

CALIFORNIA COASTAL COMMISSION

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December 21, 1989

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director
Charles Damm, South Coast District Director
Teresa Henry, Assistant District Director/Project Analyst

SUBJECT: REVISED FINDINGS ON THE PEPPERDINE UNIVERSITY LONG RANGE DEVELOPMENT PLAN (LRDP) for Public Hearing and Commission Action at the Meeting of January 11, 1990.

SYNOPSISSummary of Commission Action

On September 12, 1989, the California Coastal Commission reviewed the Pepperdine University Long Range Development Plan (LRDP). In its action, the Commission denied the LRDP as submitted and certified it with Suggested Modifications regarding public access, hazards, and visual, marine and environmentally sensitive resource protection.

If these Suggested Modifications are adopted by the Board of Regents of the University within six months of the Commission's action (March 11, 1990) and the Commission is so notified, the LRDP will become effectively certified.

Commission Vote

The Commission's action included two resolutions on the LRDP submittal. The Commissioners voting on the prevailing side on the first resolution to deny the LRDP as submitted were:

Glickfeld, Rynerson, MacElvaine, Malcolm, McInnis, Knapp, Neely, Warren, Wright, Hisserich, Franco, and Chairman Wornum

The Commissioners voting on the prevailing side on the second resolution to certify the LRDP with Suggested Modifications were:

Knapp, Neely, Wright, Glickfeld, MacElvaine, Malcolm, McInnis, and Chairman Wornum

Additional Information

Further information on the Pepperdine University Long Range Development Plan may be obtained from Teresa Henry at the South Coast Area Office of the Coastal Commission, 245 West Broadway, Suite 380, Long Beach, CA 90802, (213) 590-5071.

I. SUMMARY OF THE PEPPERDINE UNIVERSITY LRDP

The Pepperdine University Long Range Development Plan (LRDP) will allow development of facilities to serve up to 5,000 FTE (full-time equivalent) students over the 830 acre campus. The LRDP permits 212 additional student and faculty/staff housing units, academic and support facilities totalling approximately 854,000 square feet within the 225 acre existing developed campus area. An additional 202 on-campus housing units and academic and support facilities totalling 385,000 sq. ft. along with 182,000 sq. ft. of new roads will be located on a 72 acre expansion area on undeveloped land northwest of the developed campus area (see Exhibit 8, Master Plan of Facilities). Development of the expansion area will involve 3 million cubic yards of grading (842,000 cubic yards for stabilization of landslides and 2.2 million cubic yards for roads and building pads). Domestic and reclaimed water storage tanks with a capacity of 1.7 million gallons will also be constructed. Expansion of the off-site Malibu Mesa Wastewater Reclamation Plant from 200,000 gallons per day capacity to 500,000 gpd was also approved, to be constructed should the County of Los Angeles abandon its plans for a regional sewer system.

II. BACKGROUND

Current Level of Campus Development

The 830 acre Pepperdine University campus is located in western Los Angeles County, west of the Civic Center area of Malibu, adjacent to the intersection of Pacific Coast Highway and Malibu Canyon Road. The University is bounded on the east by Malibu Canyon Road and the site of the approved 300-room Adams-on-Hotel, on the west by the Malibu Mesa Wastewater Reclamation Plant and the Malibu County Estates condominium development, on the north by undisturbed watershed and the LUP designated Malibu Canyon Significant Watershed, and on the south by Pacific Coast Highway, the Malibu Bluffs State parkland, the new Malibu Colony Plaza shopping center and the Malibu Road residential community and Amarillo Beach south of the highway.

The existing developed campus covers approximately 225 acres or a little over 25% of the 830 acres. The campus contains roughly 850,000 square feet of development. Additionally there are two 40,000 sq. ft. effluent lakes with a total capacity of 12.4 million gallons of treated water, 3.1 million gallon capacity of water storage tanks, playing fields and running tracks, tennis, racquetball and other sports facilities, and a retention basin. According to an April, 1989 University report, there are 2150 parking spaces within lots or structures and 990 on-street spaces within the University campus for a total of 3140 parking spaces (SEE EXHIBIT 4).

According to the Pepperdine University Specific Plan figures, the 850,000 square feet of facilities is devoted to 16% (135 units) student housing for 1537 students, 29% (52 units) faculty/staff/administration housing and recreational amenities, and the remaining 55% devoted to academic and support uses.

Pepperdine University was formerly located in south central Los Angeles. A program to move the campus to Malibu and to expand the University's facilities

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began nearly twenty years ago. The Specific Plan or Long Range Development Plan (LRDP) which is reviewed here provides for a continuation of that expansion. Although the Specific Plan document is entitled Pepperdine University Specific Plan, 1982-1997, University representatives stated at the September, 1989 public hearing that this should be considered as their total long range plan for the ultimate build-out of 5,000 FTE students.

The University acquired its Malibu campus in 1968. In May of 1969 Los Angeles County approved a zone change to allow the campus site to be used for university purposes. On July 11, 1972, the County Planning Commission issued a Conditional Use Permit for the expansion of the university's facilities. Specific Plans were not adopted under this 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. Prior to the effective date of the Coastal Act, the University had obtained numerous grading and building permits from the county and completed construction of 35 permanent buildings and were under way on 4 additional structures. Under the University's 1976 Specific Plan the following facilities were yet to be constructed:

1. Undergraduate administration building
2. Fine arts complex
3. Hillside theatre and 2 contemporary arts facilities
4. Sea lodge
5. Temporary offices and administrative facilities (5)
6. Law School housing and parking structures
7. Student dormitory (1)
8. Student/staff housing structures (4)
9. Utility connections , grading, driveways, walkways and retaining walls to accommodate above listed development.

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 on June 6, 1977 (E-2-E-5). A subsequent appeal to the State Coastal Commission resulted in a finding of no substantial issue on July 20, 1977, thus leaving the denial in place (Appeal No. 191-77, Pepperdine University).

Since this time the Coastal Commission has approved further development within the existing graded portion of the campus including student, faculty and staff housing, fine arts theatre, art exhibit halls, heritage hall, equestrian riding ring, music hall, and various parking, sports, security, storage, and temporary trailer uses.

The University and Century Malibu, Inc. (Malibu Country Estates) were also given a permit to construct the 200,000 gallon per day (gpd) Malibu Mesa Wastewater Reclamation Plant located at the intersection of John Tyler Drive and Pacific Coast Highway. A spray irrigation management plan (SIMP) to dispose of treated wastewater over the landscaped and natural areas of the campus was also approved.

The Specific Plan states that as of fall, 1983 the enrollment totalled 1,920 full time equivalent (FTE) students. This number of FTE students was made up of 2,540 full and part-time students, of which 1,537 lived in campus housing

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and 1,003 commuted from other locations. There were 2148 FTE students enrolled in the University as of March, 1989. 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.

III. FINDINGS REGARDING LRDP HISTORY

The Commission finds and declares as follows:

A. Commission Action on LRDP Proposals Prior to 1988

Since 1977, the University has applied for a number of permits for specific projects contained in the 1976 Specific Plan. These permits cover development which has taken place within the existing 225 acre graded portion of the campus.

In 1983 the Commission reviewed Pepperdine University's plans for expansion of the Malibu campus in the context of reviewing specific elements of additional infrastructure necessary to support the expansion. On May 27, 1983, three matters were heard by the Commission relative to Pepperdine's future plans:

1. Condition Review of Permit 5-82-802 (the co-applicants were Pepperdine University and Los Angeles County). On February 24, 1983, the Commission had approved a permit for the replacement of existing twin pipelines linking the University with the Tapia Wastewater Reclamation Plant. Although the Commission approved the replacement of the pipelines to Tapia with larger capacity lines, the Commission required the University to present a comprehensive plan for campus expansion so that the expansion could be reviewed on its own merits. Condition #2 of the permit required that a "University Plan" be prepared and submitted to the Commission within 6 months for additional review. The Plan was required to specify the maximum future enrollment on the campus, the intended population of on-campus residents and others, the scale and location of future University facilities, and a capital improvements plan covering water and sewage facilities. The plan submitted by the University in fulfillment of this condition was the identical Specific Plan for Development, Pepperdine University (1982-1997) which is the subject of this report.

2. Consideration of Permit 5-82-825 (the applicants were Pepperdine University, Los Angeles County and the Adamson Company). This permit application was filed to allow expansion of the Malibu Mesa Wastewater Reclamation Plant from its existing 200,000 gallon per day (gpd) capacity to 500,000 gpd capacity. With the expansion, the plant would serve the University's proposed growth as described in the Specific Plan, along with a neighboring residential area (Malibu Country Estates) and a proposed major 300 room hotel/commercial project (Adamson) just east of the university.

3. Consideration of Permit #5-82-638 (the applicant was Pepperdine University). This permit application was for the purpose of converting an existing 124-unit apartment building on Latigo Shore Drive (off the Pepperdine University campus) to condominium ownership. At the time of application, the apartment building was used for student housing by the

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University. The University's intent upon conversion was to sell the project on the private market.

A combined hearing was held at the meeting of May 27, 1983 on the three related permit matters. The Commission found that the Specific Plan did not meet the requirements of Special Condition #2 of Permit #5-82-802. The Commission found that approval of the plan would be premature since the Local Coastal Program Land Use Plan was far from completion and since the LRDP had not been widely circulated or adequately considered in a public hearing setting. The Commission then extended the time limit for satisfaction of Condition #2 from the original six months to a period extending through completion of the Local Coastal Program. The Malibu/Santa Monica Mountains LUP was certified by the Commission on December 11, 1986.

Also at the meeting of May 27, 1983 the Commission approved Permit #5-82-825 for expansion of the Malibu Mesa Wastewater Reclamation Plant (MMWRP). Briefly, the conditions of approval of the permit required the creation of the following:

1. An open space buffer around the Pepperdine campus including much of the steep canyon areas north of the existing graded campus.
2. A trail easement for the Coastal Slope and Mesa Peak Trails which cross the campus.
3. Environmental Education and Recreation Program. This program would be designed to bring transit-dependent residents of the Los Angeles area to the Malibu coastal zone.
4. Transportation Mitigation Program. A program to mitigate the impact of Pepperdine's growth on local roads and parking facilities would be created. A major element in the program would be an independent transportation committee which would advise the University and government agencies on appropriate measures to hold traffic volumes generated by the University as nearly as possible to existing levels.

Finally, at the May, 1983 meeting, the Commission denied Application 5-82-638 for conversion to condominiums of the Latigo Bay Villas. The apartment building was later sold to another party and is no longer a part of the University's plans.

In approving the sewage treatment plant expansion (Permit 5-82-825), the Commission emphasized that the action should not be interpreted as a commitment by the Commission to any specific development on the campus or on adjacent property which might be served by the expanded sewage treatment plant. By not approving the Specific Plan for the University, the Commission left open the question of future expansion of the Pepperdine campus.

The conditions of Permit #5-82-825 have not been satisfied, and the permit has lapsed. University officials at the time indicated an unwillingness to complete action on the conditions of the permit, which involved a substantial open space dedication, without a commitment by the Commission to future expansion of the University. The Commission, on the other hand, encouraged the University to submit a Long Range Development Plan, which is the mechanism provided specifically by the Coastal Act for review of comprehensive plans,

for university expansion. The University's expansion plans represent a major development in the area covered by the LUP, and therefore the LUP and LRDP are necessarily closely related.

B. Local Government Action on the 1988 LRDP Proposal

The October, 1983 Draft Environmental Impact Report for the University Specific Plan or Long Range Development Plan was prepared as part of the process for review and consideration of Conditional Use Permit application CUP 2432 (4) requesting approval to develop the Pepperdine campus as specified in the Specific Plan. The University originally sought a use permit for the entire Specific Plan. The county zoning board held public hearings: March 12, April 30, September 24, and October 3, 1984, October 10, and October 23, 1984. At the conclusion of the October 23 meeting, the Zoning Board directed the University to amend the use permit application to cover only the Phase I portion of the proposed expansion and to request a development program (DP) zone change for the remainder. A concurrent hearing was held on both the Conditional Use Permit and the DP zone change. At those hearings the county considered the potential environmental impacts in the areas of geotechnical, flood hazard, biota, visual qualities, sewage disposal, traffic and access.

In December, 1984 an Addendum to the EIR was prepared to reflect a two phased LRDP. Conditional Use Permit 2432 (4) was revised to include only Phase I or 8% of the total development proposed under the Specific Plan or LRDP as specifically listed in Exhibit 9 of this report. Phase I included approximately 109,900 square feet of development and is located all within the existing developed campus. The development of the remainder of the existing graded campus as well as expansion to the undisturbed portions of the campus under the Specific Plan was addressed by a development program (DP) zone change for which subsequent environmental analysis and conditional use permits would be required. An expanded environmental impact analysis, item 8 listed in Section IV.A. below, was prepared to further consider only the impacts of Phase I of the Specific Plan and this revised EIR was circulated to affected local and state agencies and groups with this understanding.

On May 23, 1985 the planning commission conducted a concurrent hearing on the DP zoning request for expansion of the campus and the modified use permit for the first phase of the Specific Plan or LRDP. On February 11, 1987 the amended use permit, CUP 2432 (4) was approved by the county subject to fifteen conditions as shown in Exhibit 9. At that hearing the county found that the development listed in Phase I of the LRDP, specifically the 109,900 sq. ft. allowed under the CUP, would allow an increase of 200 FTE students (finding number 7 of CUP 2432 (4), page 2 of Exhibit 9). Despite this fact the University stated at the November 18, 1988 Coastal Commission hearing on permit application 5-88-659 for a 51,000 sq. ft. Humanities Bldg. (which is 46% of the development under the CUP) that the Phase I development was to serve only existing students.

On July 7, 1987 the Board of Supervisors approved the DP zone change as Ordinance Number 87-0106Z, zone case 85-007. In approving the zone change the board made specific findings regarding the inadequacy of the Specific Plan EIR to allow the approval of development encompassing the entire campus. The county found, in conceptually approving the Specific Plan in the two tiered

fashion, that the environmental impact information would be augmented, ". . .the tiered process shall yield an evaluation of each proposal [each new facility planned under the Specific Plan other than that approved under CUP 2432 (4)] in light of current and contemplated plans, and produce an informed estimate of the environmental consequences of the entire project." The county further stated that each new phase of development will require a use permit and will be subject to environmental review since the development program zone "is a recognition that not all environmental effects can be adequately analyzed or mitigated at this initial, conceptual stage."

The County certified the final EIR and found that it presented adequate environmental analysis and mitigation measures for CUP 2432 (4) or Phase I of the Specific Plan and approved it with special conditions or mitigation measures as stated above. Further, the County of Los Angeles conceptually approved the entire Specific Plan or LRDP by approving the DP zone change having found the EIR adequate for this purpose, since development under the Specific Plan other than Phase I will be subject to subsequent environmental review.

IV. FINDINGS REGARDING THE APPROVED LRDP

The Commission finds and declares as follows:

A. Contents of the LRDP Submittal

The approved Pepperdine University Long Range Development Plan (LRDP) consists of the Pepperdine University Specific Plan, 1982-1997, as revised October, 1983 and August, 1989 and the following supporting environmental documents:

1. Draft Environmental Impact Report for the Pepperdine University Specific Plan, 1982-1997, CUP 2432 (4), December, 1983.
2. Response to Comments on the Draft Environmental Impact Report for the Pepperdine University Specific Plan, 1982-1997, February, 1984, and as expanded August, 1984.
3. Pepperdine University Specific Plan, Development Standards, Guidelines and Restrictions for CUP 2432 (45), April, 1984.
4. Spray Irrigation Management Plan, Pepperdine University, Vol. I, revised August, 1984.
5. Spray Irrigation Management Plan, Pepperdine University, Vol. II, revised August, 1984.
6. Addendum to Draft Environmental Impact Report for Pepperdine University Specific Plan, December, 1984.
7. Attachment No. 1 to the addendum to Draft Environmental Impact Report for Pepperdine University Specific Plan, April 11, 1985.
8. Attachment No. 2 to the Addendum to Draft Environmental Impact Report for Pepperdine University Specific Plan, March 25, 1985.

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9. Attachment No. 3 to the Addendum to Draft Environmental Impact Report for Pepperdine University Specific Plan, March 26, 1985.
10. Response to Comments on the Draft Environmental Impact Report for the Pepperdine University Specific Plan, 1982-1997, Vol. II, August, 1985.
11. Pepperdine University Existing On-Campus Parking Spaces, March, 1989
12. Biological Survey of the Pepperdine University Site for the Proposed School of Business and Management, (report undated, received in the Commission office on April 24, 1989)
13. Pepperdine University Supplemental Traffic Study Based on Data Collected in January, 1989, dated March, 1989
14. Supplemental Information, Pepperdine University LRDP, August 4, 1989. This document contains the following attachments:
 - A Plan Modification for Facilities at Pepperdine University
 - B Comparison of Existing Traffic Plans
 - C-1 Conceptual Grading Plan Showing Landslide Stabilization Areas Outside the Graded Area
 - C-2 Conceptual Grading Plan With Proposed Buildings
 - D Conceptual Plot Plan
 - E Updated Proposed Land Use Map (Specific Plan Figure 3)
 - F-1 Storm Drain Master Plan
 - G-1 Reclaimed Water System Master Plan
 - G-2 Hydrogeological Monitoring Program Summary (Law Report)
 - H Letter to Tom Crandall, California Coastal Commission Re Response to Comments
 - I Letter to Peter Douglas, California Coastal Commission Re Pepperdine University's Sewage Capacity Agreement With the Las Virgenes Municipal Water District

In addition to the above documents, numerous geotechnical and hydrogeotechnical reports were prepared and submitted for Commission review. These documents are listed at the end of Exhibit 7.

B. Comparison of the 1988 LRDP to the Approved LRDP

Soon after the Commission's November, 1988 action on the LRDP the Commission staff meet with the University to discuss plans to provide the staff with the additional environmental information requested by the Commission. During the period between January and August, 1989 the University and Commission staff met several times both at the campus and the Commission offices. The University has supplied staff with numerous geotechnical and hydrological documents (see Exhibit 7, list of documents reviewed). The requested parking, traffic, biotic, grading, storm drain, and visual impact information was also been submitted for Commission consideration (see Section IV.A., items 11-14 for the list of new documents).

On August 4, 1989 the University also submitted revisions to the LRDP proposal. Those revisions were considered significant and resulted in a

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reduction of on-campus housing units by 59% (primarily student housing) over the 1988 LRDP and reduced the square footage of academic and support facilities by 65%.

The LRDP approved by the Commission reflects these changes and allows a total of 414 additional on-campus student and faculty/staff housing units and additional academic and support facilities totalling 1.2 million square feet. The expansion area has been relocated from two sites totalling 72 acres to a single site of 72 acres within the same general vicinity on the undeveloped portion of the campus to the northwest. Development within the expansion area under the approved LRDP has been significantly revised from that of the 1988 Plan proposal. Student housing has been reduced by 228 units (the rooms were 800-1,500 sq. ft. each totalling 182,400-342,000 sq. ft.) and academic and support square footage by 280,000 sq. ft. (an 80,000 sq. ft. University Housing facility containing meeting rooms, dining facilities and 15 rooms for overnight guests and a 200,000 sq. ft. maintenance facility that was to be relocated from the existing developed campus). Parking facilities associated with the deleted facilities were also deleted in the approved LRDP as well as a playing field and a 4.5 acre recreation area (the specific facilities approved under the Pepperdine University LRDP are listed in Exhibit 8, 8a, and 8b).

Although the overall square footage and number of on-campus housing units have been significantly reduced from the 1988 Plan the level of approved development will still allow an enrollment of 5,000 FTE (full-time equivalent) students as in the 1988 proposal. The amount of grading has been reduced by an insignificant amount, less than ten percent or 200,000 cubic yards. The previous Plan required 3.2 million cubic yards of grading (1.6 million cut and 1.6 million fill) and the approved Plan requires 3.0 million cubic yards, also balanced on-site. Additionally, the amount of new roads has decreased by only 9%, from 200,000 sq. ft. to 181,500 sq. ft. Domestic and reclaimed water storage tank capacity has been increased from 250,000 gallons in the previous proposal to 1.7 million gallons. The added water storage capacity is primarily to augment community fire fighting reserve capacities.

Coastal Commission CEQA Compliance Requirements

Compliance with the California Environmental Quality Act (CEQA) with regards to Long Range Development Plans is achieved through the Coastal Commission's review process which has been certified as an alternative regulatory program by the Secretary for Resources under Section 21080.5 of CEQA. This provision is contained specifically in Section 15251 of the CEQA Guidelines. Section 21080.9 of the California Environmental Quality Act exempts local governments and universities from CEQA compliance with regard to Long Range Development Plans and specifically places the responsibility for CEQA compliance with regard to LRDPs upon the Commission.

Section 21080.9 also notes the applicability of Section 21080.5 which is the provision of CEQA that governs the alternative review procedures. Section 21080.9 specifically notes the applicability of that for LRDPs. Further, Section 30605 of the Coastal Act states that LRDPs should be reviewed according to the same process or in the same manner as Local Coastal Programs.

Despite the above findings by the Commission with regard to CEQA, adequacy of CEQA compliance was a major issue at the September 12, 1989 public hearing.

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There was testimony and written requests that the Commission deny or at least postpone action on the LRDP until a Supplemental EIR is prepared for both the revised LRDP and that it include analysis of the entire Specific Plan or LRDP proposal.

Those challenging CEQA compliance cited the fact that the County review of the EIR for the Specific Plan or LRDP was split into two phases. As detailed in Section III.B. of this report, the County found at one of its earlier hearings on this matter, that the 1983 EIR prepared for the full Specific Plan was inadequate in assessing any potential impacts and thus appropriate mitigation measures. A Conditional Use Permit for Phase I (approximately 100,000 sq. ft. of new facilities, located within the 225 existing developed campus area) was approved and a development program (DP) zone change was approved for the remainder of the development to occur under the Specific Plan. Each phase of development occurring under the DP zone process will require a subsequent Conditional Use Permit and environmental analysis by the County of Los Angeles.

The County certified the final Environmental Impact Report for Conditional Use Permit 2432-(4) on February 11, 1987 and on July 7, 1987 approved the Development Program zone change ordinance for the remainder of the development proposed under the Specific Plan or LRDP. The county found that the EIR was adequate for purposes of review to allow the DP zone change which requires subsequent environmental review.

In response, the University contends that the CEQA process has been properly followed by the County of Los Angeles for the full LRDP submitted to the Commission for its November, 1988 review (see Exhibit 12). The University argues that the Coastal Commission, being a responsible agency under CEQA regulations should have challenged the lead agency's certification of the EIR, under Section 15096(e) of the CEQA regulations, if it felt the document was inadequate. Since the Commission did not challenge the EIR certification by the County of Los Angeles, the lead agency, the University contends, they have met the environmental impact review obligations under CEQA. The University further contends that while the August, 1989 revisions to the LRDP are significant changes, they are significant reductions to the proposed development and made, at least in part, in response to the concerns expressed by the Commission at the November, 1988 hearing. Therefore no additional or supplemental EIR is required under CEQA.

The Commission disagrees with the arguments put forth by both the University and the opposition with regards to CEQA. As stated above, the Coastal Commission has been certified by the Secretary of Resources as having alternative review authority under the California Environmental Quality Act. Therefore the Commission can act independently of the EIR documents certified by the local government or the lead agency.

The Commission can and did require additional environmental impact analysis be done and submitted in its review of the LRDP. At the November, 1988 hearing in which the Commission denied the LRDP as submitted and continued action on the Suggested Modifications, the the University was requested to provide additional, updated environmental analysis in the areas of geologic hazards, land form alteration, visual impacts, parking and traffic and hydrology. In January, 1989 the University began the additional studies and testing necessary to provide that information and submitted the first of it to Commission staff in April. Between January

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and August the University and Commission staff met several times, including in the field, to clarify the additional information needed. Additional environmental information was submitted up until August 7, 1989.

Based on the above facts regarding CEQA compliance and the Commission's consideration of alternatives in Section VIII of this report, and the adoption of mitigation measures in the form of Suggested Modifications and the findings for those Suggested Modifications as indicated in Sections VI and VIII, the Commission finds that its review of the Pepperdine University Long Range Development Plan is in compliance with all relevant CEQA regulations.

The University has provided, at the request and authority of the Commission under CEQA regulations, substantial additional environmental documentation relating to the effects of development under the LRDP on coastal resources. The Commission finds that this environmental information is adequate for the Commission to make an informed decision and to approve the LRDP if modified as set forth in section VI of this report. The Commission further finds that the suggested modifications or mitigation, both proposed by the University and adopted by the Commission, mitigates the significant adverse environmental impacts to the extent that is sufficient to support a finding that the Long Range Development Plan is in conformity with the applicable Chapter 3 policies of the Coastal Act. In addition, the Commission finds that there are no additional feasible alternatives or feasible mitigation measures in addition to the ones of the modified LRDP that would substantially lessen or avoid any significant effects the development under the LRDP would have on the environment.

A Notice of Determination shall be filed with the Secretary of Resources stating that the Commission considered the EIR as prepared by Los Angeles County in its decision on the LRDP and conducted its own environmental review of the LRDP as the "functional equivalent" of an EIR.

V. RESOLUTIONS OF COMMISSION ACTION

A. RESOLUTION I. (Resolution to deny certification of the Pepperdine University Long Range Development Plan as submitted by the University).

Resolution I

The Commission hereby denies certification of the Pepperdine University Long Range Development Plan (LRDP) and adopts the findings below on the grounds that the Long Range Development Plan does not meet the requirements of and is not in conformity with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; and approval of the Long Range Development Plan would cause significant adverse environmental effects for which feasible mitigation measures which would substantially lessen such effects on the environment are available but not employed, consistent with the California Environmental Quality Act.

B. RESOLUTION II (Resolution to approve, with suggested modifications, the Pepperdine University Long Range Development Plan)

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Resolution II

The Commission hereby certifies the Pepperdine University Long Range Development Plan (LRDP), subject to the following modifications, and adopts the findings below on the grounds that the LRDP, as modified, will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the Long Range Development Plan, as amended, will contain a specific access component as required by Section 30500 of the Coastal Act; the Long Range Development Plan, as amended, will be consistent with applicable decisions of the Commission that shall guide University actions pursuant to Section 30625(c); and certification of the Long Range Development Plan will meet the requirements of Section 21080.5(d)(2)(i) of the Environmental Quality Act, as there would be no further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts on the environment. The Suggested Modifications to the submittal are necessary to achieve the basic state goals set forth in Section 30001.5 of the Coastal Act.

The Commission finds that if the University adopts the following Suggested Modifications within six months of the Commission's September 12, 1989 action (March 11, 1990) and the Commission is so notified, the Long Range Development Plan will become effectively certified.

VI. SUGGESTED MODIFICATIONS FOR APPROVAL OF THE LRDP

On September 12, 1989 the Commission denied the Pepperdine University Long Range Development Plan (LRDP) as submitted and approved it with the following Suggested Modifications. At that hearing the University submitted changes to the modifications recommended by Commission staff contained in the August 28, 1989 staff report and the subsequent addendum, dated September 11, 1989 (see Exhibit 14, Requested Changes to Suggested Modifications). The modifications finally adopted by the Commission, which appear below, are those recommended by staff, as amended with the University's requested changes.

The following Suggested Modifications to the Specific Goals and Policies section (pp. 22-43) and the Development Implementation section (pp. 44-46) of the Pepperdine University Specific Plan For Development 1982-1997 were adopted by the Commission as they were found necessary to bring the Pepperdine University LRDP into conformity with the public access, environmentally sensitive, visual and marine resources protection and hazard policies of the Coastal Act. The findings to support these Suggested Modification are found in Section VIII of this report. Suggested additions are underlined and deletions are ~~XXXXXXXX~~.

A. The University shall include, with any notification pursuant to Section 30606 of the Coastal Act for any development approved under this LRDP, evidence that the following environmental analysis, mitigation measures and development standards have been or will be executed prior to commencement of construction:

1. Modify policy 4, page 24 of the Environmentally Sensitive Habitat

Area policies as follows:

Selected, appropriate scientific research ~~will~~ may be allowed provided it is done in a manner which is consistent with protection of the resources and the requirements of the open space designation.

2. Add the following policy to the Conservation and Open Space policies, page 26:

The University shall permanently preserve, in the form of an open space easement, that portion of the campus as generally described as a significant ecological areas as identified on the Long Range Development Plan. The easement shall allow for trail improvements as specified in the policy below and shall allow for scientific research and other public and University serving activities provided they are done in a manner which is consistent with protection of the resources.

3. Modify policy 4 of the Conservation and Open Space policies, page 26, as follows:

~~low intensity/recreational uses, e.g., hiking, riding, picnicking, and cross-country running courses will be allowed.~~

The University shall offer to dedicate a public trail easement, limited to pedestrian and equestrian access only, over the Coastal Slope and Mesa Peak trails which cross the subject property. The trail routes may be realigned provided it is done in such a manner which provides for equivalent use, can be safely used, and minimizes impacts on sensitive resources. Final route selection shall include consultation with the Santa Monica Mountains Trails Council and the Los Angeles County Department of Parks and Recreation, subject to the review and approval of the Executive Director of the Coastal Commission.

4. Modify policy 3 of the New Development policies, page 28 as follows:

~~traffice/flow/circulation will be evaluated frequently to minimize potential parking and circulation congestion, and to determine circulation for campus traffic impacts on the adjacent/off-campus area.~~

The University shall be required to pay its fair share of the costs of traffic improvements to adjacent coastal access road intersections when improvements are made necessary by the proposed construction of development permitted by the LRDP. Improvements shall be made necessary when development permitted pursuant by the LRDP will result in a significant impact at an adjacent coastal access road intersection that exceeds a volume to capacity ratio (Intersection Capacity Utilization) of 0.85.

Proposed improvements shall be reviewed by a transportation committee to be established by the University in conjunction with the County of Los Angeles. The transportation committee shall advise the University and Los Angeles County on transportation improvements.

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necessary to mitigate significant impacts of development permitted pursuant to the LRDP. Such improvements shall be subject to the review and approval of the Coastal Commission as necessary for the County of Los Angeles to obtain project permits to implement these improvements.

The University shall assist the committee and shall provide its facilities for meetings of the committee. The committee shall be an independent body composed of community representatives, adjacent landowners, and affected governmental agencies, with membership approved by Los Angeles County, Pepperdine University and the Executive Director of the Coastal Commission.

5. Modify policy 5, of the New Development policies, page 29, as follows:

Adequate spray irrigation sectors will be maintained to efficiently accommodate the volume of treated water produced by the Malibu Mesa Wastewater Reclamation Plant consistent with the Hydrogeological Monitoring Program.

6. Modify policy 6 of the Landscaping policies, page 32 as follows:

Treated water from the Malibu Mesa Wastewater Reclamation Plant, and /or other sources, will be used to irrigate campus landscaped areas as described in the Spary Irrigation Management Plan (SIMP), as modified by the Hydrogeological Monitoring Program.

7. Modification 7 was deleted by Commission action.

8. Modify policy 1 of the Utilities and Public Works policies, page 35 as follows:

A comprehensive capacity program will be developed so that all new public works facilities will be sized to provide academic and operational facilities for up to ~~1/3,000/FTE/level~~ the level of enrollment allowed by the Pepperdine University Long Range Development Plan as modified by the California Coastal Commission.

9. Modify policy 2 of the Utilities and Public Works policies, page 35 as follows:

~~1/3,000/000/gpd/67/Malibu/Mesa/Wastewater/Reclamation/Plant
capacity/will/be/sized/to/accommodate/all/new/FTE+student/level/67
up/10/3,000/~~

All new development shall have a permanent method of sewage disposal, to the level of tertiary treatment, by the following methods, subject to the review and approval of the Los Angeles County Department of Public Works and/or the Department of Health Services, other affected governmental agencies and the Coastal Commission: (1) the Malibu Mesa Wastewater Reclamation Plant (MMWRP), (2) by contract with the Las Virgenes Municipal Water District's Tapia Wastewater Treatment Facility, (3) a regional sewer system, or (4) any combination of the above three methods.

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The MMWRP may be expanded from its current 200,000 gpd capacity to 500,000 gpd, as previously approved by the Coastal Commission, when the following conditions are fulfilled to the satisfaction of the Executive Director of the Coastal Commission:

a. The County of Los Angeles certifies that it has abandoned its plans for a regional sewer system, or has otherwise granted express permission for the University to expand the MMWRP, and

b. The LVMWD certifies that it will accept transmission of treated water attributable to the expanded capacity of the MMWRP through the existing pipelines between the LVMWD and the MMWRP.

In the event that the University seeks amendment of these conditions, further consideration by the Commission including further environmental analysis of alternative disposal methods shall be required.

10. Modify policy 3 of the Utilities and Public Works policies, page 35 as follows:

/A/comprehensive/spray/irrigation/management/program/capable/of handling/up to/500,000/gpd/of treated/water/which/be used/to/spray/irrigate/270/ acres/of/landscaped/and/maintenance/campus/area/as illustrated/in/figure/3/herein,/and/as/described/in/detail/in/the/separate/spray/irrigation/management/plan/(SIMPY)/document/

The University shall maintain the recently installed Hydrogeological Monitoring Program to determine whether the spray irrigation of effluent/domestic water is causing or contributing to deep percolation and instability on- and off-site. Annual monitoring reports shall be submitted to the Executive Director of the Coastal Commission and shall contain an analysis of the data collected during each water year and discuss the impacts of spray irrigation on the groundwater beneath the campus and a portion of the mesa between Malibu Road and Pacific Coast Highway, and necessary revisions to the program.

The University shall also allow one hydrogeologic consultant for the Malibu Road Property Owners' Association to monitor water levels in wells located on the mesa south of Pacific Coast Highway simultaneously with the University's consultants.

11. Add the following policy to the Hazards and Safety policies, page 41:

All structures shall be setback fifty (50) feet from the Malibu Coast Fault or any active splays of the fault. On potentially active splays the setback requirement may be lessened as determined by a detailed geotechnical investigation.

12. Add the following policy to the Visual Resources policies, page 42:

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Development of the site and facilities identified as 160 and EE (16 units of Faculty/Staff housing and its associated parking) on the 1989 Proposed Land Use Map (Exhibit 3) shall be in a manner which minimizes to the greatest extent feasible the visual impacts of the development. This shall be accomplished by a combination of limiting the maximum height of all structures to 35 feet above existing grade, increased setbacks to accommodate landscaping to further screen the visual impact of the development, and/or use of compatible colors, textures, materials, and design.

B. Modification B.1 has been incorporated into Modification A.9.

Modification B.2 was deleted by Commission action.

C. All Ambient Conditions and Goals statements which are inconsistent with the above modifications shall be modified consistent with the above changes.

D. Modify the Implementation of Plan section, page 45 and the Notice of Impending Development section, page 46 of the Specific Plan document to be consistent with the requirements of section 30606 of the Public Resources Code (Coastal Act of 1976, as amended) and sections 13548 through 13550, Title 14 of the California Administrative Code.

