the one area of campus life where I really see a need. There is no practice or game field that club sports can claim as their own. On top of that, there is an obvious lack of field and gym space for the non-sports playing student body. This new intramural sports field would be so valuable for the student life here at Pepperdine. I hope you will support this important project and I thank you for your consideration.

Sincerely,

Daniel Blakey





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 6, 2012

Mary K. Shallenberger, Chair  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Dear Ms. Shallenberger:

**PEPPERDINE UNIVERSITY LRDP AMENDMENT**

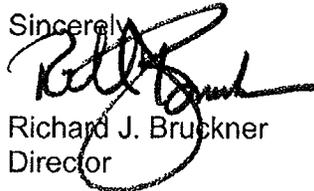
The Los Angeles County Regional Planning Commission, after conducting a public hearing, unanimously approved Pepperdine University's application for a Conditional Use Permit (C.U.P) for their Campus Life Project. This C.U.P. is associated with their application to the California Coastal Commission for an amendment to their LRDP. As such, I am writing to support their application to your Commission.

Their Campus Life Project was conceived by Pepperdine University to achieve their mission to provide educational opportunities within Los Angeles County. The project meets the goals of the California Coastal Act and respects the neighboring communities. The plan was prepared in close collaboration with Regional Planning staff and included extensive public outreach. We conducted an extensive environmental review process over several years. We have also implemented a new County policy calling for a Hearing Examiner to conduct a public hearing near the project site to ensure that local stakeholders have ample opportunity to be heard. This hearing had over 100 attendees in late 2010. Following that hearing, our staff encouraged the University to work closely with all stakeholders and address their concerns. The Los Angeles County Regional Planning Commission held another public hearing in 2011, at that hearing no one spoke in opposition and representatives of the nearby Malibu Country Estates and the Santa Monica Mountains Conservancy spoke in support.

Mary K. Shallenberger, Chair  
December 6, 2012  
Page 2

The Regional Planning Commission certified the Environmental Impact Report for the project and found the plan to be consistent with the County's General Plan and applicable zoning standards. Thank you for your consideration of the Pepperdine University LRDP Amendment and I would respectfully request that you approve the recommendations proposed by your staff.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Bruckner", written over the word "Sincerely,".

Richard J. Bruckner  
Director

RJB:SZD:KKS

c: Supervisor Zev Yaroslavsky  
Phil Phillips, Vice President for Administration, Pepperdine University

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

December 4, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

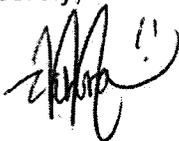
RE: Pepperdine University Campus Life Project **Item No. Th7b; December 13, 2012**

Dear Commissioners:

My name is Zahra Madraswala and I am writing in support of my University and our Campus Life Project. As a student on campus, I have so much to be thankful for. I am able to attend a beautiful University set on the California Coast with dedicated and thoughtful professors and staff. I am very lucky.

What I love about the Campus Life Project is the investment in open gathering spaces. As beautiful as our campus is, there aren't a lot of places to enjoy fellowship with students outside. We feel the lack of a central location, a place to study outside, gather with friends, meet for coffee, or just enjoy the company of the people we meet on campus. The Campus Life Project addresses this need by turning a surface parking lot into a central quad, which I am excited to see become the heart of this campus. I want you to know that this plan will make a difference in my life, in the lives of my fellow students, and those yet to come. I ask that you move to approve this project.

Sincerely,



Zahra Madraswala

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

December 4, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**RE: Pepperdine University Campus Life Project Item No. 7b; December 13, 2012**

Dear Commissioners:

I am currently an undergraduate biology student at Pepperdine University. Pepperdine's excellent biology program teaches its students to be environmental stewards, focusing on understanding the complexity of biological systems. I decided to attend Pepperdine not only because it is a beautiful place to live, but also for the strength of its biology curriculum and the opportunity it afforded me to work with professors like Stephen Davis, Lee Kats, and Karen Martin.

While still in high school I contacted Dr. Kats and immediately joined his research lab, and I have continued to be a part of his lab as well as the lab of Dr. Davis. A large portion of the research we do in Dr. Kat's lab deals with local streams and tracking the health of the populations that inhabit these streams, which is of course important not only to curious science students but also to anyone and everyone interested in maintaining a healthy environment. The generosity of these professors and their willingness to have such young students in their labs has afforded me the opportunity to learn and grow immensely in the short amount of time I've been at Pepperdine.

I had the privilege of having Karen Martin as a professor last year. She is a dedicated leader in protecting and better understanding the Coastal environment. Her research into the California grunion has helped shaped the way we understand such a fascinating species and as a student I was fortunate enough to participate in this incredible learning opportunity. It is clear that she is incredibly passionate about protecting the grunion, and her love for the fish is contagious. This summer she offered her time to take myself and a group of my fellow research students on a Grunion Run. It was such a neat thing to witness and seeing the fish up close really gave me an understanding of why she cares so much about protecting them and why we should all care. At Pepperdine, researchers and leaders such as Dr. Martin are welcome and their research embraced because environmental stewardship is an important cause to the University.

As a student, I can assure you on campus sustainability is a rallying cry. We take our responsibility to the environment very seriously and that is absolutely reflected in the Campus Life Project which seeks to improve University facilities and ready them for the next generation of professors and students who are and will continue to make a profound difference in environmental leadership and research.

The project is green, sustainably smart, and will go a long way to ensure that important work continues on this campus for years to come. I believe this Project is much needed,

not only because it helps the University grow responsibly, but also because it helps ensure Pepperdine's ability to attract leaders like Karen Martin and environmentally-minded students like me.

On behalf of myself, fellow students who participate in research with distinguished professors like Dr. Martin, and students yet to come, I hope that the Coastal Commission will strongly endorse and swiftly approve the Campus Life Project.



Taylor Stucky  
Biology Major  
Class of 2015

December 5, 2012

Hearing Date: December 13, 2012  
Agenda Item No. Th7b

**Received**

DEC 10 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

California Coastal Commission  
South Central Coast District

RE: Pepperdine University Campus Life Project - Item No. Th7b; December 13, 2012

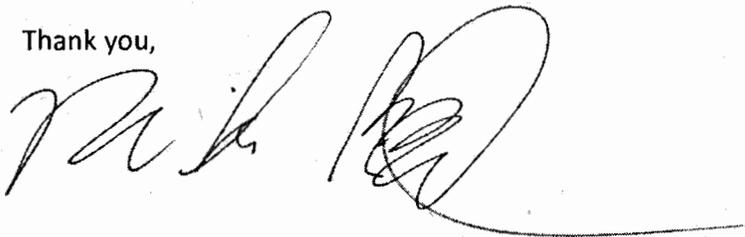
Dear Commissioners:

The importance of the environment to sustaining human life and paving the way for future generations cannot be stressed enough. As our civilization continues to grow, it thus becomes important that we are mindful of our effect on the environment and the pollution that we may cause. Our children and grandchildren look to us to be an example. I support Pepperdine University and the Campus Life Project because it is an example to future generations of being environmentally responsible while equipping students for more dynamic learning. This is expressed in the steps they are taking to decrease light pollution: a type of pollution which is often overlooked, yet still has damaging effects on the environment.

As part of the project, I understand that Pepperdine will be removing outdated lighting on campus and replacing it with environmentally sensitive lighting that uses less energy and is shielded to decrease light pollution. This update will increase the efficiency of the lights on campus, while also preventing unnecessary and unwanted light exposure to the natural environment.

This technology will benefit all of Malibu by seeking to minimize the disruption of the ecosystem and of the night sky. Actions like these speak louder than words and showcase Pepperdine as an important and committed community partner for responsible, service oriented development. This is service which Pepperdine University expresses not only to its students, but to the environment and the community as a whole. The Campus Life Project is an important step to environmental sustainability and I believe the Commission should move to approve this project.

Thank you,



Michael T. Reid

December 7, 2012

**Agenda Item No. Tb7b**

**Hearing: December 13, 2012**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Received**

**DEC 10 2012**

California Coastal Commission  
South Central Coast District

RE: Pepperdine University Campus Life Project

Dear Honorable Commissioners:

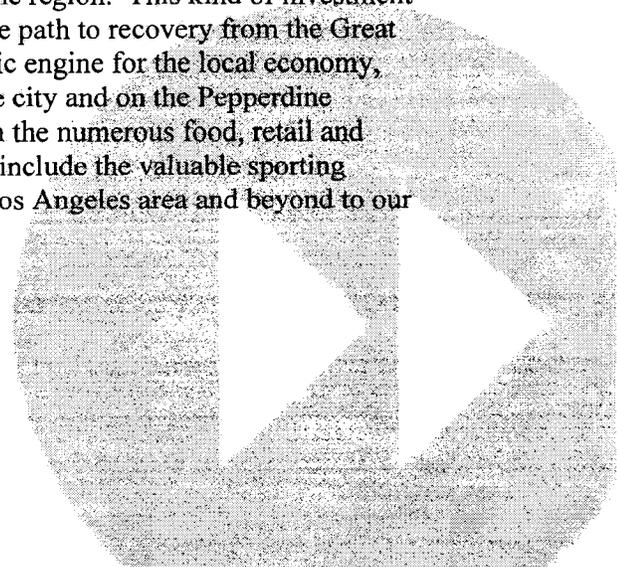
I write today in support of Pepperdine's Campus Life Project. Pepperdine is a valuable resource for the City of Malibu, providing numerous benefits to residents and the local community. Its ongoing commitment to providing world-class education, working with local residents, and the positive economic impact on the Malibu area and region are all reasons I support this school.

As a former Malibu resident for many years, I can attest to the incredible effort the University takes in listening to its neighbors. The University spent years explaining its designs to residents, and the features of its new Campus Life Project reflect this kind of stakeholder engagement. A new athletics and events center brings upgrades to older facilities, while also moving these events away from areas that are currently near residences. New lighting on fields provides space for students and others to enjoy the outdoors at night while also using the newest technology to shield the spillover of this lighting. The University is also committed to utilizing these lights in a way that works for neighbors as well as those using the field. And new on-campus housing ensures less traffic around the University while also creating a better campus environment for interaction and learning. These efforts are the hallmark of smart development.

The Campus Life Project is projected to bring an additional \$400 million in economic activity from construction and operation, along with 2,000 jobs to the region. This kind of investment is crucial to our economy, particularly as we continue on the path to recovery from the Great Recession. In addition, Pepperdine is a significant economic engine for the local economy, pumping nearly \$20 million in salaries for staff living in the city and on the Pepperdine campus. Businesses around the University also benefit from the numerous food, retail and entertainment needs of students and staff. And that doesn't include the valuable sporting and cultural events that bring other folks from around the Los Angeles area and beyond to our beautiful coastal town.

5700 Wilshire Boulevard, Suite 170  
Los Angeles, CA 90036  
Tel: 323-549-5225 • Fax: 323-549-5255

[www.labusinessjournal.com](http://www.labusinessjournal.com)



I chose to live in Malibu because it is such a beautiful location on a particularly beautiful California coast, and when I was a resident, I felt lucky to be near such a valuable asset that doesn't exist in many other communities. Students from local schools are able to tour the campus to see how a real working University functions, and nearly everyone I know has used a campus facility at one point or another. University students provide tutoring services, and professors and students support local public schools. Pepperdine truly is a world-class institution, with numerous benefits extending beyond simply students and staff. Working with the community, Pepperdine has committed to continuing its tradition of top-notch education and services with its Campus Life Project improvement plan. I ask the Coastal Commission to approve this project so that we can maintain this valuable asset for students, residents, and the greater Los Angeles area.

Sincerely



Matthew A. Toledo  
Publisher and CEO

December 3, 2012

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

RE: Pepperdine University Campus Life Project  
Item No. Th7b; December 13, 2012

Dear Commissioners,

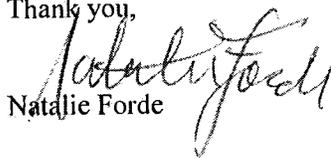
On behalf of Pepperdine students, I would like to express my support for the Campus Life Project and ask that the Commission approve this important project. Attending Pepperdine University is one of the best decisions I have made in my life thus far. When I was searching for a college that would be the right fit for me, I wanted to find a university with a personal feel, where my education would be tailored to fit my needs. I found all of that and much more in Pepperdine University. The staff and professors are exceptional and the feeling of community is powerful on campus.

But what we learn doesn't begin and end with books. This University asks us to be more. They ask us to see ourselves as stewards of the environment and ask us to realize that we all are responsible for each other. I can't imagine attending school anywhere else. I support my University and their desire to improve our campus. As wonderful as the University is, some of our campus buildings are outdated and it would be great to update dorms on campus, add a new central quad and gathering space. I know that I would personally benefit from these additions and I also know that our University is dedicated to stewardship and all work will be handled responsibly and as sustainably as possible.

As a Resident Advisor for the past two years, it is my responsibility to report damage and maintenance concerns in the student living areas on campus. Through my work I have noticed that some of the dorms are badly in need of an update, and I believe that improving these community areas would help students to feel at home on campus. Another dimension of my work as a Resident Advisor is to facilitate community building in the dorms. I am convinced that creating new centralized areas for students to congregate would help further improve the spirit of camaraderie and school pride that is already present here on campus.

As a voice for the Pepperdine student community, I want to personally thank you for your consideration of the Campus Life Project. I look forward to seeing the ways this project will enhance the Pepperdine experience as we continue to grow as a top-ranked University.

Thank you,

  
Natalie Forde

December 5, 2012

**Agenda Item: Th7b  
December 13, 2012**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

RE: Pepperdine University Campus Life Project

Dear Commissioners:

My name is Greg Hughes and I am the Pastor of Malibu Presbyterian Church, I'm also a neighbor of Pepperdine, and I'm a member of their Crest Associates. As Crest Associates we play a role in supporting the University in its values based education, and in turn, we are able to participate in various activities at the University, including its theatres, galleries, athletics and recreational facilities.

I can say quite emphatically that this relationship has enriched my family's life, and I am very grateful to have Pepperdine in my community. Their students and faculty members, many of whom attend services with us on Sundays, have invigorated our lives with their spirit of purpose and service. We are also blessed by Pepperdine's willingness to open its doors to our community.

