

CALIFORNIA COASTAL COMMISSION


SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 641-0142



Th13b

January 21, 1998

TO: Commissioners and Interested Persons

FROM: Chuck Damm, Senior Deputy Director
 Gary Timm, District Manager
 Rebecca Roth, Coastal Program Analyst

RE: Notice of Impending Development **2-97**, Pursuant to the
Pepperdine University Certified Long Range Development Plan (LRDP) for Public Hearing & Commission Action at the meeting of February 5, 1998 in San Diego.

SUMMARY AND STAFF RECOMMENDATION

The impending development involves the construction of Facility 480 which is a 37,000 sq. ft. (1.1 acre) stockpile site that would accommodate up to 23,000 cu. yds. of fill material. The stockpile site will be constructed in three phases. The University is proposing to mitigate the impacts of the new stockpile site by restoring 1.2 acres of native habitat adjacent to the proposed stockpile area. The mitigation would consist of restoring a deeply, incised hillside erosional feature with native coastal sage/grassland species, and redirecting runoff into an existing natural channel. The mitigation site is located on an east-facing hillside in Marie Canyon, across from the stockpile site, contained a deep and highly eroded gully that extended for 1,000 feet, and is up to 15 feet deep with 40-foot wide ravines (this erosional feature was determined by the U. S. Army Corp. of Engineers to not meet the criteria for jurisdictional waters).

The notice was received in the South Central Coast Office on January 13, 1998 and deemed filed on January 13, 1998. Pepperdine has indicated that notice of the impending development was mailed, pursuant to California Code of Regulations §13549(b), on January 12, 1998 and that the impending development will begin no sooner than February 12, 1998. Staff will be recommending that the Commission approve the impending development with special conditions regarding effective certification of Amendment 2-97, implementation of restoration/enhancement plan and monitoring and maintenance which are necessary to bring the development into conformance with the certified Pepperdine University LRDP.

Exhibits for the Notice of Impending Development are attached to Item 12d, LRDP 2-97

Additional Information: Please contact Gary Timm, California Coastal Commission, South Central Coast Area, 89 So. California Street, Second Floor, Ventura, CA. (805) 641-0142.

Staff Note: Staff has accepted Notice of Impending Development 2-97 for filing in anticipation of the Commission's action on Long Range Development Plan Amendment (LRDPA) 2-97 at the Coastal Commission Meeting on February 5, 1998.

Given the 30 day time constraint (explained under Procedure, page 2), a staff report was not completed in time to be included in the packet. However, a full report will be made available in the District Director's Report.

Special condition #1 of this notice will state that the University cannot proceed with development until amendment to the LRDP is certified as effective by the Coastal Commission.

I. Procedure

§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. §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.

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.