VII. FINDINGS FOR DENIAL OF THE LRDP AS SUBMITTED

The Commission finds and declares as follows:

A. Procedures

The Coastal Act provides a mechanism for universities in the coastal zone to prepare long-range plans for future development (section 30605 of the Coastal Act). These plans, called Long-Range Development Plans, are subject to Commission review similar to that of Local Coastal Programs prepared by local governments. The standard of review for an LRDP is the policies of Chapter 3 of the Coastal Act. The effect of certification of an LRDP provides an entitlement to the contents of the Plan. The standard of review for subsequent development permits for specific projects where there is a certified Long Range Development Plan is the LRDP itself and not the Coastal Act as it is where only the Land Use Plan portion of a Local Coastal Program is certified. When the Pepperdine University Long Range Development Plan is effectively certified, Commission action on subsequent permits for the specific projects will be limited to imposing conditions consistent with the provisions of the LRDP, pursuant to section 30606 of the Coastal Act and sections 13548 through 13550 of the Commission's Administrative Regulations.

The Commission's regulations describe the steps which are necessary to prepare and review an LRDP. Highlights of the process, with particular reference to the Pepperdine University LRDP, include the following:

1. Identification of Coastal Act Issues. Policies of the Coastal Act which raise issues regarding development proposed in the LRDP must be

identified. In the case of Pepperdine University, the Commission's previous review of a permit application for expansion of the sewage treatment plant serving the University (#5-82-825); and the Commission staff's review of the County's Draft Environmental Impact Report concerning the University's proposed expansion have served to adequately identify the Coastal Act issues raised by long-range campus expansion. Furthermore, in July 1984, the University prepared a document entitled Coastal Act Issues, Policies Analysis and Implementation Procedures which discussed the University's expansion in terms of Coastal Act policies. Additional environmental analysis was undertaken to further determine any significant adverse impacts and revisions to the LRDP were made to address Coastal Act concerns.

2. Sufficient Information to Determine Conformity with the Coastal Act. The LRDP must address certain subjects. The plan must analyze potentially significant adverse cumulative impacts of the proposed development on coastal resources and coastal access. Sufficient information on the kind, size, intensity, and location of development must be provided to determine conformance of the plan with the policies of Chapter 3. Specific projects contained in the LRDP which will be exempt from Commission review after certification of the plan, if any, should be identified. A public access component must be included. The contents of the Pepperdine University LRDP are discussed above.

3. Provide for Maximum Public Participation. Maximum public participation should be encouraged during LRDP preparation through means such as wide public notice and early distribution of review drafts. The partial Conditional Use Permit, Specific Plan and EIR for Pepperdine University expansion were reviewed by Los Angeles County in four public hearings before the zoning board and planning commission in 1984. The final EIR along with the modified conditional use permit, CUP 2432 (4), for Phase I on the LRDP was approved on February 11, 1987. A development program (DP) zone for the remaining development of the LRDP was approved by the Board of Supervisors on July 7, 1987 with the same final EIR.

However the August, 1989 revisions to the LRDP were not submitted to or reviewed by the County of Los Angeles or subject to any local public hearing prior to submittal to the Coastal Commission staff on August 4, 1989. The University contends that because the revised LRDP is an overall reduction in the amount of development of the Specific Plan already reviewed and approved by the local government, additional local hearings are not necessary or required prior to Coastal Commission consideration. However the Commission finds that the four hour September, 1989 public hearing on the LRDP provided the opportunity for sufficient public participation.

4. Timeline for Commission Action on the LRDP. Once an LRDP is filed with the Coastal Commission, a maximum of 60 days is allowed for opening of the Commission hearing on the plan. The previous Pepperdine LRDP was deemed filed on September 9, 1988. Because the November Commission hearing was rescheduled from November 8-11 to the 15-18 to accommodate national election day and the Veterans Day holiday, the University waived the 60 day time requirement. Within an additional 30 days (or 90 days total from filing), the Commission must act on the LRDP, or else it is deemed to be approved as submitted. On November 18, 1988 the Commission

denied the Pepperdine University LRDP as submitted and continued action on the Suggested Modifications after the waiving the time limits pursuant to section 30517 of the Public Resources Code.

On August 4, 1989 the University submitted substantial revisions to the LRDP that had been reviewed and continued in 1988. For purposes of the Commission review, the revised submittal requires the Commission to again adopt a resolution to either approve the plan as submitted or to deny it before considering a second resolution to modify the LRDP as submitted.

B. VISUAL RESOURCES

The Pepperdine University Long Range Development Plan, as submitted is inconsistent with the the visual resource protection policy of the Coastal Act.

1. Landform Alteration

Section 30251 of the Coastal Act protects the scenic resources of the coastal zone and states:

Section 30251

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 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.

In certifying the Malibu/Santa Monica Mountains Land Use Plan the Commission found the following LUP policies adequate to carry out Section 30251 of the Coastal Act:

P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

minimize the alteration of natural landforms.

be landscaped to conceal raw-cut slopes.

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be visually compatible with and subordinate to the character of its setting.

be sited so as not to significantly intrude into the skyline as seen from public viewing places.

P131 Where feasible, prohibit placement of structures that will break the ridgeline view, as seen from public places.

P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.

P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.

P137 Clustering of development in suitable areas shall be encouraged as a means to facilitate greater view protection.

P138b Buildings located outside of the Malibu Civic Center shall not exceed three (3) stories in height, or 35 feet above the existing grade, whichever is less.

P138e Height limits specified in P138b through P138d shall not apply to specific architectural design features such as bell towers, stair towers, cupolas, roof parapets, kiosks, changes in roof elevations and roof monuments which do not add square footage, floor area or stories to the building and which do not exceed 15 feet above the required height limit.

P142 New development along scenic roadways as designated in Figure 8 shall be set below the road grade on the down hill side wherever feasible, to protect designated scenic canyon and ocean views.

Approximately 70% of the development proposed under the proposed LRDP is located within the existing developed campus and would require about 3,000 to 6,000 cubic yards of grading (1,500-3,000 cut, 1,500-3,000 fill) for each new building with the exception of Buildings 251 and 253 (60,000 sq. ft. and 35,000 sq. ft. academic buildings, respectively) which would require 25,000 cubic yards of grading each (12,500 cut, 12,500 fill). The University considers the 3,000 to 6,000 of grading per building within the developed campus as "minor grading" under the Development Standards, Guidelines and Restrictions document of the Plan.

The 1988 proposal involved 3.2 million cubic yards total earth movement including a 125 foot-high cut of the western ridge crest of Marie Canyon and the creation of up to 50 foot high fill slopes in the canyon to accommodate six new building pads and to develop a smaller 7.5 acre parcel immediately adjacent to Huntsinger Circle. A new 60 foot wide road (approximately 3,600 ft. in length) also circled up the filled canyon to serve the new area. The amount of grading necessary for stabilization of the numerous large landslides was not specified in the previous Plan. The Commission directed the University to provide additional geotechnical information to determine the necessary remedial measures to stabilize the slides.

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The proposed LRDP has consolidated and relocated the expansion area into a single 72 acre site. The University has performed additional detailed geotechnical investigation and reports and prepared conceptual grading plans for the expansion area (see Exhibit 13a 13b). Commission staff has reviewed the reports and gone on to the expansion site by 4-wheel drive vehicle and by foot. The Commission adopted conclusions regarding the geotechnical conditions of the site are attached as Exhibit 7.

Partially in response to the Commission's concerns over excessive landform alteration, and as an alternative to the one million square feet of development proposed in the expansion areas of the original LRDP, the revised LRDP has reduced the amount of development on the ungraded portion of the campus by nearly 60%, to approximately 391,300 sq. ft., and has consolidated and relocated the expansion area into a single 72-acre site. The University has performed additional detailed geologic investigation and reports and prepared conceptual grading plans for the expansion area. To develop the site will still require approximately 3 million cubic yards of grading (1.5 million cut, 1.5 million fill) despite the fact that the square footage of the proposed development has been reduced from 1 million square feet to 385,000 sq. ft. The amount of new roads in the expansion area has also not changed appreciably, from 200,000 sq. ft. to 182,000 sq. ft.

The proposed LRDP requires fill slopes up to 230 feet high and cut slopes up to 180 feet and involve alteration of two smaller side canyons. Three large building pads would be created to accommodate the 76,500 sq. ft. Professional School (School of Business and Management); 19,000 sq. ft. (Executive) Conference Center (offices, meeting rooms, apartments, and kitchen and dining facilities); 25,000 sq. ft. Academic Learning Center; 30,000 sq. ft. Church School Facility; 58 faculty/staff housing units (10 of which are detached, 3,000 sq. ft. single family residences); 144 student housing units; the relocated equestrian center; and 182,000 sq. ft. of new roads (the roads are 20 to 40 feet in width and a total length of approx. 5,000 linear feet); and associated parking facilities. Two water storage tanks with a combined capacity of 1.7 million gallons of domestic and reclaimed water are also proposed. The staff geologist concluded in his report that the development proposed in the expansion area has been designed to mitigate potential impacts from geologic hazards such as landslides, seismic ground shaking, and fault surface rupture. The 3.0 million cubic yards of grading are necessary to stabilize existing landslides and to construct the building pads and roads as proposed. It was concluded that the only way to significantly reduce the amount of earth movement is to eliminate large portions of the proposed development in the expansion area.

Although the LRDP establishes an open space designation for the remainder of the undisturbed watershed outside the proposed 72 acre expansion area, this open space is not formalized nor is it specifically designated as mitigation for the extensive land form alteration and adverse visual impacts of the roads and buildings will have on this natural area. The LRDP therefore as proposed is inconsistent with Section 30251 of the Coastal Act and with CEQA requirements to eliminate significant adverse environmental impacts where feasible mitigation measures are available.

The proposed LRDP as proposed is inconsistent with past Commission action on permit decisions in the Malibu/Santa Monica Mountains area. The Commission,

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in recognition of the natural beauty of the Malibu coastal zone, has strived to minimize the alteration of the natural landforms of the steep hillsides. Prior to the certification of the Malibu/Santa Monica Mountains Land Use Plan the Commission fairly consistently applied a limit of 1,000 cubic yards of grading per lot unless development of the parcel would be precluded by strict application of this limitation. The Commission has denied applications where major landform alterations have been proposed. Application 5-81-71 (Honofed) proposed a 90 lot subdivision on 1417 acres behind the Big Rock Mesa subdivision and was denied based on landform alteration (2.25 million cubic yards) where the applicant proposed grading pads by removing the ridge-crest and placing fill in a canyon to provide road access.

The Commission required that the applicant reduce grading from a proposed 9,500 cubic yards to a maximum of 1,500 cubic yards in the conditional approval of a single family residence on a 39 acre parcel along Mulholland Highway, near the Ventura County line [5-85-75 (Stevens)]. The applicant had proposed to locate the structure on a minor ridge on the site and cut off the upper 26 feet of the knoll. In 5-86-592 (Central Diagnostic Labs) the Commission required the applicant to reduce the proposed 8,000 cubic yards of grading on a two parcel land division on 11 acres to that which was required only for one driveway and a turn-around for the use of both lots and to eliminate the graded pads. This development was located along Corral Canyon Road, within the general vicinity of the Pepperdine University.

In December, 1986 the Commission certified the Malibu/Santa Monica Mountains Land Use Plan without the specific grading limitation of 1,000 cubic yards per parcel. The Commission nonetheless requires that landform alteration be minimized pursuant to section 30251 of the Coastal Act and the above policies of the LUP. The Commission required the applicant to reduce proposed grading from 19,000 cubic yards to approximately 9,500 cubic yards to construct a 17,000 sq. ft. single family residence located on the coastal terrace on a relatively flat (15% average natural slope) six acre lot (5-86-875 Yachtin). Further, the Commission required the reconfiguration of a four lot subdivision on 24 acres near Mulholland Highway and Stunt Road to eliminate the significant landform alteration that would have occurred with the proposed 50,690 cubic yards of grading to create 50 foot high fill slopes and 40 foot cut slopes and the filling of a ravine to create building pads (5-88-639, Cappello).

In 5-88-648 (Rossco) the Commission denied that portion of the project which required significant landform alteration and required that pad sizes be reduced to further reduce grading. The Commission denied ten of the 52 proposed lots on 272 acres partly due to the fact that 160,000 cubic yards of grading would be necessary to accommodate their development in steep ravine and hillside areas of the lot. However in 5-89-025 (Andrews) the Commission approved 440,000 cubic yards of grading for a 7 lot subdivision on 72 acres in the Dry Canyon/Cold Canyon area near the coastal zone boundary. This permit was an after-the-fact permit where at the time of the application submittal to the Commission, the grading had already been completed and the final subdivision map had already been recorded with the County.

The University is proposing 3.0 million cubic yards of grading on a 72 acre site to accommodate 385,000 sq. ft. of development on three large pads. Twenty-eight percent or 842,000 cubic yards is earth movement necessary to stabilize the numerous landslides on the property and the remaining 2.2

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million cubic yards are for roads and pads. This extensive landform alteration must be avoided or mitigated in order to bring into conformity with section 30251 of the Coastal Act as well as the Commission's past practices as noted above.

Approval of the LRDP as proposed without mitigation for the massive land form alteration could set new precedence in future development in Malibu, particularly in the Malibu Canyon and adjacent Puerco and Corral Canyon watershed areas. In March Commission staff commented on a Draft EIR for a proposal to subdivide and develop 65 single family residential lots, a private sewage disposal treatment plant and an 18 hole golf course and club house on 270 acres in Encinal Canyon, approximately 7 miles west of the University. That development would also require massive landform alteration totalling approximately 4.5 million cubic yards of grading.

In January, 1988 Commission staff also commented on a Draft Environmental Impact Report for another residential/golf course development proposing similar landform alteration. The Malibu Country Club development is located in the canyon adjacent to the University, in Puerco and Corral Canyons. This project includes 58 single family homes, golf course and country club on 339 acres. This project was acted on by the Los Angeles County Planning Commission in September, 1989 and is being appealed to the Board of Supervisors.

Additionally, an application has been submitted to the Commission South Coast Area office for the development of the property immediately north of the Malibu Country Club project and is also contiguous with the University property at its northwest boundary. The application, 5-89-544 (Malibu Pacific Estates), includes 1088 acres and proposes a subdivision into 70 single family residential lots and 3 open space lots. The development of the property as proposed requires approximately 6.8 million cubic yards of grading. The application is currently incomplete.

The Commission finds that the proposed Pepperdine University LRDP as proposed, does not minimize landform alteration or mitigate the adverse visual impacts caused by the land alteration and is therefore inconsistent with section 30251 of the Coastal Act and is also inconsistent with past Commission actions in the Malibu/Santa Monica Mountains area.

2. View Protection

Section 30251 of the Coastal Act further requires that new development be sited and designed to protect views to and along scenic coastal areas and to be visually compatible with the surrounding areas. Policy 138b of the certified Malibu/Santa Monica Mountains LUP allows a maximum height of three stories or 35 feet above existing grade, whichever is less, for development outside the Civic Center area as a means of achieving these Coastal Act goals. Within the Civic Center area, which the University is adjacent, heights are further reduced to 2 stories and 28 feet pending the preparation and approval of a Specific Plan at which time heights may be allowed up to 3 stories.

Heights under the proposed Pepperdine University LRDP are 40 to 80 feet above average finished grade and up to 4 stories in height. The Specific Plan EIR indicated that portions of the development outside the existing campus will be

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visible from the Mesa Peak Trail, Malibu Bluffs State Park, Pacific Coast Highway and adjacent beaches due to its higher elevation than the existing developed campus.

The Commission recognizes that the proposed expansion area is adjacent to the existing campus which was extensively graded and reshaped to its present form prior to the Coastal Act. The impacts of this grading, along with the introduced landscaping, has reduced the natural beauty of this area. Nonetheless, it must be noted that the area proposed for extension of the campus outside the developed area is at a much higher elevation (approximately 200 feet) than the existing campus, and thus will be more visible from the Mesa Peak Trail, Malibu Bluffs State Park, Malibu Lagoon, and the Civic Center.

The approximately 600 acres outside the existing developed campus is composed of undeveloped (except for minor drainage facilities and a few narrow dirt roads) steep hillsides and rise to an elevation of more than 1000 feet above sea level. This natural area would be significantly visually affected if it were developed, without any off-setting mitigation and with nearly 400,000 sq. ft. of facilities, numerous parking lots, 6,000 sq. ft. equestrian center, and 5,000 linear feet of new roads, 20 to 40 feet in width as proposed in the LRDP submittal.

The existing developed campus area would also be doubled in terms of square footage. New buildings are proposed at heights up to 60 feet above finished grade after allowing up to 25,000 cubic yards of grading. These heights do not conform with the heights allowed in the surrounding area which are allowed up to a maximum of 28 feet above existing grade in the adjacent Civic Center area to the east and 35 feet above existing grade everywhere else.

The Pepperdine University LRDP must be mitigated in order to bring into conformity with the visual resource protection policies of the Coastal Act nor the policies of the certified LUP for the area. Therefore the LRDP as proposed is inconsistent with section 31251 of the Coastal Act.

C. HAZARDS

Section 30253(1) and (2) of the Coastal Act requires that new development assure stability and structural integrity both on- and off-site and state:

Section 30253 (1) and (2)

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.

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The Specific Plan EIR indicates that the area to be developed outside the existing campus contains an extensive landslide which must be removed or modified to prevent serious impacts to all users of the campus buildings and infrastructure improvements. The Malibu Coast Fault also crosses the University campus. There is also concern among the County and the downslope property owners that current spray irrigation practices may also be creating adverse groundwater and stability impacts. Likewise the increase runoff and potential erosional impacts from the increased development of the campus could cause further instability.

The EIR analysis of the potential problems from the Malibu Coast Fault assumed that the fault was inactive. Since the document was prepared the Commission has been presented evidence that at least one splay of the fault is now considered active. Although the EIR states that the Malibu Coast Fault crosses the southern edge of the campus, near the intersection of Malibu Canyon Road and PCH, about 600 feet from the seaward portions of the proposed development, it does not discuss whether there are any splays of the fault which may prove to be active. The General Motors Corporation has abandoned its plans to develop a design concept center adjacent to the University across Pacific Coast Highway due to the discovery of the reportedly active splay of the Malibu Coast Fault. Likewise when the Adamson hotel project adjacent to the University site on the east came before the Commission with an extension of their permit, the Commission required that they examine the impacts of the proposed development with regards to the splay. They were required to provide greater setbacks from the splay to assure the safety of the development.

Regarding the presence of the Malibu Coast Fault on the expansion area of the Pepperdine campus, additional geotechnical investigation has been performed. As Exhibit 7 details, the University's consultant has determined that, "no known or suspected active or potentially active faults traverse the subject site". The consultant further states that a branch of the Malibu Coast fault considered to be active is approximately 1,400 feet south of the campus and is not considered to pose a hazard within the campus. The Commission found that the investigation was adequate but that a modification would be necessary to assure that all future structure in both the existing developed campus and the expansion area are set back a safe distance from an active fault or active splays. Setbacks from potentially active splays may be lessened as determined by additional geotechnical investigation.

At the November, 1988 hearing on the LRDP the Commission found that the Specific Plan EIR which had been prepared in 1983 and the subsequent addenda prepared in 1984 and 1985 did not examine this seismicity issue. The University had not conducted any comprehensive subsurface geotechnical investigation of the area outside the existing campus where roughly 1 million sq. ft. of new development was being proposed. The grading plan submitted with the EIR and LRDP submittal were only conceptual and development of the area would require extensive geotechnical investigation. The geotechnical reports given to the Commission staff for review of the previous LRDP proposal were done in areas other than that proposed for development under the LRDP.

Residents of the downslope Malibu Road area across PCH expressed concern at the November, 1988 hearing over the University's current practice of irrigating up to 200,000 gpd of treated effluent on the campus and potential adverse impacts on their properties due to deep percolation and groundwater level rise which potentially affects the stability of and septic system

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functioning of their properties. However, the Commission concluded that there is no evidence at this time to support these concerns.

The University's Spray Irrigation Management Plan (SIMP) was required to include extensive monitoring by the county. The University stated at the 1988 public hearing on the LRDP that the required wells had been installed and data is being collected to determine if current practices are having adverse effects. However the University did not provide Commission staff with this data or the results prior to hearing and stated that the information would not be in final form until after the Commission's November hearing. However the firm conducting the studies was present at the Commission hearing to address this issue.

Due to the lack of geotechnical data and analysis the question of deep percolation of the spray irrigation practices of up to 200,000 gallons per day of treated wastewater onto the campus, the Commission ultimately directed the University to work with and provide Commission staff with additional geotechnical and hydrologic data and analysis. This information was to be provided prior to continuance of the public hearing on the LRDP.

Subsequent to the November, 1988 hearing the University presented to Commission staff data on the revised monitoring program. Staff meet on several occasions with the University and their consultants, Law Environmental, on this matter. A staff discussion and conclusion of this information as adopted by the Commission are contained in Exhibit.

The current Hydrologic Monitoring Program includes 17 new monitoring wells within the existing developed campus, 5 repaired wells located on the bluffs south of the campus and 10 soil moisture access casings. The remote control irrigation system has been augmented by an on-campus weather station and automatically measures temperature, wind velocity and direction, evaporation, rainfall and relative humidity in order to determine the correct amount of irrigation. Commission found that, at this time, there is no evidence that the University's irrigation practices have raised the groundwater level along Malibu Road or adversely impacted landslides along Malibu Road (see Exhibit 7, page 5).

The Commission concluded that, based on the monitoring data to date, there is no conclusive evidence that groundwater levels have risen along Malibu Road as a result of the University's spray irrigation practices (see Exhibit 7). In addition, water samples obtained from the monitoring wells, lakes, and subdrains beneath the lakes were analyzed for general mineral content to determine their chemical character. Chemical analyses show irrigation water to be different in character than ground water observed beneath the campus. Finally, the report indicates that other potential sources of groundwater in the area may influence groundwater levels, including irrigation water for Malibu Country Estates and the Little League baseball fields south of the campus, domestic irrigation practices along Malibu Road, rainfall and septic effluent discharge.

The Commission however finds that unless the LRDP is modified to assure the monitoring program and any modifications thereto that may become necessary in the future are implemented and that annual reports are submitted for Commission review, the LRDP is inconsistent with the hazard policies of the Coastal Act. Therefore the LRDP proposal as submitted is inconsistent with section 30253 of the Coastal Act.

The University also conducted detailed geotechnical analysis on the existing developed campus to determine whether the potentially active Malibu Coast Fault or its splays affected the proposed development therein as well as landslide analysis on the proposed expansion area. Exhibit 7 also summarizes that information and staff conclusions and was adopted by the Commission.

The studies indicate that there are numerous large landslides present in the subject steep terrain of the proposed 72 acre expansion area. This combination of conditions given the current development proposal requires 842,000 cubic yards of grading for stabilization of the hazardous features. This figure includes a 120,000 cubic yard buttress. Another 2.2 million cubic yards of grading is needed to accommodate the actual development after the stabilization measures.

The Commission concludes that due to the steep terrain of the site and massive landslide features, the proposed development requires at least 3 million cubic yards of earth movement. The only way to minimize the amount of landform alteration is to eliminate large portions of the proposed development or abandon the expansion portion of the LRDP altogether. The Commission therefore finds that the LRDP as submitted, without assurances that the new structures will be setback a safe distance from any active or potentially active faults is inconsistent with section 30253 of the Coastal Act.

D. Public Access

1. Access to the Coast

Sections 30210, 30211, 30212.5, 30213, and 30214 address public access to coastal resources and state:

Section 30210.

In carrying out the requirement 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 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5

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, or overcrowding or overuse by the public of any single area.

Section 30213

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

Neither the commission nor any regional commission shall either: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate-income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30214

(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.

Additionally, Section 30252 of the Coastal Act states:

Section 30252

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 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.

Additionally, Sections 30250(a) of the Coastal Act states:

Section 30250(a)

(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 or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The Pepperdine University LRDP as proposed is inconsistent with the above public access policies of the Coastal Act. The Specific Plan states that as of fall, 1983 campus enrollment totalled 1,920 full time equivalent (FTE) students. This number of FTE students was made up of 2,540 full and part-time students, of which 1,537 lived in campus housing and 1,003 commuted from other locations. There were 2148 FTE students enrolled in the University as of March, 1989. 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.

Under the previous 1988 Plan, 2144 additional students were to live on campus in 536 additional housing units (and 100 additional married student units). However under the current Plan with the August 4, 1989 revisions, 298 student housing units are being eliminated thereby creating an unknown number of new student commuters. The 298 units being eliminated ranged in size from 800 to 1,500 sq. ft. each. Without knowing the specific square footage of the units, it is estimated that there would have been an average of 3 students per unit (although a 1,500 sq. ft. residential unit is comparable to a three bedroom house and colleges usually house two students to a bedroom). Using a figure of three students per unit, the elimination of 298 units would add another 894 commuters during any one semester or quarter to those students already commuting to the campus.

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The University's response to concerns that the elimination of on-campus housing would create additional adverse traffic impacts is contained in Exhibit 8b, item 5, and says that even though the units were up to 1,500 sq. ft. each in size that they would have housed only two students per unit. Therefore using the University's figures, up to 596 additional students during any one enrollment period would join commuters to the University.

The current Plan proposes to add over 1 million square feet of development to the campus which is located adjacent to Pacific Coast Highway. Pacific Coast Highway is not only the main commuter route for Malibu residents but is also the main coastal access route to the 27 miles of Malibu beaches located on the seaward side of the highway.

The University's traffic study contained in the Draft EIR, Appendix C of the Specific Plan states:

...traffic generated by Pepperdine University will approximately double by 1997...A doubling of the ambient traffic flows may or may not have any significant impacts on the adjacent arterial...if the changes in design capacity and alignment of existing arterials and land use listed in the Local Coastal Plan being prepared by the County of Los Angeles are implemented, the impacts of traffic generated by the University would be very insignificant...

The improvements referred to in this report are the widening of Pacific Coast Highway to six lanes, and possibly the widening of Malibu Canyon Road to four lanes as was proposed in an earlier version of the Malibu LUP. The Commission denied that earlier version of the LUP specifically finding that such road improvements were not consistent with Chapter 3 of the Coastal Act. The now certified Malibu/Santa Monica Mountains LUP has policies relating to road improvements and state:

- P196 Enhance coastal access and safety on Malibu Canyon Road and/or Topanga Canyon Boulevard by providing frequent passing lanes and adequate pavement width, consistent with other coastal resource protection policies. Malibu Canyon Road between Piuma Road and the entrance to Pepperdine University shall remain a two-lane road.(emphasis added)
- P208 Increase the capacity of Pacific Coast Highway in the eastbound direction, from the approach to the intersection at John Tyler Drive to Malibu Canyon Road, in order to facilitate homeward bound beach traffic on weekend afternoons.
- P216 To accommodate full realization of the recreational potential of the Coastal area and build out of the land use plan, upgrade PCH with appropriate improvements. Relate improvements to Pacific Coast Highway to continued development under the Land Use Plan Map through the Development Allocation System described in Policy 274.
- P274 Development Allocation System. A maximum of 2,110 residential units within Regional Statistical Area 15 (counting from the date on which the Coastal Commission certifies the Land Use Plan) shall be approved under this Land Use Plan, consistent with the other policies of the LCP. At such time as a cumulative total of 2,110 units

approved under this LUP is reached, no additional residential development shall be approved until the following infrastructure improvement is made:

Construction of an additional lane on Pacific Coast Highway between Malibu Civic Center and the McClure Tunnel to be available at least during the peak travel period in each direction. While development of additional residential units proceeds, a traffic and intersection analysis of Pacific Coast Highway from Malibu Civic Center through the McClure Tunnel shall be initiated as soon as possible following Commission certification of the Land Use Plan. This analysis shall compare current traffic volumes and levels of service with projected volumes and service levels based on the modified LUP. The analysis shall be performed by Caltrans or by Los Angeles County in conjunction with other affected local jurisdictions with submittal for review by Caltrans. The cap of 2,110 units specified by this policy as well as the requirement of construction of an additional traffic lane on the highway shall be subject to LCP amendment to reflect the results of this traffic analysis.

Therefore the conclusions of the University's EIR that the level of development of the campus may not have adverse traffic impacts, in as much as it relied on the assumption of future road improvements which are in direct contradiction to the now certified Malibu LUP, must be reconsidered.

The traffic analysis before the Commission at the 1988 LRDP hearing was the 1983 EIR traffic analysis. It therefore did not consider the cumulative traffic impacts of major developments that had been built in the vicinity of the University since the 1983 analysis was prepared, other than the adjacent 300-room Adamson hotel project. Since 1983, the Commission has approved the Malibu Colony Plaza shopping center. Northeast of the campus the Commission also has approved a major addition to the Hughes Research Center. The old Hughes Market in the Civic Center has also been converted to eight retail stores and two restaurants. Further, the previous LRDP submittal did not consider any approved but not yet built development or development under current review by the County.

The Commission recognizes that the area immediately adjacent to the University, the Civic Center area, is the area where the LUP concentrates commercial development of the Malibu coastal zone and will contain a significant amount of visitor-serving commercial uses, priority uses under the Coastal Act. The certified LUP allows a buildout of the Civic Center area up to 0.20 FAR. Under a Civic Center Specific Plan the area could be developed up to 0.40 FAR. Therefore the cumulative traffic impacts of the immediate vicinity must also be considered when considering the LRDP planned build out.

The Commission found at its 1988 hearing on the LRDP that the traffic analysis for the LRDP was inadequate and also requested the University to prepare updated traffic projections. On January 17 and 18, 1989 the University performed traffic counts at several intersections surrounding the campus which was the basis of their March, 1989 supplemental traffic study.

The supplemental study did not consider the cumulative impacts of any surrounding development likely to exist by the year 1997, the projected date of campus build out to 5,000 FTE, but concluded that the Intersection Capacity

Utilization or Volume to Capacity Ratio at two intersections would be above that allowed under the County's standards. Despite this finding by the University, the LRDP as proposed does not propose any mitigation or road improvements to lessen or avoid these adverse impacts. The LRDP as proposed is therefore inconsistent with the abovementioned public access policies of the Coastal Act.

It should be also noted that the updated analysis was prepared based on the previous LRDP proposal where more students would have lived on campus. However, five months after the traffic study was prepared the University revised the LRDP proposal to eliminate 298 on-campus student housing units. As stated above, this Plan revision will add anywhere from 500 to 900 additional student commuters during any given enrollment period.

The Commission finds that once the cumulative traffic impacts of the increased number of student commuters under the proposed LRDP, plus the traffic impacts of the surrounding development which will exist by the time the University reaches full build out, and the demand of recreational travelers and the general commuters through the area are taken into consideration, traffic mitigation measures will be necessary to achieve an acceptable level of service on Pacific Coast Highway.

There are severe constraints to the improvement of traffic conditions on Pacific Coast Highway. These constraints include geologic instability of the bluffs immediately adjacent to the highway, prohibitive costs for land acquisition, and loss of parking along many segments of the highway.

This primary coastal access route is also the single major highway serving the Malibu coastal area and is under the jurisdiction of Caltrans. Their 1984 and December, 1988 Route Concept Report concludes that the projected traffic volume on Pacific Coast Highway by the year 2000 will increase 33% over the existing level. This corresponds to a level of service (LOS) of F, interpreted to be total breakdown of traffic control with stop and go operation. An LOS of F means that the Intersection Capacity Utilization (ICU) is 1.00 or above. The 1988 Caltrans report estimates that by the year 2010 the ICU along the segment of Pacific Coast Highway in Malibu will be at 2.27. Caltrans does not plan to make any significant improvements along Pacific Coast Highway in Malibu within the next 20 years.

Therefore based on the above information the level of development proposed under the Pepperdine University LRDP individually and cumulatively with the other development allowed in the area under the certified Malibu/Santa Monica Mountains LUP will require mitigation measures in order to assure that access to the coast can be maintained. Further, the LRDP as proposed does not assure that there will be adequate capacity on Pacific Coast Highway and Malibu Canyon Road to accommodate drivers whose destinations are the adjacent beaches and upland parks and trails. Based on the above the Commission finds that the Pepperdine University Long Range Development Plan as proposed, without adequate traffic mitigation measures to assure that its development will not significantly adversely impact public access, is inconsistent with the public access policies of the Coastal Act.

2. Coastal Trails - Access and Recreation

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Sections 30210, 30213, 30223, and 30252(6) and 30530 of the Coastal Act require that new development not impede and provide access to coastal resources, including upland coastal recreational resources and encourages developments which provide public recreational opportunities. Further, Section 30250(a) of the Coastal Act requires that new development be allowed only at a level of intensity where it will not individually or cumulatively have significant adverse impacts on coastal access or coastal resources.

The development proposed in Pepperdine University LRDP will, along with other existing and future development, have a cumulative significant adverse impact on access to beaches, trails, and other recreational facilities in the Malibu/Santa Monica Mountains area. The LRDP as proposed would give an entitlement to the University for more than one million square feet of additional development in the coastal zone to the detriment of access to the coast for the general public wishing to visit the beaches and other coastal visitor-serving uses and areas of Malibu. The certified Land Use Plan for the area, certified three years ago, also provides for intensive build out of the Civic Center area adjacent to the University. The vacant land to the west and north west of the campus is proposed for residential subdivision and a private golf course development.

Two heavily used trails cross the Pepperdine University campus, namely the Coastal Slope Trail and the Mesa Peak Trail. These trails were incorporated into the Los Angeles County Riding and Hiking Trails Master Plan and the certified Malibu/Santa Monica Mountains Land Use Plan. The Santa Monica Mountains Trails Council has indicated that both the trails on the campus are heavily used by the public and therefore the Commission asserts that prescriptive rights exist. Although the Pepperdine University LRDP recognizes the alignment of the trails on the property and proposes their realignment so as not to interfere with future planned development of the area outside the existing developed portion of the campus, the Plan does not provide for the formalized continuation of the public historic use of the trails.

The LRDP document entitled Coastal Act Issues, Policies Analysis and Implementation Procedures, contains a Public Access Implementation section. Under the Open Space section the Plan states that the two trails are to be rerouted and clearly posted on the campus. However the Plan does not provide assurances that the public will be able to use the trails, i.e. an easement dedication.

The Commission has found in numerous permit decisions where a mapped trail crosses a property to be developed that a trail dedication is necessary in order to find the development consistent with the public access, recreation and development policies of the Coastal Act. Those findings are incorporated into these findings by reference and appear as Exhibit 2 of this report. The Commission therefore finds that the Pepperdine University LRDP as proposed without the guarantee of the public's continued rights of access to the trails is not consistent with the public access, recreation and development policies of the Coastal Act.

E. Environmentally Sensitive Habitat Areas

Section 30240 protects sensitive habitat areas and states:

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such 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 such areas, and shall be compatible with the continuance of such habitat areas.

The northern most portion of the University campus lies within the Malibu Canyon Significant Watershed as designated by the certified Malibu/Santa Monica Mountains Land Use Plan. The Commission has found that Significant Watershed meet the Coastal Act definition of environmentally sensitive habitat areas (ESHA). In certifying the Malibu LUP the Commission adopted findings regarding the importance of protecting sensitive environmental resources and found that the coastal canyons in the Santa Monica Mountains require protection against significant disruption of habitat values, including not only the riparian corridors along the bottom of the canyons, but also the chaparral and coastal sage biotic communities found on the canyon slopes. The Malibu/Santa Monica Mountains LUP findings on protection of sensitive habitat resources are adopted herein by reference.