With the Campus Life Project, the University is taking steps to invest in its future in a smart, environmentally sustainable way. This project will benefit the character and culture of Malibu, as well as make the University even more desirable to the strong academic and civically minded students we have come to welcome in our community.

Reinvestment, when thoughtfully completed, should be welcomed by our community as it allows the University to maintain its status as an elite home for higher education. This is a thoughtful plan to better educate a thoughtful student body. I strongly support Pepperdine and I hope that you will approve the Campus Life Project as soon as possible.

Sincerely,

*Greg*

Rev. Dr. Greg Hughes

*Pastor/Head of Staff  
Malibu Presbyterian Church  
3324 Malibu Canyon Road  
Malibu, CA 90265  
Phone: 310-456-1611*

12-3-12

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

RE: Pepperdine University Campus Life Project Item No. 7b; December 13, 2012

Dear Commissioners:

As 35 year residents of Malibu, it is important for us to reach out to the Coastal Commission and express our support for Pepperdine University and the Campus Life Project. As area residents, we very much enjoy living along the beautiful California coast and are grateful for the tireless work of the Commission to protect what is arguably our most valuable resource.

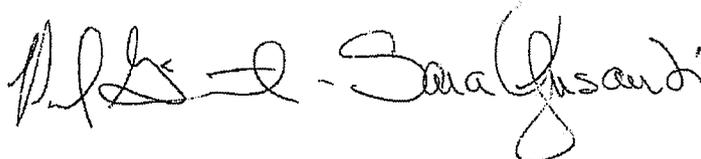
Pepperdine has also been a wonderful resource for the community. Their students have donated countless hours in Malibu and Southern California for worthy causes of every kind including many environmental ones. The Students support the local businesses during the winter so that the businesses are here to meet the needs of our summer visitors. The on Campus cultural programs attract many members of the Community who would otherwise drive long distances for equivalent programs. The University has served as a command center for Fire and Police assets during local emergencies.

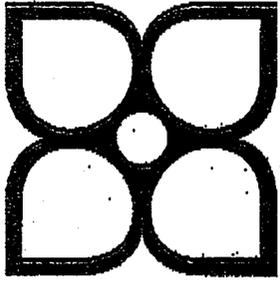
We believe Pepperdine has taken all the necessary steps to not only protect the coast but to enhance the coastal experience for area visitors and residents. The Campus Life Project plans to build additional on-campus beds which will result in 744 fewer trips to and from campus. By taking commuters off the road and making them on-campus students Pepperdine is not only improving their campus, but also the Coastal experience for anyone who travels along Pacific Coast Highway.

This is a good project for our community and we are happy to support Pepperdine and its efforts to improve the University. We hope that the Coastal Commission will approve the project.

Thank you,

Paul & Sara Grisanti  
23676 Malibu Road,  
Malibu, Ca. 90265

A handwritten signature in black ink, appearing to read "Paul & Sara Grisanti". The signature is written in a cursive style and is positioned to the right of the typed name.

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

RECEIVED

DEC 07 2012

CALIFORNIA  
COASTAL COMMISSION**Los Angeles COMMUNITY GARDEN COUNCIL**

December 3, 2012

Item # Th7b

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105-2219

RE: Pepperdine University Campus Life Project Item # Th7b; December 13 2012

Dear Commissioners:

I write to urge your approval of Pepperdine University's Campus Life Project. Investing in education means investing in the leaders of tomorrow, and the Campus Life Project is an important investment for all of us.

I have been involved with the University as the LA Community Garden Council contact and I can assure you, the students that Pepperdine is producing are some fine young men and women.

Scores of Pepperdine students take time out of their busy schedules to volunteers with our organization, working in our gardens throughout Los Angeles, helping to keep the gardens maintained on a regular basis. We value our partnership with Pepperdine as this type of volunteerism leads to the betterment of not just our organization but the communities in which they serve.

Pepperdine is an important resource for so many, and an investment such as the Campus Life Project allows the University to invest in it's most important asset, it's students. These are some of our nation's best and brightest and they deserve the opportunity to learn in an environment that is environmentally sustainable and provides them with the absolute best tools to further their education.

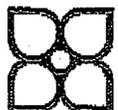
I hope that the Coastal Commission will see fit to approve the project for the students of Pepperdine and all of those benefits from the generosity exhibited by the entire University community.

Sincerely,

  
James A. Renner

Executive Director

www.lagardens.org  
tel. 323-663-6580 fax 323-663-6160  
1843 W. Silver Lake Dr. Los Angeles, CA 90026  
the LOS ANGELES COMMUNITY GARDEN COUNCIL is a 501(c)3 non-profit corp.



December 3, 2012

**Agenda Item No: Th7b**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**RE: Pepperdine University Campus Life Project Item No. Th7b; December 13, 2012**

Dear Honorable Coastal Commissioners:

**I am writing this note in support of the Pepperdine University and its Campus Life Project.**

I have had the privilege to serve of the Malibu Chamber of Commerce and work closely with the Pepperdine leadership team in the past six years to serve the community and its stakeholders.

I appreciate and value the unique contributions the school makes to the surrounding community. While Pepperdine is primarily an institution for higher learning, they provide so much to the community through its many academic, athletic and cultural offerings.

The Campus Life Project will further enhance this great university, and will allow it to continue providing a great education to its students through modern facilities that meet the needs of today's 21<sup>st</sup> century student. The care in which Pepperdine has taken to ensure that this project has minimal impacts on the community should be commended. They have always shown a real concern to address specific community needs and to help promote dialogue between the campus, chamber of commerce and other city leaders on matters of concern to the community. The University's approach for this project was no different, which is why so many of us involved in the community support this project.

The Campus Life Project will be a great benefit to students and it will allow the University to continue producing remarkable graduates who go out into the world and make it a better place. I urge you to approve this important project.

Thank you,

Sam Sahrai, Vice President-Business Development/Training  
GNI Management  
11500 West Olympic Blvd., #345  
Los Angeles, CA 90064  
(310) 235-2745, EXT. 407

**Received**

DEC 10 2012

California Coastal Commission  
South Central Coast District

## FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project, LPC, etc.: Pepperdine LRDP  
Date and time of receipt of communication: 9:00a.m.- 9:30 a.m. Dec. 10, 2012

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Rick Zbur, Gary Hanson, Pepperdine, Phil Phillips, Rhiannon Bailard Pepperdine, Anne Blemker

There will be an additional addendum with corrections and details on the lighting replacement, they believe they will be fully supportive of the staff report..

Topics discussed: Shelter in place has been a practice used since 1970's with collaboration with LA County Fire. Concern with increased attendance for events, the new athletic events center will be available as shelter. A number of the buildings can be used for shelter.

Transfer of fill of 125,000 cu.yd. it will be used as a balancing pad to avoid transport of cut off site.

Number of acres of native vegetation to be removed. Pepperdine was supposed to plant some vegetation that never met performance criteria out of an Army Corps permit. There is restoration proposed for that area. Also an area where the rec field is going to be. It is an area subject to fuel mod which is not pristine. Depicted on the last three slides.

New development is landward and north of the expanse of lawn. Campus is 880 acres. They previously committed to preserve 550 acres of open space. All of the development is in the campus core. They are reallocating densities within the campus core, consolidating two other athletic facilities that were authorized. LRDP authorized 1.2 million square feet, 770K has not been built out.

They do have an enrollment cap, not increasing. There are separate limitations in the County CUP on size and frequency of events. This is a traffic benefit, adding housing on campus, decreasing number of trips during normal operations.

They have support from nearby neighbors- there is athletic lighting there, being replaced with state of the art fixtures. They can show they don't have more than a .01 foot candle impact. They are replacing the globe lights shining light up, with fixtures that have only 1% of light going up. It is multimillion dollar commitment; buildings LEED certified and significant transportation improvements.

The restoration plan does not include the area of the lawn, to replace with drought tolerant, native landscaping. They stated that 100% of the water on the lawn is reclaimed water. There is not a wastewater system in Malibu, so they have to utilize all the reclaimed water, that lawn is necessary to utilize wastewater.

12/10/12  
Date

Jana Zimmer  
Signature of Commissioner

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



# Th 7b

DATE: November 30, 2012

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director  
Steve Hudson, District Manager  
Barbara Carey, Planning and Regulation Supervisor  
Deanna Christensen, Coastal Program Analyst  
Melanie Faust, Senior Staff Analyst

---

## DESCRIPTION OF THE SUBMITTAL

Pepperdine University is requesting Commission certification of an amendment to the University's Long Range Development Plan. LRDP Amendment 1-11, Part A is necessary to allow the University to implement the "Campus Life Project," a 12-year, phased infill project within the developed 230-acre, lower campus area of the 830-acre Malibu campus. The main components of the project include: (1) Student Housing – new and refurbished dormitory facilities and related structures; (2) an Athletics/Events Center (AEC) with more than 5,000 seats and NCAA-competition volleyball and basketball facilities; (3) a NCAA-competition soccer field created by upgrading the existing outdoor field; (4) a "Town Square" visitors center with underground parking and a landscaped quad for campus community gatherings; (5) an Intramural Recreation area created by – expanding a flat pad area and install an intramural playing field with changing room/bathrooms; and (6) converting the School of Law parking lot into a tiered parking structure, adding 433 parking spaces convenient to the AEC.

On August 20, 2012, Pepperdine University submitted a complete application for an amendment to the certified Pepperdine University Long Range Development Plan. At its October 11, 2012 meeting the Commission extended the time limit to act on this LRDP Amendment for a period of one year.

## SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission **deny** the proposed Pepperdine University LRDP Amendment 1-11, Part A, as submitted and **approve** the amendment subject to suggested modifications. The motions to accomplish this are found on Pages 4-5 of this staff report. The standard of review for the proposed amendment to the certified LRDP, pursuant to Sections 30605 and 30512(c) of the Coastal Act, is whether the LRDP, as amended, meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

The Suggested Modifications recommended by staff are designed to:

(1) ensure that the accuracy of the LRDP is maintained by requiring that all relevant LRDP exhibits, maps, sections, attachments, and appendices are appropriately updated to reflect the certified Campus Life Project amendment (**Suggested Modification 1**); (2) protect night sky views important to the enjoyment of coastal access and recreational resources by: (a) requiring, in accordance with the University's proposed amendment, that additional night lighting installed as part of the Campus Life Project be offset through the replacement of outdated "globe" style light standards throughout the campus with new lighting that will be directed downward to minimize "light pollution" to the maximum extent feasible, on a schedule that ensures the replacement of the globe lights in step with the incremental completion of the Campus Life Project; and (b) establishing standards in the certified LRDP for new outdoor lighting, including the requirement that all new outdoor lighting, including athletics facility lighting, be designed and maintained to achieve the maximum feasible reduction of light pollution (**Suggested Modification 2**); and (3) protect coastal access and recreation by requiring that high-attendance events hosted in the proposed Campus Life Project facilities are planned, scheduled and managed to prevent related traffic from congesting Pacific Coast Highway during times of peak travel by coastal visitors (Memorial Day through Labor Day, and state holidays during the remainder of the year) (**Suggested Modification 3**).

The proposed amendment would allow for the construction of 394,137 net new square feet of structural development on the lower campus. At least 300,000 square feet of assigned structural area would remain for future construction after the Campus Life Project is completed. The project is infill development designed and located to minimize impacts on coastal resources.

The project proposes construction of a large fill pad in a canyon on the northern end of the lower campus area. The pad could include as much as 175,000 cubic yards of material. The location, however, is part of a managed flood control retention basin and the site is not visible from any public viewing area. In addition, the pad would be graded flat and landscaped with managed, irrigated turf in a location that provides an extremely important fire break on the northern end of the campus. The campus community must shelter-in-place during wildfire emergencies, and the managed fire break would also provide an intramural playing field for student recreation near campus housing.

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## APPENDICES

Appendix A – Substantive File Documents

## EXHIBITS

**Note:** Only the on-line version is in color: [www.coastal.ca.gov](http://www.coastal.ca.gov)

Exhibit 1 – Project Location – Regional Map

Exhibit 2 – Project Setting – Local Area

Exhibit 3 – LRDP Map - Existing

Exhibit 4 – LRDP Map - Proposed

Exhibit 5 – Approximate Limits of Campus Open Space and Developed Areas

Exhibit 6 – Aerial Photograph – Main Campus Area

Exhibit 7 – Map - Existing Campus Facilities

Exhibit 8 – Campus Life Project Locations

Exhibit 9 – Campus Life Project – USGS Quadrangle Map

Exhibit 10 – Campus Life Project – Illustrations

Exhibit 11 – LRDP Calculation of Full-time Equivalent Student Loads

Exhibit 12 – Pepperdine Revisions of LRDP Amendment 1-11

<p>For additional information contact Deanna Christensen or Melanie Faust at the South Central Coast District Office, at (805) 585-1800. The proposed LRDP amendment is available for view at the Ventura office of the Coastal Commission or at Pepperdine University, Malibu.</p>
---

## **I. MOTIONS AND RESOLUTIONS**

### **A. DENIAL OF LRDP AMENDMENT CERTIFICATION AS SUBMITTED**

#### **Motion I:**

*I move that the Commission certify the Pepperdine University Long Range Development Plan Amendment LRDP-1-11, Part A, as submitted.*

#### **Staff Recommendation for Denial:**

Staff recommends a **NO** vote. Failure of this motion to pass will result in denial of certification of the proposed Long Range Development Plan Amendment and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

#### **Resolution to deny certification of LRDP Amendment 1-11, Part A, as submitted:**

*The Commission hereby denies certification of the Pepperdine University Long Range Development Plan Amendment 1-11, Part A, and adopts the findings set forth below on the grounds that the Long Range Development Plan Amendment as submitted is inconsistent with the requirements of Chapter 3 of the Coastal Act. Certification of the LRDP Amendment as submitted would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the Plan would have on the environment.*

### **B. CERTIFICATION OF THE LRDP AMENDMENT WITH SUGGESTED MODIFICATIONS**

#### **Motion II:**

*I move that the Commission certify Pepperdine University's LRDP Amendment 1-11, Part A, if it is modified as suggested in the staff report.*

#### **Staff Recommendation to Certify the Amendment with Suggested Modifications:**

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

#### **Resolution to certify LRDP Amendment 1-11, Part A, with Suggested Modifications:**

*The Commission hereby certifies the Pepperdine University Long Range Development Plan Amendment 1-11, Part A, as modified is consistent with Chapter 3 of the Coastal Act. Certification of the LRDP Amendment if modified*

*as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the LRDP Amendment on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts of the LRDP Amendment on the environment.*

## **II. SUGGESTED MODIFICATIONS**

The Commission hereby suggests the following modifications to the proposed Pepperdine University Long Range Development Plan Amendment 1-11, Part A, which are necessary to make requisite Coastal Act consistency findings discussed in Section IV, below. If Pepperdine University accepts and agrees to each of the suggested modifications within six (6) months of Commission action, LRDP Amendment 1-11, Part A, will become effective upon Commission concurrence with the Executive Director’s finding that this acceptance has been properly accomplished.

