

## CALIFORNIA COASTAL COMMISSION

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



July 23, 1998

TU 14.5

**TO:** Commissioners and Interested Parties

**FROM:** Charles Damm, Senior Deputy Director  
Gary Timm, District Manager  
Barbara Carey, Coastal Program Analyst

**SUBJECT:** Notice of Impending Development 1-98, Pursuant to the  
Pepperdine University Certified Long Range Development Plan  
(LRDP) for Public Hearing and Commission Action at the meeting  
of August 11, 1998 in Huntington Beach.

**SUMMARY AND STAFF RECOMMENDATION**

The impending development consists of three elements, described in detail below. The notice was received in the South Central Coast Office on July 23, 1998 and deemed filed on the same day. The University has indicated that notice of the impending development has been mailed, pursuant to California Code of Regulations §13549(b), on July 23, 1998 and that the impending development will begin no sooner than August 23, 1998. Staff is recommending that the Commission approve as submitted Notice of Impending Development, finding it consistent with the certified Pepperdine University Long Range Development Plan (LRDP).

**I. Procedure**

§30606 of the Coastal Act and §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

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.

## **II. Staff Recommendation: Motion and Resolution.**

Staff recommends that the Commission adopt the following motion and resolution. A **YES** vote by a majority of the Commissioners present is necessary to pass the motion.

**Motion:** I move that the Commission determine that the development described in Notice of Impending Development 1-98, is consistent with the Certified Pepperdine University LRDP.

**Resolution:** The Commission determines that the proposed Impending Development 1-98, is consistent with the Certified Pepperdine University LRDP, as submitted, for the reasons discussed in the findings herein.

## **III. Findings and Declarations.**

The Commission finds and declares as follows:

### **A. Background.**

On September 12, 1989, the Commission denied the Pepperdine University LRDP as submitted and approved it with suggested modifications necessary to bring the LRDP into conformance with the Coastal Act. On February 7, 1990, the Board of Regents of the University acknowledged the receipt of the Commission's certification and agreed to the terms of the modifications to 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. Since that time, the LRDP has been amended eight times and the University has processed nine notices of impending development.

Subsequent development where there is a certified LRDP cannot be denied. It can only be conditioned when necessary to bring the development into conformity with the certified LRDP, pursuant to §13550 of the California Code of Regulations and §30605 and §30607 of the Coastal Act.

**B. Description of the Impending Development.**

The impending development includes three elements within the existing developed campus (shown on Exhibit 1) as follows:

1. **Soccer Scoreboard.** The installation of a scoreboard at the southwest end and the use of temporary, mobile bleachers on the north side of the existing running track/soccer field (Facility 307). The proposed scoreboard would be four feet high, 12 feet wide and four feet above grade. The display side would face the interior of the developed campus. The proposed location of the scoreboard is shown on Exhibit 2.
2. **Alumni Park Improvement.** Minor leveling of the playing field area in Alumni Park (Facility 301), including 1,370 cu. yds. of grading (170 cu. yds. fill and 1,200 cu. yds. of fill). The maximum change in grade would be less than four feet. The proposed grading plan is shown in Exhibit 3.
3. **Wastewater Flow Equalization Station Relocation.** Relocation of existing wastewater flow station to an underground site beneath the existing parking lot (Parking Facility J) south of the Firestone Fieldhouse, including 3,050 cu. yds. of grading (2,625 cu. yds. excavation and 425 cu. yds. fill). The excess cut material would be placed at the approved University stockpile site. The existing flow station, which includes six tanks, is located above-ground adjacent to Parking Facility J. The proposed replacement flow station, shown on Exhibit 4, would consist of two tanks.

**C. Compliance with the Certified LRDP.**

§30606 of the Coastal Act states that the University shall be responsible for notifying the Commission, other interested persons, organizations, and governmental agencies of the impending development and provide data showing the project's consistency with the certified LRDP. The University has prepared a development announcement for construction of the three elements discussed herein which is signed by the Executive Vice President of the University for the proposed development. On May 4, 1994, the Board of Regents of the University adopted a resolution which authorized the Executive Vice President of the University to have the legal authority to initiate impending development and to bind the University to any special conditions imposed with by the Commission associated with such a notice. Therefore, the development announcement in place of a resolution by the Board of Regents is considered legally adequate to authorize the University to proceed with the development.