Most of the undeveloped portion of the 830 acre University campus to the north, east and west of the 225 acre developed campus area is covered with undisturbed native chaparral and coastal sage vegetation. In certifying the Malibu LUP and consistently on permit actions similarly situated the Commission has found that it is also necessary to protect significant undisturbed watershed cover in areas not designated as Significant Watershed and has required open space easements or deed restrictions over this land. Specifically policy 72 of the certified LUP states:

P72 Open space or conservation easements or equivalent measures may be required in order to protect undisturbed watershed cover and riparian areas located on parcels proposed for development. Where new development is proposed adjacent to Environmentally Sensitive Habitat Areas, open space or conservation easements shall be required in order to protect resources with the ESHA.

The Pepperdine LRDP involves the cutting off of a large portion of the western ridge crest of Marie Canyon and the filling of the side canyons. This would not only result in extensive landform alteration but the loss of approximately 64 acres of natural undisturbed habitat protected under the Coastal Act as sensitive environmental habitat. The Pepperdine University LRDP as proposed which eliminates protected sensitive resources and without permanent protection of adjacent sensitive environmental resources existing on the campus is inconsistent with section 30240 of the Coastal Act.

F. MARINE RESOURCES

Sections 30230, 30231, and 30236 of the Coastal Act requires that the biological productivity of coastal waters and streams be maintained and

restored where feasible. Specifically required is the minimization of adverse effects of wastewater discharge, control of runoff and alteration of natural streams and loss of associated riparian vegetation. Those policies specifically state:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30236

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 floodplain 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.

The Commission adopted the following policies in certifying the Malibu/Santa Monica Mts. LUP to carry out these Coastal Act policies:

- P99 Development in areas adjacent to sensitive marine and beach habitats shall be sited and designed to prevent impacts that could significantly degrade the environmentally sensitive habitats. All uses shall be compatible with the maintenance of biological productivity of such areas.
- P103 For proposed development adjacent to or near sensitive marine or beach habitats, the applicant shall evaluate the potential for significant impacts on sensitive marine or beach habitats. When it is determined that significant impacts may occur, the applicant shall be required to provide a report prepared by a qualified professional with expertise in marine or beach biology which provides: (a) mitigation measures which protect resources and comply with the policies of the environmentally sensitive habitats components, and (b) a program for monitoring and evaluating the effectiveness of

mitigation measures. An appropriate program shall be adopted to inspect the adequacy of the applicant's mitigation measures.

P114 Malibu Lagoon

This sensitive wetland area shall be maintained as a managed wetland habitat of ecological, educational and scenic resource values. The following management issues shall be addressed as part of the State's management program:

- ° Removal of garbage and fill in the marsh adjacent to the lagoon.
- ° Consideration of increase in drainage to decrease the need for mosquito abatement.
- ° Provision and design of designated walkways to minimize impacts of uncontrolled foot traffic on sensitive areas.
- ° Maintenance of exchange between lagoon and ocean waters.
- ° Prevention of unregulated trespass by people and pets in sensitive marsh and lagoon habitats.

These recommendations are consistent with the program presently being initiated at the site by the Department of Parks and Recreation. However, studies should be conducted to determine the source of degradation of water quality and appropriate measures taken to correct the problem (e.g., change discharge requirements of Tapia or eliminate a local leaching problem as required).

3. HABITAT-SPECIFIC POLICIES

For specific habitats, the following resource protection policies shall be applied:

Kelp Beds

- P115 Since the County does not have direct jurisdiction over activities that could impact kelp resources, it should request that (a) the Department of Fish and Game carefully monitor the kelp harvesting industry to ensure that such activity will not reduce kelp bed size and range or its productivity as a fish nursery habitat, and that (b) State and Federal agencies carefully monitor activities that may affect marine water quality such as seepage disposal, dredging, and energy development.
- P217 Wastewater management operations within Malibu Coastal Zone shall not degrade streams or adjacent coastal waters or cause or aggravate public health problems.
- P227 The Department of Public Works, in cooperation with the Department of Health Services, County Sanitation Districts and State authorities, shall design a regional sewer system to serve the beachfront development in an approximately six-mile long area from the Civic Center/Malibu Road area to Topanga Creek and adjoining areas. Capacity in this system shall be scaled to that necessary for

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ultimate buildout of its service area, in accordance with the local Coastal Program land use plan, as finally certified. A detailed plan for the regional sewer system shall be submitted to the Commission as part of the required Implementation Program (LIP) component of the LCP. Application of this policy shall not preclude the study of sewerage areas as shown on Attachment 6, including areas west of the Civic Center.

P227B The regional sewer system plan submitted to the Coastal Commission shall include:

- (1) Detailed plan of the sewer plant on the specific site;
- (2) Detailed plan of the sewer collection system;
- (3) Detailed plan of the effluent disposal system and a contingency plan to address alternate methods of disposal should the primary method fail;
- (4) An engineering geology study to demonstrate that there are economically feasible construction methods and equipment available to insure the physical integrity of sewer lines proposed to be constructed through geologically hazardous areas, including some sections of Pacific Coast Highway, Big Rock, Las Flores Mesa, Rambla Pacifico, Rambla Orienta, Carbon Mesa, and Malibu Road.
- (5) A workable traffic movement plan, developed by the County and Caltrans, to ensure that interference with highway traffic will be minimized during the period of sewer line construction on Pacific Coast Highway.

P227C The regional sewer system plan shall only be approved by the Coastal Commission if:

- (1) The County-proposed system is sized to be consistent with the distribution of land uses and total buildout provided in this Land Use Plan and thus will not be growth-inducing;
- (2) All facility plan and EIR submittals have been approved by the County Department of Public Works and Caltrans, and the submittals demonstrate that the sewer system can be constructed and maintained in a safe and cost-efficient manner without unreasonably interfering with normal traffic flow along PCH;
- (3) Any assessment district formed to finance construction of a regional sewer system is consistent with LUP policies, including the ultimate level of buildout allowed by the LUP.
- (4) The proposed method of effluent disposal is demonstrated to be consistent with protection of marine resources in the Santa Monica Bay and will not further degrade fresh water creeks nor aggravate current public health problems.

Across the highway, off-shore of the University campus is a designated ESHA under the certified Malibu LUP. The kelp beds are vital to fish nursery

habitat and the general biological productivity of the marine environment. Erosion due to grading and loss of vegetation and surface water runoff from increased hard surfaces and parking lots as well as improperly treated or significantly increased volumes of sewage effluent can adversely impact these sensitive resources.

Development under the proposed Pepperdine University LRDP would result in loss of natural vegetation and alteration of the natural drainage of Marie Canyon, whose stream is shown as a blue-line stream on the USGS maps. Although the natural drainage of the canyon has already been altered with the development of the existing campus, it will be further modified with necessary additions to the storm drain system thus affecting natural drainage patterns further north up Marie Canyon and the side canyons.

The amount of hard surfaces and new roads will also increase with parking for 4,000 more automobiles, roughly 45 new buildings or lot coverage additions to existing buildings and the addition of approximately 200,000 sq. ft. of paved roads. Roughly sixty-four acres of natural vegetation will also be lost due to development outside the existing developed campus. Loss of vegetation can result in increased erosion and siltation of off-shore resources.

According to the Specific Plan EIR, water through Marie Canyon will increase from 7,300 gallons per day (gpd) during a "normal rainfall to 285,000 gpd during "severe" (100 year) rainstorm due to the loss of twenty-two acres of vegetation. Although the Plan proposes the expansion of the existing storm drain system, the loss of significant vegetative cover and the increased volumes and velocity of runoff can result in increased erosion, siltation and further displacement of wildlife due to loss of habitat. The LRDP as proposed which eliminates protected sensitive habitat and does not provide for the protection of on-site and off-shore sensitive habitat and marine resources is inconsistent with sections 30230, 30231, and 30236 of the Coastal Act.

Development under the Pepperdine University LRDP would increase wastewater generation by 398,000 gpd according to the Plan's EIR. Currently wastewater generation is a little less than 175,000 gpd and is handled by the Malibu Mesa Wastewater Reclamation Plant (MMWRP) and through a temporary agreement with the Las Virgenes Municipal Water District's (LVMWD) Tapia treatment plant. Approximately 150,000 gpd of sewage is handled by MMWRP and currently up to 25,000 gpd at Tapia. The University asserts that they are using less than 50% of the 100,000 gpd allotted to them by LVMWD and plans to use this remaining capacity to support the county designated Phase I development under the Plan.

A permanent method of sewage disposal is therefore necessary before any significant development can occur under the LRDP. Phase I of the LRDP includes the expansion of the MMWRP from its current 200,000 gpd capacity to 500,000 gpd with discharge of the treated effluent into Malibu Creek to support development under the full Plan. However, this expansion will only be allowed by the County if their plans for a regional sewer system are abandoned. If a regional system is built, the University would be required to connect to the system. The regional system is still in the planning stages. A supplemental EIR was prepared for the previously recommended \$86 million Montgomery System. Environmental documents were also prepared for citizen-backed alternative plans which include an On-Site Wastewater Management System and a STEP system which would allow most homes to stay wholly or partially on private on-site sewage disposal systems and a smaller

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treatment plant located within or adjacent to the Civic Center area to handle the Pepperdine campus, the Civic Center area and possibly the areas of The Colony, Malibu Road, the Malibu Colony Plaza and the north Civic Center area. Any plan ultimately approved by the County will also require approval by the Coastal Commission.

The Commission has previously approved the expansion of the MMWRP to the capacity proposed under the LRDP but with effluent disposal through spray irrigation on the campus. However due to the concerns over deep percolation, stability of downslope properties and groundwater level increase the county has required that any plant expansion be coupled with creek discharge instead of additional irrigation of the grounds.

Discharge of one-half million gallons per day of wastewater into Malibu Creek, which empties into Malibu Lagoon raises concerns since both these marine resources are designated ESHAs under the certified Malibu LUP. The University contends that the State Regional Water Resources Control Board will grant a permit for the creek discharge since LVMWD currently disposes of up to 10 million gpd into the upper reaches of the creek. The Commission however notes that the State Department of Parks and Recreation (DPR) which has jurisdiction over Malibu Lagoon and which has expended considerable public resources to restore and enhance the Lagoon has concerns over this plan. In the latest Response to Comments document for the Phase I portion of the Specific Plan, DPR disagreed with the University's contention that the impacts of an additional 0.5 million gpd would be negligible and cites potential adverse impacts to the Lagoon from increased volume of water creating an even less stable environment, the higher water levels possibly causing more leaching of untreated wastes from adjacent Civic Center septic system, and possible adverse effects from the change in the ratio between fresh, brackish and salt water.

The Commission's approval of any regional sewer system also can not be taken for granted. As P227B and P227C of the certified LUP state, a system may only be approved if marine resources are protected from degradation or aggravation of public health problems; the system as well as construction methods can insure the integrity of the sewer lines and not further aggravate the geologically unstable areas of Big Rock, Las Flores Mesa, Rambla Pacifico, Rambla Orienta, Carbon Mesa, Malibu Road and portions of Pacific Coast Highway; will not significantly interfere with traffic movement along PCH; is cost efficient; and is sized to the ultimate level of buildout allowed under the LUP and is therefore not growth inducing.

Additionally, Section 30250(a) of the Coastal Act requires that new development be allowed only in areas and at levels which can be accommodated by the infrastructure and not have individual or cumulative adverse impacts on coastal resources. The University has not proven that there is adequate permanent sewage disposal capacity for the level of proposed development. The Malibu Mesa plant can be expanded only if the County formally abandons plans for a regional sewer system. A municipal sewer system needs approval by the Coastal Commission under the specific criteria of the certified LUP. The University will presumably want to construct additional facilities prior to the construction of a regional sewer system or the expansion of the Malibu Mesa plant.

Therefore, based on the above findings the Pepperdine University LRDP as proposed is not in conformity with the marine resources protection or development policies of the Coastal Act in that it does not assure that an environmentally sound, permanent method of sewage disposal is available for new facilities that increase wastewater generation.

VIII. FINDINGS FOR SUGGESTED MODIFICATIONS

The Commission finds that if the Pepperdine University Long Range Development Plan is modified as set forth in Section VI of this report, it will be in conformance with the applicable Chapter 3 policies of the Coastal Act. Further, if the University adopts the Suggested Modifications as specified within six months of the Commission's action (March 11, 1990) and the Commission is so notified, the Long Range Development Plan will be effectively certified.

The specific facilities approved under the Pepperdine University LRDP is listed in Exhibits 8, Pepperdine University Master Plan Facilities, as modified by the revisions of Exhibits 8a and 8b. When full build-out of the LRDP occurs the University will be able to handle an enrollment of 5,000 FTE students. Under the LRDP approximately 1.2 million sq. ft. of additional facilities will be built including, 414 additional on-campus student and faculty/staff housing units will be built on both the 225 acre graded portion of the campus and the 72 acre expansion area to the northwest of the existing campus. New or expanded academic facilities include a 75,000 sq. ft. expansion of the School of Law, 100,000 sq. ft. student union and support facilities, a new 77,000 sq. ft. School of Business, a new church school facility, several new academic complexes and buildings, conference and reception centers, tennis and racquetball courts, and other sports and recreational facilities.

In their review and approval of the modified Pepperdine University Long Range Development Plan, the Commission found that the modified LRDP would allow the University reasonable growth while preserving the natural scenic beauty and biological integrity of the undeveloped slopes, maintaining and enhancing access to the coast and coastal recreational facilities such as the two trails which cross the University property as well as the provision of new and expanded visitor-serving activities on the campus. If modified as specified in section VI of this report the Long Range Development Plan will be consistent with the applicable Chapter 3 policies of the Coastal Act and will not prejudice the local government efforts in the preparing the Implementing Actions Plan portion of the Malibu/Santa Monica Mountains Local Coastal Program.

VISUAL RESOURCES

Section 30251 of the Coastal Act requires that the scenic and visual qualities of a coastal area be considered in approving new development or a plan which will allow for development such as the subject Long Range Development Plan. Further this section of the Coastal Act requires that the alteration of natural land forms be minimized and development be visually compatible with the character of the surrounding area.

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Clearly the issue of greatest concern presented by the Pepperdine University Long Range Development Plan as proposed is the considerable land form alteration, and its associated impacts on the visual and environmentally sensitive habitat (ESHA) resources of the 72 acre expansion area, the adjacent undisturbed watershed cover and the off-shore ESHAs. The impacts on Pacific Coast Highway and thus public access to coastal recreational areas, of the doubled enrollment of 5,000 FTE was also of concern and generated considerable debate. Other issues addressed were geologic and hydrogeologic stability, visual impacts and compatibility of buildings to be constructed at heights up to 85 feet above finished grade.

Land form alteration associated with the 72 acre expansion area involves 3.0 million cubic yards of grading. This amount is broken down into 410,000 c.y. cut and 432,000 c.y. fill for stabilization of the nine landslides existing in the undisturbed area. The remaining 1.09 million c.y. of cut and 1.07 million c.y. of fill is for the construction of the 182,000 sq. ft. of new roads and the pads for the facilities proposed in the expansion area. These figures were based on detailed geotechnical investigation to determine the extent of grading necessary to stabilize the landslides and to determine if there is any portion of the active Malibu Coast Fault or any splays thereof on the campus. The additional geotechnical investigation also provided information on the ultimate alignment of the road and the appropriate location of the proposed structures.

The Commission found that the University had determined through geotechnical investigation, a realistic figure, to the greatest extent possible, the amount of land form alteration necessary to stabilize the expansion area so that it will meet acceptable stability factors of safety. The Commission also considered the additional grading involved in the construction of the roads and pads as proposed by the LRDP. The Commission found, after consideration of several alternatives as described in the following section of this report, that the only way to reduce the amount of grading would be to eliminate large portions of the proposed Plan.

Although the Commission's permit history in Malibu has been to deny or significantly reduce proposed land form alteration, there were several factors which entered into the decision to depart from past practices in approving the level of land form alteration in the Pepperdine University LRDP. After consideration of several alternatives the approved Plan was found to be, along with the mitigation measures of the Suggested Modifications and those proposed by the University in its open space designation of the majority of the 600 acre expansion area including the major ridgelines, the alternative which is least environmentally damaging and that any adverse visual impacts are mitigated to the greatest extent feasible.

The Commission recognizes that Pepperdine University is considered one of the finest institutions of higher learning in the United States and in the world. In order to remain competitive the University must expand its facilities. Currently one of the University's schools is located off-site and it is the desire of the University to consolidate its campus at the Malibu location. The other proposed expansions and additions are necessary to keep the university competitive.

Because of the mountainous topography of the 800 acre campus, expansion of the level approved under the Long Range Development Plan necessitates major land

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form alteration. The existing 225 acre campus, graded before the Coastal Act, was constructed by major alteration to Marie Canyon in a manner similar to that under the approved Long Range Development Plan expansion. The canyon contained several landslides which were removed or reinforced, a subdrain system and a large catchment basin put in place, and the canyon filled to its depth before the numerous buildings and recreational facilities were constructed.

The Commission further found that Pepperdine University is a visitor-serving institution as well as one of higher learning. Students from all fifty states of the United States as well as from up to sixty-five foreign countries each year are enrolled at the campus. These students come to Pepperdine partly because of its coastal location and gain a greater appreciation of ocean and the coastal hills and canyons surrounding the campus. Many of the campus facilities, such as the meeting and conference facilities, libraries, theater, athletic events and art shows are also used or attended by the local Malibu community and by residents of the greater Los Angeles area.

Several mitigation measures were either offered by the University or imposed by the Commission to minimize the adverse visual impact caused by the land form alteration and roads and buildings at heights above that of the surrounding area to be constructed on the natural ridges and hillside terrain. The most important visual impact mitigation was the reservation as open space of the remaining 500 + acres of natural slopes and more significant ridgelines surrounding the approved 72 acre expansion area. Although the Commission did not require that all of this open space area be deed restricted for open space purposes or that it be offered to a public agency or non-profit group in the form of an easement in the normal manner, it was made clear that the University's land use designation of this extensive acreage as open space was the basis for its approval of the significant visual impact of the land form alteration and construction on the 72 acre area.

The Commission found that it was not necessary to deed restrict the area for open space uses as this is not the method used in long range planning for other areas. Deed restrictions or open space easements are not required at the time of approval of Land Use Plans for cities and counties. In the review and certification of Land Use Plans, which also must be consistent with the Chapter 3 policies of the Coastal Act, the Commission only requires that environmentally sensitive habitat areas or areas with significant views be designated as conservation or open space areas by designating the land use as such.

The Commission recognizes that an LRDP is not quite the same as an LUP in that the land subject to the LRDP is owned by the applicant whereas the local government is the applicant on an LUP and would not have the legal ability to record a deed restriction or easement on private property. Further, there is no subsequent implementation plan requirement for an LRDP as there is for an LUP. Once an LUP is approved the local government must prepare an implementation plan which would assure that the land designated as open space will require subsequent deed restriction, easements, acquisition, land swaps, development standards or other methods of assuring that the identified resources are protected when the landowner applies for a coastal development permit. Once an LRDP is approved there is not subsequent implementation plan which is subject to Commission review and approval. However the Commission notes that development may not occur in the designated open space area unless

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an amendment to the LRDP is approved. Only the development specifically approved under the Long Range Development Plan may occur, subject to the Commission notification procedures of Section 30606 of the Coastal Act.

The Long Range Development Plan was approved by the Commission with specific findings that this open space area was necessary as mitigation for the adverse impacts caused by the development under the approved Plan. If the University later wished to change this open space designation in order to develop this area an amendment would be required from the Coastal Commission. Even if the Commission had required a deed restriction or an open space easement, the University would still be able to file an amendment request to change deed restriction or easement, although an easement if picked up by a third party would also require the third party approval.

Specifically, Modifications 1, 2, and 12 as outlined in Section VI of this report are considered mitigation measures to lessen the adverse visual impact of the land form alteration which will result in the implementation of the LRDP. Modification 1 will assure that any scientific research occurring in the remaining 500 acre watershed area will be consistent with the preservation and protection of the habitat. Modification 2 requires that the environmentally sensitive habitat area of the northeastern portion of the open space area, designated as the Malibu Canyon Significant Watershed in the certified Malibu/Santa Monica Mountains Land Use Plan be preserved and managed as open space by offering an easement to a public agency or non-profit group for this purpose. The Commission noted that the Significant Watershed is adjacent to lands presently being considered by the Santa Monica Mountains Conservancy for acquisition as open space and that both the Santa Monica Mountains Conservancy and the Coastal Conservancy expressed interest in acquiring the open space easement to further their environmentally sensitive habitat preservation efforts in the area. This was found to be the preferred method of assuring consistent and permanent management and preservation of the environmentally sensitive habitat area.

Modification 12 requires that the visual impact of structures to be built at one of the higher elevations in the area north of the existing developed area be lessened to the greatest extent feasible by reducing the height of the buildings to a maximum of 35 feet above existing grade, setting the structures back of the edge of the graded pad and the use of landscaping and compatible colors, textures and materials to soften or screen the development.

The Commission finds that with the 500+ acre open space designated as a part of the Long Range Development Plan, and the mitigation measures set forth in Modifications 1, 2 and 12, that the approved Pepperdine University Long Range Development Plan is consistent with the visual resource protection policies of the Coastal Act.

HAZARDS

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity of a site and the surrounding area, not contribute to or cause erosion and minimize risks to life and property in areas where high geologic, flood or fire hazard exists. The geologic instability of the campus and adjacent area south of the campus was of great

concern to the Commission in its consideration of the development proposed in the LRDP.

The Commission concluded the November, 1988 public hearing on the LRDP by requiring the University to perform extensive geotechnical and hydrogeotechnical investigation, in coordination with Commission staff, to determine the extent of these types of hazards. The property owners south of the campus also expressed concern over the shortcomings of the hydrological monitoring system previously installed in conjunction with the University's spray irrigation program.

At the September, 1989 Commission hearing Commission staff made a detailed presentation of the geologic and hydrogeologic situation of the existing campus and that which would exist with development under the LRDP, based on analysis of the information which had been generated by the University. The adjacent landowner to the south of the site as well as other concerned citizens were not convinced that the further development of the campus will not contribute to the instability of surrounding area. The Commission noted that any ground water and instability problems south of Pacific Coast Highway are contributed to by all the of property within the watershed that drains into Winter, Middle and Marie canyons and the activities on adjacent lands such as Malibu Bluffs State Park. The Commission found that the additional geotechnical investigation and subsequent revisions to the site and grading plans and abandonment of the previous spray irrigation concept and the implementation of the Hydrologic Monitoring Program provides a reasonable level of assurance that development under the approved LRDP will not cause instability on or off site provided the recommendations of the University's consulting engineers, in addition to the mitigation measures of the applicable Suggested Modifications are implemented.

Modifications 5, 6, 10 and 11 are madto to address the geologic and hydrologic conditions of the campus. Modifications 5, 6 and 10 requires the University to modify the previous Spray Irrigation Management Plan (SIMP) concept, which was found to be inadequate in monitoring the impacts of irrigation, and to adopt the Hydrogeological Monitoring Program (HMP) devised by their engineering consultants. Only that amount of water which can be applied without contributing to causing instability or ground water level rise will be applied to the campus. Further, annual monitoring reports will be submitted to the Coastal Commission for review and any necessary adjustments to the irrigation program are to be made. A representative of the Malibu Road Property Owners Association will be allowed to monitor water levels in wells south of Pacific Coast Highway.

Modification 11 assures seismic stability by requiring that all structures are setback a safe distance from the active Malibu Coast Fault or any splays thereof found to be active or potentially active. As modified, the Pepperdine University LRDP mitigates to the extent feasible any significant adverse impacts associated with the geology of the campus. Therefore the modified LRDP is consistent with section 30253 of the Coastal Act.

PUBLIC ACCESS

Sections 30210, 30211, 30212.5, and 30214 of the Coastal Act require that maximum public access, consistent with private property rights and resources protection be provided in new development or a plan for new development, that development not interfere with any existing public rights of access, and that lower cost visitor serving recreational opportunities be provided and protected. Further, section 30252 and 30250 (a) of the Coastal Act require a development plan to allow only that level of development in appropriate locations which can maintain and promote public access to coastal recreation areas.

The Commission found it necessary to modify the Pepperdine University LRDP to assure that the above public access goals of the Coastal Act are carried out. There was considerable discussion as to whether the traffic analysis under full build-put adequately projected the public access impacts of the LRDP. The Commission recognizes the existing unacceptable level of service along some stretches of Pacific Coast Highway during the peak travel period. Peak travel for University commuters was found to be at times other than the current peak traffic period. Additionally, as modified the LRDP will assist in the establishment of a transportation committee to study and recommend overall improvements to PCH recognizing that the impacts of the LRDP should not be isolated from the impacts caused by all development affecting the highway.

Modification 4 further requires the University to pay its fair share of traffic improvements when development under the LRDP causes an adjacent intersection to exceed the County's acceptable level of service standards. Modification 3 requires the University to formally recognize the public's right of continued use of the Coastal Slope and Mesa Peak trails that cross the campus.

The Commission found that these trails are an important alternative means of travel throughout the Santa Monica Mountains and provide an important lower cost visitor recreation activity in the form of hiking and horse back riding. The adopted trail findings (Exhibit 2) also explain that the trail dedications are partial mitigation for the adverse cumulative impact the new students and additional faculty and staff will have on the two trails and the trail system in general and the adjacent beaches and other coastal recreation facilities.

The Commission found that the University being a visitor-serving facility and with the dedication of the trail easements were not required to pay into the in-lieu access fund that non-visitor serving commercial facilities in Malibu have to contribute to under the certified LUP. The University provides many visitor-serving facilities and activities on-campus and will be formally dedicating the two trails that lie partially on the property.

The Commission found that as modified above the Pepperdine University LRDP mitigates to the extent feasible the significant adverse public access impacts caused by the plan and that the LRDP is consistent with the public access policies of the Coastal Act.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Section 30240 of the Coastal Act requires that environmentally sensitive habitat areas (ESHA) be protected against significant disruption of habitat values and that only uses dependent upon such area be allowed. Development adjacent to ESHAs are to also assure no significant disruption.

Modification 2 to the LRDP requires the University to dedicate an open space easement over the approximately 150 acre sensitive resources area north of the developed campus which is designated as a portion of the Malibu Canyon Significant Watershed in the certified LUP for the area.

The remaining 600+ acre area is in a natural, undeveloped state (except for several narrow dirt roads) with significant vegetation and therefore under the strictest definition of an ESHA of the Coastal Act qualifies as an ESHA. However the LUP does not designate all of this area as "Significant Watershed" which is afforded the highest level of protection. The LRDP will develop approximately 70 acres of natural vegetation to construct a 72 acre expansion to the campus and the associated roads.

However the approved LRDP designates three-fourths of the 830 acre campus as open space and allows only limited scientific research activities and hiking and equestrian uses on the trails. Therefore most of the ESHA will be preserved will allowing for necessary University expansion.

The Commission therefore finds that the LRDP with a significant portion of the campus designated as undeveloped open space and/or within an open space easement to be dedicated to a public agency for protection and management, the modified plan is consistent with the application habitat policies of the Coastal Act.

MARINE RESOURCES

Sections 30230, 30231, and 30236 of the Coastal Act require that the biological productivity of coastal waters and streams be maintained and restored where feasible. Specifically required is the minimization of adverse effects of wastewater discharge, control of runoff and alteration of natural streams and loss of associated riparian vegetation.

Development of the existing 225 acre campus drastically altered the natural stream of Marie Canyon and required the installation of a subdrain system and retention basin. The additional development of the 72 acre expansion area will add insignificantly to this condition. Drainage improvements will be made to assure that runoff from impervious surfaces and parking lots will not significant adversely impact ocean waters and off-shore kelp beds.

LRDP development increases wastewater generation from approximately 225,000 gpd to 398,000 gpd according to the University. The LRDP permits the University to expand the Malibu Mesa Wastewater Reclamation Plant to accommodate the additional treatment demand should the County of Los Angeles not be successful in constructing a regional sewer system.

Expansion of the plant must be protective of the biological resources of the Malibu Lagoon and the off-shore kelp beds. The modified, the Pepperdine

University LRDP mitigates to the extent feasible any adverse impacts to marine resources and is therefore consistent with the applicable policies of the Coastal Act.

ALTERNATIVES TO THE APPROVED LRDP

In review and ultimate approval of the modified Pepperdine University Long Range Development Plan several alternatives to the approved plan were considered, as is required by the California Environmental Quality Act. CEQA regulations require that the least environmentally damaging alternative to a project or plan be chosen over other alternatives and that if there are any significant adverse environmental impacts associated with the best alternative, then they must be mitigated to the extent feasible. The environmental impacts that must be considered under the the Chapter 3 policies of the Coastal Act are public access, visual resources, environmentally sensitive habitat areas, hazards, and marine resources. The Commission considered the impacts of the above policy areas in its deliberation of the several alternatives of the Pepperdine University LRDP.

Under CEQA regulations the County of Los Angeles or the lead agency prepared an Environmental Impact Report (EIR) for the Pepperdine University Specific Plan, 1982-1997. Through that process a Draft EIR was circulated and affected agencies and concerned citizens and groups commented. The Coastal Commission was one of the agencies commenting on the draft EIR. Several addenda and response to comments documents were prepared. The County of Los Angeles ultimately approved the Final EIR, Conditional Use Permit for the first phase of the Specific Plan or LRDP and a zone change and conceptual approval of the LRDP that was before the Commission in November, 1988. As detailed in earlier sections of this report, there were challenges to the adequacy of the EIR for the LRDP. The Commission however found that the additional environmental impact analysis that had been prepared at its request was adequate and that its actions to consider and act on the LRDP was proper within its authority given by the Secretary of Resources.

The Coastal Commission considered several alternatives to the ultimately approved Pepperdine University Long Range Development Plan. Commission review of long range planning for the University began in 1983 when a special condition of permit 5-82-802 required the university to submit a comprehensive plan for campus expansion. The required "University Plan" was to specify the maximum future enrollment of the campus, the intended population of on-campus residents and other, the scale and location of future facilities, and a capital improvements plan covering water and sewage facilities. The Commission held a public hearing on May 27, 1983 on the University or Specific Plan. The Commission found in denying the plan that approval would be premature since the the Land Use Plan for the Malibu/Santa Monica Mountains was in the planning stages and because the plan had not been widely circulated. The Commission extended its review of the Specific Plan to a period extending through the completion of the Malibu/Santa Monica Mountains LUP. The plan before the Commission in 1983 was essentially the same plan reviewed by the Commission at the November, 1988 public hearing. However, subsequent to the May, 1983 Commission review revisions to the plan were made as a result of the comments received during the EIR process.

The Commission considered a no-project alternative, which would limit the University to its existing level of development. This alternative is discussed on pages 61--62 of the Draft EIR and was considered by the Commission each time it denied the proposed LRDP. The Commission rejected this alternative, since prohibiting expansion would limit the University's ability to respond to continuing accreditation requirements and diminish the University's substantial, ongoing and growing role in meeting the demand for higher education in California.

Additionally, the EIR for the LRDP, which was considered by the Commission, considered the alternative of University expansion of its programs in Long Beach, Encino, Culver City and Orange County. The Commission finds that none of these alternative sites are large enough to accommodate the facilities planned in the LRDP. The Commission recognizes that the goals of the proposed LRDP include the continued use of off-campus educational centers, with the administration of the large business school graduate program located on the Malibu campus, where a small residential MBA program, the law school and undergraduate education will be provided. The Commission has determined that the goals of the LRDP cannot be achieved through this alternative, and thus rejected it as infeasible.

In August, 1988 the University submitted to the Commission for review and action the Pepperdine University Specific Plan, 1982-1997. That plan would have also allowed an enrollment of 5,000 FTE students but development under the plan was different. The previous proposal was for a total of 704 additional on-campus student and faculty/staff housing units and additional academic and support facilities totalling 2 million square feet. The previous plan represents nearly twice as much development as the approved plan. The expansion area was comprised of two separate sites to the west and northwest of the existing developed campus area and contained 434 of the proposed housing units and 435,000 sq. ft. of the academic and support facilities. Further development within the existing developed campus was 270 additional housing units and another 627,000 sq. ft. of academic and support facilities. The previous Plan also included a 196,000 sq. ft. recreation area, 200,000 sq. ft. of new roads, 6,000 sq. ft. relocated equestrian center and water storage tanks for a capacity of 250,000 gallons (see Exhibit 6, Previous Site Plan).

At the November, 1988 public hearing the Commission considered both the LRDP that had been proposed by the University and an alternative plan recommended by Commission staff. Staff recommended the Commission approve a plan for only approximately 110,000 sq. ft. of development, to be located within the 225 acre developed campus area with several Suggested Modifications regarding public access, visual impacts, hazards, and marine resource protection, and to approved suggested guidance for the University to prepare additional environmental impact analysis and to resubmit a Plan which would have allowed the proposed build-out of the additional 850,000 sq. ft. of development within the developed campus area. Staff's recommendation was that the Commission deny any expansion into 600+ acre undisturbed land to the west and northwest of the 225 acre developed portion of the campus and that the better alternative would be to cluster any additional facilities in the already developed 225 acre campus area.