Language recommended by Commission staff is shown in straight type. Other suggested modifications that do not directly change LRDP text, such as directives, are shown in 12-pt. *italics*.

### **Suggested Modification 1:**

*Upon certification of LRDP Amendment 1-11, Pepperdine University shall replace the “Existing Long Range Development Plan” Map with an updated version incorporating the “Campus Life Project” components as generally depicted on Exhibit 4) and update all references, certified attachments and appendices within the LRDP to reflect the changes certified in LRDP Amendment 1-11 and consistent with the changes shown in Exhibit 12.*

### **Suggested Modification 2:**

*The following policy shall be inserted into the LRDP “Visual Resources” section as a new sixth bullet commencing on page 22.*

- **Campus Lighting**
  - (A) Existing “globe” style outdoor light installations throughout the campus should be replaced with new light fixtures designed to minimize sky glow and light trespass in adjacent areas. In accordance with the University’s proposal pursuant to LRDP Amendment 1-11, concurrent with the implementation of the “Campus Life Program” development, all existing “globe” style outdoor light installations throughout the campus shall be replaced with modern light fixtures designed to minimize sky glow and light trespass in adjacent areas, consistent with the provisions of Section B below, in accordance with the schedule and locations proposed by the University and appended to the LRDP.

(B) New outdoor campus lighting shall be designed to achieve the minimum degree of illumination necessary for public safety. Lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used. Campus lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(C) All new field lighting of athletics facilities shall be installed and maintained with “Qualite” or a superior, state-of-the-art technology designed to dark-sky-compatible standards. Lighting shall be minimized, directed downward, and shielded using the best available visor technology and pole height design to minimize light spill, sky glow, and glare impacts to public views to the maximum extent feasible. Replacement components shall be of at least equal or superior quality to the original installations. All sports lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of adjacent open space and sensitive habitat areas.

### **Suggested Modification 3:**

*The following provisions shall be inserted into the LRDP “Transportation and Circulation” Section (Policies) as the 8<sup>th</sup> bullet of eight total, on page 18.*

- Pepperdine Campus Athletic and Special Events shall be planned, scheduled, and managed in a manner that does not impair traffic flow on Pacific Coast Highway during times of peak coastal visitor travel from the Thursday before Memorial Day through the Tuesday after Labor Day, and all state holidays at other times.

A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large-scale events at the Athletics/Events Center (AEC). The TDM Program shall include measures to decrease the number of vehicular trips generated by people traveling to the AEC during peak times by offering specific facilities, services, and actions designed to reduce automobile dependency, as well as to promote alternative travel modes (e.g., carpool, regional shuttle systems, come early and stay late initiatives, etc.) The TDM Program shall be submitted for review and approval of the Executive Director of the Coastal Commission as part of a future Notice of Impending Development for the AEC facility.

In addition to the TDM Program, for all AEC events with more than 3,500 attendees which occur during the Summer (Memorial day through Labor Day), Pepperdine will implement a Traffic and Parking Management Plan which includes on-campus traffic and parking control measures to ensure rapid flow of event attendees into the campus and reduce any potential impacts to the surrounding street network.

### **III. PROCEDURAL REQUIREMENTS**

#### **A. STANDARD OF REVIEW**

The standard of review for the proposed amendment to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act, is that the proposed amendment meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

Pursuant to Section 13551(b) of the California Code of Regulations, the University resolution for submittal must indicate whether the LRDP amendment will require formal adoption by the Board of Regents after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Coastal Act Sections 30512, 30513 and 30519. Because this approval is subject to suggested modifications by the Commission, the University must act to accept the adopted suggested modifications and the requirements of Section 13547, which provides for the Executive Director's determination that the University's action is legally adequate, within six months from the date of Commission action on this application before the LRDP shall be effective.

#### **B. NOTICE OF IMPENDING DEVELOPMENT**

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Pursuant to CCR Section 13550(b)-(d), within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

Pepperdine has not processed any notices of impending development concurrently with the LRDP Amendment Request 1-11.

#### **C. PUBLIC PARTICIPATION**

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings (recognized through the Los Angeles County Conditional Use Permit hearings) and received written comments regarding the

projects from public agencies, organizations and individuals. The hearings were duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment. Notice of the subject amendment has been distributed to all known interested parties. A detailed narrative of Pepperdine University's outreach efforts associated with the Campus Life Project has been provided by Pepperdine staff and is attached as Exhibit 11.

#### **IV. FINDINGS AND DECLARATIONS**

The proposed amendment affects Pepperdine University's certified Long Range Development Plan. The standard of review applied by the Coastal Commission in evaluating the University's request to amend the LRDP is whether the proposed LRDP, if amended as proposed, is consistent with Chapter 3 of the Coastal Act. The following findings support the Commission's approval of the LRDP amendment if modified as suggested in Section II above (*Suggested Modifications*). The Commission hereby finds and declares as follows:

##### **A. AMENDMENT DESCRIPTION**

Pepperdine University is requesting Commission certification of an amendment to the University's Long Range Development Plan. LRDP Amendment 1-11, Part A is necessary to allow the University to implement the "Campus Life Project," a 12-year, phased infill project within the developed 230-acre, lower campus area of the 830-acre Malibu campus. (See Exhibits 1- 5, and Exhibit 8). The combined structural square footage proposed for the Campus Life Project is 394,137 (net) new square feet of campus development. The project would not increase the student enrollment cap, and would be constructed well within the limits of total structural development capacity remaining within the build-out limits established by the LRDP.

The main components of the project include: (1) Student Housing – new and refurbished dormitory facilities and related structures (increase dorm capacity by 468 new beds; 150,692 net sq. ft.); (2) an Athletics/Events Center (AEC) with 5,470 seats (235,845 net sq. ft.) and NCAA-competition volleyball and basketball facilities; (3) a NCAA-competition soccer field – created by upgrading the existing outdoor field, replace the existing lights with state-of-the-art, Qualite installations; (4) a 4,500 sq. ft. "Town Square" visitors center and underground parking with 203 new spaces and a landscaped quad for campus community gatherings; (5) Intramural Recreation Area – expand a flat pad area and install an intramural playing field with a 1,600 sq. ft. changing room/bathrooms, and extend utilities, in place of an existing flood control structure in Marie Canyon, just north of Huntsinger Circle Drive and relocate the flood control retention basin and adjacent stockpile area with access road to the north side of the new pad;<sup>1</sup> and (6) School of Law – convert the existing parking lot into a tiered parking structure, adding 433 parking spaces in a location convenient to the AEC. The Campus Life Project parking would result in 5,017 parking spaces campus-wide upon completion of the project. (See Exhibits 4, 8-10, and 12.)

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<sup>1</sup> The University has deleted from the original amendment request (November 28, 2012) a two million gallon water storage facility that was previously proposed for burial within the expanded recreation area pad in Marie Canyon.

The University proposes to re-allocate structural square footage from various facilities that have been approved in the certified LRDP. The net square feet per structure is calculated based on authorized square footage that would be retired, as shown in **Table 1**.

Pepperdine staff has explained that the expanded recreation area/playing field (Component 5, Marie Canyon) will be flexibly designed to accept excess cut material generated by the other components of the Campus Life Project. Thus, excavated material would be periodically added to the fill pad for the recreational area/playing field. The estimated total cut yield from all Campus Life Project components combined is about 153,000 cubic yards of material, and the Marie Canyon site is large enough to accept this amount of fill within the proposed project area.

In addition, Pepperdine has identified up to 125,000 cubic yards of excess graded material stockpiled from construction of the upper campus that would be available for fill in the Marie Canyon site or the soccer field upgrade site, or a combination of these, as needed. Use of the fill within the Campus Life Project would help to balance potential shortfalls of material over the twelve year construction period that Pepperdine anticipates (private fundraising for sponsorship of the project components makes the exact order and timing uncertain). Because the finished pad is intended only for placement of an intramural playing field and changing rooms/bathrooms, it is feasible to periodically modify (raise or lower) the finished pad elevation to utilize the amount of excavated material for fill that is generated over time while the 12-year phased "Campus Life Project" is underway. The grading needed to complete the proposed final configuration of the fill pad would occur by the end of the Campus Life Project build-out cycle (estimated at 12 years). The campus already has a primary intramural playing field, so flexibility in scheduling final completion of the recreation area is feasible.<sup>2</sup> Design flexibility is also necessary for the recreation area because the order of construction of the Campus Life Project components will depend which components attract the earliest, and the most financial support from private donors.

In coordination with Commission staff, the University has revised the originally proposed amendment to reduce the area of the site where grading would occur for the fill pad/recreational field area in the southwestern corner of the project limits in Marie Canyon, thereby avoiding the removal of mature chaparral vegetation in that area (Exhibit 12) as compared with the original amendment proposal. The University also proposes in the subject amendment to offset the loss of sparse areas of native vegetation that must be removed within the boundaries of the existing flood control facilities (Exhibit 12) through restoration and enhancement of an upgradient portion of the Marie Canyon drainage, identified in consultation with the Commission staff ecologist during a site visit on October 30, 2012. A detailed plan for the riparian habitat improvements would be submitted at the time a notice of impending development for a component of the Campus Life Development affecting the Marie Canyon site is processed by the University.

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<sup>2</sup> There is a potential advantage to a lower finished elevation in that the relative elevation of the playing field lights would be lowered as well (the lights are still under review by the Commission staff ecologist and will be considered under LRDP Amendment Part B at the earliest feasible hearing in 2013 after completion of the technical services unit review).

**Table 1  
Proposed Coastal Commission LRDP Allocation for the CLP**

<b>CLP Component</b>	<b>Square Feet Proposed (Net)</b>	<b>Corresponding LRDP Facility</b>	<b>Square Feet Utilized from LRDP Authorized Facilities</b>
Student Housing Rehabilitation	150,692	#159: Student Housing	75,000
		#161: Student Housing	36,000
		#254: Housing Reception Center	4,000
		Unused Residential Square Footage in DPZ/LRDP Facilities <sup>1</sup>	38,972
Athletics/Events Center	235,845	#252: Auditorium	70,000
		#258: Student Union	100,000
		#354: Racquetball Courts	3,500
		#355: Gymnasium Facilities	32,000
		#452: Maintenance Facility	30,345
Upgraded NCAA Soccer Field	1,500	#452: Maintenance Facility	1,500
Enhanced Recreation Area	1,600	#452: Maintenance Facility <sup>2</sup>	1,600
Town Square	4,500	#267: University Reception Center <sup>3</sup>	4,500
Total Square Footage Available Under Existing LRDP	769,743 square feet		
Total LRDP Square Footage Reallocated for CLP <sup>4</sup>	397,417 square feet		
Remaining LRDP Square Footage	372,326 square feet per the LRDP		

1. Includes unused square footage from DPZ/LRDP housing facility numbers 101, 104, 104A, 105, 106, 107, 108, 109, 110, 153, 156, and 158.

2. Remaining square footage from LRDP Facility #452 (166,065 square feet) would be retained at its existing planned location for possible future campus projects.

3. Remaining square footage from LRDP Facility #267 (13,300 square feet) would be retained at its existing planned location for possible future campus projects.

4. The CLP anticipates 394,137 square feet of development; 397,417 square feet of development from facilities in the LRDP has been allocated to the CLP, resulting in 3,280 square feet to accommodate design changes that may occur during preparation of construction plans for CLP facilities.

## **Campus Build-Out**

The Chapter 3 policies of the Coastal Act, and additional criteria established by the Commission in certifying the LRDP, establish the limits and boundaries of campus growth. LRDP Amendment 1-11, Part A, does not propose to change these limits.

Under the LRDP, the campus cannot exceed:

(1) the cap on student enrollment, which is established as 5,000 Full Time Equivalent Students (FTEs) as calculated in Exhibit 11, or an actual enrollment of 6,500 students (in all undergraduate, graduate, and professional programs, combined), plus 500 faculty, 777 staff and 17 administrators; or

(2) the maximum potential build-out of 1.2 million square feet of structural development commencing from certification of the LRDP in 1989.

## **B. BACKGROUND**

Pepperdine University acquired a portion of the lands that would become the Malibu campus in 1968, adding additional acreage later. In 1969, Los Angeles County approved a zone change to allow the campus site to be used for educational purposes. In 1972, the Planning Commission approved a Conditional Use Permit for the expansion of the University's facilities. Specific Plans for campus development were not adopted under the Conditional Use Permit until December 30, 1976.

Under the Coastal Act of 1976, the campus came under the jurisdiction of the Coastal Commission. The University applied for a claim of vested rights for all facilities shown on the 1976 Specific Plan. The claim of vested rights to complete the remainder of the facilities under the 1976 Specific Plan was denied by the South Coast Regional Commission in June 1977. An appeal of this decision to the State Commission resulted in a finding of no substantial issue, leaving the denial in place.

On September 12, 1989, the Commission considered the Pepperdine University Long Range Development Plan (LRDP) for the University's 830-acre Malibu campus. In its action, the Commission denied the LRDP as submitted and approved it with suggested modifications necessary to bring the LRDP into conformance with the Coastal Act. These modifications related to public coastal access, hazards, visual resources, marine resources, and environmentally sensitive habitat protection. The Commission adopted findings for the September action on January 11, 1990. On February 7, 1990, the Pepperdine University Board of Regents acknowledged the receipt of the Commission's certification and agreed to the terms of the modifications of the LRDP. On April 12, 1990, the Commission concurred with the Executive Director's determination that the Board's action accepting the certification was legally adequate and sent such determination to the Secretary of Resources, thereby effectively certifying the LRDP.