**D. New Development.**

As certified in the LRDP, Pepperdine University's ultimate buildout will accommodate 5,000 Full Time Equivalent Students (FTE), 500 faculty, 777 staff members, and 17 administrators. The latest (1996-1997) figures show an enrollment of 2,450 FTE students, and employment of 238 faculty members and 677 staff members. The impending development would not result in any additional students, faculty or staff.

§30250(a) of the Coastal Act states that new development shall not overburden the public infrastructure and shall be located where it will not have significant individual or cumulative effects on coastal resources. The LRDP contains policies relating to traffic, ESHAs, visual resources, wastewater disposal, etc. which require new development to minimize individual and cumulative impacts on coastal resources.

All elements of the impending development would be located in the central, developed area of the existing campus. The placement of the proposed soccer scoreboard and the improvements to the Alumni Park playing field are minor improvements to existing recreational facilities approved under the LRDP. These elements would not have any adverse impacts on visual resources. The proposed location of the flow station would be underground and the existing above ground tanks would be removed, resulting in an improvement to visual quality.

The LRDP also contains policies to address the cumulative impacts of sewage disposal relative to the build-out of the approved facilities. Section VIII., Utilities and Public Works contains a policy which states that:

*All new development shall have a permanent method of sewage disposal to the level of tertiary treatment. . . subject to the review and approval of the County of Los Angeles. . .*

The proposed wastewater flow equalization station is part of the University's sewage disposal system. Wastewater generated throughout the campus flows to the flow station where it is stored in the six tanks until it is directed either to the Malibu Mesa Treatment Plant or to the Las Virgenes Water District's Tapia Plant.

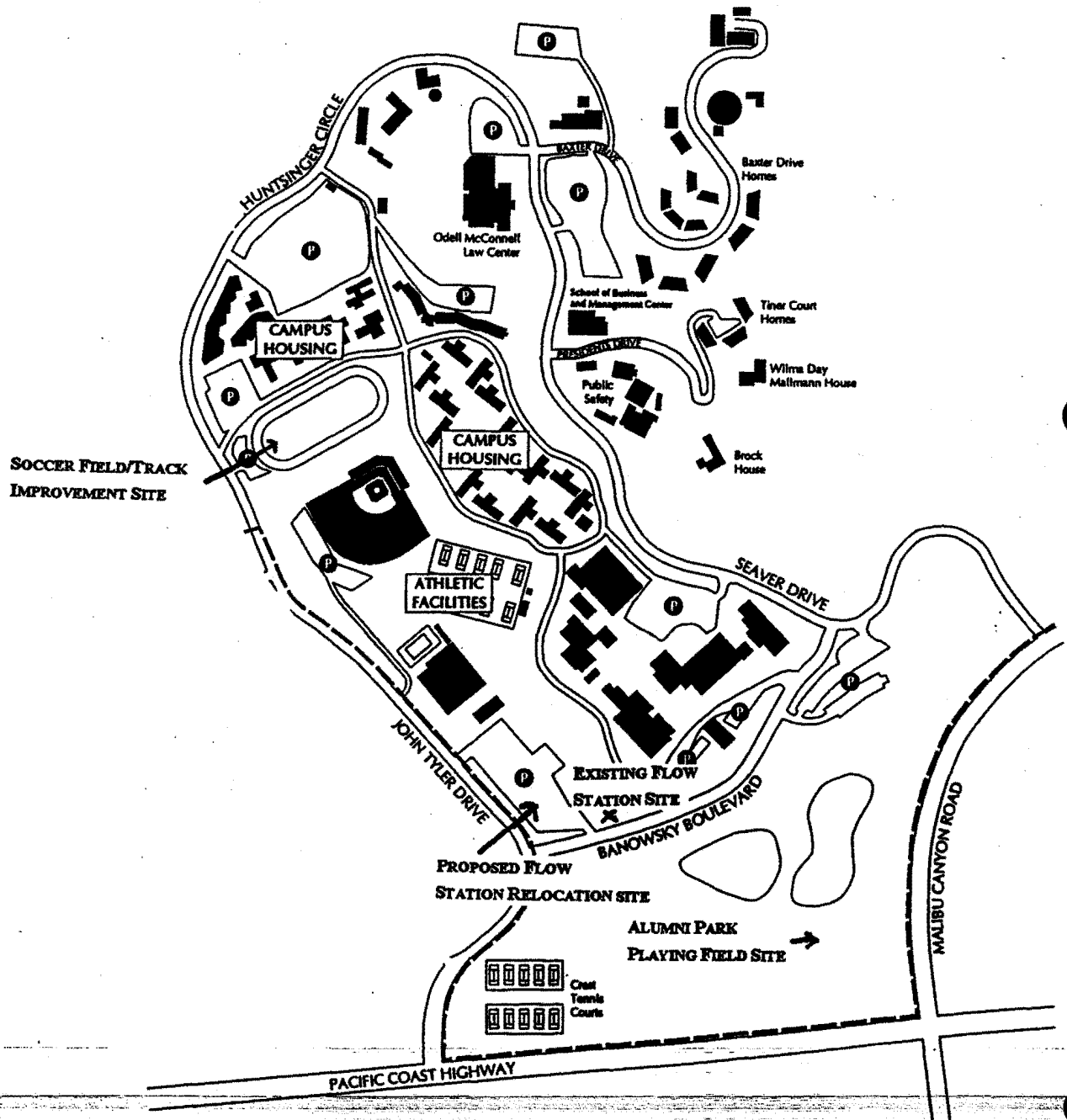
Based on Los Angeles County's method of calculating sewage generation estimates for land uses, the cumulative sewage generation for the campus, including existing and previously approved development is estimated at 275,928 gallons per day (gpd). The LRDP states that the total sewage capacity for the campus at buildout is limited to 300,000 gpd. 200,000 gpd may be treated at the Malibu Mesa Treatment Plant and, pursuant to the University's agreement with