The Commission considered both the LRDP as submitted by the University and the alternative recommended by staff and denied the University's proposal and postponed action on the recommend Suggested Modifications. The Commission

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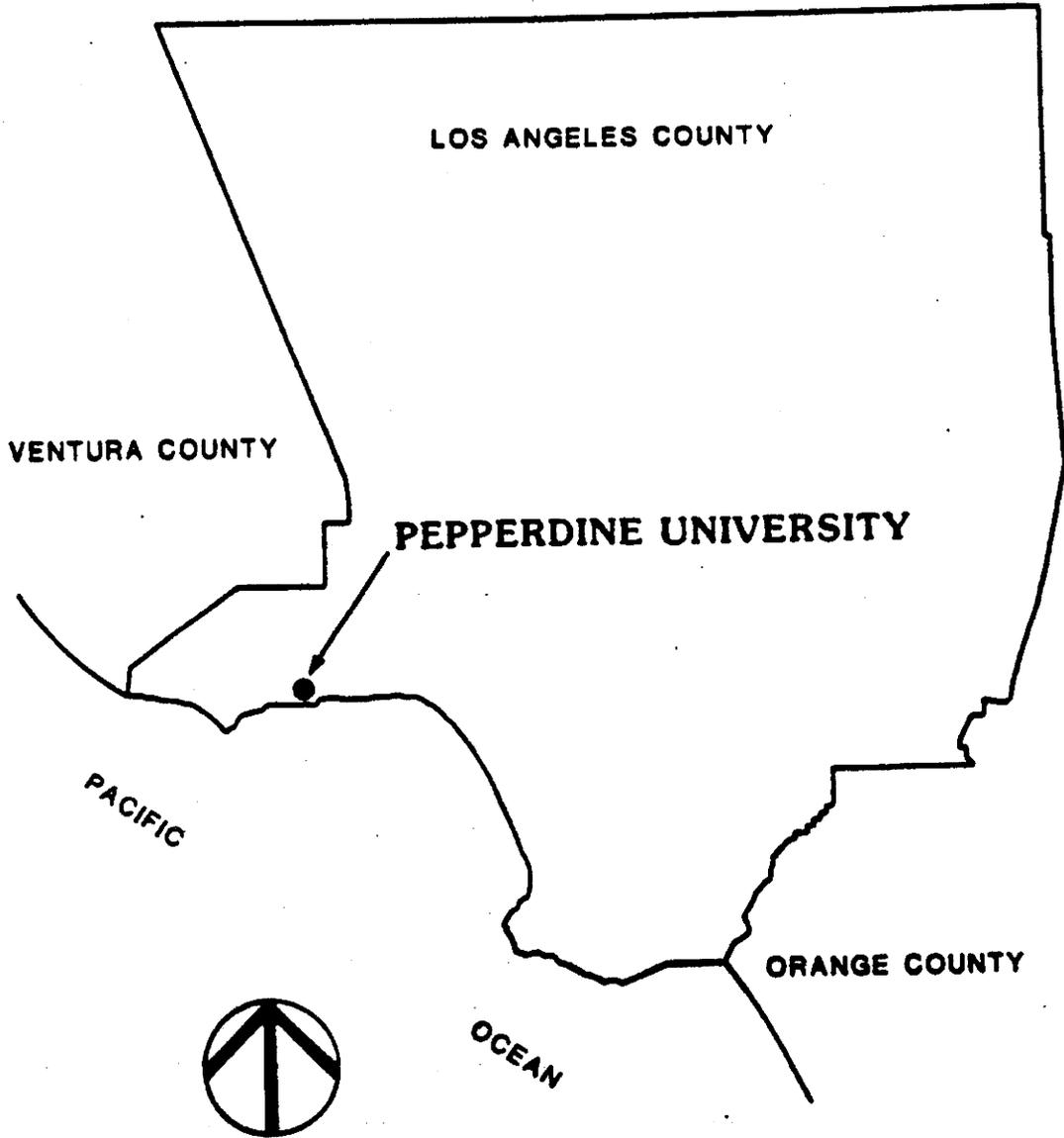
found that the absence of updated and complete environmental analysis regarding traffic and geologic and hydrologic impacts of the LRDP was a major factor in denying the proposal. The Commission however expressed reluctance to adopt the findings recommended by staff that expansion into the undisturbed watershed portion of the campus was inappropriate without considering any potential mitigation measures which could make the expansion approvable. The Commission left open the idea that development in that area could be approved provided additional geotechnical analysis proved that the area could be developed safely and the visual impact of roads and buildings could be analyzed and mitigated appropriately.

Several more alternatives to the Pepperdine University LRDP were considered by the Commission at the September, 1989 public hearing. The University had consolidated the development in the expansion area previously proposed as a 64 acre site to the northwest and a 7.5 acre site to the west of the developed campus area to a 72 acre site between the two. Grading had been reduced by approximately 200,000 cubic yards. Further, development in the expansion area had been significantly reduced by approximately 65% from one million square feet to 385,000 sq. ft. Within the existing developed campus area, development was also reduced from approximately one million sq. ft. to 850,000 sq. ft.

The Commission also considered the staff recommended alternative to the proposed LRDP which was denial of the plan as proposed and approval with modifications that portion of the plan (850,000 sq. ft.) to be clustered within the already developed campus area with the remainder of the campus area to be permanently preserved as open space by an open space easement for habitat and visual resource protection. Other alternatives considered at the meeting were approval of the proposed 72 acre expansion area with an open space deed restriction or easement over the remainder of the undisturbed area, the transfer of some of the development proposed in the expansion area to the developed campus area and the relocation of development proposed within the expansion area off the ridgelines and steep slope areas to less prominent areas within the expansion area.

The Commission found that all of these alternatives were not feasible. They cited the lack of precedence for the extensive open space deed restriction or easement of the staff's recommendation. They also found that there was not enough room within the existing campus area to expand and consolidate off-site universities facilities in a manner desired by the University to achieve its educational goals. Ultimately the Commission found that the University can be expanded in a manner which is both protective of the coastal resources and achieves the goals of the University to remain competitive and grow at a reasonable rate. The LRDP alternative modified and approved by the Commission is the least environmentally damaging alternative with mitigation measures to lessen the adverse impacts to the extent feasible.

REGIONAL LOCATION MAP



BRIGHT & ASSOCIATES

FIGURE 1

Coastal Trails - Access and Recreation

The Malibu/Santa Monica Mountains Area Plan Trail System Map (1983) indicates that the Coastal Slope and Mesa Peak Trails cross the northern portion of the subject campus. Both trails have been adopted by the State of California Department of Parks and Recreation and the County of Los Angeles as part of the General Plan. In addition, the trails are incorporated in the aforementioned Malibu/Santa Monica Mountains Area Plan and the certified Land Use Plan. According to the Santa Monica Mountains Trails Council, the Coastal Slope and Mesa Peak Trails receive the highest priority for acquisition of all the trails which exist in the Santa Monica Mountains because they connect to the Backbone Trail which will eventually traverse the mountains from Will Rogers State Park in Pacifica Palisades on the east to Point Mugu State Park on the west for a total distance of 62 miles. Along the route, the trail will provide links with most of the major parks in the mountains and virtually all of the lateral trails. Many millions of dollars have been spent by the Department of Parks and Recreation and the National Park Service to acquire land for the Backbone Trail Corridor and the lateral trails which feed into them. Much of the trails traverse large undeveloped parcels which have been or will be purchased for public use, however, it will be necessary to acquire easements across many developed and privately owned parcels in order to complete the trails. The Commission has required the dedication of easements for the Coastal Slope and Mesa Peak trails as conditions of approval of development near the subject property in past actions.

The Coastal Act requires the Coastal Commission to require maximum public access for every project and to reserve lands suitable for coastal recreation for that purpose. The Coastal Act also requires each development to provide adequate recreational lands to serve the needs of the development. Applicable sections of the Coastal Act provide as follows:

Section 30210

In carrying out the requirement 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(a)

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

Section 30212.5

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

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

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Section 30223

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

Section 30252

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 non-automobile 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 from high intensity uses such as high-rise office buildings, and by (6) assuring the that the recreational needs of new residents will not overload nearby coastal recreation 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. (emphasis added)

Section 30530

There is a need to coordinate public access programs so as to minimize costly duplication and conflicts and to assure that, to the extent practicable, different access programs complement one another and are incorporated within an integrated system of public accessways to and along the state's coastline. (emphasis added)

7. Background and Adopted Land Use Plan Policies.

In Malibu an existing system of heavily used but informal trails has been jeopardized by the conversion of open lands to housing. In order to preserve these trails, Los Angeles County adopted a system of trails for the Santa Monica Mountains, which is now adopted by ordinance into the highway element of the County's general plan, and is also part of the certified Land Use Plan and the plan for the National Recreation Area. The proposed development is on a parcel which lies on both the Mesa Peak and the Coastal Slope lateral trails, a designated segment of this major trail system. The trail system includes the Backbone Trail, a main route leading from the heart of the metropolitan Los Angeles area past Leo Carrillo State Beach at the Ventura County-Los Angeles County border to Point Mugu State Park in Ventura County. Cross-mountain lateral trails link the major population center of the San Fernando Valley with the numerous State and County-operated mountain and beach parks between downtown Santa Monica and Point Mugu State Park. Two designated regional connector trails link the Malibu/Santa Monica Mountains trail system with a larger regional system which links the beach and mountain areas with trails in the Simi Valley, San Gabriel Mountains, and inland areas.

In permitting residential areas in the Santa Monica Mountains to build out, planning agencies have found that to assure continued recreational use of the mountains by the general public, compatible recreation facilities to serve both the residents of the new development and the existing recreational

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visitors must be provided. A comprehensive recreation plan for the Santa Monica Mountains has been adopted that includes acquisition by the National Park Service and the California Department of Parks and Recreation of extensive tracts of land for recreation, careful review of development near such areas to ensure that it is sited and designed to be compatible with recreational uses, and development of a system of scenic highways and hiking and equestrian trails to link the larger units together and to retain access to views, provide recreational opportunities, and provide an alternative mode of access to all areas of the mountains and adjacent coastal areas.

In the certified Land Use Plan, Los Angeles County has identified specific routes for hiking and equestrian trails--routes that follow existing trails through the mountains and in some instances consolidate them. The plan requires that trails identified in the adopted trails maps be dedicated at the time of development of adjacent property:

P44 A trail dedication requirement shall be a condition of approval for new development as defined in Coastal Act Section 30212(b) where the property encompasses a mapped trail alignment, as indicated in Figure 3 of the LUP, or where the Coastal Commission has previously required trail easements. Nothing in this policy shall preclude relocating a trail that has historically been used by the public as a trail so long as the new trail is equivalent for purposes of public use. Both new development and the trail alignment shall be sited to provide maximum privacy for residents and maximum safety for trail users. Property owners and residents shall not be permitted to grade or develop the trail area in such a way as to render the trail unsafe or unusable. Where a trail is proposed prior to development occurring in an area, credit shall be given to the landowner that will run with the land by formal agreement if a donation is involved. The dedication of a trail right-of-way shall give the landowner the right to request the County to deduct that area from the assessed area of that parcel for tax purposes. It is expressly understood that the public agency shall accept the public liability for operation of the trail.

Two of the trails identified in the adopted trail system is the Coastal Slope and Mesa Peak trails, which link the growing subcommunity on and above the coastal terrace and helps to connect oceanfront beaches and parks with the remainder of the trail system. These trails quite often runs along developed roads such as Anacapa View Drive, Winding Way and others, which in many instances, including this one, are designated as private roads. The applicant obtains access to this parcel through an easement, the terms of which allow the original developer of the area a continuing right to offer the 50' wide right of way to the County. In some other areas of the Santa Monica Mountains, roads created in this general manner have been determined to have acquired some of the attributes of public roads; the status of this portion of Anacapa View Drive has not been investigated as of this writing. Many of the roads of this type that have been used as trails and along which the designated trails lie will probably not be accepted into the County road system because they are not constructed to the standards of the County road department. In many instances, they might constitute maintenance headaches because of unstable geologic conditions. Nonetheless, while they may be

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deemed unsuitable for public vehicular access, these trails have become important and commonly used recreational assets and a means of providing links between growing centers of development in the mountains.

The Coastal Slope Trail also follows Anacapa View Drive. Anacapa View Drive is commonly used by equestrians and hikers, and has been for a number of years. However, because the subdivision occurred by a method that avoided the requirement for access in the subdivision map act, it has never been formally dedicated. Formal dedication may not be necessary to continue the use of this trail, because as in the case of other commonly used trails in the mountains, there is a strong likelihood that prescriptive rights have been established. However, as areas like this build out, the increased demands on facilities like the trail system make it necessary to formalize trails that can be maintained by the County, and that tie into other portions of the adopted trail system.

2. The proposed development and residential development plus commercial and recreational development as allowed in the approved Malibu Area Land Use Plan will have a substantially adverse impact on beaches, trails, and other recreational facilities in the Malibu-Santa Monica Mountains area in the form of congestion and overcrowding of the facilities themselves.

a. The existing capacity of recreational facilities in the Malibu-Santa Monica Mountains areas is already being exceeded and has been exceeded for some time.

In 1980, the State Department of Parks and Recreation estimated that as of 1970, there was an unmet demand for approximately camping units, 18,600 picnic sites, and 5,700 miles of trails in Planning District 8 (which includes Los Angeles, Orange, Riverside, San Bernardino, and Imperial Counties). By 1990, the unmet demand is expected to increase to 40,940 camping units, 46,800 picnic sites, and 11,7800 miles of trail. The State Department of Parks and Recreation also reported that passive recreational activities such as walking and horseback riding constitute 61 to 91% of the use of State parks in general.

The staff of the Los Angeles County Department of Parks indicates that the Los Angeles County standards are based upon the Open Space Standards and Guidelines of the National Recreation and Parks Association, adopted in 1983.

b. The existing capacity of the trail system, including support facilities, is not adequate to meet existing demand.

Available data indicates that the trail and related support facilities are currently experiencing sustained demand that is often over the capacity of the system. The State Department of Parks and Recreation maintains official use and capacity statistics for units that provide overnight campsites, and estimates of the number of people turned away are also available from the reservations service used by the Department and in some cases from individual unit manager estimates. Presently available data shows that the currently available campsites at Point Mugu State Park, at the upcoast end of the trail system, are full and have a substantial number of turnaways during the entirety of the peak recreational season, from May through September. In addition, weather permitting, they are full during most weekends during the balance of the year. The Department does not presently tabulate data for

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day-use units which do not charge fees, so no official estimates are available for some of the other trailhead areas maintained by them. However, the managers of certain of the privately owned recreational facilities within the Santa Monica Mountains that also tie into the trail system have found it desirable to adopt a reservation-only approach to public use in order to deal with the limited trail and parking capacity of the areas under their control. These presently include the Peter Strauss Ranch, managed by the Santa Monica Mountains Conservancy; Rocky Oaks, managed by the National Park Service; and the Cold Creek Canyon Preserve, now managed by the Santa Monica Mountains Restoration Trust. All provide controlled trail access with some level of active management, such as ranger-led hikes or access via a permit system.

A substantial portion of the existing demand is being generated by residents of the Malibu-Santa Monica Mountains area. Tabulations prepared in September, 1987 summarizing participation in organized hikes between July 18, 1986 and September 15, 1987 indicated that of a total of 41 hikes in which a total of 1,064 people signed rosters, 38% of the hikers lived within the Santa Monica Mountain area. These numbers reflect only scheduled and publicized leader-led hikes and do not include an estimate of individual and family use of the trail system; a reasonable inference would be that at least as high a percentage of this unscheduled use would consist of persons living in close proximity to the trail system.

The current managers of the trail network, in addition to the Department of Parks and Recreation and the Santa Monica Mountains Restoration Trust, include the National Park Service and the Presbyterian Church (which maintains a retreat facility that also serves as a major trailhead in Temescal Canyon just north of Sunset Boulevard. The Santa Monica Mountains Conservancy has acquired a directly adjacent site and plans to open an improved and managed trailhead in 1988.) All managers report steadily increasing trail use and an increasing amount of tension among the traditional users of the trails. A variety of management techniques are being used to minimize these conflicts and thus to help maximize compatible use of the current trail network.

One such management technique presently being used to deal with management problems caused by the current level and type of use of the trail system is a restriction of the rapidly growing mountain bike user group. Due to the severity of the existing conflicts between mountain bikes and the other current users of the trail system (mountain bikes reach speeds of up to 40 mph on slopes and startle horses and hikers, and a number of accidents have occurred), the Regional Director of the Southern Region of the California Department of Parks and Recreation, in Regional Director's Order No. 4-174 dated March 18, 1986, utilized his authority under Section 5003 of the California Public Resources Code and Title 14, Section 4327 of the California Administrative Code to prohibit bicycles on all trails except those expressly posted to the contrary. The District Superintendent of the Santa Monica Mountains District states that this was done "because of the conflicts between users (bicyclists), hikers and equestrians. Other considerations were erosion of trails and liability from mountain bike accidents." The Department considers that this closure was a necessary management tool to assure public safety, protect public resources, and deal with the existing unacceptable present level of conflict between mountain bikers and other users of the existing segments of the trail system.

Another problem that is arising because of the current level of use of the trail system is erosion on the trails. As noted above, the State Department of Parks and Recreation states that mountain bikes have been one cause of this erosion. Another common cause of trail erosion, and one that has been studied at some length in similar contexts, is overuse of the trails. A recent study on management problems in designated wilderness areas points out that substantial erosion of wilderness trails over the last 10 years has been due primarily to the dramatic increase of foot and horse traffic on trails that were never designed to accommodate current volumes of use. Another report, "Effects of Hikers and Horses on Mountain Trails" (MacQuaid-Cook), states that "the great boom in outdoor recreation since 1970 has created crowded conditions in nature reserves, national forests and parks, interpretive sites and municipal recreation centers. People are 'taking to the hills' in droves and many thousands of once armchair travellers are now exploring the most wild and remote country they can find." Throughout the county, particularly in open spaces in close proximity to major urban areas, as this is, more trails are needed to absorb the dramatic increase in demand and use of existing trails, and thus fulfill Coastal Act Section 30212.5's mandate to distribute public facilities wherever appropriate and feasible "throughout an area so as to mitigate against the impacts, social and otherwise, or overcrowding or overuse by the public of any single area."

c. The burden caused by the proposed development and other similar development (both in actual user demand increases and in the form of greatly increased traffic and congestion which will make it much more difficult for recreational users to reach the public and private beaches, parks, campgrounds, trails, historic sites, cultural facilities, and educational services in the Malibu--Santa Monica Mountain area) is very substantial.

The Malibu/Santa Monica Mountains Land Use Plan certified by the Commission on December 11, 1986 will allow buildout of 6,582 new residential dwelling units in addition to the approximately 6,000 dwelling units now existing in the planning area. Assuming an average household size of 2.5 persons, this would represent an addition of approximately 16,465 persons.

Even if the estimates of future demand for recreational facilities in the Malibu-Santa Monica Mountains area were based solely upon per capita application of projected statewide participation rates in various recreational activities and the application of currently adopted public agency standards for park land, an added population of 16,465 persons in the Malibu-Santa Monica Mountains area could be expected to create a demand for extensive acreage of new parks, additional miles of trails, and substantial new beach areas. Another factor, however, that makes the question of how to meet future demand even more acute is the nature of the new development in the Malibu-Santa Monica Mountain area. For a number of reasons, it is likely that the demands on the trail system from new residents will be higher than average. That is, the new residents of the Malibu-Santa Monica Mountains area will generate a disproportionately higher than average demand for recreational facilities, and particularly for the trail system, thus exacerbating both the existing shortage and the extent to which this existing shortage will be drastically worsened by the sheer numbers of new residents allowed by the recently approved plan.

These additional factors which may create this result include the following:

1. The new residential areas designated by the approved plan are in close proximity to one of the few extensive existing or planned trail systems within the entire Los Angeles basin. Even in its presently unfinished state, this system, combined as it is with the major public park holdings of the National Park Service, the State Department of Parks and Recreation (which owns and manages thousands of acres of protected public lands at Will Rogers State Historic Park, Topanga State Park, Malibu Creek State Park, Point Mugu State Park, (which alone has over 90 miles of existing hiking and equestrian trails), the Robert E. Meyer Memorial Beaches and a number of smaller holdings), and Los Angeles County, which has major regional parks at Charmlee and Tapia and manages a number of beach areas, furnishes a recreational amenity unmatched within the Los Angeles metropolitan area. This is a major drawing card for potential residents interested in a high level of outdoor activity.

2. Substantial amounts of public funds are being spent to increase the number, variety, and attractiveness of the facilities associated with the trails themselves, thus greatly increasing the useability of the system and increasing the incentive for area residents to take full advantage of this major recreational amenity. The County of Los Angeles recently obtained a coastal development permit for a major equestrian center in the Santa Monica Mountains, and substantial amounts of public funds have been budgeted for the development of riding rings, stabling areas, parking, and associated facilities. The equestrian center is planned to become another major trailhead, augmenting those already provided and planned elsewhere in the system. Similarly, large sums of public money are currently being spent and are planned to be spent in the near future to provide campgrounds, picnic and other day use areas, parking, water lines, and related improvements. One hundred new campsites are expected to be opened in Malibu Creek State Park in the spring of 1988. A group campground is being constructed at Charmlee Regional Park and two additional group campgrounds are authorized by the coastal development permit already approved for this site. Trail camps at two locations along the Backbone Trail are planned by the State Department of Parks and Recreation, and the National Park Service is planning a back-country campground. In addition, major new public acquisitions, such as the extensive Circle X Ranch, have recently been completed with public monies, and substantial additional acquisitions by the National Park Service and other entities are planned. In addition, private services--veterinarian facilities, tack, etc.--are readily available in this area. The scope of the planned trail system and related facilities is unmatched within the Southern California region, and furnishes a powerful incentive for those interested in trail use to locate near the system whenever possible.

3. Some of the other areas of Los Angeles where horses were historically an accepted and valued adjunct to residential development are under increasing pressure for denser development and for elimination of horsekeeping provisions. This pressure to eliminate or restrict horsekeeping elsewhere makes areas where horses are still allowed, and particularly where there is easy access to existing support facilities and where major new public investments are being made to provide desirable trails and facilities where horses can be ridden, an increasingly scarce and valuable commodity.

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4. Newly developing residential areas which encourage horsekeeping and indeed which often provide commonly owned or managed trails as a major neighborhood amenity are for the most part located in more remote portions of the Los Angeles-Orange-San Diego-Riverside-San Bernardino Counties area, substantially further removed from historically important major employment centers and thus demanding a more expensive and time-consuming commute. Many of these newer neighborhoods that encourage horses are in areas where the climate is traditionally considered less desirable, where the terrain is less varied, and where the drama of long-range coastal views is simply not available (extremely varied and highly striking views, including those of the Channel Islands, are readily obtainable from many points on the trail network within the Santa Monica Mountains.)

5. Horsekeeping is an increasingly expensive recreational pursuit, especially for those participants who for zoning reasons or space limitations are unable to keep their horses on their own property. The ability to keep a horse is a valuable attribute of parcels so zoned. Recreational surveys indicate that the propensity to engage in recreational pursuits is closely related to the amount of discretionary income and leisure time enjoyed by an individual. Accordingly, the extremely expensive housing now being built in the Malibu-Santa Monica Mountains area can be expected to house many persons whose incomes allow them to pursue this and other expensive recreational pursuits.

d. The existing capacity of the trail system is not adequate to meet the reasonably foreseeable increase in demand attributable to future development, including this development, in the Malibu-Santa Monica Mountains area.

As noted elsewhere in this report, the demand created by the number of new residents and the potential for greater-than-average demand for trail and related facilities from the new residents expected in the Malibu-Santa Monica Mountain area are expected to be substantially over the capacity of the trail system, thus creating a need to add additional facilities. Yet an additional level of demand is expected to be generated by persons, possibly including residents, not now using the trail system, based upon the expressed desires of large numbers of survey respondents to participate in hiking, horseback riding, and other forms of active outdoor recreation to an extent greater than they do now. Thus for a large number of reasons, the existing discrepancy between supply and demand is expected to become substantially worse in the future, making it even more crucial to continue to expand the trail system and expand its capacity as residential development continues. If, as discussed above, it occurs that people who chose to live in the Santa Monica Mountains will have a higher propensity to own horses and engage in riding, the locally-generated demand for trail-related facilities will become steadily more acute as population and use increases.

Other aspects of the problem of meeting future demand are also becoming increasingly clear as work on the trail system progresses and use of the system continues to increase. There have been changes in several of the factors that were originally considered at the time the trail system was adopted. The practical effect of conflicts such as those cited by the Department of Parks and Recreation District Superintendent in the order closing existing trails to mountain bikes, and the recent and very rapidly

expanding popularity of mountain bikes, are raising a very fundamental question as to whether the trail systems originally designed in this and other areas will be sufficient to meet actual future needs. To date, the most satisfactory manner found to deal with mountain bike-hiker/equestrian conflicts in other California coastal areas has been to divide the trail system into parts and to restrict use of some designated trails to one or another user group. This has the practical effect of lessening the trail mileage available for each type of user group. Accordingly, it would become necessary to increase the total trail mileage over that originally determined to be sufficient just to provide the same level of service that had originally been deemed appropriate for that user group. In the Mount Tamalpais area north of the Golden Gate Bridge some trails have been designated for mountain bike use, thus effectively removing them from the trail mileage available for hikers and equestrians. In addition, management experience to date has shown that a percentage of mountain bike users will violate the restrictions against bike use of designated hiker-equestrian trails, which has had the effect of raising the level of conflict among user groups and so has led to public safety problems and an increased degradation of the value of the user experience for hikers and equestrians. It may be that to deal more effectively with this problem, it will be necessary to increase the physical separation between various types of users, thus further increasing the total number of trail miles needed to provide the desired levels of service.)

A final aspect of the difficulty of meeting future demand in a satisfactory manner is the decreased level of public safety that develops as more roads are developed in the mountains, as more fire trails historically used as trails are paved, and as traffic levels and speeds increase accordingly. In a recent workshop on trail use in the Santa Monica Mountains, management agencies and users concurred that these factors are reducing considerably the safety of using the historic routes, both for the recreational users and for vehicle drivers, and that appropriate remedial actions are necessary and desirable.

3. Increased Development will have a Substantial Adverse Impact upon Traffic Movements.

Section 30252 of the Coastal Act states that the location and amount of new development should maintain and enhance public access to the coast. Contrary to this requirement, the traffic generated by this and similar new residential development allowed in the approved Malibu/Santa Monica Mountains plan will have a highly detrimental effect upon the ability of the new residents and other recreationists to reach and enjoy recreation areas in Malibu and the Santa Monica Mountains. The increases in use of recreational facilities in the area and use of the road system (already badly stressed and operating at level D much of the time, according to the Land Use Plan certification findings) caused by new residents would be very substantial. In certifying the Land Use Plan, the Commission found that the added residential development, plus commercial and recreational development as allowed in the approved Malibu/Santa Monica Mountains Area Land Use Plan, will greatly increase both local and regional traffic levels, and so will make it much more difficult for users to reach beaches, parks, trails, and other recreational, historical, cultural, and educational facilities in the Malibu-Santa Monica Mountains area. The Commission further found that "the existing highway operates at poor levels of service which frustrate the ability of residents and visitors to use it" (emphasis added). The reasonably foreseeable increase

in demand attributable to future development, including the present development request, could result in a substantially greater adverse effect upon present and planned facilities---that is, the new development could create an exacerbated level of conflict. This would conflict with Section 30252 of the Coastal Act, which states that the location and amount of new development should maintain and enhance public access to the coast.

The proposed development and similar residential development, along with the increase in recreational and other traffic that is projected by Caltrans and SCAG as a result of increased population growth in the basin, increased commercial, employment, and educational facility growth in Malibu, and increased utilization of the recreational and cultural facilities available in Malibu, the Santa Monica Mountains, and surrounding areas, will create much higher traffic levels than those existing today. The chief proposal of the Land Use Plan to deal with traffic is to add another lane on Pacific Coast Highway; no proposals for substantial expansion of the feeder road network are included in the plan. Accordingly, unless the present development is conditioned to provide an alternate means of transportation access to the trail system, as set forth in more detail below, it cannot be found to be consistent with the provisions of Section 30252 of the Coastal Act.

4. The Trail System will Provide Alternative Recreation Destinations for Residents and Visitors.

Section 30252 of the Coastal Act further provides that the location and amount of new development should ... assure that the recreational needs of new residents will not overload nearby coastal recreation 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 future increase in population in the Southern California area in general, and in the Los Angeles-Ventura counties and Santa Monica Mountains areas in particular, will create a substantially increased demand for recreation areas of all kinds, and particularly for coastal recreational sites, which are historically the most heavily used of all the recreational areas and the ones for which reservations fill up first. To some extent, the availability of alternative recreational facilities in the mountains--trails, campsites, interpretive centers, and parks--will help provide an alternative destination for some of this demand. The trail system and the existing and planned campgrounds which it makes available will provide extensive and important recreational resources in themselves.

In addition to the recreational needs created by the increased number of number of new residents, there are documented unmet needs which could generate additional demand. The March, 1983 revision of Recreation Needs in California: Report to the Legislature on the Statewide Recreation Needs Analysis pointed out that the recreation activities people engage in do not always reflect their desires. In addition to measuring current participation in various activities, the survey done for that report measured two additional categories: activities people participate in and would like to do more of, and activities people have never tried but would like to try. In both categories, the survey showed that "desires for new or additional recreation are clearly directed toward outdoor, nature-oriented activities, rather than activities traditionally associated with the urban environment. Activities

most people want to do more often include fishing, camping, swimming, and hiking/backpacking. Those that most people want to try are hiking/backpacking, sports, water skiing, downhill snow skiing, boating, and horseback riding." (emphasis added)

The Santa Monica Mountains trail system is expected to have to meet a very substantial percentage of this estimated future demand for trails in the Los Angeles area. This is true for several reasons. The system is highly accessible to a very large number of people. There are major population areas on both sides of the mountains, and there are trailheads in the San Fernando Valley as well as on the West side and on the coast. The other major trail systems (San Gabriel Mountains, Antelope Valley, San Bernardino Mountains, San Jacinto Mountains) take longer to reach for a very large number of people. The system is relatively well-known. The Department of Parks and Recreation study cited above shows that this is an important factor in determining use. Guides and maps are becoming widely available. The California Coastal Trails Foundation, Inc., has published a map of showing the mountain trails. The California Coastal Resource Guide, Day Walks in the Santa Monica Mountains (with Accessibility Notes for the Disabled), Hike Los Angeles: Volume 1, Hiking Trails--Santa Monica Mountains, Flowering Plants: the Santa Monica Mountains, Coastal & Chaparral Regions of Southern California, and a number of other guides provide information about the trails and the resources in the area. The system is accessible by public transit from a number of trailheads. Information on the transit systems is available in many of the guides mentioned above and in the California Coastal Access Guide. The Parks study indicates that lack of public transit or lack of knowledge of available public transit is a deterrent to use of available facilities, so the increasing knowledge of the Malibu/Santa Monica Mountain trail system and the access to it should help increase use levels. The weather is better on the coast and on the coastal slopes, especially during hot or smoggy periods. Inland trails are uncomfortably warm during much of the summer, which is a period of higher recreation activity.

The trail system provides an especially valuable summer alternative to visiting crowded beach parks, which are historically very difficult to reach during hot weather and holiday periods, and which are becoming increasingly difficult to reach because of heavy traffic and insufficient parking and transit. As overcrowding becomes more acute at the beachfront parks and as overcrowding on the access roads to the beachfront parks makes it increasingly difficult even to reach the parks, the trails are expected to become an increasingly valuable alternative recreational resource.

The existing and proposed campgrounds which the trail system makes available provide extensive and important recreational resources. At present, all Southern California coastal campgrounds are full all summer; reservations all fill up as soon as the reservation period for a given week opens.

5. The Trail System will Provide Alternative Access to Recreation Sites for Residents and Visitors.

As traffic congestion becomes worse, the trail system will provide an increasingly important means of alternative recreational access to desirable beach and nearshore recreational sites and related support facilities and destinations, such as existing and planned public campgrounds. The Coastal

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Slope Trail provides an alternate means of movement parallel to the shoreline, supplementing the other two principal movement routes along the coast (Pacific Coast Highway and the Backbone Trail). The coastal slope trail also allows the trail user to obtain access to the nearshore area at a number of different points; for instance, the coastal slope trail now connects with the Zuma Beach trail, which provides access to the beaches in the Point Dume area. When complete, the trail system will offer such mountain trail-beachfront park connectors at a number of locations. This alternate access will be important both for residents and for visitors, and for both day users, such as persons who do cross-mountain hikes or who use inland or crest trailheads and trails to gain access to existing and planned beach access points and park facilities, and, (as is expected to become increasingly obvious as the planned campsite expansions in the Malibu-Santa Monica Mountains areas are implemented), for the persons who are going on multi-day backpacking trips wholly within the Los Angeles Region (or on multi-region or multi-state or longer trips.)

These sorts of additions to the regional movement network are expected to become increasingly important if needed improvements in the provision, funding, and coordination of public transit services or other modes of accessibility do not keep pace with continued regional growth and the expected increasing dispersion of residences, employment locations, service facilities, and commercial and recreational development.

To avoid a disproportionately large negative effect upon the public's present ability to reach and enjoy recreational pursuits, increased residential and commercial growth within the Malibu-Santa Monica Mountains areas must be more than matched by continued implementation of the planned trail system and related facilities. This is true because each new increment of growth in the area does two things: it puts more locally-generated demand upon recreational facilities that are already overcrowded a large percentage of the time, and, because of the affluence of the new development and the extraordinarily large amount of local and regional traffic trips it generates, it further degrades the already overstressed local and regional movement systems.

The availability of trails and trail destinations will help keep people off the limited road system, and thus will help make available the existing and planned road capacity to serve beach users from other parts of the Southern California metropolitan areas. Several factors will foster the attractiveness of the trails system. The trail system will provide a very extensive recreational use in itself. The experience of hiking and the experience of being an equestrian are ones desired by many people, as the Department of Parks and Recreation surveys referred to elsewhere in this report. In addition, the trail network will make a very large number of different destinations available to hikers and equestrians. These destinations are quite varied in nature and thus have the potential of holding interest for many different persons. This variety also means that the trail system and the areas it makes accessible furnish a difficult-to-exhaust source of interest to any individual hiker or equestrian. For instance, the choice of destinations includes highly scenic locations, such as Escondido Falls and the Castro Crags area; historic sites, including locations where motion pictures were made; active group camps where children can learn outdoor traditions and lore, such as the Circle X Boy Scout facility (soon to be relocated, but as yet still serving thousands of children at its historic location), and others. Dramatic coastal views, including almost unmatched views of the Channel Islands, are available from points on the Backbone Trail to which the coastal slope trail

connects.

6. PRIVATIZATION.

Research has shown that a major deterrent to public use of recreational trails and similar public recreation areas and facilities is a perception by the public that the areas involved are private. The proposed development, along with the other similar development allowed by the approved Land Use Plan, will foster a sense of privatization in at least four ways:

a. Because of the greatly increased level of private residential development, there will be a substantially strengthened perception that the area is a private residential area. As the development authorized by the Land Use Plan proceeds, there will be an order of magnitude shift in the perception of the availability of this and similar areas for public recreational use.

As noted in The Cumulative Impacts of Shorezone Development at Lake Tahoe, "private backshore ownership often presents a physical or psychological barrier to (public users') use of a shore area, by implying private controls over the foreshore and nearshore," and "If general public access to the foreshore in such areas were increased, the high densities of structures could then have a greater effect on public use. By implying private control over the shoreline, concentrations of private structures may act as a psychological deterrent to public use of the foreshore and nearshore." This effect would be comparable where trail users would regard a trail running near concentrations of private structures (intensive development) as being on private property. One study of areas of this type, "The Pressure for Shoreline Development: Spatial Concepts in Review" (Harrison), noted on this point that spread development tends to preempt public access, partly due to the 'feeling of trespass' engendered by the predominance of private development.

b. The increased level of private development will make it more difficult for recreational users to find parking and other support areas. This will be particularly true if residents get the County to post the hillside streets for limited-time parking (as has happened in some coastal areas) or if certain shoulder or roadside areas are posted "no parking" to accommodate the increased levels of traffic caused by the new residential development or to improve sight lines or other safety features.