The Commission approved coastal development permits for some campus development prior to certifying the LRDP. Since certification, the LRDP has been amended eleven (11) times and the

University has processed sixteen (16) notices of impending development. Amendments to the LRDP have been approved for such modifications as the development plans for the Upper Campus Development (UCD) area; additions to the Firestone Fieldhouse gym; relocation of tennis courts; combining and relocation of student housing units; relocation of faculty housing units to Malibu Country Estates subdivision; additions or redesign of various campus facilities; and addition of a designated stockpile site in Marie Canyon.

Notices of Impending Development have been approved for such development on the lower campus as an addition to the gym; additions to the Law School; construction of student housing; construction of faculty houses in Malibu Country Estates; remediation of landslide above residential units in Malibu Country Estates; additions to Tyler Center; Alumni Park improvements; construction of stockpile site with restoration of eroded ravine as mitigation; relocation of wastewater flow station. With the exception of the stockpile site and residential units within Malibu Country Estates (residential subdivision adjacent to Pepperdine University campus), all of the amendments and notices of impending development involved projects within the developed area of the lower campus. After Commission approval of LRDP Amendment 1-99 for the upper campus, Pepperdine processed Notice of Impending Development 3-99 for construction of the development of that 50.4-acre area of the campus (sometimes referred to as the Drescher Graduate Campus).

### **C. COASTAL ACCESS AND RECREATION**

Section 30210 of the Coastal Act states:

*In carrying out the requirements of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30212.5 of the Coastal Act states:

*Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

Section 30213 of the Coastal Act states:

*Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.*

Section 30214 of the Coastal Act states:

- (a) *The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*
- (1) *Topographic and geologic site characteristics.*
  - (2) *The capacity of the site to sustain use and at what level of intensity.*
  - (3) *The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
  - (4) *The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*
- (b) *It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.*
- (c) *In carrying out the public access policies of this article, the Commission, regional commissions, and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.*

Section 30223 of the Coastal Act states:

*Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

Section 30250(a) of the Coastal Act states:

*(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effect, either individually or cumulatively, on coastal resources.*

Section 30251 of the Coastal Act states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and*

*Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Section 30252 of the Coastal Act states:

*The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation need areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.*

The proposed project would construct infill development within the area of Pepperdine University described in the certified LRDP as the Lower Campus Development Area. Developed areas of the campus, including lower campus and the 50.4-acre Upper Campus Development Area (approved pursuant to LRDP Amendment 1-99, revised findings adopted February 17, 2000) total approximately 280 acres (see Exhibit 8 for an approximate representation of the limits of the developed campus area) of the 830-acre campus.

### **Analysis**

The Pepperdine campus area is located in an area that is situated at the transition point between the Santa Monica Mountains and the Pacific Ocean. The campus enjoys an open space setting with spectacular coastal vistas, and is ringed by mountain ridges and popular public trail routes. Portions of the trail routes that comprise a large network of trails traverse the Pepperdine campus lands.

To the south of the campus, the Santa Monica Mountains Conservancy's Malibu Bluffs parklands have been approved for camping sites. An important part of public coastal access and recreation is the opportunity for coastal visitors to the area's beaches, mountains, and parklands to enjoy peaceful experiences within natural settings. Night hiking, night photography, and stargazing are popular past-times on public lands.

The Campus Life Project would concentrate a significant amount of additional development (almost 400,000 net square feet of structural development and additional outdoor recreational facilities), including housing, an events center, improved NCAA-competition quality soccer field and stadium, and other features within the main part of the developed lower campus (Exhibits 5-8). In addition, Pepperdine seeks as part of the Campus Life Project, to transfer approximately 125,000 cubic yards of fill from the Drescher Graduate Campus to the proposed Marie Canyon expanded recreation site (where up to 173,000 cubic yards of fill in Marie Canyon would be

needed to build the pad to the highest level proposed or approximately 55 feet above existing grade), or to the soccer field site, or to a combination of the two, depending on the sequences of construction, volumes of fill available from other Campus Life Project excavations and other factors.

Coastal Act Section 30251 states that new development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and to minimize the alteration of land forms. As discussed further in Section D below, the Marie Canyon portion of the Campus Life Project would serve as the receiving site for a significant amount of fill material generated by grading for other development proposed on campus. The fill would be used to construct a large pad suitable for a playing field upon completion. The amount of fill placed in the canyon could be substantial (between 150,000 and 175,000 cubic yards of fill, approximately). However, the fill would not be visible from any public coastal recreational areas near the campus, or from Pacific Coast Highway. The pad would be tucked into Marie Canyon, conformed to a finished grade suitable for a flat playing area, and landscaped with an irrigated turf playing field. Moreover, construction of the fill pad in Marie Canyon would avoid trucking the excavated soils off campus for disposal and the potential resource impacts associated with that (including air pollution and energy consumption). Therefore the proposed project is consistent with Coastal Act Section 30251, as proposed.

### Lighting Impacts

Campus development requires the installation of outdoor lighting of various kinds as a necessity for the safety of campus residents and visitors, and for the use and enjoyment of campus facilities. Nevertheless, campus outdoor lighting for the Campus Life Project has the potential – in combination with existing campus lighting - to generate light pollution that would adversely affect the night sky views available from public coastal access routes and recreational resources near the campus area.<sup>3</sup> Light pollution takes many forms – glare, light trespass into unintended spaces, and other effects – often cumulatively – such as when aggregate amounts of lighting create sky glow (which is usually made worse by the foggy conditions that are not uncommon in coastal areas).

University staff has acknowledged the potential of the proposed development to cause adverse night sky impacts and thus to reduce the public use and enjoyment of nearby coastal recreational resources (as well as the quality of life of the campus community and its neighbors). In response, the University has included in the LRDP amendment request a proposal to reduce the net amount of night lighting generated by the University's facilities.

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<sup>3</sup>Wildlife impacts are possible when outdoor lighting is installed in areas adjacent to sensitive habitat areas. The development addressed in this staff report, however, including soccer field lighting, is located within the central portion of campus and set back from the nearest open spaces in such a manner that offsite sensitive habitat areas would not be affected (LRDP 1-11, Part A). Part B of the amendment includes Qualite International fixtures proposed within Marie Canyon, located closer to ESHA. The Commission staff ecologist is reviewing that portion of the amendment currently.

## Globe light replacement

Exhibit 12 contains the University's proposal to replace "globe" style outdoor light standards that were installed on the campus as part of the design aesthetic of an earlier era of campus development. The lights produce large "bubbles" of intense illumination, extending well beyond the campus areas where light is needed and casting light upward, increasing visibility and the strength of the impact on night sky conditions. The University has developed a phasing schedule to retire and replace the globe lights in concert with the construction of the Campus Life Project. Fully implemented, the globe light replacement project would ensure that build-out of the Campus Life Project would result in a net reduction of campus-wide night lighting effects compared with the current baseline. In order to ensure that the University's proposal to replace all existing "globe" lighting on campus is adequately incorporated into the LRDP, **Suggested Modification Two** (2) provides that the "Visual Resources" section of the certified LRDP be revised to add a new provision requiring that all existing "globe" style outdoor light installations throughout the campus should be replaced with new light fixtures designed to minimize sky glow and light trespass in adjacent areas new outdoor campus lighting shall be designed to achieve the minimum degree of illumination necessary for public safety. In addition, **Suggested Modification Two** (2) incorporates new provisions into the LRDP to ensure that all new lighting shall be downward directed, shielded, energy efficient, dark-sky-compatible, and shall incorporate state-of-the-art improvements in lighting technology when replaced thereafter. Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation. Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used. Campus lighting shall be designed to minimize light trespass into adjacent non-target areas, and to limit the illumination of campus open space and sensitive habitat areas to the maximum extent feasible. Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

## Soccer Field lighting

In addition to the globe light replacement program, the University proposes to replace the existing soccer field lights with state-of-the-art "Qualite International Series Luminaires" (the "Qualite International fixtures") athletic lighting package. University staff has explained that the proposed Qualite products have been designed based on recommendations provided by the Illuminating Engineering Society of North America and International Dark-Sky Association to minimize all forms of light pollution – including glare, light trespass and sky glow. The University staff notes that the proposed Qualite International fixtures better constrain glare and light trespass when compared to other advanced athletic field lighting installations (such as the Musco Sports Lighting installations at University of Arizona and Malibu High School) because the Qualite International fixture lamp is further recessed in the fixture, resulting in reduced glare and trespass. Qualite International fixtures have been installed at various locations in Arizona, Northern California (University of San Francisco), and Washington (Gonzaga University). The University acknowledges that the Qualite fixtures command a premium over similar fixtures (such as Musco) at installation and also have a shorter life expectancy, resulting in higher maintenance costs.

Suggested Modification #2 requires the addition of a policy in the LRDP's visual resource section that requires the University to replace the existing campus lighting concurrently with the development of the facilities approved in the subject LRDPA. Further new outdoor lighting must be designed to minimize impacts. Finally, all new field lighting must utilize the proposed "Qualite" lighting system, or a superior system.

The provisions of the Coastal Act set forth above include among other things the requirement that maximum public access be provided for all of the people of the state, that scenic and visual qualities of coastal areas be considered and protected as resources of public importance, and that development be sited and designed to protect views to and along the ocean and scenic coastal areas.

The Pepperdine campus is located in an area of the Santa Monica Mountains that is relatively unaffected by concentrated urban sources of light pollution. Public trail routes of local and regional importance traverse the campus and adjoining lands. Night hikes are popular, and offer coastal visitors a unique recreational experience. Sky glow from night lighting emanating from developed areas is a form of pollution (light pollution) that reduces the enjoyment of night hiking, for example by occluding starry skies. Night lighting may also encroach into night-time views available from nearby beaches and parks, such as the Malibu Bluffs state park lands managed by the Santa Monica Mountains Conservancy, located directly across Pacific Coast Highway from the campus.

Night lighting is necessary for the safe operation and enjoyment of a residential college campus. The University recognizes, however, that the Campus Life Project would increase the intensity of development in a concentrated area of the campus (see Exhibits 5 and 8) near visually sensitive, coastal recreational resources.

To address concerns about potentially significant, adverse impacts that the project may have on night sky conditions, the University proposes as part of the LRDP amendment to remove and replace outdated "globe" light standards that were installed widely across the campus in an earlier era of the campus development. The globe lights cast significant circular halos of light spillage. Retirement of globe lights would be undertaken on a schedule tied to the progress of Campus Life Project construction. The net affect of the program would be a decrease in cumulative night lighting levels on campus, compared with the pre-Campus Life Project baseline conditions.

The University also proposes to replace the existing, outdated stadium lighting at the soccer field with new, state-of-the-art Qualite International fixtures designed to focus light only on the areas that are necessary and to avoid horizontal light trespass. The University staff has provided evidence that the new technology proposed for the soccer field lighting reduces light pollution. Replacement of the existing stadium lighting with Qualite technology would reduce light trespass into adjacent areas that is presently caused by the use of the existing lights. The soccer field is not located near sensitive habitat, but light pollution from the field contributes to the cumulative light pollution "footprint" of the campus as a whole, particularly potential impacts on night-sky views from public coastal access and recreational destinations.

As set forth above, **Suggested Modification #2** would establish a lighting standards in the LRDP that incorporate the University's proposal to retire the globe lights, campus-wide in step with the Coastal Life Project implementation. **Suggested Modification #2** also incorporates and requires the University's proposal for the use of state-of-the-art Qualite technology, or better, to ensure that outdoor athletic lighting, including at the soccer field, to minimize light pollution.

In addition, **Suggested Modification #2** establishes general provisions in the LRDP for design guidance on all outdoor lighting requirements for future development, to ensure that light pollution is controlled, reduced and eliminated to the maximum extent feasible consistent with campus safety.

### Campus Event Traffic Impacts on Public Coastal Access and Recreation

The Campus Life Project includes a new Athletics/Event Center with NCAA-competition quality volleyball and basketball courts new campus events center proposed as part of the Campus Life Project would create an attractive venue with 5,470 seats.

The University has incorporated traffic demand management provisions into the proposed amendment, that are required as part of the Los Angeles County Regional Planning Commission's approval of Conditional Use Permit CUP 200700203 for the project. These measures include requiring that events generating threshold amounts of traffic be subject to scheduling provisions and oversight. However, the majority of these measures would prevent excessive congestion of Pacific Coast Highway during peak commuter travel times, which may not be the same times that would adversely impact visitors traveling to public access points in Malibu or the Santa Monica Mountains. Coastal visitor travel on Pacific Coast Highway tends to reach the highest levels during the season between Memorial Day and Labor Day weekends, and state holidays. Therefore, the Commission finds it necessary to include **Suggested Modification 3** to include a provision that ensures that events are planned and scheduled to prevent excessive congestion on Pacific Coast Highway during times of peak coastal visitor travel.

### **Suggested Modification #3:**

*The following provisions shall be inserted into the LRDP "Transportation and Circulation" Section (Policies) as the 8<sup>th</sup> bullet of eight total, on page 18.*

- Pepperdine Campus Athletic and Special Events shall be planned, scheduled and managed in a manner that does not impair traffic flow on Pacific Coast Highway during times of peak coastal visitor travel between the Thursday before Memorial Day through the Tuesday after Labor Day, and all state holidays at other times.

A comprehensive Transportation Demand Management Program (TDM) shall be developed and implemented for large-scale events at the Athletics/Events Center (AEC). The TDM Program shall include measures to decrease the number of vehicular trips generated by people traveling to the AEC during peak times by offering specific facilities, services, and actions designed to reduce automobile dependency, as well as to promote alternative travel

modes (e.g., carpool, regional shuttle systems, come early and stay late initiatives, etc.) The TDM Program shall be submitted for review and approval of the Executive Director of the Coastal Commission as part of a future Notice of Impending Development for the AEC facility.

In addition to the TDM Program, for all AEC events with more than 3,500 attendees which occur during the Summer (Memorial day through Labor Day), Pepperdine will implement a Traffic and Parking Management Plan which includes on-campus traffic and parking control measures to ensure rapid flow of event attendees into the campus and reduce any potential impacts to the surrounding street network.

### Public Coastal Access and Recreation, and Visual – Conclusion

The development included in the Campus Life Project that would be authorized pursuant to proposed LRDP Amendment 1-11, Part A has the potential to generate light pollution affecting dark-sky conditions of importance to public coastal access and recreation near Pepperdine University's Malibu campus.