the Las Virgenes Water District, 100,000 gpd may be treated at the Tapia Plant. Notwithstanding the County's estimates for sewage generation, actual flow records maintained for the existing campus show that the current usage is 155,913 gpd average based on the nine month school year. Based on the actual flow records, the University's engineer has projected the cumulative total wastewater flows for all existing and impending development to be 170,648 gpd, well within the buildout capacity.

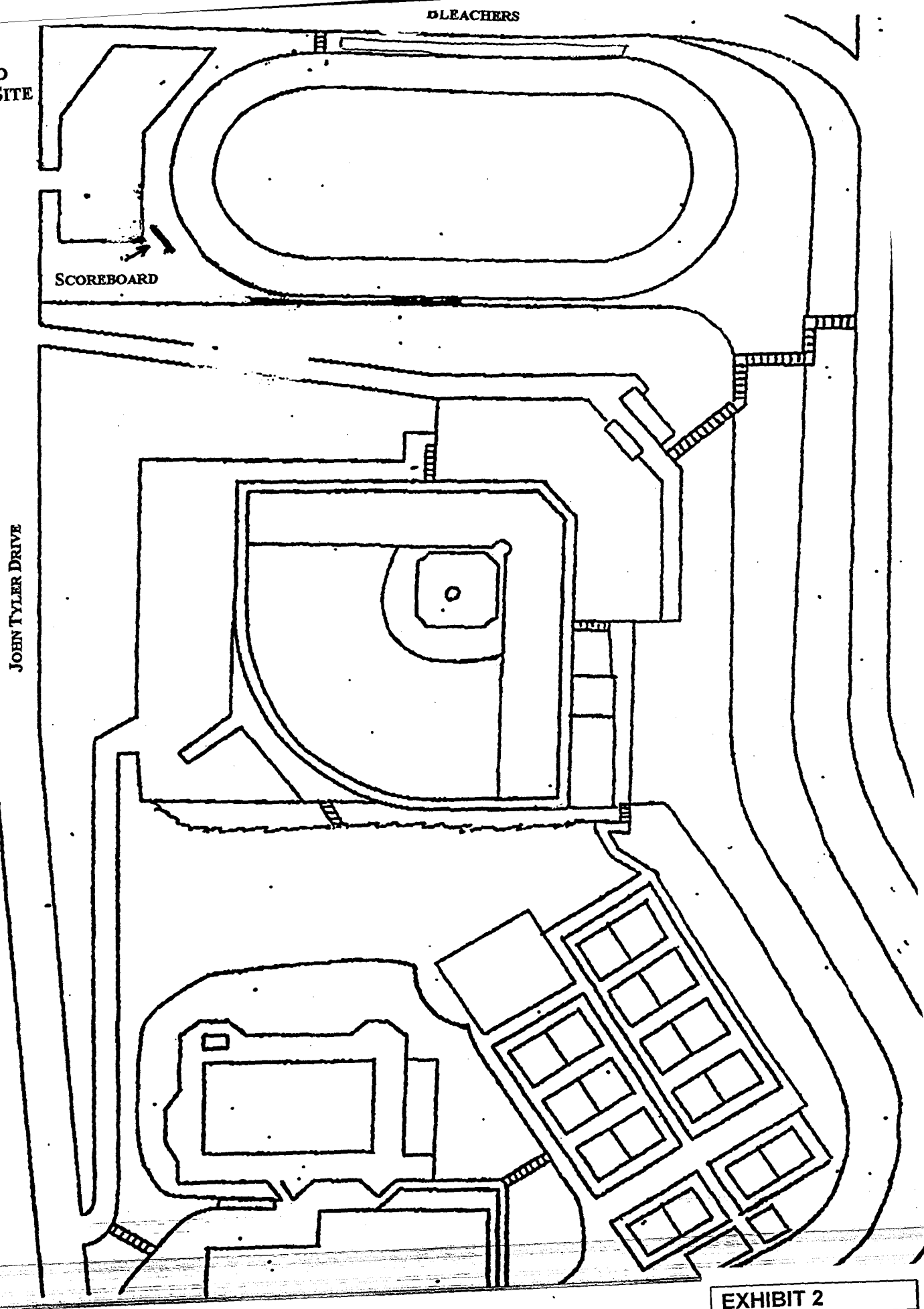
The proposed project will not result in any additional wastewater flow. Further, the new flow station will result in no change to the University's wastewater treatment capacity. Therefore, the proposed development is consistent with the LRDP policies regarding wastewater disposal.

In conclusion, the Commission finds that the proposed development will have no adverse impacts, individually or cumulatively, on coastal resources and is consistent as submitted with the applicable policies of the LRDP.

# SITE MAP



**SOCCER FIELD  
IMPROVEMENT SITE**



NOTE:  
NO STRUCTURAL FILL  
REQUIRED. AREA TO BE  
REPLANTED WITH PREVIOUS  
TURF COVER.