One report, "The San Diego Regional Coastal Access Study" (Prescott), points out that "vehicular traffic caused by people who are coming to or from recreation areas, or searching for off-site parking spaces, can often result in serious congestion of streets used for internal circulation within recreational zones. This problem is particularly severe when the same street network is used to accommodate high volumes of recreational traffic as well as traffic generated by local residents and local commercial/retail activities."

c. The inability to reach an area because of traffic can foster a sense that an area is a private reserve, just as can an inability to find parking. James Burke points out in Coastal Access Analysis in California: An Assessment of Recreation Transportation Analysis in Coastal Planning, based upon analytical studies of eight coastal areas, that

residential traffic due to intense residential development in an urbanized part of Southern Orange County would account for 67% to 78% of future traffic volumes on certain transit routes, thereby limiting the amount of recreational traffic possible. An article in Proceedings of a Forum on Recreational Access to the Coastal Zone (Fawcett) noted that "recreational access is often limited by the highway network's traffic capacity and the amount of available parking."

d. Many potential users are not aware of the existence of the system or do not have enough information about how to use the system. As stated in "The Influence of Information Signs on Visitor Distribution and Use" (Brown and Hunt), "Lack of information is a primary factor accounting for visitors jamming recreation sites, overflowing onto highway rights-of-way and blocking facilities. In attempting to gain an even distribution of visitors, the importance of information signing as a management tool is often overlooked." Another report, "A Model of Non-Use of Urban Leisure Services" (Godbey), notes that, according to recent studies, "the most frequent reason cited by low income adults for their lack of participation (in park activities) was a lack of awareness of services available to them."

The Parks study referred to elsewhere in this report emphasizes the importance of public knowledge of an area, and the ready availability of information about it, in avoiding expensive underutilization of publicly-provided recreational facilities--in effect, a de facto privatization of expensive public investments. Appropriate means to publicize the Malibu-Santa Monica Mountains trail system and the opportunities that are available in the already completed segments are well underway, but compared with what could and should be done eventually, are still in a very early stage. Both official publications and private guidebooks are now available, both from the agencies involved and commercially, but compared with the relatively widespread knowledge of such traditional hiking and backpacking destinations as Yosemite, Desolation Valley, the San Bernardino Mountains, and the Southern Sierra, the availability of the information on the Malibu-Santa Monica Mountains area is still very limited. In addition, the price for newly published books is of necessity substantially higher than the original price of many of the commercially available guides to those famous and well-established destination areas, and the Malibu-Santa Monica Mountains trail guides are not yet available used for modest prices at library book sales, used bookstores, flea markets, and garage sales, as is the case with the original editions of a number of guides to the areas listed above.

Federally produced maps and publicity identifying completed segments and available trailheads and other facilities are now available. In 1986 a map produced by the California Coastal Trail Foundation under contract to the Santa Monica Mountains Trust became commercially available.

The development proposed under the subject Long Range Development plan along with residential dwellings allowed in the approved LUP will create a stronger perception of privateness in regard to the parcels involved and thus will contribute both directly and cumulatively to the public perception of this being an uninviting, non-pristine, and unavailable area. The resulting discouragement of public use, in addition to affecting the public perception of this particular parcel, will create a disincentive to use by the public of this portion of the Santa Monica Mountains trail system. This will lead to

underutilization of this facility and a consequent waste of the considerable amount of public funds, discussed elsewhere, which have already been expended for planning and for development of facilities in this area.

Underutilization of the trails network in this populous area of high demand will create an overly heavy demand for trail facilities in other areas, and there will be detrimental effects upon traffic congestion, upon beachfront park accessibility, and upon already-stressed air quality because of the resulting additional travel as users travel from one portion of the region to another to utilize trails perceived as readily available. Deterioration in air quality may increase the number of formal alerts; in second stage alerts people are formally advised by appropriate governmental entities to avoid outdoor activity. Thus the chain of impacts outlined above means that recreational opportunities of all residents of the Malibu/ Santa Monica Mountains region, and visitors who are impaired by the development of this house and other non-priority development within the Malibu-Santa Monica Mountain area, contrary to the provisions of Section 30252 of the Coastal Act.

7. VISUAL INTRUSION

Continued development such as that represented by this Long Range Development Plan will convert portions of the Santa Monica Mountains from an undeveloped wilderness appearance to that of a suburban residential neighborhood. Available studies show that this change in perception affects users' perceptions of the nature and value of the recreational experience.

An article on recreation preferences, "The Effects of People and Man-Induced Conditions on Preferences for Outdoor Recreation Landscapes" (Carls), notes that "the results of a study strongly indicate that numbers of people and levels of development have a notable effect on preference for outdoor recreation landscapes. Two separate and complementary analyses lead to the overall conclusion that the presence of greater numbers of people and higher levels of development, as elements of the landscape, tend to reduce preference." Another article, "Recreational Use of the Coastal Zone: Effects of Crowding and Development" (Carls), notes that "there is growing evidence that esthetic factors, such as the number of people...have an important influence on choice of recreation facilities and over-all user satisfaction...people tend to select those places with lower levels of crowding and development." The article also states that "...as the number of people in a landscape scene increased, preferences for that scene decreased."

Other studies report even stronger reactions by users. One noted that "even slight changes in adjacent roadside development affect significant changes in perception of roadside quality. People felt that with increasing human intrusion the corridor became proportionately more worthless, useless, cluttered, unpleasant, ugly, and drab. Increased development also reduced ratings of scenic quality and preferences but in a nonlinear fashion. Both sympathetic and unsympathetic development were equally potent in depressing preference and scenic quality." Another recent article, "Oil and Gas Development in a Coastal Landscape: Visual Preferences and Management Implications" (Nassauer), says that "apparent naturalness...strongly influenced preference. Naturalness was clearly noted in the description of landscape features and favored in ratings of landscape views."

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In a recent study on visual carrying capacity, "Projecting the Visual Carrying Capacity of Recreation Areas" (Nieman and Futrell), it was shown that "individuals prefer less crowded areas for their recreational experiences...individuals are disturbed by what they perceive as crowded conditions in outdoor recreation areas. This negatively affects their enjoyment level and, thus, the perceptual or visual carrying capacity of the recreation area is decreased or surpassed." It was also shown that "as the incidence of manmade elements in the landscape increased the percentage of very disturbed responses increased and vice versa for the non-disturbed responses." Another article, "Visual Impact of Development in Coastal Zone Areas" (Wohlwill), states that "there are...findings of a seeming pro-nature bias, notably with respect to highly scenic natural areas, including coastal-zone areas in particular, where the appearance of any built structure or development is apt to be evaluated negatively." (emphasis added)

Because this parcel was created in a manner that eliminated the ability to perform appropriate public review, there was an elimination of the ability to obtain maximum protection of visual resources, and so the visual burden caused by this parcel upon the public resource is disproportionately heavy.

8. Conclusion

For all the reasons discussed above, the Commission acknowledges that the trails will to a great extent serve existing and future residents of the area, and will help meet the increased recreational demands that the increased numbers of students, faculty, staff and visitors to the campus will place on the recreational resources of the mountains and seashore. However, the trails will also link up with park lands that serve people from the region and from outside the area in addition to residents, and will provide alternative recreational opportunities to the beaches and will provide an alternative mode of access to the mountain and beach areas. In these ways approval of the application as conditioned to provide for the dedication of the trail is consistent with Sections 30210, 30212(a), 30212.5, 30213, 30223, 30250, 30252, and 30530 of the Coastal Act.

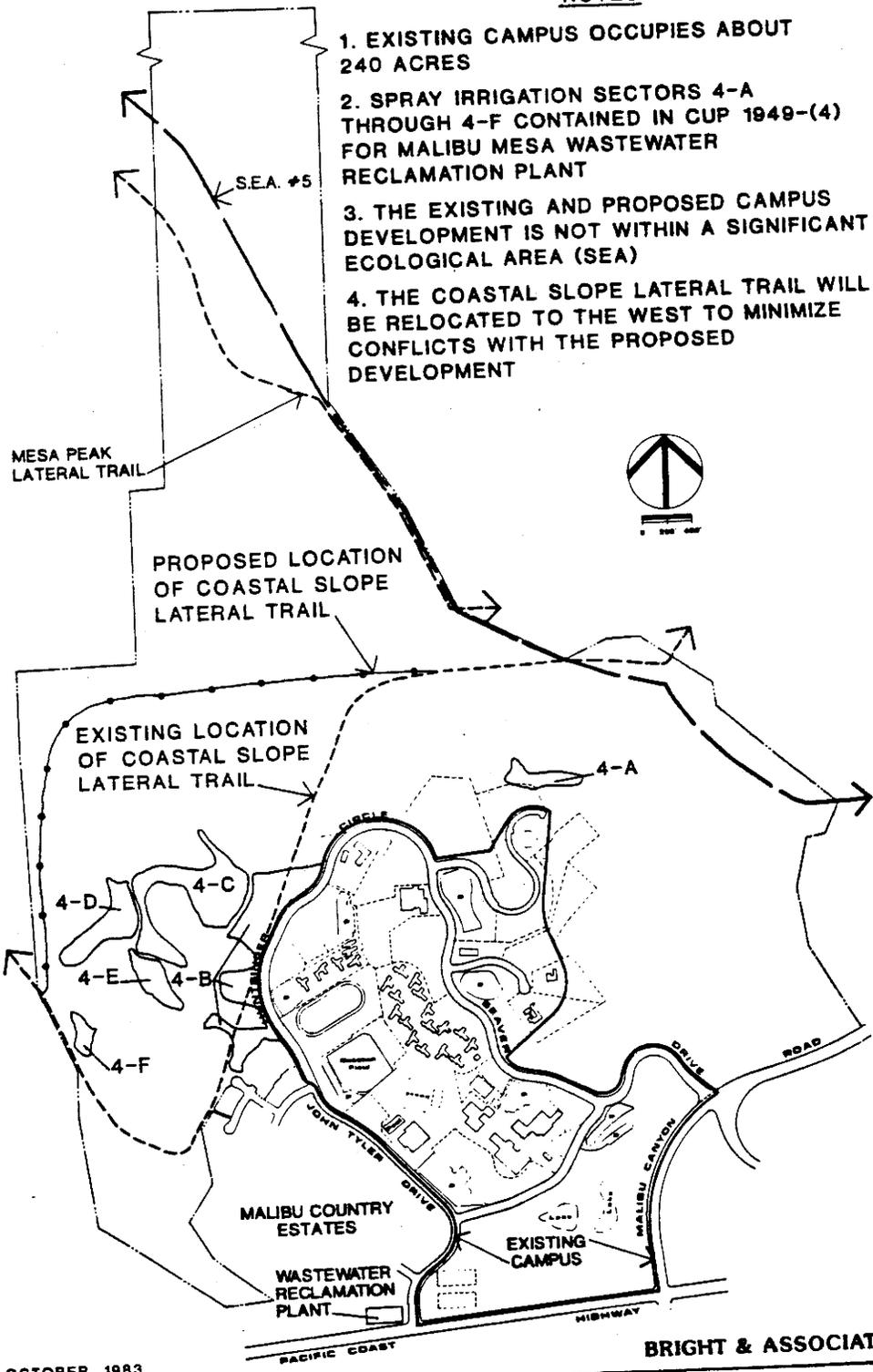
Because buildout of the campus and the balance of the older parcelized subdivisions will place a direct burden on the recreational and visual resources of the mountains, without the compensatory dedications that would have been required if they had subdivided at one time rather than piecemeal, it is necessary to provide dedications of planned public facilities as these subdivisions build out so that the residential areas will provide recreation for the residents, and so that the latter will not overwhelm the recently acquired public recreational facilities. It has been the policy in the Santa Monica Mountains to integrate the neighborhood and the regional facilities in one planned system open to all. It is this system that is specifically identified as part of the certified Land Use Plan and the Area Plan trails map.

Only as modified as set forth in Section VI of this report to dedicate the portions of the Coastal Slope and Mesa Peak trails that go through the subject property will the existing trail be preserved. As modified, the LRDP is consistent with policy P44 of the certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan and Policies 30210, 30212(a), 30212.5, 30213, 30223, 30252, and 30530 of the Coastal Act.

PEPPERDINE UNIVERSITY - EXISTING CAMPUS

NOTES

1. EXISTING CAMPUS OCCUPIES ABOUT 240 ACRES
2. SPRAY IRRIGATION SECTORS 4-A THROUGH 4-F CONTAINED IN CUP 1949-(4) FOR MALIBU MESA WASTEWATER RECLAMATION PLANT
3. THE EXISTING AND PROPOSED CAMPUS DEVELOPMENT IS NOT WITHIN A SIGNIFICANT ECOLOGICAL AREA (SEA)
4. THE COASTAL SLOPE LATERAL TRAIL WILL BE RELOCATED TO THE WEST TO MINIMIZE CONFLICTS WITH THE PROPOSED DEVELOPMENT



OCTOBER, 1983

BRIGHT & ASSOCIATES

FIGURE 2

EXHIBIT 3

PROPOSED LAND USE 1989

SEP 10 1989
AUG 04 1989

TOTAL 930+ ACRES

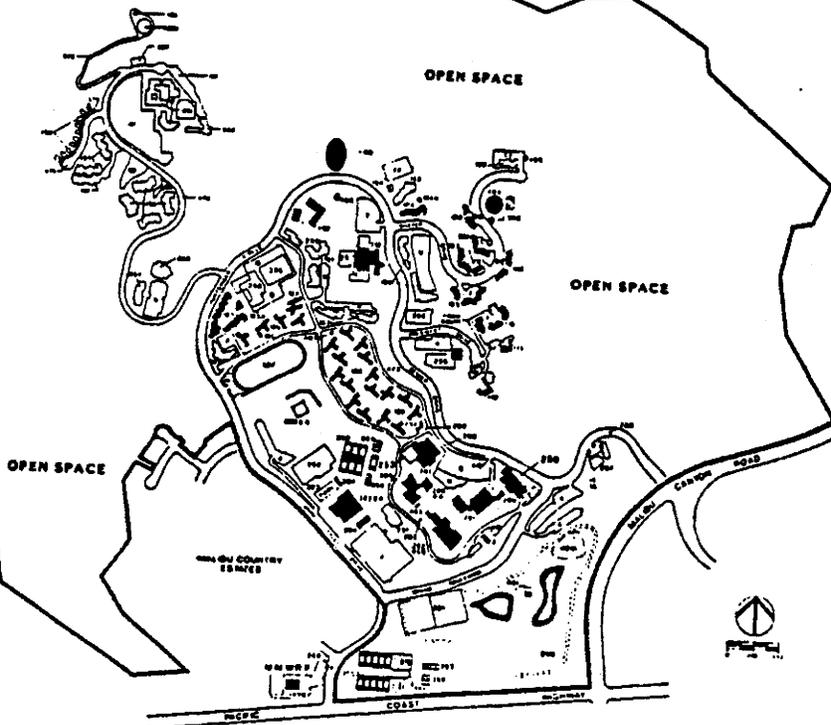
NOTES
1. TEMPORARY FACILITIES HAVE NOT BEEN INCLUDED ON THIS MAP.

OPEN SPACE

OPEN SPACE

LEGEND

-  EXISTING FACILITIES
-  PROPOSED FACILITIES
-  EXISTING ROAD
-  PROPOSED ROAD



PEPPERDINE UNIVERSITY
SPECIFIC PLAN FOR
DEVELOPMENT 1982-1997

OCTOBER 1982
REVISED SEPTEMBER 1986
REVISED JANUARY 1989

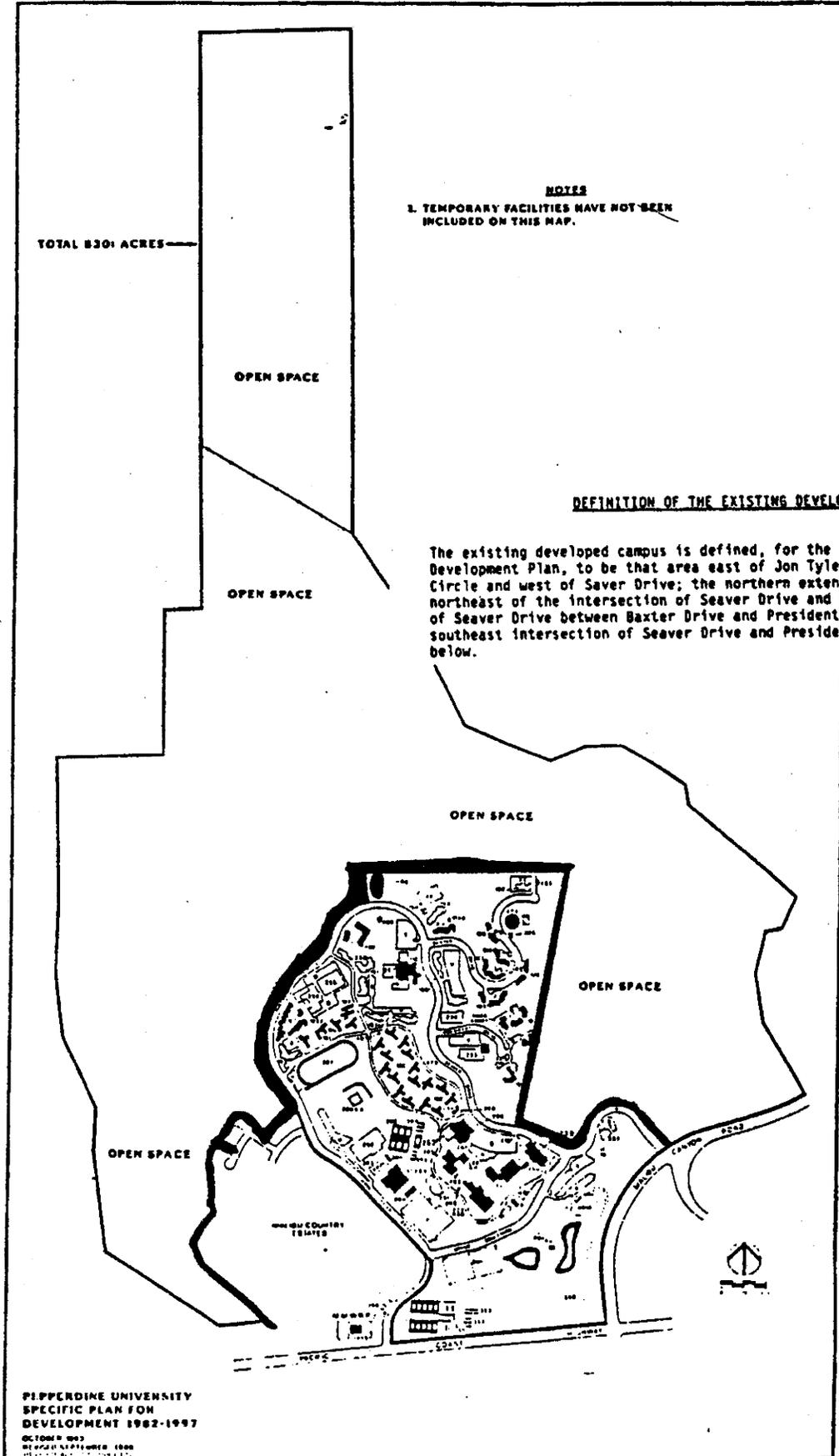
GENERAL DESCRIPTIONS & USES OF PROPOSED
BUILDINGS/FACILITIES AND LOTS TO BE DEVELOPED



ENVIRONMENTAL AID, INC.

1200 S. GATEWAY BLVD. SUITE 100
PLACENTIA, CA 92676-7126 FAX 714/632-6756

EXISTING DEVELOPED CAMPUS EXHIBIT 4



TOTAL 830+ ACRES

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

NOTES
1. TEMPORARY FACILITIES HAVE NOT BEEN INCLUDED ON THIS MAP.

DEFINITION OF THE EXISTING DEVELOPED CAMPUS

The existing developed campus is defined, for the purposes of this Long R Development Plan, to be that area east of Jon Tyler Drive, south of Hunt Circle and west of Seaver Drive; the northern extent of Baxter Drive; the northeast of the intersection of Seaver Drive and Baxter Drive; the area of Seaver Drive between Baxter Drive and President Drive; and the area southeast intersection of Seaver Drive and President Drive, as illustrated below.

PEPPERDINE UNIVERSITY
SPECIFIC PLAN FOR
DEVELOPMENT 1982-1997

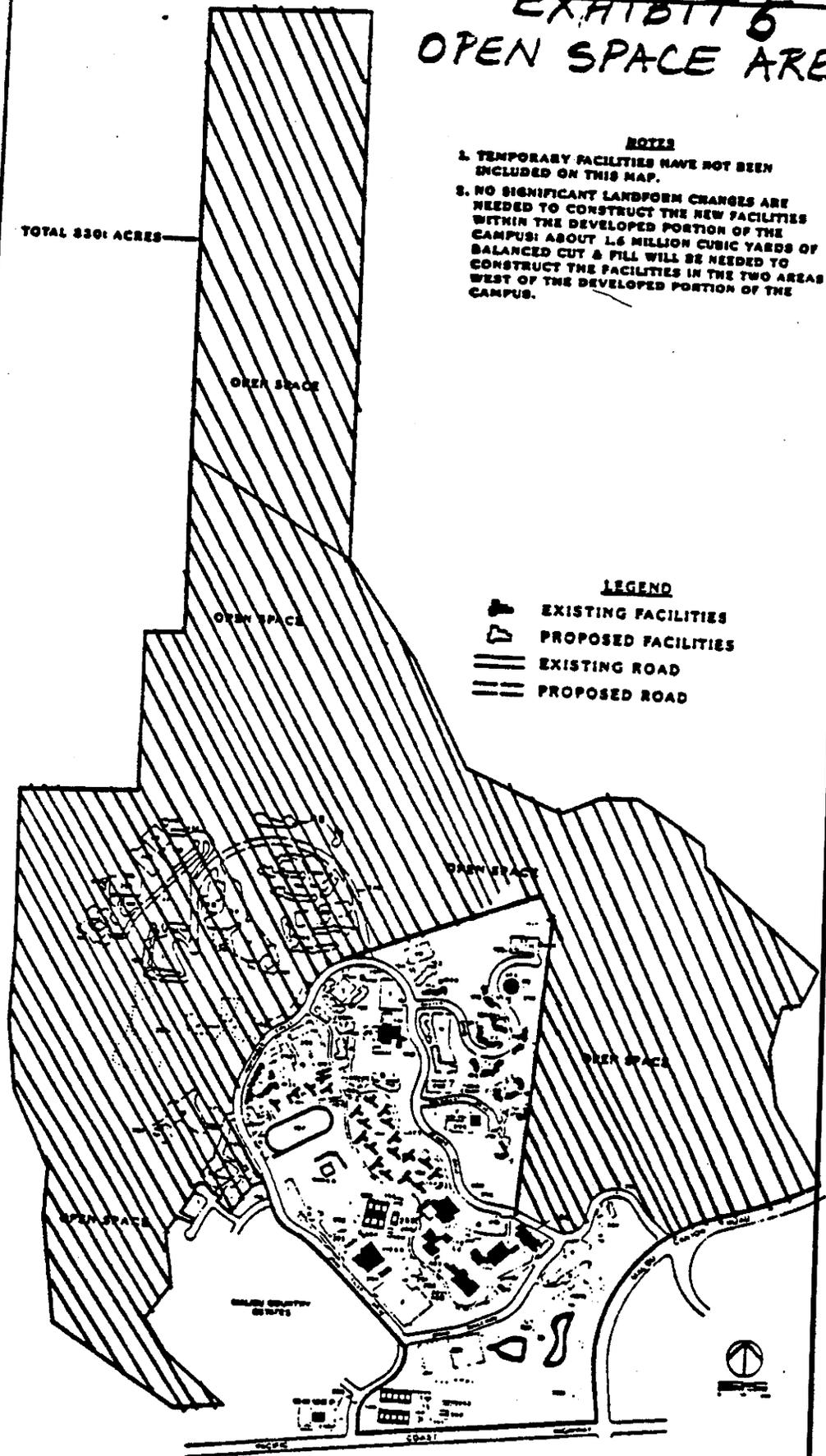
OCTOBER 1982
REVISED SEPTEMBER 1986

EXHIBIT 6 OPEN SPACE AREA

TOTAL 830 ACRES

- NOTES**
1. TEMPORARY FACILITIES HAVE NOT BEEN INCLUDED ON THIS MAP.
 2. NO SIGNIFICANT LANDFORM CHANGES ARE NEEDED TO CONSTRUCT THE NEW FACILITIES WITHIN THE DEVELOPED PORTION OF THE CAMPUS; ABOUT 1.6 MILLION CUBIC YARDS OF BALANCED CUT & FILL WILL BE NEEDED TO CONSTRUCT THE FACILITIES IN THE TWO AREAS WEST OF THE DEVELOPED PORTION OF THE CAMPUS.

- LEGEND**
-  EXISTING FACILITIES
 -  PROPOSED FACILITIES
 -  EXISTING ROAD
 -  PROPOSED ROAD



PEPPERDINE UNIVERSITY
SPECIFIC PLAN FOR
DEVELOPMENT 1982-1997
REVISED 07/11/88

GENERAL DESCRIPTION & USES OF PROPOSED
BUILDINGS-FACILITIES ARE LISTED SEPARATELY

EAI ENVIRONMENTAL AUDIT, INC.
PLANNING, ENGINEERING, DESIGN AND CONSTRUCTION
SERVICES CORPORATION AND ASSOCIATES
10000 CANTON ROAD
PLACENTA, CA 92675

PROPOSED LAND USE 1988

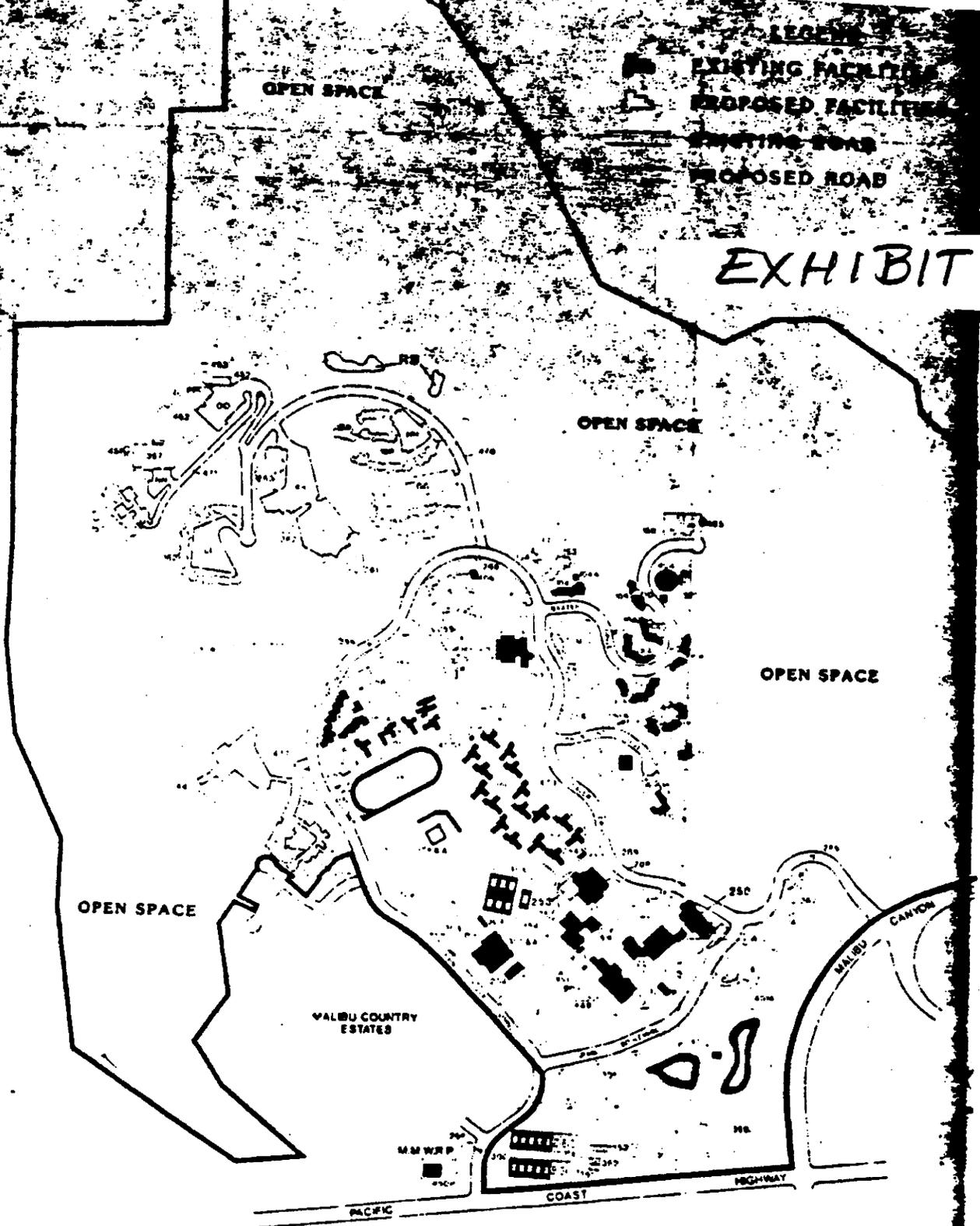


EXHIBIT 6

PEPPERDINE UNIVERSITY
SPECIFIC PLAN FOR
DEVELOPMENT 1982-1997
OCTOBER 1983
REVISED SEPTEMBER 1988

GENERAL DESCRIPTIONS & USES OF PROPOSED
BUILDINGS/FACILITIES ARE LISTED SEPARATELY.

EAI ENVIRONMENTAL
PLANNING, ENGINEERING,
ARCHITECTURE
15500 ORTEGA HWY
PLACENTIA, CALIFORNIA

CALIFORNIA COASTAL COMMISSION

631 HOWARD STREET, 4TH FLOOR

SAN FRANCISCO, CA 94105

(415) 543-8555

Hearing Impaired/TDD (415) 896-1825



August 23, 1989

To: Teresa Henry
From: Richard McCarthy
Subject: Review of Pepperdine University's Hydrologic Monitoring Program, Geotechnical Investigation of the Northwest Campus Expansion and School of Business and Management, and Fault Investigation for the Proposed Fine Arts Building

In November, 1988, the Coastal Commission required Pepperdine University to supply the staff with a Hydrologic Monitoring Program that would address potential off campus impacts, if any, of its treated wastewater spray irrigation system. In addition, before the Commission would consider any new development on Pepperdine's property located outside of the existing campus, a detailed geotechnical study of the proposed expansion area was to be completed. This study would address the amount of cut and fill required for building pads, roads, parking lots, and the stabilization of numerous large landslides. The following conclusions are based on numerous meetings and phone conversations with representatives of Pepperdine University and its consultants, and representatives of the Malibu Road Property Owners' Association.

HYDROLOGIC MONITORING PLAN

Pepperdine University owns approximately 830 acres within the Southern Santa Monica Mountains. Almost 78 acres consist of buildings, roads, and parking lots. Approximately 138 acres have been landscaped and are spray irrigated by water from three sources. Treated wastewater from the Malibu Mesa Wastewater Treatment Plant and the Las Virgenes Water Reclamation Plant located at Tapia irrigates approximately 123 acres. Fifteen acres (used for recreational purposes) are sprayed with drinking water. The following represents the relative amounts from each water source:

- o 36,000 gal/day of potable water
- o 150,000 gal/day of Malibu Mesa Plant wastewater which receives secondary treatment
- o 60,000 gal/day of Tapia effluent which receives tertiary treatment

Residents at Amarillo Beach, located approximately 1,900 feet south of the Pepperdine campus, have expressed concern that spray irrigation from Pepperdine University has in the past and will continue in the future to migrate towards Malibu Road. The residents contend that Pepperdine's treated

effluent will raise ground water levels high enough to cause movement of landslides located along Malibu Road. One of the geotechnical consultants for the Malibu Road Property Owner's Association contends that (Michael, 1988, p. 2):

The fundamental problem that irrigation in the Pepperdine campus presents is that hydrostatic heads may be significantly increased in areas adjacent to and within masses of the Amarillo Beach landslide complex, thus exacerbating the existing stability problem. The single objection to the disposal of effluent from the University treatment plant through spray irrigation is that it is not possible to avoid some increase in ground-water levels in the vicinity of the Amarillo Beach landslide complex as a result of irrigation water "percolating" downward into the saturated zone and then flowing generally southward to Amarillo Beach.

The Malibu Road Property Owners' Association proposed the following solution to reduce spray irrigation impacts (Kowalewsky, 11/17.88):

Pepperdine and their consultants have insufficient data to evaluate the affect of spray irrigation on the groundwater table. They have no data to evaluate the affect on slope stability south of Pacific Coast Highway. By their own admission, groundwater levels will rise and this groundwater will flow toward Malibu Road. Although it may be debatable at this time that past irrigation is affecting slope stability (debatable due to lack of substantiating data obtained at the time spray irrigation began), eventually continued spray irrigation will adversely affect slope stability. The regional groundwater table will rise unless a dewatering plan is implemented. Extracted water must be disposed of in such a manner that it will not adversely affect groundwater in the vicinity of Malibu Road.

In addition, a series of monitoring wells should be installed south of Pacific Coast Highway to verify groundwater conditions rather than use models and assumptions.

The Commission instructed me to review Pepperdine's Hydrologic Monitoring Program in November of 1988. My review of has centered on the Monitoring Program installed by the applicant's hydrologic consultants, Law Environmental. Review of the applicant's Hydrologic Monitoring Program has not focused on past impacts, if any, that Pepperdine's spray irrigation has had along Malibu Road for two reasons. First, the Commission requested that staff address any impacts the spray irrigation may be having on landslides along Malibu Road today, and second; monitoring data located at Pepperdine or along Malibu Road was either lacking or unreliable and could not be used to measure past impacts. Therefore, this review centered on assuring that Pepperdine create and implement a program that would minimize the amount of future ground water migration to offsite locations due to the spray irrigation system. This could be accomplished by regulating the amount of spray irrigation applied to the landscaped areas within the existing campus daily, installing ground water monitoring wells, and if necessary, installing pumps in monitoring wells at appropriate locations along Pacific Coast Highway to lower ground water levels.

Law Environmental began to implement the new Hydrogeologic Monitoring Plan in 1988. To regulate the amount of spray irrigation and measure ground water levels and discharge through subdrains, Law Environmental has completed the following:

- 1) Drilled seventeen new ground water monitoring wells within the existing developed campus. These wells measure either water levels within canyon fills and terrace deposits or water levels in bedrock along the perimeter of the campus near Pacific Coast Highway.
- 2) Repaired five pre-existing monitoring wells located on the bluffs south of the campus. These wells were installed by Converse Davis Consultants during the 1970's and rehabilitated by Law Environmental in 1989. These wells measure water levels within the bedrock and overlying terrace units.
- 3) Decommissioned eight pre-existing on-campus monitoring wells. These wells did not meet current monitoring well standards.
- 4) Installed ten on-campus soil moisture access casings. These casings provide the access needed to monitor soil moisture levels used to investigate whether irrigation waters are percolating beyond the root zone and recharging the ground water system.
- 5) Flow measurements are taken from each subdrain and storm drain to provide data on subsurface outflow from the campus. Five subdrains were installed during the grading of the campus in Marie, Middle, and Winter Canyons. Marie and Winter Canyon subdrains exit into storm drains. Flow is measured by timing the fill rate of a container of known volume. Automated flow measuring equipment has been considered for future installation.
- 6) A Motorola computer with remote control irrigation stations regulates the distribution of water to the vegetation by turning valves on and off at designated intervals. Thirty-one fresh and reclaimed water irrigation flowmeters are read by the University monthly.
- 7) A weather station was installed during 1988 and was brought on-line in August 1988. The station, connected to the Motorola computer, automatically measures temperature, wind velocity and direction, evaporation, rainfall and relative humidity. Measurements are recorded on a minimum of 10 minute intervals.
- 8) A major site characterization study was undertaken to calculate runoff, evapotranspiration, and deep percolation (the amount of percolation that seeps beyond the root zone of plants). This study included mapping all the vegetation on campus, measuring the Leaf Area Index (total square feet of leaf area per square foot of ground) at typical locations, measuring soil permeability, porosity, moisture contents, salinity, and density, and identifying geologically separate units beneath each irrigated area. Based on geology, plant type, or slope, the campus was divided into 74 different regions.