**Suggested Modification 2 (lighting) and Suggested Modification 3 (campus event traffic)** provide LRDP policies to ensure that new development, including the development the amendment would authorize for the Campus Life Project, would minimize light pollution and traffic impacts that would otherwise have the potential to cause significant, adverse affects on public coastal access and recreation.

For all of these reasons, therefore, the Commission finds that if modified by **Suggested Modifications 2 and 3** the request of Pepperdine University to amend its certified LRDP would be consistent with the requirements of the Chapter 3 policies of the Coastal Act protective of public coastal access and recreation.

### **D. HAZARDS AND COASTAL RESOURCES**

Coastal Act Section 30236 states:

*Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.*

Coastal Act Section 30240 states:

*(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

*(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Coastal Act Section 30251 states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Coastal Act Section 30253 states in pertinent part, that:

*New Development shall:*

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

## **Analysis**

Pepperdine University proposes to amend its certified LRDP to provide for the development of the “Campus Life Project,” an infill development located within the approximately 230-acre developed lower campus (See Exhibits 6 – 8). The components of the Campus Life Project are described in Section A above. Most of these components are conventional structures such as dormitories, an events center, a parking structure, an upgraded soccer field, a town center, and parking facilities, and located within well-developed central campus areas.

One of the Campus Life Project locations, however, is located in Marie Canyon, adjacent to the north side of Huntsinger Circle Drive. The project component proposed in Marie Canyon is designed to place a fill pad (composed of excess graded material produced by excavation in other campus locations) within an existing flood control structure (a retention basin). The University proposes to place approximately 157,000 cubic yards of fill from other Campus Life Project grading within the retention basin and to regrade an existing, smaller fill pad formerly used for a riding arena. The smaller pad was originally placed along the western slope of Marie Canyon in an effort to stabilize two landslides upslope from the pad. The University also proposes to add additional fill material to the pad from a site on the Upper Campus.

The proposed project would encompass the older pad area into the new structure, depending on the total amount of fill available. The fill material from the old pad and new fill material removed from the other areas would be incorporated into the new, expanded pad. As soon as the new pad receives an adequate amount of fill from other campus “donor” sites, it would be graded flat to maximize surface area, and a new irrigated turf intramural playing field would be constructed.

The existing flood control structure would be filled to construct the new pad, and the retention basin and designed stockpile area associated with the flood control maintenance, would be relocated immediately north of the new fill pad, within Marie Canyon and enlarged slightly within the boundaries of the underlying original, overall flood control plain established when campus construction commenced c.1970. Within that area, drainage patterns were altered to manage flood flows, and the existing drainage basin was constructed (and has been periodically maintained to remove sediment, debris, and vegetation, since).

Marie Canyon is located directly upgradient of the main reaches of the developed lower campus area, as can be seen from Exhibits 5, 8, and 9. The existing area of the canyon that has been altered for flood control purposes in the past remains the only feasible location for such infrastructure due to the high topographic relief of the canyon. Under high flow conditions during the rainy season, the flood control structures in the canyon provide a vital safety function and protect the downgradient campus from flooding. There is no alternate route to channel runoff waters in that location of the campus. The retention basin is used to trap sediment and debris, and managed periodically to remove deposited material and thus to restore the system’s drainage capacity.

Coastal Act Section 30236 limits alteration of streams and channels to only those projects that are for certain flood control purposes, water supply projects, and the improvement of fish and wildlife habitat. Pepperdine’s Marie Canyon flood control features have provided essential flood control functions protective of the main campus for over 40 years. The limits of the area proposed for the new and the relocated retention basin and related development were established when campus construction commenced. The relocation of the pertinent structures to the adjacent area of the canyon, just north of the proposed new pad, would be within the historic, pre-Coastal limits of flood control and channelization of stormwater runoff that was originally established in the canyon, and thus is consistent with the requirements of Section 30236. Further, enlarging the structures somewhat to improve flood control functions within the historic boundaries of the flood control management region of the canyon is also consistent with the requirements of Section 30236. This is because the relocated, enlarged structures are for the same purpose, and located within an area identified and managed for flood control measures in the past and throughout the campus history on the same site. Moreover, no alternative location exists that could feasibly serve the same flood control management purpose for the lower campus. Therefore, fill of the existing retention basin and relocation of the basin and appurtenant facilities to the north of the new pad would retain essential flood control facilities within the footprint of the original areas and is consistent with the requirements of Section 30236 as proposed.

The area of Marie Canyon proposed for the new recreational area pad construction and contains some remnant native vegetation. The vegetation is highly managed for fuel modification, and as the result of trimming, thinning and clearing, and of periodic management of the retention basin, is sparse, and fragmented. Some vegetation grows within the central retention basin area, where routine maintenance to clear sediment, debris and vegetation is an essential part of maintaining the function of the structure and a foreseeable pattern of disturbance. The affected areas do not contain environmentally sensitive habitat areas within the meaning of Coastal Act Section 30240.

Nevertheless, to offset the loss of remnant vegetation, even though the habitat does not constitute Environmentally Sensitive Habitat Area as defined by the Coastal Act, the University proposes to restore and enhance the area north of the footprint of disturbance associated with the development within Marie Canyon that will be undertaken during the build out of the Campus Life Project. The subject area is shown in Exhibit 12, submitted by the University. The University proposes at the time the pertinent notice of impending development is processed, to prepare and implement a restoration and enhancement plan for the site, and to add the site to the campus maintenance program of on-going, non-native invasive species removal.

The University has further proposed to setback the southwestern corner of the proposed pad to avoid grading a sloped area with mature chaparral vegetation. The area may still be subject to some degree of fuel modification, according to the University.

Therefore, for all of these reasons, the Campus Life Project component proposed for the Marie Canyon area is consistent, as proposed, with Coastal Act Section 30240(a). In addition, the proposed project would be setback from vegetated slopes to avoid grading (cut or fill) of slopes with mature chaparral or coastal sage scrub. The use of the proposed new pad, moreover, for irrigated turf will help to provide an enhanced fuel break in an area that would otherwise be subject to fuel modification in any case due to the close proximity to the road and to the main campus and student housing.

The resultant buffer would reduce the amount of total fuel modification required on adjacent slopes according to University staff, and would thereby enhance the buffer between campus developed areas and ESHA. Therefore, the project as proposed is also consistent with Coastal Act Section 30240(b).

The purpose of the proposed new fill pad in Marie Canyon is: a) to accept graded material produced within the campus boundaries (in lieu of trucking the material offsite for disposal) where feasible; and b) to prepare the finished pad with a flat surface suitable for establishing an intramural playing field and appurtenant development. Each component of the Campus Life Project will require some grading; more detailed grading plans, including the amount of grading for each component, would be submitted at the time the pertinent notice of impending development is processed by the university.

Coastal Act Section 30251 requires that landform alteration be minimized to protect visually sensitive coastal areas. The Marie Canyon location proposed for placement of the new fill pad is not visible from public trails or other public viewing areas. The deep canyon is also shielded

from public views of the general campus as seen from the southerly expanses of Pacific Coast Highway. Upon completion of construction, the pad would be contoured, and planted with irrigated turf. Because the pad is located in an area subject to a high degree of fuel modification, the managed turf playing fields would provide an appropriate, attractive, low-fire hazard transition from the roadbed of Huntsinger Circle Drive, through the playing field greens, to the chaparral covered slopes beyond. For these reasons, the project as proposed is consistent with Coastal Act 30251.

The Coastal Act requires, pursuant to Coastal Act Section 30253 (a) and (b), that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard, and be designed to minimize erosion. Flood control in the canyon has already been discussed above and is pertinent to Section 30253 as well.

With regard to geologic hazard, the slopes descending into Marie Canyon – particularly on the west side of the canyon – are known to contain numerous mapped landslides that have not reached the angle of repose (may still fail). The Marie Canyon component of the Campus Life Project (Area 5, Recreation Area, Marie Canyon – See Exhibits 5-8) would add fill incrementally to the future new pad area, as material is generated by excavation associated with campus an expanded flat pad that re-grades and incorporates an existing smaller pad buttressing the development. The University has produced a series of geotechnical studies dating back to 1970 documenting the landslide-prone condition of the slopes in Marie Canyon. The University has noted that the canyon area may not be suitable for any type of development more intensive than the flood control and recreational uses proposed for the site in the Campus Life Project.

Pepperdine staff has indicated that the proposed fill pad is not expected to meet the necessary factor-of-safety standards necessary for use as a foundation for structures. The University has received expert geotechnical consultation advising that the use of the canyon for the proposed recreational field and flood control structures would be acceptable. The University will submit more detailed geotechnical information, engineered plan, and other pertinent analyses at the time a notice of impending development is prepared for construction of the pad and other facilities in the canyon. If the studies, analyses, and reports submitted in support of a notice of impending development indicate that it is warranted, deed restrictions limiting certain activities or locations in the canyon may be necessary in the future. For example, irrigation of the turf on the playing field may be a concern if slope or pad stability could be affected by the percolation of irrigation water or rainwater runoff. Such concerns may require special design provisions or other measures to ensure that development authorized in Marie Canyon is undertaken in a safe manner.

In addition, as noted previously, Marie Canyon is located in an area of extremely high wildfire risks. Wildfires have burned through the Santa Monica Mountains and right to the edge of campus several times since the Malibu campus opened in 1971. The campus practices a shelter-in-place policy, rather than a campus evacuation policy in the event of wildfire (or other hazard, such as an earthquake). The turf field in Marie Canyon would be irrigated, and would provide a wide, flat, defensible space. In addition, University staff have confirmed that all Campus Life Project structures, and particularly the Athletics/Events Center have been designed to facilitate shelter-in-place for campus visitors should an emergency arise. Evacuation on Pacific Coast Highway would likely not be possible (the road closes for use by fire and life emergency

personnel and equipment) during a wildfire. Therefore, in light of campus planning for the Campus Life Project shelter-in-place program, including plans to shelter the maximum potential number that could be on campus during an emergency, the project as proposed would be consistent with the requirements of Coastal Act Section 30253, as submitted.

## **E. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

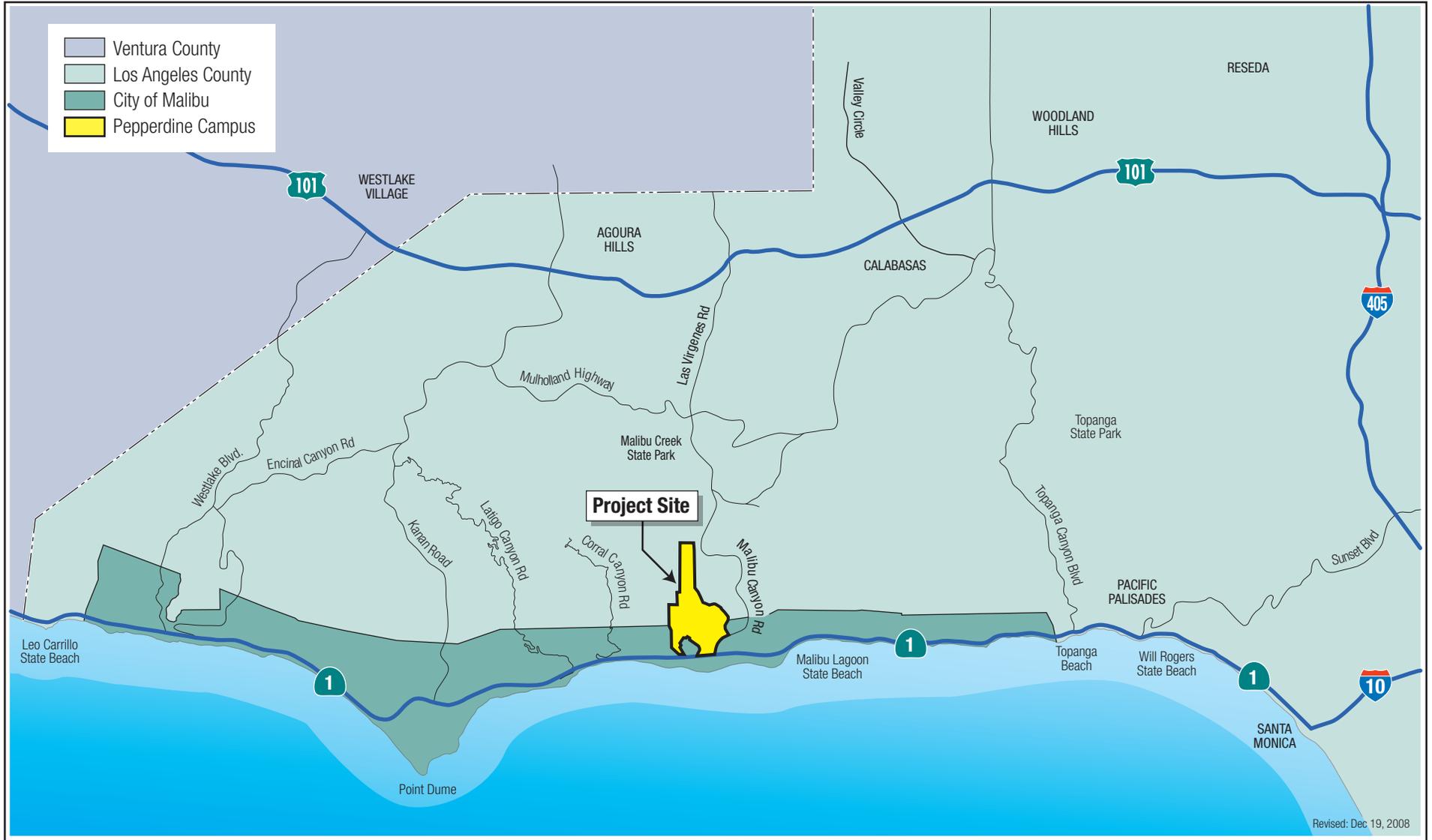
Pursuant to Section 21080.9 of the California Environmental Quality Act (“CEQA”), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission’s program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA.

Section 21080.5(d)(I) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, “...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.”