EXIST. SAND  
TRAP & PUTTING  
GREEN

CUT = 170 CY  
FILL = 1200 CY

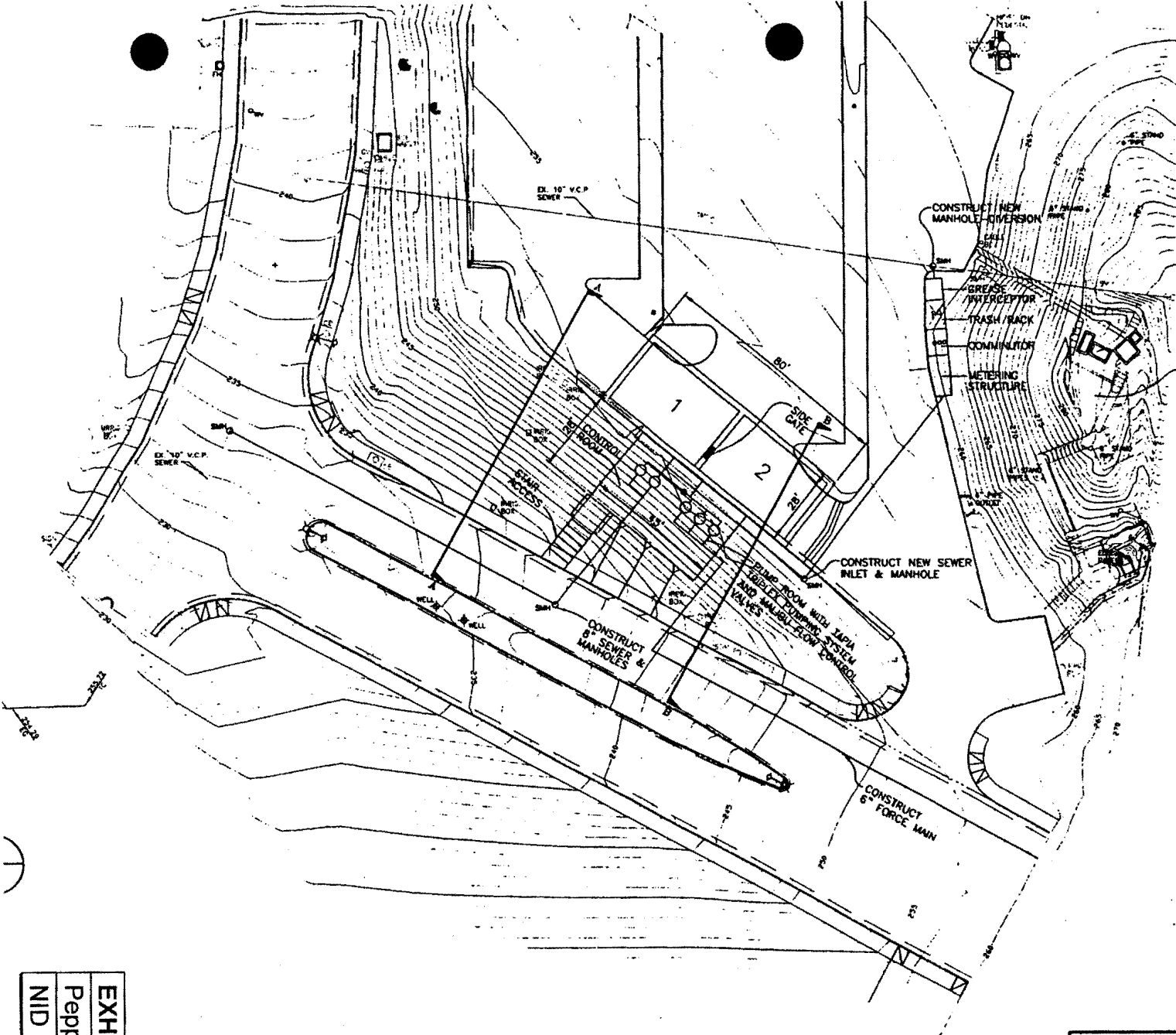


PEPPERDINE UNIVERSITY  
ALUMNI PARK PLAYING FIELD

Scale 1"=40'-0"

22-98





**ESTIMATED EARTHWORK QUANTITIES**  
 CUT: 2625 C.Y.  
 FILL: 425 C.Y.  
 TOTAL EXPORT: 2200 C.Y.  
 (TO BE PLACED ON CAMPUS).

**EXHIBIT 4**  
 Pepperdine LRDP  
 NID 1-98

REVISIONS			
NO	DESCRIPTION	APP	DATE



APPROVED BY: \_\_\_\_\_  
 CIVILTEC ENGINEERING, INC. 43296  
 APPROVED BY: \_\_\_\_\_ DATE  
 PEPPERDINE UNIVERSITY \_\_\_\_\_ DATE

**CIVILTEC**  
 engineering inc.  
 (820) 357-0580

PEPPERDINE UNIVERSITY		
WASTEWATER FLOW EQUALIZATION STATION		
PRELIMINARY SITE PLAN		
DESIGN: WDB	CHECKED: WDB	SCALE: 1" = 20'
DRAWN: CC/FGA	JUN 98/134	SHEET 1 OF 1