Monitoring Results

Ground water measurements were made by Pepperdine University beginning on May 13th, 1988 and monthly thereafter. Based on the monitoring data, there is perched water above a deeper ground water surface and no evidence of high ground water levels beneath the campus. Ground water levels generally show seasonal fluctuations, with water levels declining during the summer months and rising during January in response to rainfall (Law Environmental, 1989, pp. 16-17)

Review of water level data from the monitoring wells reveals that there is a one month lag between rainfall and ground water level response. In summary, water wells commonly show level changes following precipitation events. Should deep percolation of irrigation be occurring, a similar change would be observed at irregular intervals throughout the year (Law Environmental, 1989, p.17). Water samples obtained from the monitoring wells, lakes, and subdrains beneath the lakes were analyzed for general mineral content to determine their chemical character. Chemical analyses show irrigation water to be different in character than ground water observed beneath the campus.

Pepperdine has submitted reports which have analyzed the water years 1985-86, 1986-87, 1987-88. These reports have concluded that spray irrigation has not impacted ground water levels beneath the campus and that any ground water impacts which have occurred are due to precipitation and only during periods of significant rainfall. Some deep percolation of effluent may occur during prolonged periods of rainfall.

The report for the water year 1988-89 will include monitoring data from the new installations cited previously. In addition, to ensure that the migration of ground water originating from the Pepperdine campus is minimized, Pepperdine plans to install pumps in three wells located next to Pacific Coast Highway. Excess water produced by these wells will be pumped to and stored in two existing lakes on campus (8.4 million gallons of extra storage capacity exists as a safety provision), mixed with other water to lower salt concentrations, and sprayed on landscaping. The applicant's hydrologist (Law Environmental, 8/18/89) has proposed the following pumping program:

Due to the low water supply conditions of the past year, present water level information is insufficient to establish permanent pumping levels. It is presently planned to install pumps in the monitoring wells located along Pacific Coast Highway, in the buried stream channels of Marie and Middle Canyons. These pumps will be operable and will be capable of discharging water under emergency conditions to the lined Decorative Lakes. The pump discharge would be made through a temporary Port-Alum pipe system. The pumps would be powered by portable electric generators.

A permanent electrical system and discharge piping system may be installed when sufficient water level information has been obtained to determine the depth for high and low (on and off electrodes) pumping levels.

Should the Commission approve the campus expansion, the existing 210,000 gal/day of treated water (maximum amount allowed by County of Los Angeles) will be used to irrigate landscaping for the northwest campus expansion and the School of Business and Management, and the existing campus landscaping.

As of August 23, 1989, no data that would indicate a rise in ground water levels along Malibu Road, has been presented to the staff for review. Monitoring wells installed by the County of Los Angeles along Malibu road have either been allowed to deteriorate or have been paved over by the County during road repair operations. Monitoring wells on the mesa south of Pacific Coast Highway show bedrock water levels much lower than those wells located on the Pepperdine campus. This indicates that the Malibu Coast fault, which closely parallels Pacific Coast Highway, may impede the southerly flow of ground water within the bedrock.

Other potential sources of ground water in the area include irrigation water from Malibu Country Estates, located immediately west of the Pepperdine campus, and the Little League baseball fields situated south of the campus and across Pacific Coast Highway. Domestic irrigation activities along Malibu Road, rain falling on the road and the mesa between Malibu Road and Pacific Coast Highway, and septic effluent discharged by residents located immediately north of Malibu road also could influence ground water levels. In short, if Pepperdine's spray irrigation water is causing a rise in ground water along Malibu Road (no evidence indicates that it is at this time), and if the proposed Hydrologic Monitoring and Dewatering Plan were to eliminate any ground water impacts from Pepperdine, ground water levels could still be influenced along the Malibu Road by these other sources.

Conclusions

- 1) There is no conclusive evidence at this time that ground water levels have risen along Malibu Road.
- 2) There is no conclusive evidence that water from Pepperdine's spray irrigation system is adversely impacting landslides along Malibu Road.
- 3) Pepperdine's existing Hydrologic Monitoring Program is the most advanced effluent/groundwater monitoring plan operating to date in the Coastal Zone.
- 4) Pepperdine has agreed to allow one representative of the Malibu Property Owners' Association to monitor water levels in wells located on the mesa south of Pacific Coast Highway. Water levels should be examined simultaneously by hydrologic consultants representing the Property Owners Association and Pepperdine University.
- 5) Pepperdine has agreed to supply the Commission with copies of a yearly monitoring report that will be sent to Los Angeles County. These yearly reports will analyze the data collected during each water year and discuss the impacts, if any, of spray irrigation on the ground water beneath the campus and a portion of the mesa between Malibu Road and Pacific Coast Highway.

- 6) Residents along Malibu Road should begin to regulate the amount of irrigation water placed on domestic landscaping and gardens. Monitoring wells should be installed or existing wells reconditioned along Malibu Road and water levels recorded.

NORTHWEST CAMPUS EXPANSION AND SCHOOL OF BUSINESS AND MANAGEMENT

Pepperdine University has submitted detailed geologic maps and a conceptual grading plan for proposed future development to be located outside of the existing developed campus. New facilities proposed are buildings for the School of Business and Management, single family residences for faculty, dormitories, a church, a water storage tank, an access road, and parking facilities. Three large pads are proposed to support the new structures.

The proposed expansion area is located in mountainous terrain northwest of the existing campus. This steep terrain in combination with the numerous large landslides present, require the use of fill slopes up to 230 feet high and cut slopes, the highest of which will be 180 feet.

Due to the Commissions concern about the amount of illegal grading that has occurred in the Santa Monica Mountains, I requested that the applicant itemize cut and fill volumes required for pads, roads, and landslide stabilization. The following is a summation of grading volumes based on the Conceptual Grading Plan (Response to Comments from Letter to Dr. Benton, 8/2/89):

	Cut (cubic yards)	Fill (cubic yards)
Total Mass Excavation (pads and road)	1,090,000	1,068,000
Landslide Stabilization		
Landslide # 6	128,000	128,000
# 9	4,000	4,000
# d8	4,000	4,000
# d7	40,000	40,000
# d5	61,000	61,000
# d4	44,000	44,000
# 3	51,000	51,000
# 1	18,000	40,000
J-J Section Buttress	<u>60,000</u>	<u>60,000</u>
TOTAL LANDSLIDE STABILIZATION	410,000	432,000
TOTAL GRADING FOR PROJECT	<u>1,500,000</u>	<u>1,500,000</u>

Cut and fill volumes were estimated based on data obtained from the field exploration of the subject site which included borings, trackhoe and dozer excavations, and geologic mapping. However, during grading these volumes may vary due to unforeseen circumstances (such as a large land movement during grading or discovery of active faulting beneath the pad areas).

With regard to the impact of active faulting on the proposed development, Pepperdine has reached the following conclusions (Leighton and Associates, 3/15/89, p.16):

No known or suspected active or potentially active faults traverse the subject site. Therefore, the hazard of ground rupture from fault movement is considered to be negligible. A branch of the Malibu Coast fault, located approximately 1400 feet south of the site may be part of a fault zone that is reportedly considered to be active. Because no traces of the Malibu Coast fault were found on the site, future movement on that fault, even if found to be active, is not considered to pose a ground rupture hazard within the subject site.

The anticipated levels of seismic ground shaking from active regional faults, taking into account the probable recurrence interval on the closest potential active faults, (including the Malibu Coast fault) and the proposed residential use of the site, are anticipated to be consistent with the earthquake-resistant building design criteria specified for Seismic Zone 4 of the Uniform Building Code (latest edition), or with equivalent County Building Code provisions.

Conclusions

Long Range Development Plan units proposed for outside the existing campus have been designed to mitigate potential impacts from geologic hazards such as landslides, seismic ground shaking, and fault surface rupture. Grading volumes cited previously are needed to construct building pads and an access road in steep terrain, and to stabilize large landslides. The only way to lower the amount of grading required would be to eliminate large portions of the proposed development.

FINE ARTS BUILDING

Pepperdine has completed geotechnical studies which have addressed the Commission's concerns about impacts that future seismic activity along the Malibu Coast fault may have on the proposed Fine Arts Building (Leighton, 7/16/89 and 8/8/89). After reviewing these reports, I conclude that the hazard presented to the proposed structure by fault surface rupture has been adequately addressed by avoidance and engineering design.

DOCUMENTS REVIEWED

Aftergood, G. Greg, November 15, 1988, "Pepperdine University Long Range Development Plan; Expansion of Visual Arts and Humanities Center."

Bright and Associates, December, 1983, "Draft Environmental Impact Report for the Pepperdine University Specific Plan, 1982-1997."

Bright and Associates, August 1984, "Spray Irrigation Management Plan (S.I.M.P.)", Volumes I and II.

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Converse Consultants, July 15, 1982, "Phreatic Ground Water Study From Deep Borings, Pepperdine Treatment Plant Area, Malibu, California."

Converse Consultants, December 10, 1986, "Preliminary Fault Evaluation-South Winter Mesa, Supplemental Geotechnical Investigation Southeast of Pacific Coast Highway and Malibu Canyon Road Intersection, Malibu, California."

Department of County Engineer Facilities, Environmental Development Division, April 25, 1978, "Malibu Road Landslides, Emergency Stabilization Program of March, 1978."

Environmental Audit, Inc., August 4, 1989, "Supplemental Information, Pepperdine University LRDP, Attachment H."

Kowalewsky, D. B., November 17, 1988, "Independent Engineering Geologic/Hydrogeologic Review of Pepperdine University's Proposed Hydrogeologic Monitoring Program."

Las Virgenes Homeowners Federation, Inc., December 4, 1988, "Comments on Draft EIR for Alternative Wastewater System for the Malibu Area."

LeRoy Crandall and Associates, March 5, 1987, "Summary of Findings: Hydrogeologic Monitoring Program and Analysis of Spray Irrigation System, Pepperdine University, Malibu, California."

Law Environmental, Inc., November 1, 1988, "Pepperdine University Hydrogeologic Monitoring Program Annual Report, Water Year 1985-86."

Law Environmental, Inc., December 1, 1988, "Pepperdine University Hydrogeologic Monitoring Program Annual Report, Water Year 1987-87."

Law Environmental, Inc., December 27, 1988, "Pepperdine University Hydrogeologic Monitoring Program Annual Report, Water Year 1987-88."

Law Environmental, Inc., February 9, 1989, "Responses to Comments, Letter of January 19, 1989, by Mr. Greg Aftergood."

Law Environmental, Inc., July 26, 1989, "Hydrogeologic Monitoring Program Documentation Report for Pepperdine University."

Law Environmental, Inc., July 31, 1989, "Addendum to Hydrogeologic Monitoring Program Documentation Report, Pepperdine University."

Law Environmental, Inc., August 18, 1989, Fax to Richard McCarthy, California Coastal Commission, "Proposed Pumping Program."

Leighton and Associates, October 6, 1988, "Update of Preliminary Geotechnical Investigation and Plan Review for Proposed Fine Arts Center at Pepperdine University, Malibu, California."

Leighton and Associates, March 15, 1989, "Preliminary Geotechnical Investigation of the Northwest Campus Expansion and School of of Business and Management at Pepperdine University, 24255 Pacific Coast Highway, Malibu, California", volumes I and II.

Leighton and Associates, July 6, 1989, "Geologic Review of Active, Potentially Active, and Inactive Faults on and in the Vicinity of Pepperdine University, Malibu, California."

Leighton and Associates, August 8, 1989, "The Proposed Fine Arts Building and Its Relationship to the Fault Location Map on the Pepperdine University Campus, Malibu, California."

Lockwood-Singh and Associates, September, 1979, "Geotechnical Study, 23,900-24,554 Malibu Road, Los Angeles County, California."

Michael, E. D., November 17, 1988, "Review of Documents - Proposed Pepperdine University Expansion."

Slosson and Associates, May 27, 1982, "Geologic and Geohydrologic Considerations Regarding Disposal by Spray Irrigation of Effluent from the Malibu Mesa Wastewater Reclamation Plant, Malibu, California."

Slosson and Associates, August 5, 1982, "Spray Irrigation Management Plan, Pepperdine University."

cc: Peter Douglas
Tom Crandall
Ralph Faust
Susan Hansch

2806N

EXHIBIT 8

PEPPERDINE UNIVERSITY MASTER PLAN FACILITIES

The permanent structures, existing and those proposed for completion by 1997, are listed below. The various temporary facilities which will be replaced as permanent structures are not listed. An ID. No. indicates each major facility as shown on Figure 3.

<u>ID.NO.</u>	<u>DESCRIPTION</u>
1	Theme Tower: 140 sq. ft. at base, tapering to 100 sq. ft. at top. Height, 125 ft.
* 1A	Night Lighting of Theme Tower.
2	Chapel: Single level of 2,775 sq. ft. with seating capacity of 150. Height, 42 ft.
100 (S)	Student Housing Buildings: Twenty buildings, each having two levels on sloping terrain, containing twenty-six student dormitory rooms, seven study areas, and mechanical equipment spaces, accommodating 50 students. Each building has a total area of 9000 sq. ft. Height, approximately 30 ft.
101 (M)	Housing Director Residence: Single level, single family residence of approximately 1,400 sq. ft. attached to student residence housing unit. Height, approximately 20 ft.
102 (S)	Student Housing Building: Fifty dormitory rooms accommodating 90 students. Three levels approximately 16,000 sq. ft. on sloping terrain, containing student dormitory rooms, study areas, and mechanical equipment spaces. Height, approximately 40 ft.
103 (S)	Student Housing: Three buildings, three levels, approximately 75,000 sq. ft., containing 75 two-bedroom apartments, complete with kitchens, accommodating 300 occupants. Height, approximately 50 ft.
103A (M)	Central Reception Center: Two levels, containing approximately 4,000 sq. ft., lounge, conference, and residential supervisor's apartment. Height, approximately 25 ft.
104 (S)	Student Housing: Two buildings, three levels, approximately 40,000 sq. ft. containing 36 two-bedroom apartments complete with kitchens, accommodating 144 occupants. Height, approximately 50 ft.

MASTER PLAN FACILITIES (Cont'd.)

- 104A (M) Central Reception Center: Two levels, containing approximately 3,000 sq. ft., lounge, conference, and a residential supervisor's apartment. Height, approximately 25 ft.
- 105 (F&S) Faculty/Staff Housing: Three buildings, (12 units) with three levels containing approximately 12,000 sq. ft. each with 4 units per building ranging between 1,500 sq. ft. and 3,000 sq. ft. each. Height, approximately 40 ft.
- 106 (F&S) Faculty/Staff Housing: Two buildings, (8 units) with three levels containing up to 12,000 sq. ft. each with 4 units per building, ranging between 1,500 sq. ft. and 3,000 sq. ft. each. Height, approximately 40 ft.
- 107 (F&S) Faculty/Staff Housing: Three buildings, (10 units) with three levels containing up to 12,000 sq. ft. each, with 2 to 4 units per building ranging between 1,500 sq. ft. and 3,000 sq. ft. each. Height, approximately 40 ft.
- 108 (F&S) Faculty/Staff Housing: Two buildings, (8 units) with three levels containing up to 12,000 sq. ft. each, with 4 units per building ranging between 1,500 sq. ft. and 3,000 sq. ft. each. Height, approximately 40 ft.
- 109 (F&S) Faculty/Staff Housing: Two buildings, (6 units) with three levels containing up to 12,000 sq. ft. each, with 2 to 4 units per building ranging between 2,000 sq. ft. and 3,000 sq. ft. each. Height, approximately 40 ft.
- 110 (F&S) Executive Housing: Three buildings, (6 units) with two levels containing up to 8,700 sq. ft. each, with 2 units per building ranging between 2,500 sq. ft. and 4,900 sq. ft. each, with a swimming pool and jacuzzi. Height, approximately 30 ft.
- 111 (F&S) Executive Residence/Office: Single level, single family residence/offices of 4,500 sq. ft. Height, approximately 20 ft.
- 112 (F&S) Executive Residence/Office: Two levels on sloping terrain, single family residence/offices of 9,000 sq. ft. with a swimming pool and jacuzzi. Height, approximately 30 ft.

MASTER PLAN FACILITIES (Cont'd.)

- *150 (M) Student Housing: Three buildings, three levels, containing 70 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *151 (M) Student Housing: Two buildings, three levels, containing 30 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *152 (S) Student Housing: Two buildings, three levels, containing 60 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *153 (S) Student Housing: One building, three levels, containing 30 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *154 (F&S) Faculty/Staff Housing: One building, two levels, containing 2 units 1,500 - 2,000 sq. ft. each. Height, 36 ft.
- *155 (S) Student Housing: Three buildings, three levels, containing 114 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *156 (S) Student Housing: Four buildings, three levels, containing 144 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *157 (F&S) Faculty/Staff Housing: Two buildings, three levels, containing 50 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *158 (F&S) Faculty/Staff Housing: Four buildings, three levels, containing 12 units with approximately 1,500 - 3,000 sq. ft. each. Height, approximately 40 ft.
- *159 (S) Student Housing; Two buildings, three levels, containing 50 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- *160 (F&S) Faculty/Staff Housing: One building, three levels, containing 4 units with approximately 1,500 - 3,000 sq. ft. each. Height, approximately 40 ft.
- *161 (S) Student Housing: One building, three levels over parking, containing 24 units, with approximately 800 - 1,500 sq. ft. each. Height approximately 40 ft.
- *162 (S) Student Housing: Three buildings, three levels, containing 114 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.

MASTER PLAN FACILITIES (Cont'd.)

- 200 Administrative Computer Facilities: Two levels, with basement, containing offices, lounges, and computer facilities containing approximately 7,000 sq. ft. Height, approximately 50 ft.
- 201 Academic Complex: Three levels on sloping terrain containing seminar rooms, conference rooms, library, offices, lounges, and mechanical equipment spaces totalling 72,431 sq. ft. Height, approximately 60 ft.
- 202 Campus Center: Three levels on sloping terrain, containing dining rooms, kitchens, game room, lounges, lobbies, offices, and mechanical equipment space totalling 49,000 sq. ft. Height, approximately 60 ft.
- *202A Campus Center Expansion: Interior loft for offices, lounges, and conference areas totalling approximately 2,800 sq. ft. within existing structure.
- *202B Campus Center Expansion: Enclosure of area under roof for offices, classrooms, conference areas totalling approximately 1,000 sq. ft. within existing structure.
- *203 Greenhouse Facility: Single level greenhouse for academic use containing plants, etc. totalling approximately 500 sq. ft. Height, approximately 15 ft.
- 204 Meeting/Office Training Building: Three levels on sloping terrain, containing meeting rooms, offices, weight and training rooms, kitchen and dining room, totalling approximately 10,000 sq. ft. Height, approximately 50 ft.
- 205 Science Complex: Two levels on sloping terrain containing seminar rooms, laboratories, library, conference rooms, classrooms, offices, and mechanical equipment spaces totalling 41,900 sq. ft. Height, approximately 52 ft.
- 206 Lecture Hall: Single level of 6,080 sq. ft. with capacity of 325. Height, approximately 25 ft.
- *206A Lecture Hall Expansion and Addition: Expand lecture hall by 5,000 sq. ft. to increase seating to 400. Second floor containing offices, classrooms totalling approximately 4,500 sq. ft. Height, approximately 20 ft. Overall facility height increased to 40 ft.

MASTER PLAN FACILITIES (Cont'd.)

- 207 Fine Arts Complex: Two levels on sloping terrain containing drama theater, arena theater, scene shops, lobbies, and related supporting spaces totalling approximately 24,000 sq. ft. Height, approximately 60 ft.
- 208 Music Wing of Fine Arts Complex: Three levels containing classrooms, rehearsal and practice spaces, recital hall, offices and support facilities totalling approximately 20,000 sq. ft. Height, approximately 60 ft.
- 209 Student Housing Office: Single level of approximately 2,016 sq. ft. containing offices and reception center. Height, approximately 25 ft.
- 210 School of Law: Phase I, a complex of two and three levels containing library, classrooms, seminar rooms, offices, lounges, dining and kitchen facilities, and related support facilities totalling approximately 80,000 sq. ft. Height, approximately 60 ft.
- *250 Administration Building: Four levels on sloping terrain, containing offices, conference rooms, lobbies, lounges, board room, dining and kitchen facilities totalling approximately 95,000 sq. ft. Height, approximately 80 ft.
- *251 Academic Building: Four levels on sloping terrain, containing classrooms, laboratories, conference rooms, offices and divisional suites, totalling approximately 60,000 sq. ft. Height, approximately 60 ft.
- *252 Auditorium: Multi-purpose auditorium to seat 3,500 persons containing seating, stage and support facilities totalling approximately 70,000 sq. ft. Height, approximately 75 ft.
- *253 Academic Complex: Three levels on sloping terrain, containing classrooms, offices, laboratories, studios, gallery and display space, totalling 35,000 sq. ft. Height, approximately 60 ft.
- *254 Housing Reception Center: Two level expansion containing conference, office and lounge facilities totalling 4,000 sq. ft. Height, approximately 36 ft.

MASTER PLAN FACILITIES (Cont'd.)

- *255 Academic/Professional Building: Three levels containing offices, classrooms, lounge, kitchen and dining facilities, totalling approximately 60,000 sq. ft. Height, approximately 60 ft.
- *256 Academic/Professional building: Three levels containing offices, classrooms, lounge, kitchen and dining facilities, totalling approximately 40,000 sq. ft. Height, approximately 60 ft.
- *257 School of Law - Phase II: Two and three levels on sloping terrain, containing additional library, classrooms, offices, and support facilities totalling 75,000 sq. ft. Height, approximately 60 ft.
- *258 Student Union: Multi-level, multi-function building over parking area, containing offices, lobbies, lounges, game rooms, a bowling alley, a movie theater, meeting rooms, a convenience store, reading rooms, an art gallery, other recreational facilities and support facilities totalling 75,000 sq. ft. Height, approximately 60 ft.
- *259 Student Support Facility: Three levels on sloping terrain, containing offices, medical facilities, medical lab, counseling room, convenience store and other student support functions totalling approximately 25,000 sq. ft. Height, approximately 40 ft.
- *260 Graphic Arts Facility: Three levels on sloping terrain, containing studios for painting, drawing, sculpture, ceramics, jewelry making, display, offices, and support facilities, totalling approximately 35,000 sq. ft. Height, approximately 50 ft.
- *261 Professional School: Three levels on sloping terrain, containing offices, classrooms, conference rooms, kitchen and dining facilities, library and lounge space totalling approximately 75,000 sq. ft. Height, approximately 60 ft.
- *262 Conference Center: Three levels containing offices, meeting rooms, apartments, dining and kitchen facilities, and lounges, totalling approximately 25,000 sq. ft. Height, approximately 60 ft.
- *263 University Housing: Three levels containing meeting rooms, lounge, 15 rooms for overnight guests, kitchen and dining facilities, totalling 80,000 sq. ft. Height, approximately 60 ft.

MASTER PLAN FACILITIES (Cont'd.)

- *264 Academic Learning Center: Two levels containing offices, meeting rooms, apartments, dining and kitchen facilities, and lounges, totalling approximately 25,000 sq. ft. Height, approximately 60 ft.
- *265 Church School Facility: Two level church facility containing meeting rooms, offices, classrooms, auditorium, kitchen, school facilities and playground totalling 30,000 sq. ft. Height, approximately 60 ft.
- *266 Information/Traffic Control Booths: Two buildings, one level, containing office and support facilities totalling 150 sq. ft. each. Height, approximately 15 ft.
- *267 University Reception Center: Three levels containing information desk, lobby, offices, classrooms and reception functions of security, admissions, alumni, etc., offices, totalling 25,000 sq. ft. Height, approximately 60 ft.
- 300 Tennis Facilities: Ten regulation tennis courts.
- 301 Playing Field: Located within the meadow area and containing approximately 125,000 sq. ft. for two softball-sized playing fields.
- 302 Gymnasium: Two levels and basement containing a multi-sports gymnasium, squash court, offices, lobby, locker rooms, and mechanical equipment spaces totalling 31,360 sq. ft. Fixed and portable seating for 2,800. Height, approximately 42 ft.
- *302A Gymnasium Expansion: Single level enclosure of roof-top space containing offices, classrooms and conference areas totalling 3,600 sq. ft. Height, approximately 10 ft. within overall height of existing 42 ft. building.
- 303 Swimming Pool: Fifty meter pool for swimming and diving, jacuzzi, approximately 14,000 sq. ft.
- 304 Swim Building: Single level of approximately 1,500 sq. ft. containing swimming pool equipment and office. Height, approximately 15 ft.
- 305 Tennis facilities: Seven regulation tennis courts, fenced and lighted.

MASTER PLAN FACILITIES (Cont'd.)

- 306 Baseball Stadium: Stadium complex with dug-outs, backstop with height approximately 30 ft. against sloping terrain, enclosing concession stand, rest rooms, and seating for up to 2,500 spectators.
- *306A Baseball Field Lighting: Lighting for night time use of the baseball stadium.
- 307 Running Track/Playing Field: Quarter mile track surrounding playing field used for recreational activities with lighting on track only.
- 308 Faculty/Staff Swimming Pool/Play Area: Swimming pool, jacuzzi, play area, and related facilities for Faculty/Staff Housing, containing approximately 65,000 sq. ft.
- *351 Tennis Courts and Snack Deck: Five additional regulation tennis courts with deck between providing for rest rooms, lockers, snack bar and seating.
- *352 Racquetball Courts: Six indoor racquetball courts. Containing approximately 5,000 sq. ft. Height, approximately 25 ft.
- *353 Paddle Tennis Courts: Six paddle tennis courts.
- *354 Racquetball Courts: Ten outdoor racquetball courts.
- *355 Gymnasium Facilities: Two levels over parking containing courts for basketball, racquetball, handball, volleyball classrooms, weight room, showers, lockers and offices totalling approximately 50,000 sq. ft. Height, approximately 50 ft.
- *356 Playing Field: Located adjacent to Huntsinger Circle.
- *357 Equestrian Center: Stable building with offices and riding ring, containing approximately 6,000 sq. ft. Height, approximately 15 ft.
- *358 Recreation Areas: Grass planted, ungraded areas of totalling 4.5 acres with an archery range, cross country running course, exercise stations, etc., within a spray irrigation sector.
- *359 Running Tract: Dirt/grass 0.8 mile running track, exercise stations, etc., within existing meadow.

MASTER PLAN FACILITIES (Cont'd.)

- 401 Effluent Storage Reservoirs: Two open reservoirs and pumping stations, with a normal depth of approximately 10 ft. for storage of irrigation effluent, designed as an integral part of an open recreation area for walking and jogging. Approximately 40,000 sq. ft. each, with a total combined capacity of 12,400,000 gallons with an average working capacity of 4,000,000 gallons normal capacity. Substantially all below grade.
- *401A Effluent Storage Reservoir: One open reservoir covering approximately 40,000 sq. ft., with a total capacity of 4.1 million gallons.
- 403 Telephone Switchgear Building: Split level switchgear and office facility, containing approximately 1,200 sq. ft. Height, approximately 18 ft.
- 404 Domestic Water Storage Tank: Pumping station and tank with 3,000,000 gallon capacity.
- 405 Reclaimed Water Storage Tank: Tank with 15,000 gallon capacity.
- 406 Domestic Water Storage Tank: Pumping station and tank with 100,000 gallon capacity.
- 407 Telephone Switchgear Building: One level switchgear and office facility, containing approximately 300 sq. ft. Height, 12 ft.
- 410 Information/Security Booth: One level approximately 50 sq. ft. Height, approximately 12 ft.
- *450 Expansion and Modification of the Existing Mailbu Mesa Wastewater Reclamation Plant from 200,000 GPD to 500,000 GPD: Split level wastewater treatment system including a flow equalization system, offices, laboratory, etc., totalling 10,000 sq. ft. Height, approximately 40 ft.
- *451 Reclaimed Water Storage Tank: Tank with 50,000 gallon capacity.
- *452 Maintenance Facility: Multi-level complex to house maintenance shops, warehouse, up to 150 storage units containing approximately 800 - 1000 sq. ft. each totalling 200,000 sq. ft. Height, approximately 40 ft.
- *453 Domestic Water Storage Tank: Pumping station and tank with 200,000 gallon capacity.

MASTER PLAN FACILITIES (Cont'd.)

- *470 Extension of Campus Road System: 60 ft. wide road approximately 2,400 ft. long.
- *471 Extension of Campus Road System: 40 ft. wide road approximately 800 ft. long.
- *472 Extension of Campus Road System: 60 ft. wide road approximately 380 ft. long.
- 473 Intracampus Road: Road adjacent and passing through Seaver College and student housing.
- RB Retention Basins: Retention basins placed in the drainage areas of Marie Canyon replacing the single existing basin.

KEY:

- * = Indicates proposed facility.
- S = Single Students
- M = Married Students
- F&S = Faculty, Staff and Administration

HOUSING SUMMARY

<u>ID No.</u>	<u>USE**</u>	<u>Number of Units</u>	<u>Number of Students</u>
<u>EXISTING:</u>			
100	S	20	1000
101	M	1	1
102	S	1	90
103	S	75	300
103A	M	1	1
104	S	36	144
104A	M	1	1
105	F&S	12	--
106	F&S	8	--
107	F&S	10	--
108	F&S	8	--
109	F&S	6	--
110	F&S	6	--
111	F&S	1	--
112	F&S	1	--
<u>PROPOSED:</u>			
150	M	70	70
151	M	30	30
152	S	60	240
153	S	30	120
154	F&S	2	--
155	S	114	456
156	S	144	576
157	F&S	50	--
158	F&S	12	--
159	S	50	200
160	F&S	4	--
161	S	24	96
162	S	114	456

HOUSING SUMMARY (Cont'd.)

TOTALS:

Existing:

Students: 132 units housing 1534 students

Married Students: 3 units

Faculty & Staff: 52 units

Proposed:

Students: 536 units housing 2144 students

Married Students: 100 units

Faculty & Staff: 68 units

Grand Total:

Students: 668 units housing 3678 students

Married Students: 103 units

Faculty & Staff: 120 units

KEY:

S = Single Students

M = Married Students

F&S = Faculty, Staff and Administration

PARKING SUMMARY

Certain existing lots will remain unchanged, others will be reduced in size, some will be converted to parking structures, and new lots will be added.

- I. The final build-out locations and capacities for parking lots/structures, as identified on the Land Use Map, are:

<u>SYMBOL</u>	<u>CAPACITY(1)</u>
A	173
B	15
C	36
D	15
E	24
F	16
G	* 150
H	175
J	* 900
K	96
L	48
M	53
N	31
O	120
P	121
Q	* 900
R	45
S	* 120
T	* 99
U	* 160
V	* 150
W	15
X	9
Y	27
Z	48
AA	40
BB	32
CC	32
DD	24
EE	16
FF	* 200
GG	* 400
HH	53
JJ	200
KK	120
LL	* 400
MM	40
NN	31
OO	50
PP	* 200

TOTAL SPACES	<u>5384</u>
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PARKING SUMMARY (Cont'd.)

II. On Street Parking(2):

Existing Spaces:	741
Street 470(3):	235
Street 471(4):	37
Street 472(3):	24
Existing Student Residential Loop(473):	150
TOTAL:	<u>1187</u>

III. Total Parking Spaces:

Lots/Structure:	5384
Streets:	1187
TOTAL:	<u>6571</u>

KEY:

- (1) = The number of spaces per area or structure is based on the following sizes for vehicles: Compact = 7.6' x 15' and Standard = 9' x 19'. Parking structures are indicated by *.
- (2) = Based on 22' per space.
- (3) = Both sides of the street.
- (4) = One side of the street.

EXHIBIT

8a

ATTACHMENT A

AUG 04 1989

SUMMARY OF LRDP FACILITIES
AT PEPPERDINE UNIVERSITY

Based on concerns expressed by the Coastal Commission, Pepperdine University has reviewed the listing of facilities shown on the Figure 3, Pepperdine University Specific Plan for Development 1982-1997. Based on that review plus the data obtained from completion of the geotechnical studies for the area of development outside the existing campus, revisions to Figure 3 have been made. Also, since Figure 3 was prepared, certain buildings already have been constructed or modified. Accordingly, listed below is a summary of the changes within the existing campus, deletions of proposed structures, and so forth. The numbers and the descriptions are as shown in the Specific Plan document unless revised or deleted as listed below.

I. REVISIONS WITHIN THE EXISTING DEVELOPED AREA OF THE CAMPUS:

160 Faculty/Staff Housing: one building, three levels, containing 4 units with approximately 1,500 - 3,000 sq. ft. each. Height, approximately 40 ft.

Revised-- Faculty/Staff Housing: Four buildings, three levels each, containing 4 units each with approximately 1,500 - 3,000 sq. ft. per unit. Height, approximately 40 ft.

258 Student Union: Multi-level, multi-function building over parking area, containing offices, lobbies, lounges, game rooms, a bowling alley, a movie theater, meeting rooms, a convenience store, reading rooms, an art gallery, other recreational facilities and support facilities totaling 75,000 sq. ft. Height, approximately 60 ft.

Revised-- as above except approximately 100,000 sq. ft.

354 Racquetball Courts: ten outdoor racquetball courts.

Revised-- Tennis Center: expansion from 7 to 9 tennis courts plus a clubhouse containing 3,500 sq. ft.

452 Maintenance Facility: multi-level complex to house maintenance shops, warehouse, up to 150 storage units containing approximately 800 - 1000 sq. ft. each totaling 200,000 sq. ft. Height, approximately 40 ft.

ATTACHMENT A (CONT'D.)

Revised-- Although this facility is presently located in the existing campus area, it was shown in the Specific Plan as being moved to the planned development outside of the existing developed area of campus. This facility will remain at its present location on the site shown in the Specific Plan as containing planned facilities 150, 260 and S which are being deleted. [150 = student housing; 260 = Graphic Arts Facility (which was included in the recently approved expansion to the Humanities Bldg.), and S = 120 space parking lot.]

RB Retention Basins: Retention basins placed in the drainage areas of Marie Canyon replacing the single existing basin.

Revised-- The existing retention basin at the top of Huntsinger Circle in the existing campus area was not listed in the Specific Plan in anticipation of its being moved in connection with the new development area. This area will not now be involved with the new development and the existing retention basin will be retained at the present location.

II. FACILITIES DELETED FROM THE LRDP:

150 Student Housing: three buildings, three levels, containing 70 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.

260 Graphic Arts Facility: three levels on sloping terrain, containing studios for painting, drawing, sculpture, ceramics, jewelry making, display, offices, and support facilities, totalling approximately 35,000 sq. ft. Height, approximately 50 ft.