As described in detail above, three (3) modifications to the proposed LRDP Amendment are suggested in order to mitigate significant adverse impacts to public coastal access and recreation, and to protect the accuracy of the LRDP and supporting attachments to the LRDP upon certification of the subject amendment. The Commission finds that for the reasons discussed in this report, if the LRDP amendment is modified as suggested, there are no additional feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LCP amendment, if modified as suggested, is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.



## Project Location



**EXHIBIT 2**  
**Local Area Map**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**

MILES 0 1 2 3

FIGURE 3-2

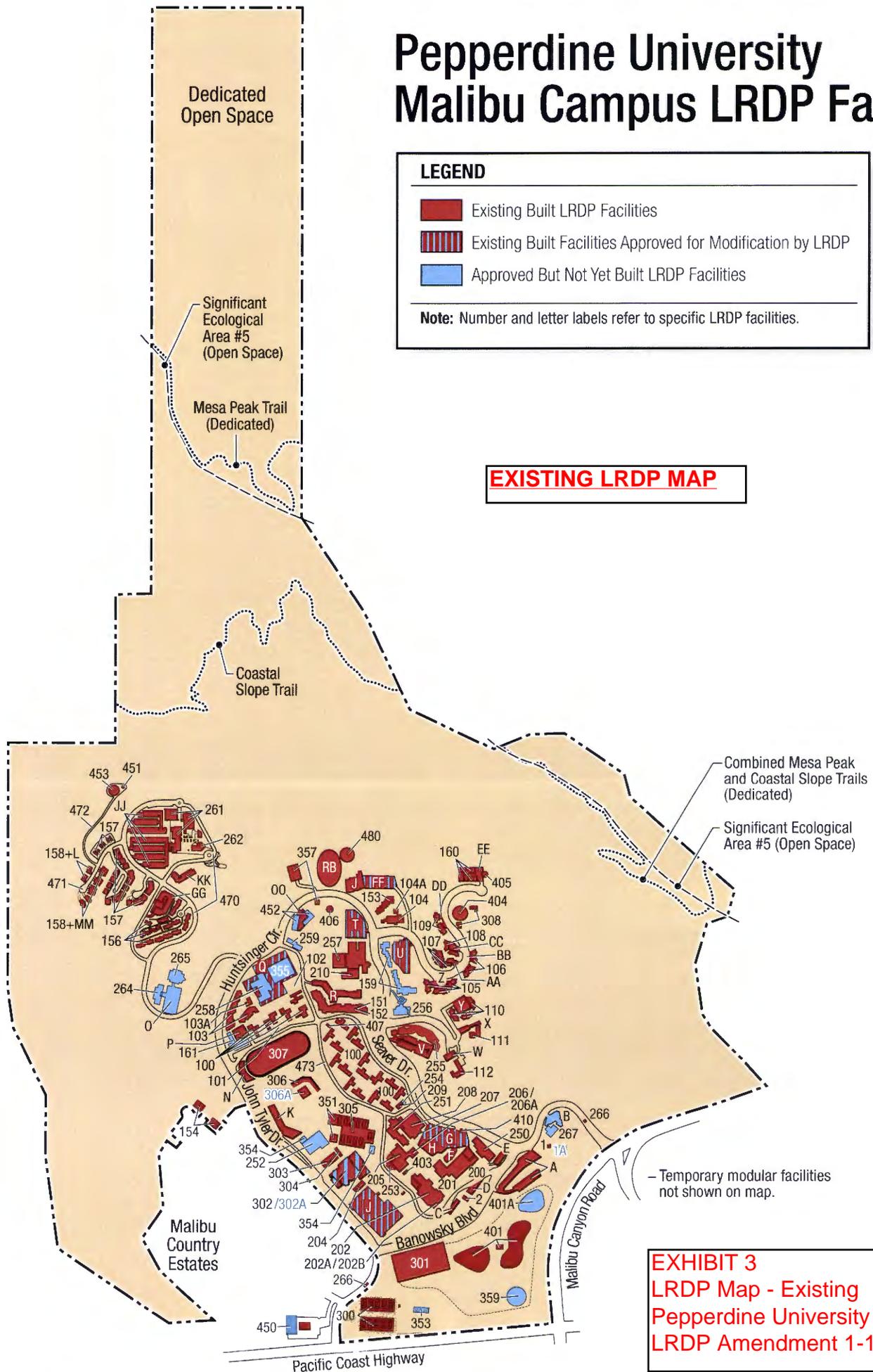
# Pepperdine University Malibu Campus LRDP Facilities

## LEGEND

- Existing Built LRDP Facilities
- Existing Built Facilities Approved for Modification by LRDP
- Approved But Not Yet Built LRDP Facilities

**Note:** Number and letter labels refer to specific LRDP facilities.

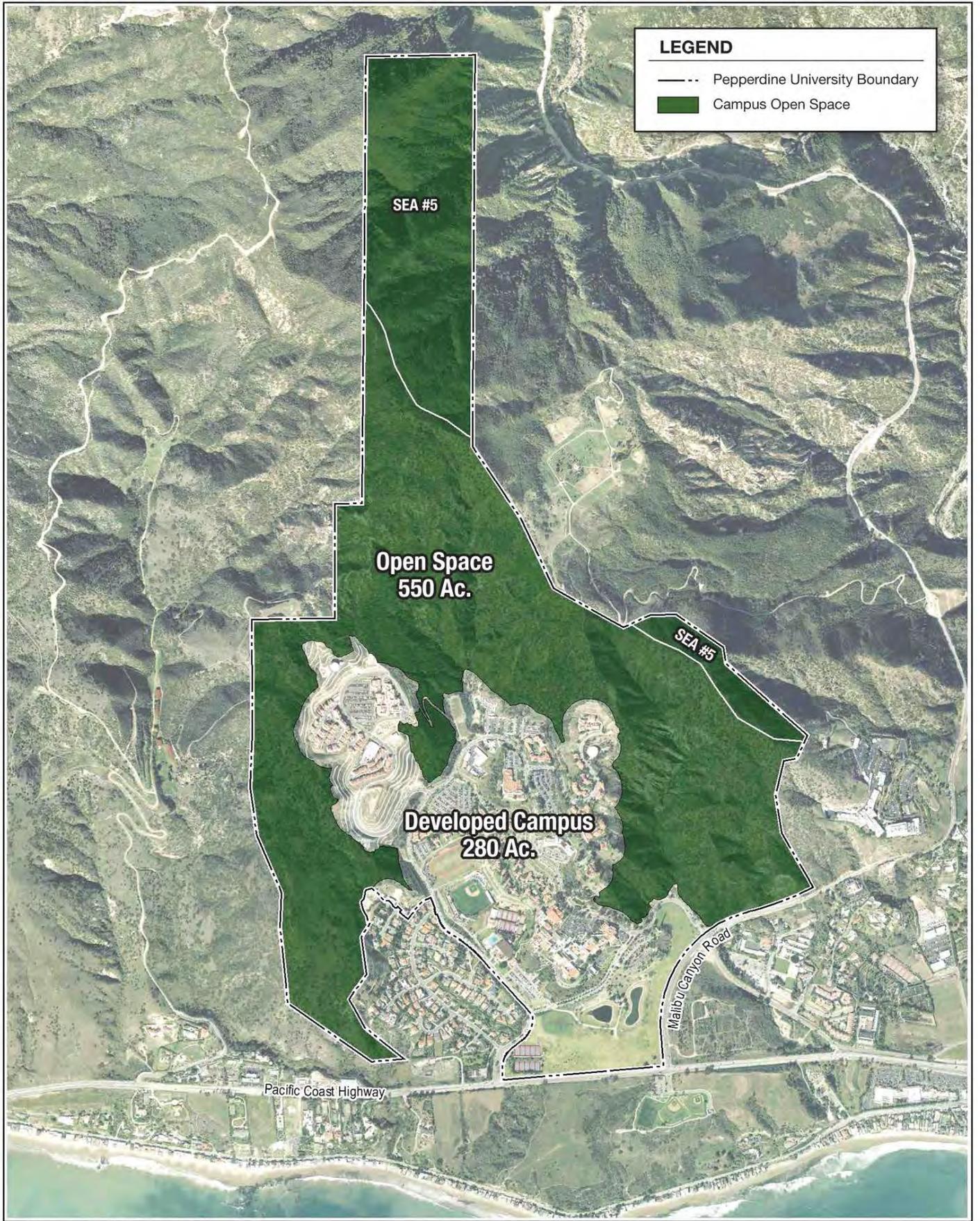
## EXISTING LRDP MAP



**EXHIBIT 3**  
LRDP Map - Existing  
Pepperdine University  
LRDP Amendment 1-11 Part A

**Note:** The shapes on the map are not reflective of the actual entitlements. The map is only to show the general location of each facility in the context of the campus.





Aerial Source: I.K. Curtis Services Inc., 2006.

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT

## Developed Campus & Open Space

**EXHIBIT 5**  
 Appx. Limits of Open Space  
 and Developed Campus  
 Pepperdine University  
 LRDP Amendment 1-11 Part A



Source: I.K. Curtis Aerial Photograph, 2008.

**EXHIBIT 6**  
**Aerial Photograph - Main**  
**Campus Areas**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**





**Campus Life Project Components**

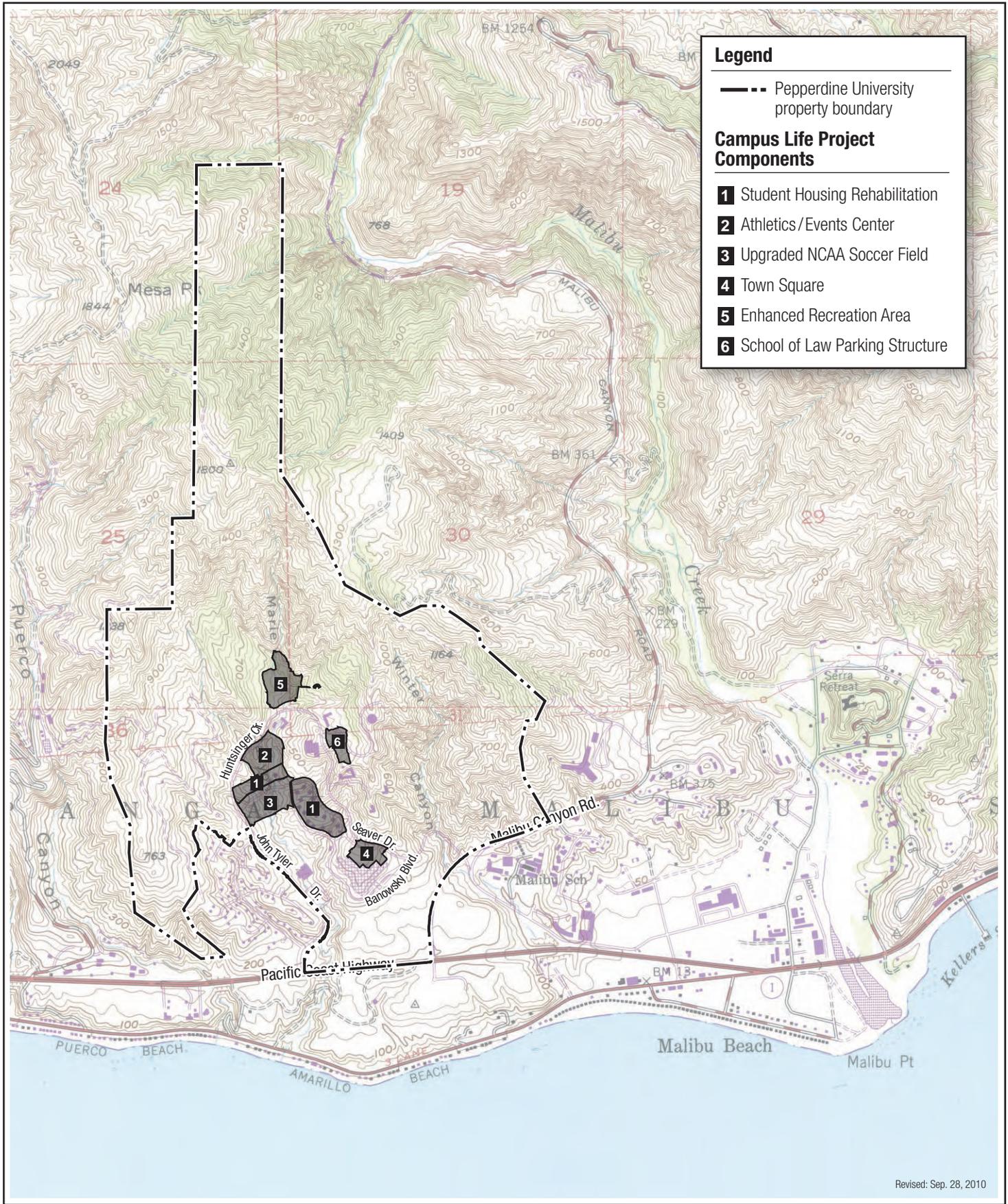
- ❶ Student Housing Rehabilitation
- ❷ Athletics / Events Center
- ❸ Upgraded NCAA Soccer Field
- ❹ Town Square
- ❺ Enhanced Recreation Area
- ❻ School of Law Parking Structure

Source: I.K. Curtis Aerial Photograph, 2008.

Revised: Sep. 28, 2010

# Aerial View of Pepperdine University Campus

**EXHIBIT 8**  
**Campus Life Project Locations**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**



**Legend**

--- Pepperdine University property boundary

**Campus Life Project Components**

- 1** Student Housing Rehabilitation
- 2** Athletics/Events Center
- 3** Upgraded NCAA Soccer Field
- 4** Town Square
- 5** Enhanced Recreation Area
- 6** School of Law Parking Structure

Source: USGS Quadrangle, Malibu Beach, CA., 1981

Revised: Sep. 28, 2010

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FEET

"For illustrative purposes only"

# Campus Life Project



## Campus Life Project Components

- 1** Student Housing Rehabilitation
  - 1a – Standard Precinct
  - 1b – Outer Precinct
- 2** Athletics/Events Center
- 3** Upgraded NCAA Soccer Field
- 4** Town Square
- 5** Enhanced Recreation Area
- 6** School of Law Parking Structure

"For illustrative purposes only"



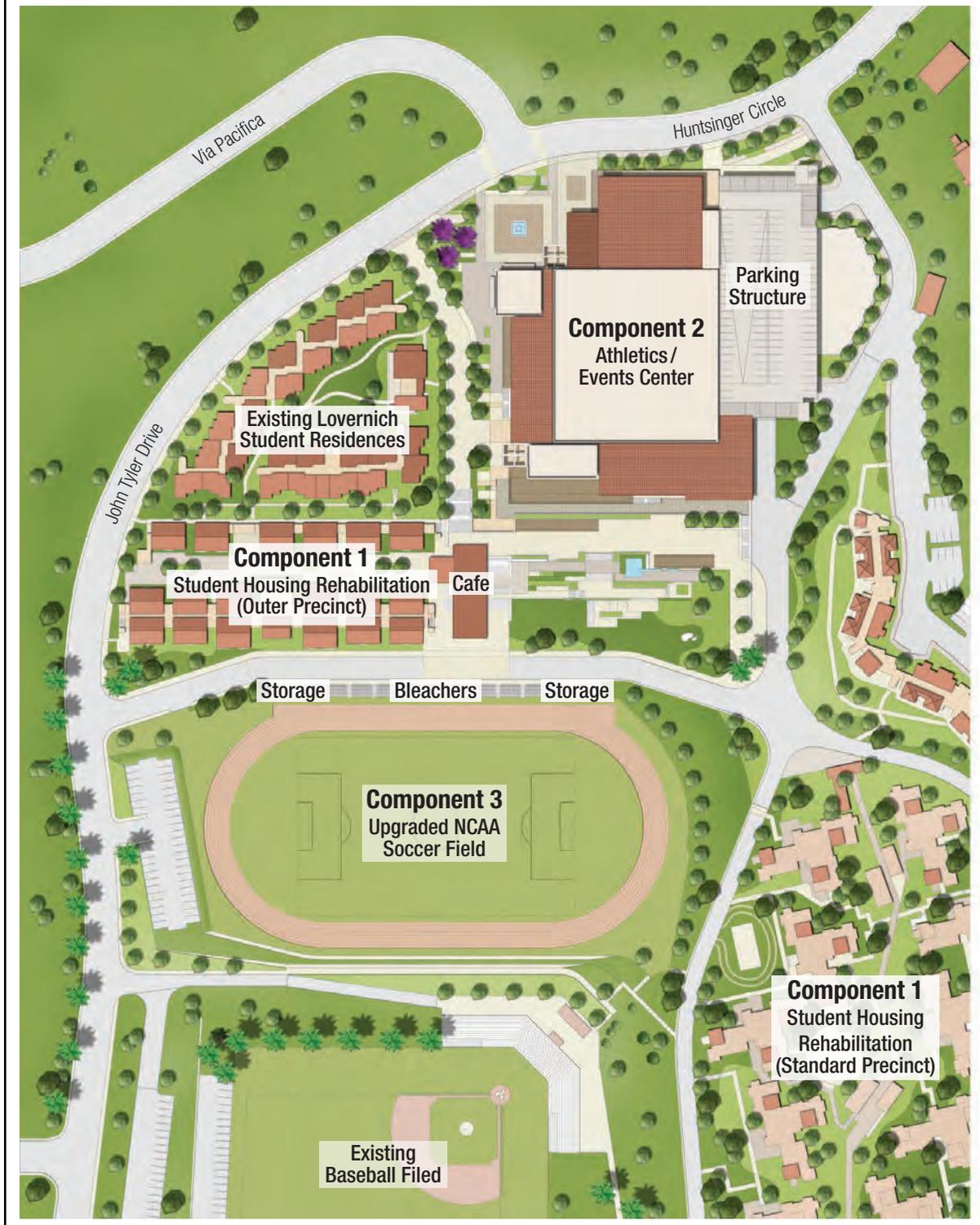
**Legend**

-  Residential Buildings
-  Community Buildings

Source: Pepperdine University, 2007

Revised: August 31, 2010

“For illustrative purposes only”



Source: Gensler Architects, July, 2009.

Revised: Sep. 18, 2009

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

**Proposed Outer Precinct (Component 1),  
Athletics/Events Center (Component 2),  
and Upgraded NCAA Soccer Field (Component 3)**

**EXHIBIT 10 b**  
**Campus Life Project -**  
**Illustrations**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**

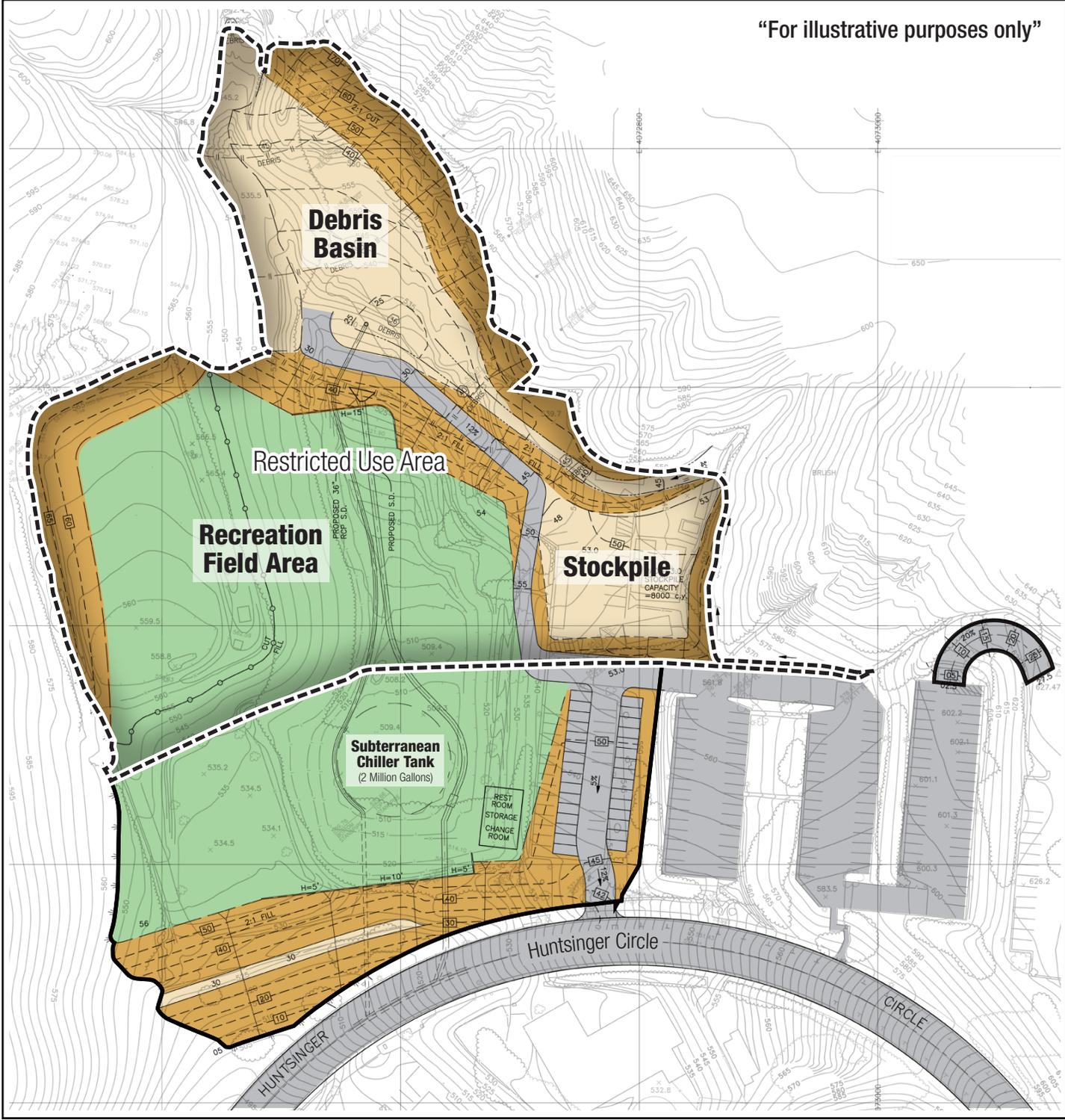
"For illustrative purposes only"



Revised: Sep 28, 2010

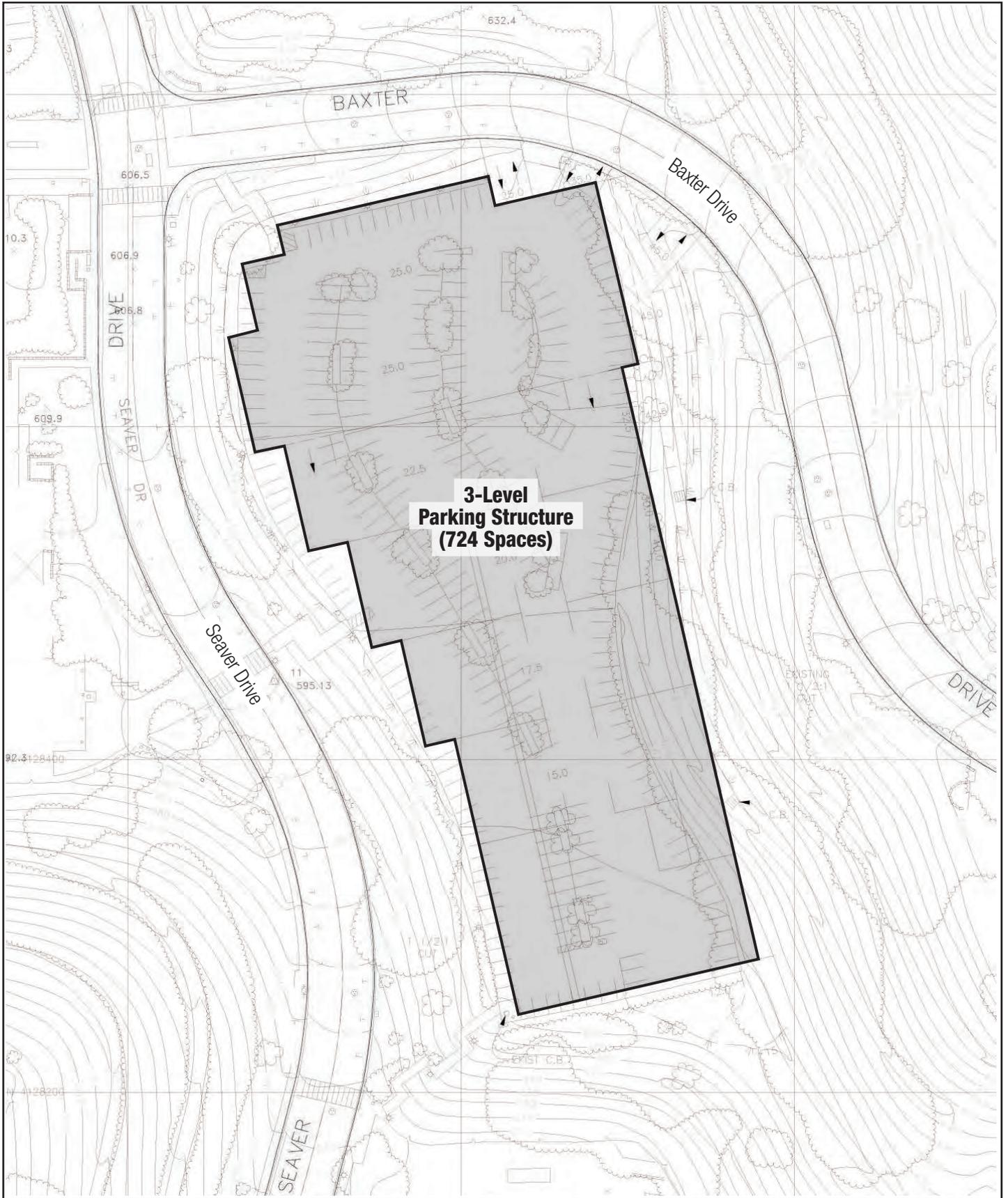
Source: EPT Design, 2007.

"For illustrative purposes only"



Source: S.E.C. Civil Engineers, Inc., September, 2009.

Revised: Oct. 12, 2010



Source: S.E.C. Civil Engineers, Inc., July 2009.

Revised: Sep. 21, 2009

PEPPERDINE UNIVERSITY CAMPUS LIFE PROJECT – DRAFT EIR

# School of Law Parking Structure (Component 6)

**EXHIBIT 10 e**  
**Campus Life Project -**  
**Illustrations**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**

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Conceptual view of  
Student Housing  
Rehabilitation Outer Precinct



Conceptual view of  
Athletics/Events Center



Conceptual view of  
Town Square

Revised: Oct. 13, 2010

# **FULL-TIME EQUIVALENT STUDENT LOADS . . .**

**EXHIBIT 11**  
LRDP Calculation of Full-time  
Equivalent Student Loads -FTE  
Pepperdine University  
LRDP Amendment 1-11 Part A

## FULL-TIME EQUIVALENT STUDENT LOADS

The number of students enrolled in courses at any higher education institution differs from semester to semester, school to school, course to course, etc. Therefore, enrollment most often is expressed in terms of Student Credit Hours (SCH) and Full-Time Equivalent (FTE) students. Student Credit Hours (SCH) is the sum of the products of each course's enrollment and credit hour value including individual study and research courses. Full-Time Equivalent (FTE) is a term used to give the equivalence of the student body or staff of an institution on a full-time basis.

Pepperdine University uses the following FTE definitions:

Undergraduate FTE Student -- Sixteen Student Credit Hours in lower/upper division courses equal one (1) FTE undergraduate student.

Graduate FTE Student -- Nine Student Credit Hours in graduate courses equal one (1) FTE graduate student.

School of Law FTE Student -- Fourteen and one-half Student Credit Hours in law courses equal one (1) FTE law student.

Using these definitions, the actual number of students is greater than the FTE number. For example, for an annual FTE-student level of 5,000, the equivalent number of students is about 6,500. Since the FTE number is based on annual values determined from Student Credit Hours, the actual number of students on campus on any given day, week, etc., is much less than the FTE value.

The development of the Malibu Campus to date has been limited by Conditional Use Permit (CUP) No. 133-(4) and Variance No. 82-(4) issued by the County of Los Angeles which provides that the student enrollment cannot exceed an FTE-student level of 2,500. The expansions, changes and additions described in this Specific Plan are for an additional 2,500 FTE-student level or a total University annual maximum FTE-student level of up to 5,000.