S Parking structure with 120 spaces associated with facility 150.

III. REVISIONS TO FACILITIES PLANNED OUTSIDE THE EXISTING AREA OF THE CAMPUS:

156 Student Housing: four buildings, three levels containing 144 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.

Revised-- Location changed. Four buildings, approximately 26,000 sq. ft. each (104,000 sq. ft. total). Height, approximately 40 ft.

ATTACHMENT A (CONT'D.)

- 157 Faculty/Staff Housing: two buildings, three levels, containing 50 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.

Revised-- Location changed. Faculty Condominiums: 48 units, approximately 2,100 sq. ft. each (100,800 sq. ft. total). Height, approximately 40 ft.

- 158 Faculty/Staff Housing: four buildings, three levels, containing 12 units with approximately 1,500 - 3,000 sq. ft. each. Height, approximately 40 ft.

Revised-- Location changed. Faculty/Staff Housing: ten buildings, three levels, 10 single family units with approximately 3,000 sq. ft. each (30,000 sq. ft. total). Height, approximately 40 ft.

- 261 Professional School: three levels on sloping terrain, containing offices, classrooms, conference rooms, kitchen and dining facilities, library and lounge space totaling approximately 75,000 sq. ft. Height, approximately 60 ft.

Revised-- Location changed. School of Business: four buildings, two levels including Faculty and Administration (19,110 sq. ft.), Student Services (14,490 sq. ft.), Instructional Center (25,000 sq. ft.) and School of Business Learning Center (17,900 sq. ft.) with a total of 76,500 sq. ft. Height, approximately 40 ft.

- 262 Conference Center: three levels containing offices, meeting rooms, apartments, dining and kitchen facilities, and lounges, totaling approximately 25,000 sq. ft. Height, approximately 60 ft.

Revised-- Location changed. Executive Center: one building, two levels totaling 19,000 sq. ft. Height, approximately 40 ft.

- 264 Academic Learning Center: two levels containing offices, meeting rooms, apartments, dining and kitchen facilities, and lounges, totaling approximately 25,000 sq. ft. Height, approximately 60 ft.

Revised-- Location changed. Learning Center: facility as indicated above.

- 265 Church School Facility: two level church facility containing meeting rooms, offices, classrooms, auditorium, kitchen, school facilities and playground totaling 30,000 sq. ft. Height, approximately 60 ft.

ATTACHMENT A (CONT'D.)

Revised-- Location changed. Church: facility as indicated above.

- 357 Equestrian Center: stable building with offices and riding ring, containing approximately 6,000 sq. ft. Height, approximately 15 ft.

Revised-- Location changed.

- 451 Reclaimed Water Storage Tank: tank with 50,000 gallon capacity.

Revised-- Location changed. Reclaimed Water Storage Tank: tank with 100,000 gallon capacity.

- 453 Domestic Water Storage Tank: pumping station and tank with 200,000 gallon capacity.

Revised-- Location changed. Domestic Water Storage Tank: tank with 1.6 million gallon capacity.

- 470 Extension of Campus Road System: 60 ft. wide road approximately 2,400 ft. long.

Revised-- Location changed. Extension of Campus Road System: 40 ft. wide road approximately 3,450 ft. long.

- 471 Extension of Campus Road System: 40 ft. wide road approximately 800 ft. long.

Revised-- Location changed. Extension of Campus Road System: 40 ft. wide road approximately 575 ft. long.

- 472 Extension of Campus Road System: 60 ft. wide road approximately 380 ft. long.

Revised-- Location changed. Extension of Campus Road System: 20 ft. wide road approximately 1025 ft. long.

- L Parking Area: 48 spaces associated with facility 158.

Revised-- Location changed. Parking Area: 30 spaces associated with facility 158.

- O Parking Area: 120 spaces associated with facility 264.

Revised-- Location changed. Parking Area: 111 spaces associated with facility 264.

ATTACHMENT A (CONT'D.)

- HH Parking Area: 53 spaces associated with facility 156.
Revised-- Location changed. Parking Area: parking area to incorporated into the design of the dormitory structures (facility 156) -- not a separate parking lot.
- JJ Parking Area: 200 spaces associated with facility 261.
Revised-- Location changed. Parking Area: 454 spaces associated with facility 261.
- KK Parking Area: 120 spaces associated with facilities 261 and 262.
Revised-- Location changed. Parking Area: 104 spaces associated with facilities 261 and 262.
- MM Parking Area: 40 spaces associated with facility 157.
Revised-- Location changed. Parking Area: 150 spaces associated with facility 157.

IV. DELETED FACILITIES PLANNED FOR THE AREA OUTSIDE THE EXISTING DEVELOPED PORTION OF THE CAMPUS:

- 155 Student Housing: three buildings, three levels, containing 114 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- 162 Student Housing: three buildings, three levels, containing 114 units with approximately 800 - 1,500 sq. ft. each. Height, approximately 40 ft.
- 263 University Housing: three levels containing meeting rooms, lounge, 15 rooms for overnight guests, kitchen and dining facilities, totaling 80,000 sq. ft. Height, approximately 60 ft.
- 356 Playing Field: located adjacent to Huntsinger Circle.
- 358 Recreation Areas: grass planted, ungraded areas totaling 4.5 acres with an archery range, cross country running course, exercise stations, etc., within a spray irrigation sector.
- 452 Maintenance Facility: multi-level complex to house maintenance shops, warehouse, up to 150 storage units containing approximately 800 - 1000 sq. ft. each totaling 200,000 sq. ft. Height, approximately 40 ft.

ATTACHMENT A (CONT'D.)

NOTE: Existing facility will be retained at the present location (see above listing for revised facilities located inside the existing developed area of campus).

- M Parking Area: 53 spaces associated with facility 265.
- GG Parking Structure: 400 spaces associated with facility 155.
- LL Parking Structure: 400 spaces associated with facility 152.
- NN Parking Area: 31 spaces associated with facility 357.
- PP Parking Structure: 200 spaces associated with facility 452.
- RB Retention Basins: retention basins placed in the drainage areas of Marie Canyon replacing the single existing basin.

NOTE: The single existing basin at the top of Huntsinger Circle will be maintained at its present location (see above listing for revised facilities inside the existing developed area of the campus).

290:BLS5:PULRDP1-2



ENVIRONMENTAL AUDIT, INC.

1000-A ORTEGA WAY • PLACENTIA, CA 92670-7125

714/632-8521 • FAX: 714/632-6754

EXHIBIT
8b

RECEIVED

AUG 29 1989

August 29, 1989

Ms. Teresa Henry
California Coastal Commission
245 W. Broadway, Suite 380
Long Beach, CA 90802

SUBJECT: PEPPERDINE LRDP
ADDITIONAL INFORMATION IN RESPONSE TO QUESTIONS

Dear Teresa:

The following are provided in response to your questions regarding the Pepperdine LRDP information submitted on August 4, 1989:

1. Building 160 has been changed from the information listed in the original Plan document as follows:

The original single building with 4 units has been changed to four buildings with 4 units each for a total of 16 units. The height of the buildings is 60 feet.

2. Building 156 was relocated as shown on Attachment E of the August 4, 1989 submittal. The parking for this building was incorrectly deleted. Please make the following change to the August 4, 1989 submittal:

Delete HH, and leave GG in as part of the Plan. This means that only 53 parking spaces were deleted and the 400 spaces in GG are retained as part of the Plan. The GG area will be immediately adjacent to the Building 156 complex.

3. Parking for Building 261 (School of Business) is within parking area JJ. The original Plan document listed JJ as containing 200 parking spaces. Parking area JJ was relocated as shown on Attachment E and described in Attachment A (page 5) of the August 4, 1989 submittal. The revised Plan parking area JJ contains 454 parking spaces.
4. The parking area for Building 264 is within parking area O. Parking area O contains 120 parking spaces.

T. Henry
California Coastal Commission
August 29, 1989
Page 2

Based on your review and our further evaluation, we ask that the capacity of parking area O be increased to 200 spaces.

5. Certain of the student housing units were deleted from the Plan. Specifically the following were deleted:

<u>BUILDING</u>	<u>NO. UNITS</u>	<u>NO. STUDENTS</u>
150	70	140
155	114	228
162	<u>114</u>	<u>228</u>
Totals: 298		596

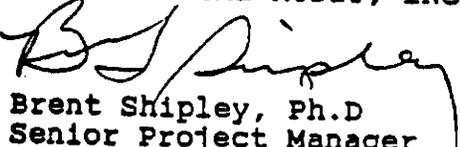
Some of the existing student units house three students. This has not proven to be the better situation. Accordingly, the additional units listed in the Plan were for two students per unit.

Thirty five (35) copies of the original Plan are being forwarded together with six (6) copies each of two reductions (8.5" x 11" and 11" x 17") of Exhibit E of the August 4, 1989 submittal.

If there are questions, please call.

Sincerely,

ENVIRONMENTAL AUDIT, INC.


Brent Shipley, Ph.D
Senior Project Manager

Attachments

BLS:111

290:BLS5:PULTH

EXHIBIT 9

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401

Norman Murdoch
Planning Director

CERTIFIED-RECEIPT
REQUESTED



February 24, 1987

Pepperdine University
c/o Bright & Associates
1200 North Jefferson, Suite B
Anaheim, California 92807

Dear Sirs:

RE: CONDITIONAL USE PERMIT CASE NO. 2432-(4)
Expand campus facilities and enrollment;
830-acre campus. Implement Phase 1
expansion & contingency approval of
Malibu Mesa Waste Water Treatment Plant
expansion.
Pacific Coast Highway & Malibu Canyon Road
The Malibu, Zones A-1-1, A-2-5, RPD-12,000-
10U and R-1-12,000 (Zone A-1-DP is pending)

The Regional Planning Commission, by its action of February 11, 1987, GRANTED the above described permit. Documents pertaining to this grant are enclosed.

Your attention is called to the following:

1. Condition No. 2, that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that they are aware of, and accept all the conditions of this permit;
2. The Commission's decision may be appealed to the Board of Supervisors at the office of Mr. Larry J. Monteilh, Executive Officer, Room 383 Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, telephone (213) 974-1442. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. This grant will not become effective until and unless that period has passed without an appeal.

RECEIVED

MAR 6 1987

BRIGHT & ASSOCIATES

EXHIBIT 10
OMITTED

Pepperdine University
February 24, 1987
Page 2

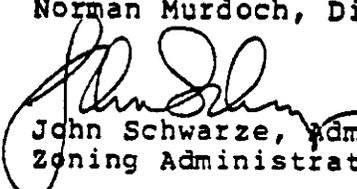
3. The Commission's grant affects the following described property:

(See attached legal descriptions)

If you have any questions regarding this matter, please contact Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning



John Schwarze, Administrator
Zoning Administration Branch

JS:RF:eh

Enclosures: Affidavit; Findings and Conditions

cc: Building and Safety; Board of Supervisors; Zoning Enforcement;
Madelyn Glickfield
Greg Aftergood
Jill Workman
Andrew Benton
Donald Bright

LEGAL DESCRIPTION
OF PEPPERDINE UNIVERSITY

PROPERTY

2C 85-007

A PARCEL OF LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 1 SOUTH, RANGE 17 WEST, AND A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS A WHOLE AS FOLLOWS:

PARCEL 1.

BEGINNING AT A POINT IN THE CENTER LINE OF THE 100 FEET RIGHT OF WAY TO THE STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED ON MARCH 22, 1944 IN BOOK 20743 PAGE 271 OFFICIAL RECORDS OF SAID COUNTY, SAID CENTER LINE HAVING A BEARING OF SOUTH 84° 57' 07" WEST, AND SAID POINT BEING SOUTH 84° 57' 07" WEST 117.98 FEET ALONG THE CENTER LINE FROM LOS ANGELES COUNTY ENGINEERS TRAVERS STATION "SOLSTICE CANYON L S", AS SAID TRAVERS STATION IS SHOWN IN FIELD BOOK 1652 PAGES 67 AND 68 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE NORTH 5° 02' 53" WEST 402.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,300.44 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 30' 07" A DISTANCE 1554.79 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 440 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 46° 45' 13" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 29° 55' 30" A DISTANCE OF 229.81 FEET; THENCE TANGENT TO SAID CURVE NORTH 73° 10' 17" EAST 217.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3,960 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 9° 46' 06" A DISTANCE OF 675.15 FEET; THENCE NORTH 30° 20' 17" WEST 776.53 FEET; THENCE NORTH 8° 38' 37" WEST 457.93 FEET; THENCE NORTH 13° 05' 51" WEST 405.74 FEET; THENCE NORTH 7° 14' 28" EAST 152.64 FEET; THENCE NORTH 25° 10' 00" EAST 300.03 FEET; THENCE NORTH 48° 44' 24" WEST 1275.25 FEET; THENCE NORTH 8° 51' 43" WEST 188.25 FEET; THENCE NORTH 55° 26' 27" WEST 676.52 FEET; THENCE SOUTH 89° 08' 55" WEST 300.00 FEET; THENCE SOUTH 64° 25' 49" WEST 347.86 FEET; THENCE NORTH 60° 56' 22" WEST 934.67 FEET; THENCE NORTH 25° 25' 41" WEST 901.31 FEET; THENCE NORTH 34° 06' 42" WEST 1016.96 FEET TO EAST LINE OF SAID SECTION 25; THENCE ALONG SAID EAST LINE SOUTH 0° 20' 08" WEST 629.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER TO THE WESTERLY LINE OF THE EAST 50 ACRES OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 08' 55" WEST 967.26 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER SOUTH 0° 21' 58" EAST 1326.07 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 80° 57' 10" EAST 1272.84 FEET TO THE NORTHWESTERLY CORNER OF FRACTIONAL LOT 1 OF SAID SECTION 36; THENCE SOUTH 2° 56' 51" WEST 561.05 FEET MORE OR LESS TO THE SOUTHWESTERLY CORNER OF SAID FRACTIONAL LOT 1, SAID LAST MENTIONED CORNER BEING ON THE NORTHERLY LINE OF SAID RANCHO TOPANGA MALIBU SEQUIT; THENCE SOUTH 86° 04' 00" WEST ALONG SAID RANCHO LINE 1271.32 FEET MORE OR LESS TO AN INTERSECTION OF SAID RANCHO LINE WITH THE EASTERLY LINE OF THE PARCEL DESCRIBED IN DEED FROM MARBLEHEAD LAND COMPANY TO STEPHEN Y. PHILIBOSIAN AND WIFE RECORDED IN BOOK 24388 PAGE 376 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PHILIBOSIAN PARCEL AS FOLLOWS: SOUTH 6° 27' 06" EAST 564.72 FEET; THENCE SOUTH 23° 33' 08" EAST 730.44 FEET; THENCE SOUTH 2° 42' 07" WEST 403.80 FEET; THENCE SOUTH 7° 01' 08" EAST 892.07 FEET; THENCE SOUTH 55° 14' 53" EAST 1208.13 FEET MORE OR LESS TO AN INTERSECTION OF THE SAID EASTERLY LINE OF SAID PHILIBOSIAN PARCEL WITH A LINE BEING THE WESTERLY PROLONGATION OF A PARALLEL LINE TO THE CENTER LINE OF THE 100 FEET RIGHT OF WAY FIRST MENTIONED IN THIS DESCRIPTION; SAID PARALLEL LINE BEING DISTANT 390 FEET NORTHERLY AT RIGHT ANGLES FROM SAID CENTER LINE; THENCE NORTH 84° 57' 07" EAST ALONG SAID WESTERLY PROLONGATION AND SAID PARALLEL LINE 1547.20 FEET MORE OR LESS TO THE CENTER LINE OF MARIE CANYON ROAD (NOW JOHN TYLER DRIVE) AS SHOWN ON MAP OF TRACT NO. 30134 FILED IN BOOK 820 PAGES 15 TO 22 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID CENTER LINE TO THE WESTERLY PROLONGATION OF SAID CENTER LINE OF THE 100 FEET RIGHT OF WAY; THENCE

EASTERLY ALONG SAID WESTERLY PROLONGATION OF SAID CENTER LINE TO THE POINT OF BEGINNING.

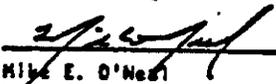
EXCEPT THAT PORTION INCLUDED WITHIN SAID TRACT NO. 30134.

ALSO EXCEPT THOSE PORTIONS INCLUDED WITHIN SAID MARIE CANYON ROAD, PACIFIC COAST HIGHWAY AND MALIBU CANYON ROAD AS NOW ESTABLISHED.

PARCEL 2
LOT 2 IN FRACTIONAL SECTION 36, TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 18, 1898.

PARCEL 3
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25 ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

I, the undersigned, depose and state that I represent the owners of property included in this petition as set forth above.


MIKE E. O'NEIL
Vice President for Business Affairs

CONDITIONAL USE PERMIT NO. 2432-(4)

COMMISSION HEARING DATE: May 23, 1985

Procedure Before the Zoning Board

The applicant, Pepperdine University, requested a use permit to obtain County approval of a long range development plan for expansion of the University's Malibu Campus. The Zoning Board heard the matter at its meetings of March 12, April 30, September 24, October 3, October 10 and October 23, 1984. At the conclusion of the October 23 meeting, the Zoning Board closed the hearing in contemplation of the university applying for development program zoning incorporating the long range plan and amending the use permit request to cover only the Phase 1 portion of the expansion proposed for the immediate future. The Zoning Board recommended that the amended use permit be heard concurrently with the Zone Change request and decided by the full Commission.

Procedure Before the Commission:

The Commission conducted a concurrent hearing on the proposed development program zoning for expansion of the Pepperdine Campus and a use permit for the first phase of the planned expansion on May 23, 1985. The use permit application also included a request to renew the previously granted permit to expand the Malibu Mesa treatment plant.

Three persons, representing resident groups, testified in opposition to the requests. Representatives of the Department of Public Works then responded to questions from the Commission on traffic and sewage disposal issues. A presentation and rebuttal testimony from representatives of the university followed.

At the conclusion of testimony, the Commission closed the public hearing, with the proviso that the record remain open for written comment for two weeks. The Commission further instructed staff to complete the environmental impact report for the project and to prepare conditions for approval of the use permit.

FINDINGS:

1. This case concerns an application to continue and expand the facilities and enrollment of the Pepperdine University Campus located northwesterly of the intersection of Pacific Coast Highway and Malibu Canyon Road in the unincorporated community of Malibu. The application also includes a request to renew the previously granted approval to expand the Malibu Mesa Wastewater Reclamation Plant, located at the northwest corner of Pacific Coast Highway and John Tyler Drive adjacent to the southerly campus boundary.

CONDITIONAL USE PERMIT NO. 2432-(4)

2. The Commission has recommended rezoning of the entire Campus to A-1-DP (Light Agriculture Development Program). The development program consists of a long range specific plan for the university site, including development of portions now in an essentially undisturbed state.
3. The applicant requests a conditional use permit to allow continued use of the existing campus facilities and limited expansion of those facilities within the Development Program Zone in accord with the provisions of Section 22.40,040 of the County Code. The proposed limited expansion is shown on the applicant's "Proposed Land Use Plan", dated November, 1984, as revised August, 1986.
4. The applicant will submit additional use permits for other elements of the development program on an as needed basis.
5. The recommended development program recognizes that certain temporary or interim facilities, not shown on the specific plan, will continue until replaced with permanent structures.
6. The existing campus was initially developed under Conditional Use Permit No. 133. An expansion of the campus area and facilities was subsequently approved in Conditional Use Permit No. 534.
7. Conditional Use Permit 133 limited campus enrollment to 2500 Full Time Equivalent (FTE) students. This student cap was unaffected by Conditional Use Permit No. 534. The facilities proposed in this application would accommodate an estimated total enrollment of about 2,700 (FTE) Students. The term "Full Time Equivalent Students" is defined at page 10 of the applicants' Specific Plan for Development, Revised October, 1983. The current FTE enrollment is about 2200 students.
8. The new facilities in this application will be located within the existing developed portion of the campus. Therefore, construction will not require any significant landform alteration.
9. The proposed structures will be similar to and compatible with the existing campus architecture.
10. The overall size of the subject property is 830 acres. The present campus site occupies about 225 acres, including substantial open space areas which will remain after completion of the new development proposed in the initial phase of expansion.

CONDITIONAL USE PERMIT NO. 2432-(4)

11. Access to the campus facilities is provided by means of a loop street system comprised of John Tyler Drive, Huntsinger Circle and Seaver Drive. Each of these are private drive-ways within the limits of the campus boundaries. John Tyler Drive and Seaver Drive intersect directly with Pacific Coast Highway and Malibu Canyon Road, respectively. Both Pacific Coast Highway and Malibu Canyon Road are shown on the County Highway Plan and the Malibu Santa Monica Mountains area plan as Major Highways.
12. The campus and the Malibu Mesa Wastewater Reclamation Plant are on land classified "Institution and Public Facilities" on the Land Use Plan of the Malibu Area Local Coastal Program. This designation includes existing public facilities and private institutional uses characterized by colleges, schools, government offices, public utility facilities, sanitary landfills, fire stations and similar uses.

The Local Coastal Program permits development within the existing graded campus to accommodate up to 3,000 FTE students and 300,000 square feet of new building area subject to compliance with the mitigation measures enumerated in the program. The requisite mitigation measures are incorporated in the attached conditions.
13. Malibu Country Estates, an area of single family homes, lies along the west side of John Tyler Drive, northerly of the treatment plant. This development was designed and oriented so as to be isolated from campus activity. Other development in the general vicinity is separated from the campus by Pacific Coast Highway, Malibu Canyon Road and areas of the subject property intended to be permanently devoted to natural open space.
14. Under the provisions of the existing use permits, the University has been required to provide one parking space for each student enrolled. The parking provided is developed to county standards. This parking has proved adequate to meet the university's needs. The applicant proposes to continue providing parking at the currently approved rate.
15. The Malibu Mesa Wastewater Treatment Plant provides sewage disposal for the Pepperdine Campus and the Malibu Country Estates. In Conditional Use Permit No. 1949, the applicant received approval to increase the capacity of the plant from the current level of 200,000 gallons per day to 500,000 gallons per day. The purpose of the increase was to accommodate the planned university expansion as well as certain other development in the vicinity, as described in the findings adopted for Conditional Use Permit No 1949. Conditional Use Permit No 1949 has lapsed.

CONDITIONAL USE PERMIT NO. 2432-(4)

16. The County Department of Public Works has determined that the public interest would best be served if the university were serviced by a regional waste water system rather than by the expanded Malibu Mesa plant. However, since the regional system does not presently exist, and its ultimate construction is uncertain, the applicant requests that the Malibu Mesa plant expansion be reapproved on a contingency basis.
17. The original program for the Malibu Mesa plant included a provision that the effluent water be disposed of by spray irrigation on the Pepperdine campus. Engineering studies performed to date have raised questions regarding the safety of spray irrigation of 500,000 gpd of treated water. The revised proposal includes provision for creek disposal of the water.
18. Findings 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 18, 19 and 20 and 21 of Conditional Use Permit No. 1949 remain applicable to the revised request for the Malibu Mesa Plant and are incorporated herein by reference.
19. Environmental impact reports have been prepared for the requested campus expansion and revised waste water treatment plant plans. These contain a detailed description of the project and document the project's potential impacts and the proposed mitigation measures which will be undertaken as a part of the project. The findings of fact with respect to these impacts and mitigation measures are appended hereto as Attachment "A" and are included in these findings by reference.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. The proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area.
- B. With the attached restrictions and conditions, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area.

CONDITIONAL USE PERMIT 2432-(4)

- D. The proposed site has adequate traffic access and said site is adequately served by other public and private service facilities which it requires.

COMMISSION ACTION:

1. The Regional Planning Commission approves the Final Environmental Impact Report and certifies that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act, the State Environmental Impact Report Guidelines, and the County Environmental Document Report Procedures and Guidelines, and that the Commission, having reviewed and considered the information contained in the Final Environmental Impact Report, determined that the proposed project will not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit No 2432 is GRANTED with the attached conditions.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and the Board of Supervisors has adopted a change of zone consistent with this grant and the change of zone has become effective. Upon becoming effective, this grant shall supercede Conditional Use Permits 133-(4) and 534-(4).
3. The permittee shall reimburse the County for any court and attorney's fees which the County may be required to pay as a result of any claim or action brought against the County because of this grant. Although the permittee is the real party in interest in an action, the County may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
6. The Regional Planning Commission has recommended adoption of a change of zone to the Board of Supervisors for the Malibu campus of Pepperdine University. This recommendation contains a development program addendum, which development program makes provision for the long term expansion of the campus. The development program contemplates that the campus will be expanded in phases over an extended period of time.

This grant permits the continued use of existing campus facilities, authorized under previous grants, together with the limited expansion of campus facilities and enrollment subject to the following restrictions:

- a. Campus enrollment shall be limited to 2,700 Full Time Equivalent (FTE) students as defined in the submitted Specific Plan for Development, revised October, 1983.

- b. The amount of full time equivalent students shall be computed on an annual basis.
- c. Not less than one parking space shall be provided on site for each FTE student; said parking shall be maintained in conformity with the provisions of Part 11 of Title 22 of the Los Angeles County Code.
- d. The development permitted under this grant shall be substantially as shown on the map entitled Proposed Land Use, Pepperdine University Specific Plan for Development 1982-1997, as revised August, 1986, a copy of which is on file, marked Exhibit "A"; such development shall hereafter in these conditions be referred to as "Phase 1 Development." Temporary or interim facilities, not shown on the specific plan, may continue in use until replaced with permanent structures.
- e. All new structures shall be similar to and compatible with the existing campus architecture and shall conform to the guidelines and restrictions contained in the Pepperdine University Specific Plan, Development Standards, Guidelines and Restrictions, dated April, 1984, a copy of which is on file, marked Exhibit "B."
- f. Any new electrical, telephone or cable TV utilities installed in association with campus development shall be placed underground.
- g. No construction shall commence under this grant until it is demonstrated to the satisfaction of the Director of Public Works that adequate sewage treatment capacity is available as provided in Condition 7, below.
- h. Prior to the issuance of permits for Phase 1 Development, the permittee shall enter into a secured agreement with the Department of Public Works to accomplish the following when said department requires same: (1) construct one additional westbound lane, two additional southbound lanes, three additional northbound lanes, and upgrade signal to eight-phase operation at the intersection of Pacific Coast Highway and Webb Way; (2) construct two additional westbound lanes to provide approach with one left turn lane, three through lanes and one right turn only lane at the intersection of Pacific Coast Highway and Cross Creek Road; and (3) widen the intersection at Civic Center Way and Webb Way for dual left turn lanes and one optional through/right turn lane for

northbound; installation of a fully actuated expandable traffic signalization system to be interconnected with the signal at Pacific Coast Highway and Webb Way when traffic warrants; such improvements shall be completed to the satisfaction of the Director of Public Works;

7. As a long term permanent method for disposal of sewage generated by the subject property and other Malibu residents, the County proposes the construction of a regional sewer system by means of a County Improvement District pursuant to the Improvement Act of 1911 or the Municipal Improvement Act of 1913. Said regional sewer system will serve the present and foreseeable future sewage needs of the subject property. In the interim, the permittee shall be allowed to construct additional buildings if the contract between Las Virgenes Municipal Water District (L.V.M.W.D.) and Pepperdine University is renegotiated to allow the extra amount of effluent produced to be treated by L.V.M.W.D. until such time as a regional sewer system has been constructed. In the event that the proceedings to construct a regional sewer system serving the subject property have been abandoned by the County, permittee will, upon written notice by the County, immediately take the necessary steps to expand the Malibu Mesa Wastewater Reclamation Plant to 500,000 gallons per day (gpd).

Said expansion shall include a "creek" discharge to Malibu Creek or other permanent means of waste water disposal acceptable to the Director of Public Works. Said expansion and construction shall be done to the satisfaction of the County and shall be completed within 18 months after receipt of written notice from the County, unless an extension of time is granted by the County. Delays beyond the control of the permittee shall not be counted within this time period. The County shall cooperate with the permittee in its attempt to procure all necessary approvals and/or permits from other responsible agencies. The Regional Water Quality Board (RWQCB) and the Coastal Commission must approve said expansion and creek discharge from the plant.

The permittee shall not expand the Malibu Mesa Wastewater Reclamation Plant prior to the abandonment by the County of the proceedings to construct a regional sewer system. Any such expansion shall be subject to the following additional requirements:

- a. A revised plot plan, similar to that approved in Conditional Use Permit No. 1949 and conforming to such of the following conditions that can be shown on a plan shall be submitted to the Director of Planning for approval before obtaining building permits;

- b. The exterior boundaries of the plant shall have a chain link fence, not less than six feet in height, with appropriate gate. The setbacks are modified to permit compliance with this condition;
- c. The area in and around the treatment facility shall be landscaped so as to adequately screen the facility and to give the appearance of a natural setting blending with the surrounding vegetation;
- d. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to, and approved by, the Director of Planning prior to the issuance of a building permit. The landscape plan shall show the size, type, and location of all proposed plants, trees, and watering facilities;
- e. The facility, including the required fences, shall be maintained in a residential character. The roof shall consist of either earth-colored materials or a tile roof. Details of development shall be specified on the required landscape plan;
- f. All areas used by automobiles shall be paved with a blacktop or concrete surfacing;
- g. There shall be one off-street parking space on the site for each motor vehicle housed on the subject property and for each person employed in the largest shift of employees;
- h. Subject to approval of the Director of Planning, the access road to the subject property may be relocated to John Tyler Drive in the event that Malibu Country Drive is closed to public travel;
- i. The use of domestic water to irrigate landscaping in and around Pepperdine University shall be eliminated to the maximum degree possible;
- j. The facility shall comply and be maintained in compliance with the requirements of the Los Angeles County Health Department;
- k. The plant shall conform to the requirements of the State Regional Water Quality Control Board;
- l. Prior to grading or construction permit approval, the permittee shall submit a contingency plan detailing procedures to be taken in the event of a plant upset to

minimize escape of plant effluent to be reviewed and approved by County Engineer-Facilities, California Water Quality Control Board and Departments of Health Services and Regional Planning;

- m. The construction of the treatment facility shall be designed so as to withstand groundshaking from an earth quake in the magnitude of 7.5 on the Richter scale;
 - n. The treatment plant shall be designed and constructed to effectively control odor escape.
8. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
 9. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
 10. The subject facilities shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
 11. Upon receipt of these conditions, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
 12. The permittee shall secure any necessary permits from the South Coast Air Quality Management District and shall fully comply with the terms of said permits.
 13. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.
 14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

CONDITIONAL USE PERMIT CASE NO. 2432-(4)

CONDITIONS
Page 6

15. The permittee shall comply with the mitigation measures contained in Section 4.5 of the Malibu Local Coastal Program unless otherwise provided in a Long Range Development Program for Pepperdine University or an amendment to the Local Coastal Program approved by the California Coastal Commission.

RF:meg
1/21/87

UT ZONE
CHANGE

EXHIBIT F
11

ANALYSIS

This ordinance revises the Malibu Zone District by changing the zone classification of certain property to authorize a development program, according to the application of Pepperdine University.

RECEIVED
JUN 10 1964
BRIGHT & ASSOCIATES

ZONING CASE NUMBER 85-007

ORDINANCE NUMBER 87-0106Z

An ordinance amending Title 22 of the Los Angeles County Code, relating to the zoning of Malibu.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the Los Angeles County Code is amended by revising the map of the Malibu Zone District, as shown on the map attached hereto.

SECTION 2. The Board of Supervisors makes the following findings of fact concerning this change of zone:

1. Pepperdine University is already established on the property which is the subject of this zoning case.
2. The University has proposed a conceptual plan for expansion of the campus during the next fifteen years.
3. A development program zone is recommended in order to provide a tiered process in which subsequent and specific development proposed in the conceptual plan by the University will address the critical factors specified hereinafter.
4. Analysis and mitigation of the critical factors, or environmental issues, raised by the plan are assured by the requirement of submission and approval of conditional use permits and appropriate environmental documents which analyze and mitigate the impacts at each phase of

development.

5. The tiered process shall yield an evaluation of each proposal in light of current and contemplated plans, and produce an informed estimate of the environmental consequences of the entire project.
6. The conceptual plan proposed by the University is conditionally adopted.
7. If a conditional use permit is obtained, and an appropriate environmental document is prepared, the property may be conditionally utilized for any use generally described in the University's conceptual plan.
8. The tiered review allows for an overview analysis of potential impacts which will be of particular concern in the future and also allows in-depth analysis at a subsequent time when project plans are more detailed and their impacts can be analyzed under those future conditions. The critical factors which necessitate this tiered development program and subsequent permit review are:
 - a. Traffic generation estimates for the project, and related traffic mitigation measures.
 - b. Sewage generation projections for the plan, and the appropriate permanent disposal program.
 - c. The necessary general nature of the conceptual plan does not allow a complete design review or mitigation program for protecting the visible

environment.

- d. The identity and costs of public infrastructure expansions necessary to accommodate the plan, and the concomitant private service expansions, cannot be sufficiently assessed at this stage.
 - e. Subsequent alternatives to the numerous aspects of the conceptual plan cannot be adequately discussed at this stage.
9. Subsequent conditional use permits for specific expansions of the University will be separate but related projects.
 10. Subsequent conditional use permits will eliminate repetitive discussions of the same general issues and focus the environmental review on the actual and more specific issues applicable to decisions at each phase.
 11. Subsequent conditional use permits can limit the environmental review to issues which were not examined in the zone change or to environmental impacts which are susceptible to reduction or avoidance.
 12. The conceptual plan will move through a series of separate conditional use permits. Each of these permits will be subject to separate environmental review.
 13. The conditional use permit process is required in this case in order to focus review of the environmental issues which are relevant to the specific phases of development.
 14. The development program is a recognition that not all environmental effects can be adequately analyzed or

mitigated at this initial, conceptual stage.

15. The planning agency will need to determine whether, in the light of changed circumstances or more specific information, the environmental review prepared for the zone change at this initial stage provides an adequate description of the environmental effects at the time of each conditional use permit application.
16. Except as specifically provided for herein, no provision of Section 22.40.070 shall apply to this development program.
17. This development program zone is consistent with the general plan.