# PEPPERDINE UNIVERSITY

VICE PRESIDENT FOR ADMINISTRATION

November 28, 2012

Melanie Faust  
Senior Staff Analyst  
California Coastal Commission  
710 E Street, Suite 200  
Eureka, CA 95501

Dear Melanie:

Pursuant to our conversation, I have outlined below Pepperdine University's revisions to our proposed LRDP Amendment 1-11. As the University's vice president for administration, I am authorized to make these revisions to the proposed amendment. The following lists the items that Pepperdine is modifying in its Amendment:

1. Pepperdine will not grade the portion of the stream bed northwest of the proposed debris basin in Component 5 as per the letter and associated exhibits and attachments from Rhiannon Bailard to Deanna Christensen July 20, 2012. See Area 1 on Exhibit "A" attached.
2. Pepperdine will adjust the limits of impacts so as to avoid an area in the southwest corner of Component 5 as per the electronic message and associated exhibits and attachments from Rhiannon Bailard to Melanie Faust dated, November 20, 2012. See Area 2 on Exhibit "A" attached.
3. Pepperdine will undertake an environmental enhancement program for the area north of Component 5 as per the electronic message and associated exhibits and attachments from Rhiannon Bailard to Melanie Faust dated, November 20, 2012. See Area 3 on Exhibit "A" attached. The program shall consist of the removal of concrete rubble and other formerly deposited refuse from the drainage channel and environs, additionally, the area shall be added to the University's Invasive Plant Species Eradication Program. The Invasive Plant Species Eradication program targets specific exotic invasive species for long-term removal and eradication from campus.
4. Pepperdine will phase the replacement of exterior globe lights around campus as per Exhibit "B" attached.
5. Pepperdine will not seek approval for a chiller in Component 5 as part of this LRDP Amendment.



24255 Pacific Coast Highway, Malibu, California 90263  
Phone: (310) 506-7227 Fax: (310) 506-7768

**EXHIBIT 12**  
**LRDP Amendment 1-11**  
**Revisions (Letters dated**  
**11/28/12 and 11/29/12)**  
**Pepperdine University**  
**LRDP Amendment 1-11 Part A**

6. Pepperdine asks that the recreation field lighting, orientation of the recreation field, and specific location of the storage/restroom facility all in Component 5, which were approved by the County and are part of the application, be considered as part of a separate LRDP Amendment hearing to take place as soon as the staff's review has been completed in early 2013.

Please do not hesitate to contact me if you have any questions. Thank you for your assistance.

Best,

A handwritten signature in black ink, appearing to read 'Phil E. Phillips', written over a white background.

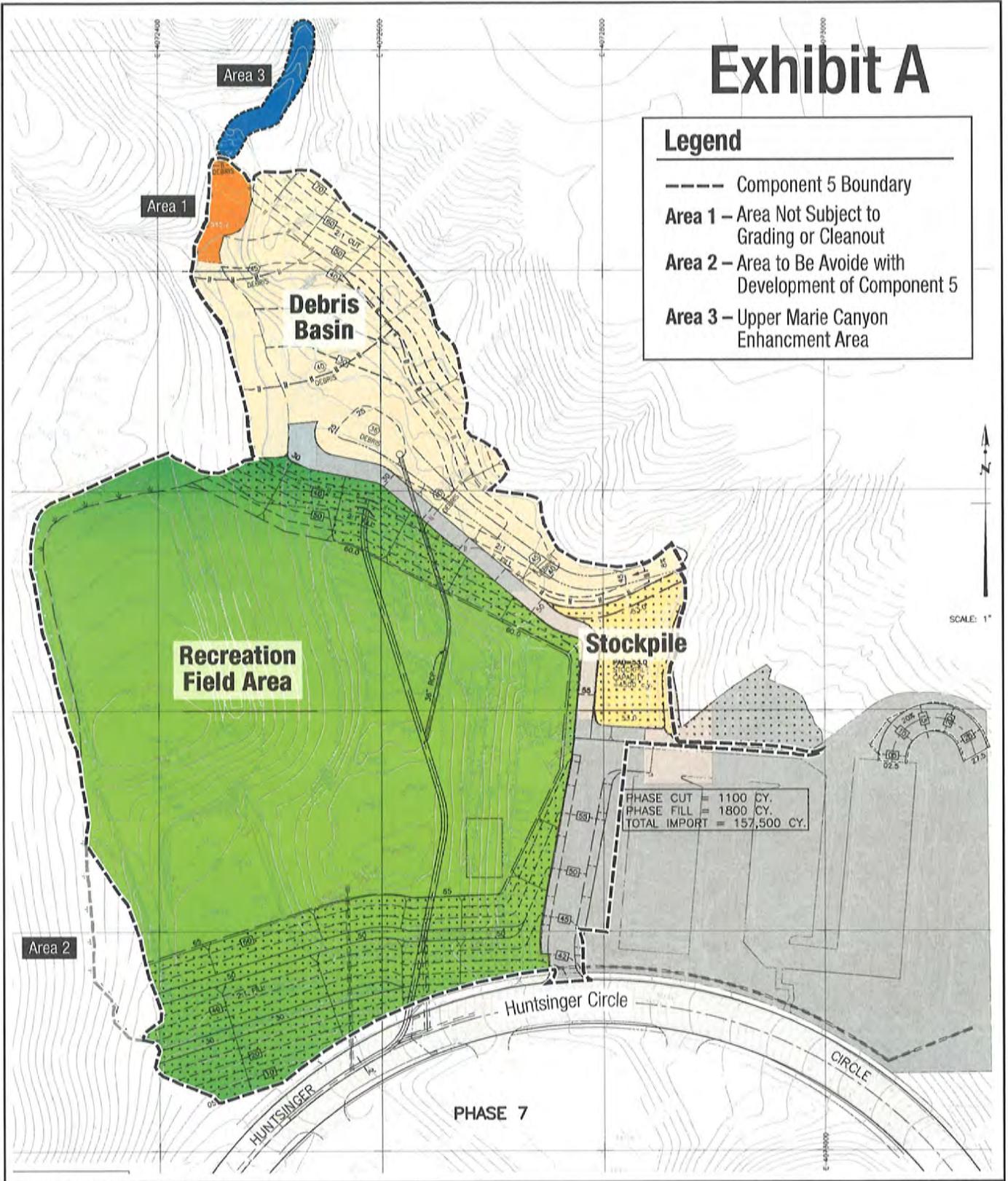
Phil E. Phillips  
Vice President for Administration

# Exhibit A

# Exhibit A

## Legend

- Component 5 Boundary
- Area 1** – Area Not Subject to Grading or Cleanout
- Area 2** – Area to Be Avoided with Development of Component 5
- Area 3** – Upper Marie Canyon Enhancement Area



Source: S.E.C. Civil Engineers, Inc., 2012.

Revised: Nov. 28, 2012

# Exhibit B

LRDP 1-11: Pepperdine University's Campus Life Project  
Globe Lighting Replacement Phasing Schedule

Provided final approval by the California Coastal Commission is obtained for the entirety of the Project and related projects including all new lighting included in the Project and related projects, the following conditions shall apply.

1) When replaced, other than for maintenance, existing clear globe lighting on campus shall be replaced with cut-off type light fixtures which are shielded and directed in such a way as to minimize lighting spillover. Clear globe lights at the Component sites will be replaced as each Component is developed. Clear globe lights at the Upgraded NCAA Soccer Field and related baseball field project shall be replaced as indicated in Table A below.

2) The University shall adhere to the schedule below when replacing non-Project or non-related project outdoor night lighting fixtures. The specific fixtures shall be replaced as indicated in Table A below and Figure 1.

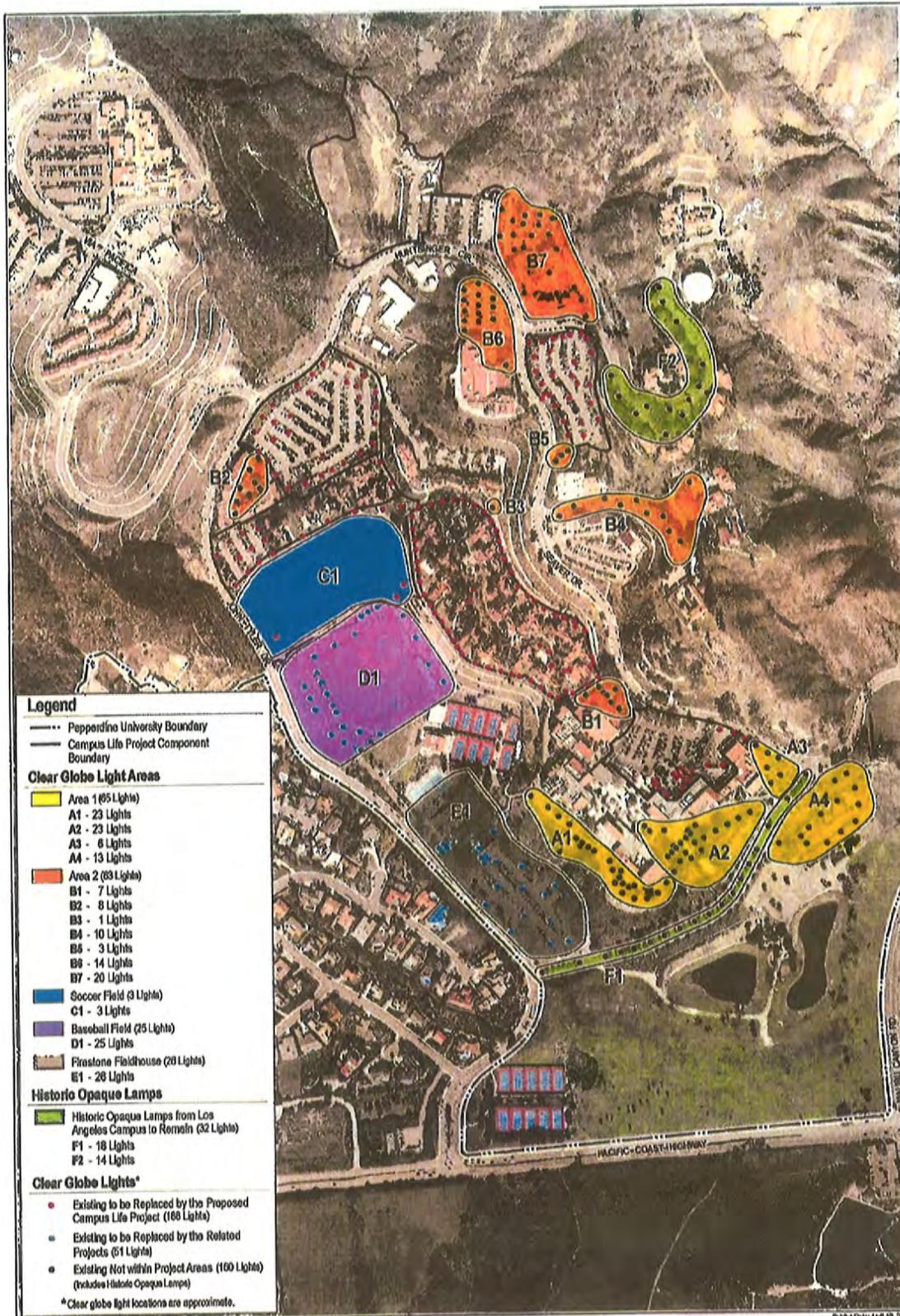
**Table A: Pepperdine Campus Clear Globe Light Replacement Schedule**

Clear Globe Light Replacement Area (As identified in Exhibit 4)	Replacement Schedule
A1	By that date which is 24 months following the receipt of final regulatory entitlements, including the expiration of applicable challenge period, from all applicable agencies; or as a condition of obtaining a Certificate of Occupancy for-first component to be constructed, whichever is earlier.
A2	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed
A3	Prior to Issuance of the Certificate of Occupancy for Project Component 4 (Town Square)
A4	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed
B1	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Standard Precinct).
B2	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Outer Precinct).
B3	Prior to Issuance of the Certificate of Occupancy for Project Component 1 (Student Housing - Standard Precinct).
B4	Prior to Issuance of the Certificate of Occupancy for Project Component 6 (School of Law Parking Structure).
B5	Prior to Issuance of the Certificate of Occupancy for Project Component 6 (School of Law Parking Structure).
B6	Prior to Issuance of the Certificate of Occupancy for Project Component 2 (Athletics/Events Center).
B7	Prior to Issuance of the Certificate of Occupancy for Project Component 5 (Enhanced Recreation Area)
C1	Prior to the use of Project Component 3 (Upgraded Soccer Field) Athletic Lights
D1	Prior to the use of related-Project (Baseball Field) Athletic Lights
E1	Prior to Issuance of the Certificate of Occupancy for first Project Component to be constructed

The University may request permission from the County to revise the replacement schedule outlined above in Table A and Figure 1 if significant efficiencies could be achieved based upon design or construction planning information. The final approved lighting plan may result in greater or fewer fixtures than currently exist to meet the requirements of the Los Angeles County Code and the CUP Conditions.

November 28, 2012

Figure 1



Aerial Source: Burbank Aerial, Inc., 2008.

Exhibit Date: April 18, 2011.

# PEPPERDINE UNIVERSITY

VICE PRESIDENT FOR ADMINISTRATION

November 29, 2012

Melanie Faust  
Senior Staff Analyst  
California Coastal Commission  
710 E Street, Suite 200  
Eureka, CA 95501

Dear Melanie:

Pepperdine seeks to revise its proposed LRDP Amendment 1-11 to clarify that as part of the Campus Life Project, Pepperdine will transfer approximately 125,000 cubic yards of fill from the lowest pad of the Drescher Graduate Campus (on the Malibu campus) for use in the recreation field (Component 5) or the NCAA soccer field (Component 3). Transferring roughly this amount will bring the elevation of the lowest pad on the Drescher Graduate Campus to the elevation approved in the conceptual grading plan that was included in the LRDP Notice of Impending Development 3-99. This transfer of fill material has been fully analyzed in the environmental analysis for the Campus Life Project. As the University's vice president for administration, I am authorized to make this modification to the proposed amendment. Please let me know if you have any questions. Thank you.

Sincerely,



Phil E. Phillips  
Vice President for Administration