Section 3. This ordinance shall be published in

METROPOLITAN NEWS

a newspaper printed and published in the County of Los Angeles

Michael D. Antonovich
Chairman

ATTEST:

S. J. Marshall
Executive Officer
Board of Supervisors
of the County of Los Angeles



I hereby certify that at its meeting of July 7, 1987
the foregoing ordinance was adopted by the Board of Supervisors
of said County of Los Angeles by the following vote, to wit:

Ayes:

Noes:

Supervisors Peter F. Schabarum,
Deane Dana and
Michael D. Antonovich

~~Supervisors~~

None



S. J. Marshall
Executive Officer
Board of Supervisors
of the County of Los Angeles

Effective Date: August 7, 1987

~~Supervisors~~

After careful and thorough review of
Section 25103 of the Government Code,
no change of this document has been made.
SARAH J. KORNBLITH
Executive Officer
Clerk of the Board of Supervisors

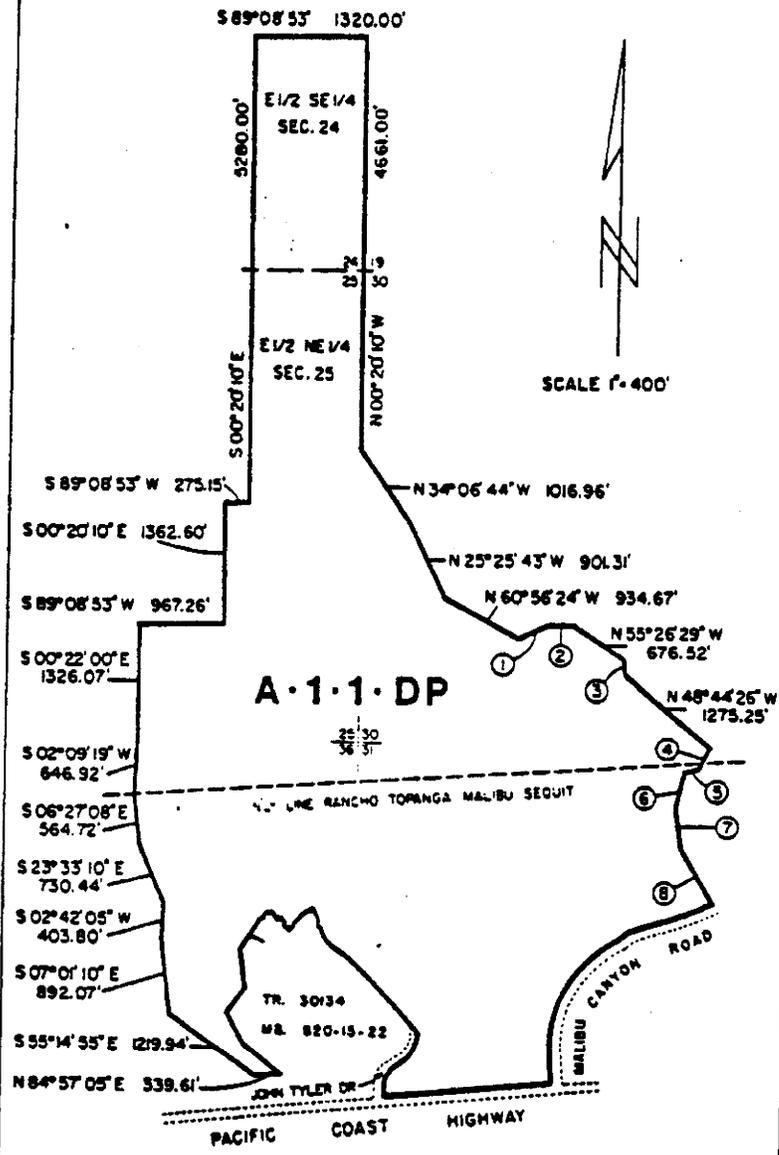
APPROVED AS TO FORM:

DE WITT W. CLINTON
County Counsel

By *GERALD F. CRUMP*
Chief Assistant County Counsel

By *Cynthia A. Benson*
Clerk

CHANGE OF PRECISE PLAN
THE MALIBU DISTRICT 110
 ADOPTED BY ORDINANCE 87-01062
 ON July 7, 1987
 AMENDING SECTION 421 ORDINANCE 1494
 ZONING CASE 85007



POR. OF SEC 24, 25, 36 T1S, R18 W & POR. OF SEC 30, 31 T1S, R17 W S.B.S.M

- | | | | | | |
|---|-----------------|---------|---|-----------------|---------|
| ① | S 64° 25' 47" W | 347.86' | ⑤ | N 79° 14' 26" E | 152.64' |
| ② | S 89° 08' 53" W | 300.00' | ⑥ | N 13° 05' 13" E | 405.74' |
| ③ | N 08° 51' 45" W | 188.25' | ⑦ | N 08° 38' 39" W | 457.93' |
| ④ | N 25° 09' 58" E | 300.03' | ⑧ | N 30° 20' 19" W | 776.53' |

123 H 069, 123 H 073, 126 H 069, 126 H 073, 129 H 069, 129 H 073,
 132 H 069, 132 H 073, 135 H 069, 135 H 073.

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 LEE STRONG CHAIRMAN
 NORMAN MURDOCH PLANNING DIRECTOR

Pepperdine
University

July 24, 1989

JUL 26 1989

Ralph Faust, Esq.
Chief Counsel
California Coastal Commission
631 Howard Street, Fourth Floor
San Francisco, California 94105

Re: Adequacy of Pepperdine University LRDP Environmental Information

Dear Mr. Faust:

At a recent meeting with the California Coastal Commission staff, Ms. Teresa Henry requested additional information relating to the environmental documentation of Pepperdine University's long range land use development plan (the "LRDP"). I have attached a copy of a letter and documents dated November 17, 1988, to Michael Wornum from the law firm of Latham & Watkins, which summarizes the University's compliance with the requirements of the California Environmental Quality Act (CEQA) and the regulations promulgated thereunder. As this letter indicates, we understand that environmental review of this project is complete.

The Department of Regional Planning of the County of Los Angeles is the lead agency for approval of the University's development contemplated in the LRDP. The Department required the preparation of an Environmental Impact Report ("EIR") covering all the development described in the LRDP prior to approving a Conditional Use Permit and a Development Program Zone Change for the University.

The Development Program Zone Change 85007-(4) for the LRDP (the "DP Zone Change") and Conditional Use Permit 2432-(4) for Phase I of the LRDP (the "CUP") included a final Environmental Impact Report, described in Attachment "A" to the CUP. The Department of Regional Planning, the lead agency under CEQA, filed a Notice of Determination for the CUP on February 25, 1987, and a Notice of Determination for the DP Zone Change on September 10, 1987. Both notices of determination state that "The project in its approved form will not have a significant effect on the environment" and that "An Environmental Impact Report was prepared for this project pursuant to CEQA, and is on file with the lead agency."

Attachment "A" to the CUP states that "the potential environmental effects of this project relative to geotechnical hazard, flood hazard, biological resources, and visual qualities have been reduced to insignificant levels." It also states that the project will not have a significant impact on sewer service because either the County will construct a regional sewage system in Malibu or the University will expand the Malibu Mesa Wastewater Reclamation Plant or secure other permanent means of wastewater disposal acceptable to the Department of Public Works of Los Angeles County. The Department of Regional

Planning also concluded that the project will not have a significant impact on traffic because, "as subsequent requests for Conditional Use Permits are submitted, the applicant will evaluate and assess the traffic impacts associated with the specific developments, to the satisfaction of the Department of Public Works."

As you know, the California Coastal Commission qualifies as a responsible agency under CEQA. The Coastal Commission provided comments on the draft EIR prepared for the DP Zone change on the project contemplated by the LRDP, as the CEQA guidelines require. Section 15096 of the CEQA guidelines, 14 Cal. Admin. Code 15000 et seq. (the "Guidelines"), describes the process a responsible agency must use in reviewing a lead agency's determinations under CEQA. Section 15096(e) of the Guidelines provides that, if a responsible agency believes that the final EIR prepared by the lead agency is not adequate for use by the responsible agency, the responsible agency must either:

- (1) Take the issue to court within 30 days after the lead agency files a notice of determination;
- (2) Be deemed to have waived any objection to the adequacy of the EIR or negative declaration;
- (3) Prepare a subsequent EIR if permissible under Section 15162; or
- (4) Assume the lead agency role as provided in Section 15052(a)(3).

Since the Coastal Commission did not take the issue to court within 30 days after the lead agency filed a notice of determination, it shall be deemed to have waived any objection to the adequacy of the EIR unless a subsequent EIR is permissible or the Coastal Commission can assume the lead agency role. Section 15052(a)(3) allows a responsible agency to assume the role of the lead agency only if the lead agency prepared inadequate environmental documents without consulting the responsible agency. Since the lead agency consulted the Coastal Commission during the preparation of the EIR, the Coastal Commission may not assume the lead agency role.

The Department of Regional Planning, as the lead agency, may require additional environmental information only if a subsequent EIR is required under Section 15162. Section 15162 provides that a subsequent EIR need not be prepared unless (1) changes are proposed in the project that will require important revisions of the previous EIR because of new significant environmental impacts not previously considered, (2) substantial changes occur with respect to the circumstances under which the project is undertaken, or (3) new information of substantial importance to the project that was not known and could not have been known at the time of the certification of the final EIR becomes available. No changes have been proposed in the project that would require important revisions of the previous EIR, no substantial changes in circumstances have occurred, and no significant new information has been discovered since the certification of the final EIR in 1987.

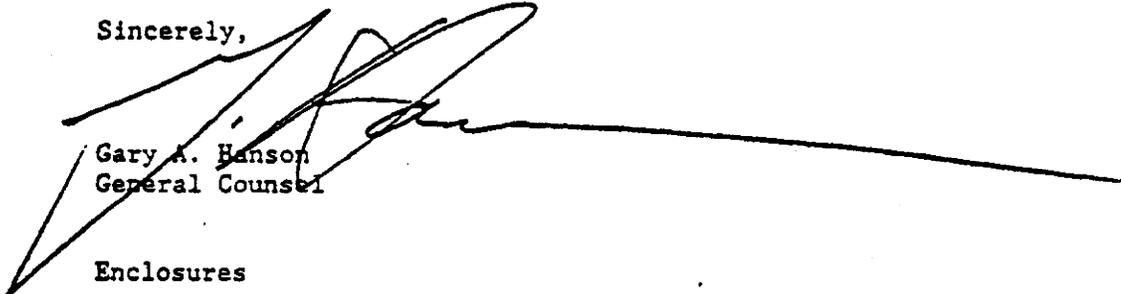
For your information and review, I have enclosed the following documents that explain the University's understanding that adequate and complete environmental information has been prepared and certified in connection with the final EIR:

1. Environmental Findings of the Department of Regional Planning of the County of Los Angeles for Development Program Zone Change 85007-(4) and Conditional Use Permit 2432-(4), headed "Attachment A."
2. Notice of Determination for Conditional Use Permit 2432-(4), stating that "The project in its approved form will not have a significant effect on the environment."
3. Notice of Determination for the Development Program Zone Change 85007-(4), stating that "The project in its approved form will not have a significant effect on the environment."
4. Final Environmental Impact Report to the Draft Environmental Impact Report for the DP Zone Change and the CUP.

Since the lead agency has adopted a final EIR, and since the Coastal Commission did not challenge the adequacy of the final EIR within the appropriate time periods, we believe that the University has fulfilled its obligations under the applicable environmental laws and regulations to provide adequate environmental disclosure prior to proceeding with the LRDP.

Please feel free to call me if you have any questions or comments. We look forward to the Commission's hearing on this matter in September.

Sincerely,

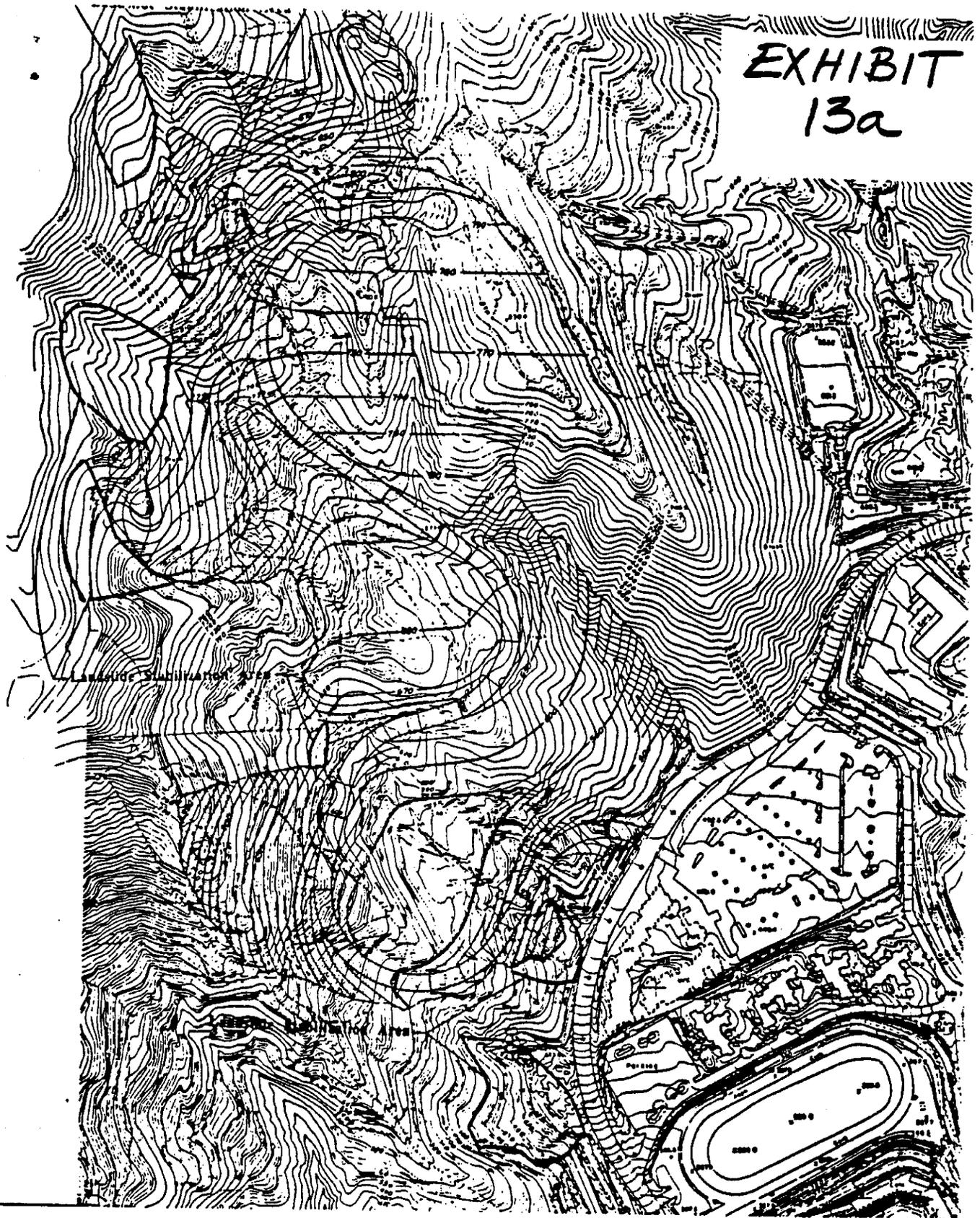


Gary A. Hanson
General Counsel

Enclosures

cc: Mr. Peter Douglas
Ms. Teresa Henry
Dr. Andrew K. Benton
Dr. Donald Bright
Mr. George Muhlsten

EXHIBIT
13a



Pepperdine University • L.R.D.P. Units Outside of Existing Developed Area
Conceptual Grading Plan
Showing Landslide Stabilization Areas
Outside of Graded Area.

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AUG 4 1989

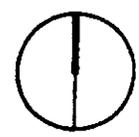
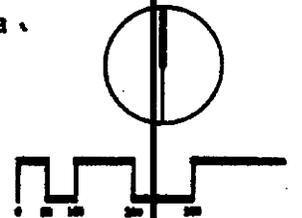


EXHIBIT
136



Pepperdine University • L.R.D.P. Units Outside of Existing Developed Area
Conceptual Grading Plan
With Proposed Buildings



REQUESTED CHANGES TO SUGGESTED MODIFICATIONS

FOR APPROVAL OF PEPPERDINE UNIVERSITY'S LRDP FROM THE STAFF
REPORT DATED AUGUST 28, 1989, AS AMENDED SEPTEMBER 11, 1989

On pages 6-10 of the staff report dated August 28, 1989, staff proposes certain modifications to the policies proposed in Pepperdine's LRDP. These were amended in certain respects by staff's Addendum dated September 11, 1989, on pages 1-3 thereof. The following sets forth Pepperdine's responses to these items:

- A.1. No change requested.
- A.2. Substitute the following language for modification A.2 of the August 28 report, as amended by Section B.1 of the September 11 report:

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OCT 20 1989
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

The University shall permanently preserve, in the form of an open space easement, that portion of the campus generally described as a significant ecological area as identified on the Long Range Development Plan. The easement shall allow for the trail improvements as specified in the policy below and shall allow for scientific research and other public and University serving activities provided they are done in a manner which is consistent with protection of the resources.

- A.3. Substitute the following language for modification A.3 of the August 28 report:

The University shall offer to dedicate a public trail easement, limited to pedestrian and equestrian access only, over the Coastal Slope and Mesa Peak trails which cross the subject property. The trail routes may be realigned provided it is done in such a manner which provides for equivalent use, can be safely used, and minimizes impacts on sensitive resources. Final route selection shall include consultation with the Santa Monica Mountains Trails Council and the Los Angeles County Department of Parks and Recreation, subject to the review and approval of the Executive Director of the Coastal Commission.

- A.4. Substitute the following language for modification A.4 of the August 28 report, as amended by Section B.3 of the September 11 report:

The University shall be required to pay its fair share of the costs of traffic improvements to adjacent coastal access road intersections when improvements are made necessary by the proposed

construction of development permitted by the LRDP. Improvements shall be made necessary when development permitted pursuant by the LRDP will result in a significant impact at an adjacent coastal access road intersection that exceeds a volume to capacity ratio (Intersection Capacity Utilization) of 0.85.

Proposed improvements shall be reviewed by a transportation committee to be established by the University in conjunction with the County of Los Angeles. The transportation committee shall advise the University and Los Angeles County on transportation improvements necessary to mitigate significant transportation impacts of development permitted pursuant to the LRDP. Such improvements shall be subject to the review and approval of the Coastal Commission as necessary for the County of Los Angeles to obtain project permits to implement these improvements.

The University shall assist the committee and shall provide its facilities for meetings of the committee. The committee shall be an independent body composed of community representatives, adjacent landowners, and affected governmental agencies, with membership approved by Los Angeles County, Pepperdine University and the Executive Director of the Coastal Commission.

- A.5. No change requested.
- A.6. No change requested.
- A.7. Delete modification A.7 of the August 28 report, as amended by Section B.2 of the September 11 report.
- A.8. No change requested.
- A.9. No change requested.
- A.10. No change requested.
- A.11. No change requested to the language of modification B.4 of the September 11 report.
- A.12. No change requested.

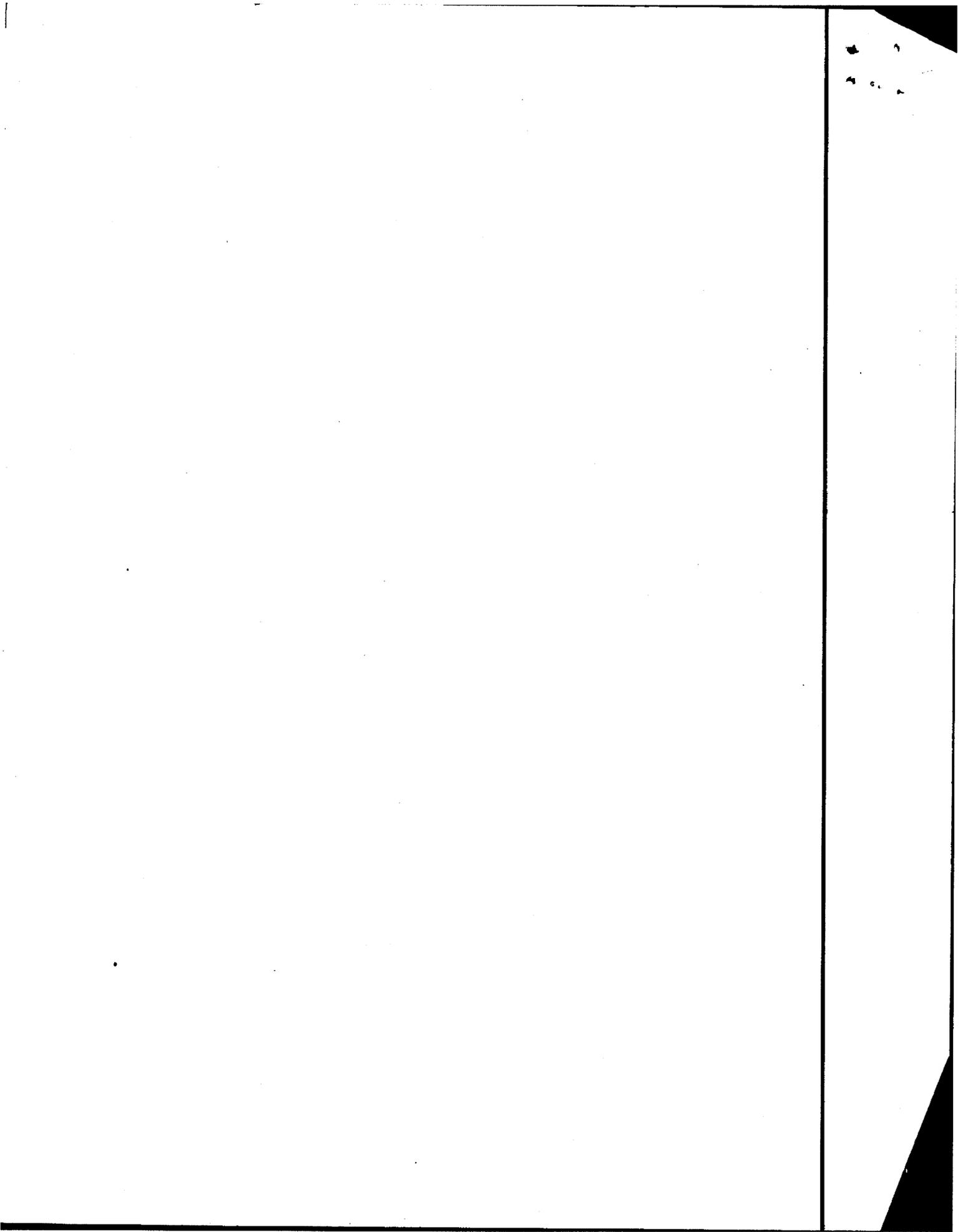
B.1. Substitute the following language for modification B.1 of the August 28 report:

The MMWRP may be expanded from its current 200,000 gpd capacity to 500,000 gpd, as previously approved by the Coastal Commission, when the following conditions are fulfilled to the satisfaction of the Executive Director of the Coastal Commission:

- a. The County of Los Angeles certifies that it has abandoned its plans for a regional sewer system, or has otherwise granted express permission for the University to expand the MMWRP, and
- b. The LVMWD certifies that it will accept transmission of treated water attributable to the expanded capacity of the MMWRP through the existing pipelines between the LVMWD and the MMWRP.

In the event that the University seeks amendment of these conditions, further consideration by the Commission including further environmental analysis of alternative disposal methods shall be required.

B.2. Delete modification B.2 of the August 28 report.



Pepperdine LRDP

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 990-3071



January 9, 1990

TO: Commissioners and Interested Persons

FROM: CALIFORNIA COASTAL COMMISSION
South Coast District Staff

SUBJECT: Addendum to Item 9f, Pepperdine University Long Range Development Plan Revised Findings for the Commission Meeting of January 11, 1990

The following are revisions to the Revised Findings staff report for the Pepperdine University LRDP, dated December 21, 1989.

1. Add the following additional local government EIR findings to page 7, preceding Section IV:
 - a. Specifically, the County's environmental findings for the Development Program Zone and the Conditional Use Permit, headed Attachment "A", state that "the potential environmental effects of this project relative to geotechnical hazard, flood hazard, biological resources and visual qualities have been reduced to insignificant levels." Attachment "A" also states that the project will not have a significant impact on sewer service because either the County will construct a regional sewer system in Malibu or the University will expand the Malibu Mesa Wastewater Reclamation Plant or secure other permanent means of wastewater disposal acceptable to the Department of Public Works of Los Angeles County. The Department of Regional Planning also concluded that the project will not have a significant impact on traffic because, "as submitted, the applicant will evaluate and assess the traffic impacts associated with the specific developments, to the satisfaction of the Department of Public Works." In approving the Development Program Zone change, the county also found that "[t]his development program zone is consistent with the general plan."
2. Make the following typographical corrections on page 23:
 - a. The third full paragraph, line 2, "60 feet" shall be changed to "75 feet".
 - b. The fourth full paragraph shall read "The Pepperdine University LRDP must be mitigated in order to bring it into conformity with the visual resource protection policies of the Coastal Act. Therefore the LRDP as proposed is inconsistent with section 30251 of the Coastal Act."

3. Make the following typographical correction on page 25, the third full paragraph, the last sentence:
 - a. add the exhibit number "7".
4. Make the following change to page 31, first full paragraph, the last sentence:
 - a. "will" shall be changed to "could".
5. The following is added to page 38, at the end of the page in order to clarify statements made in the paragraph:
 - a. In October, 1988 the University received conditional approval for the construction of a 51,000 sq. ft. visual arts and humanities center and the continued use of nearly 30,000 sq. ft. of trailer space to be located within the existing developed campus area. The University is actively working toward transmittal of the arts center permit before it expires in October, 1990. Should the construction of this facility or any other new facilities occur prior to the construction of either a regional sewer system or the expansion of the MMWRP the additional sewage treatment demand must within the existing capacity of the MMWRP or the Las Virgines Municipal Water District agreement.
6. Make the following typographical correction on page 40, the second line from the bottom of the page:
 - a. "800 acre campus" shall be changed to "830 acre campus".
7. Make the following clarification change to page 41, the second full paragraph, first sentence:
 - a. The sentence shall read as follows: "Several mitigation measures were either offered by the University or imposed by the Commission to minimize the adverse visual impact casued by the land form alteration and roads and by buildings heights greater than that allowed by the certified Land Use Plan for surrounding development."
8. Make the following typographical correction to page 42, the last line:
 - a. "instability" shall be changed to "stability".

9. Make the following change to page 45, third full paragraph in order to clarify the status of the 72 acre expansion area:

- a. The paragraph shall read as follows: The remaining 600+ acre area is in a natural, undeveloped state (except for several narrow dirt roads) with significant vegetation. However, the certified Land Use Plan designates none of this area Environmentally Sensitive Habitat Area or Significant Watershed, affording the highest levels of habitat protection. The significant habitat value of this area is nonetheless worthy of consideration under the Coastal Act as well as the certified LUP. The LRDP will develop approximately 70 acres of this area in the 72 acre expansion."

10. Make the following corrections to Exhibits 2, 4 and 5.

- a. Title the page following Exhibit 1 and preceding Exhibit 2, page 2 as "Pepperdine University LRDP, Exhibit 2, Page 1".
- b. Replace Exhibit 4 with the attached Exhibit 4 which correctly deletes the privately owned Malibu County Estates residential area from the Existing Developed Campus of the University.
- c. Replace Exhibit 5 with the attached Exhibit 5 which removes the approved 72 acre expansion area from the area designated as Open Space.

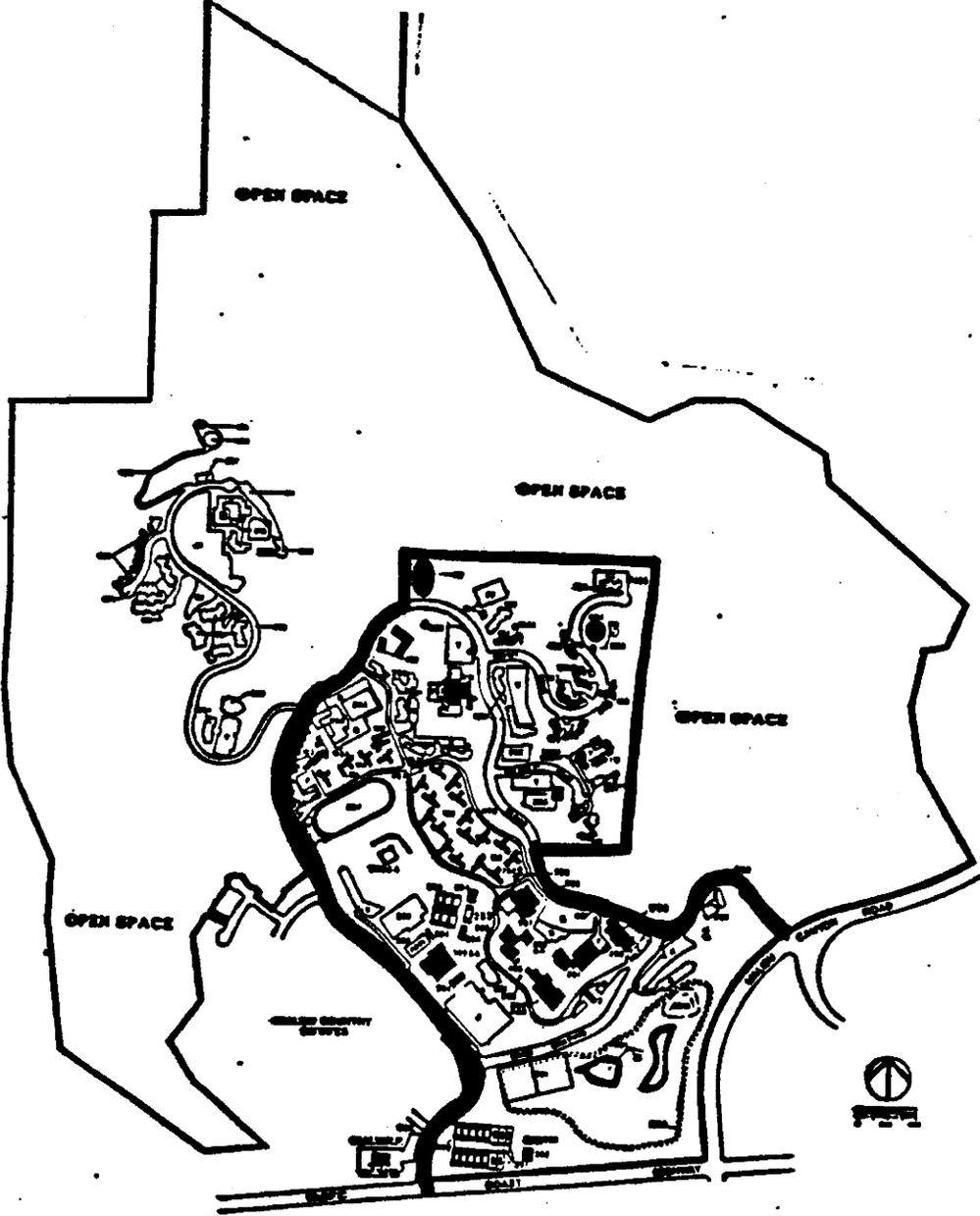
EXHIBIT 4 (revised)

EXISTING DEVELOPED CAMPUS

TOTAL 890+ ACRES

DEFINITION OF THE EXISTING DEVELOPED CAMPUS

The existing developed campus is defined, for the purposes of this Long Range Development Plan, to be that area east of Jon Tyler Drive, south of Huntsinger Circle and west of Seaver Drive; the northern extent of Baxter Drive; the area northeast of the intersection of Seaver Drive and Baxter Drive; the area east of Seaver Drive between Baxter Drive and President Drive; and the area at the southeast intersection of Seaver Drive and President Drive, as illustrated below.



PEPPERDINE UNIVERSITY
 SPECIFIC PLAN FOR
 DEVELOPMENT 1988-1997
 COVER 100

GENERAL DIMENSIONS & LEGEND OF FOOTPRINTS
 DIMENSIONS/FOOTPRINTS ARE LISTED CORRELATELY.



ENVIRONMENTAL ALERT, INC.
 Planning, Environmental Analysis and Assessment
 10000 UNIVERSITY BLVD. SUITE 100
 PLACENTIA, CA 92669-7100 TEL: 714/992-6741

EXHIBIT 5 (revised)

OPEN SPACE AREA

NOTE

1. TEMPORARY FACILITIES HAVE NOT BEEN INCLUDED ON THIS MAP.

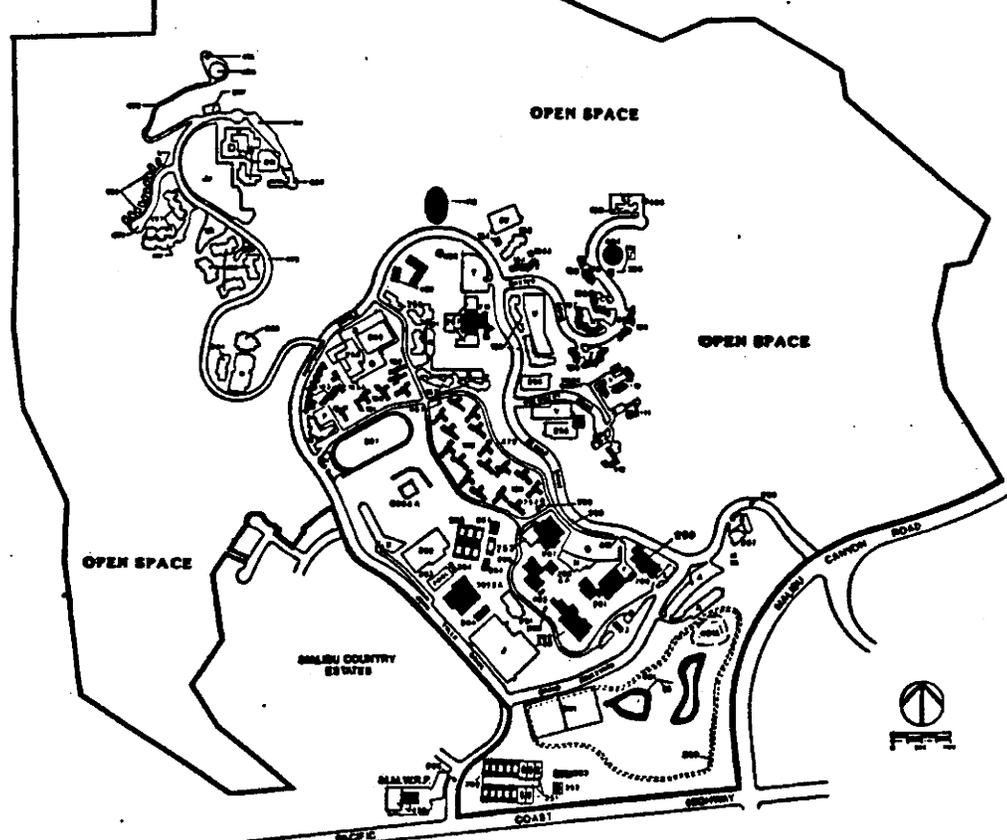
TOTAL 8301 ACRES

OPEN SPACE
**EASEMENT
AREA**

OPEN SPACE

LEGEND

-  EXISTING FACILITIES
-  PROPOSED FACILITIES
-  EXISTING ROAD
-  PROPOSED ROAD



1 Nuys, 4H

applicant's request for
changes to
prog report

LATHAM & WATKINS
ATTORNEYS AT LAW

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January 8, 1990

Ms. Teresa Henry
Assistant District Director
California Coastal Commission
245 West Broadway, Suite 380
Long Beach, California 90802

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JAN 9 1990

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

Re: Revised Findings for Pepperdine University
LRDP

Dear Teresa:

As we discussed on January 5, 1990, we have reviewed the draft of the revised findings on the Pepperdine University LRDP dated December 21, 1989. We appreciate the changes you have made in response to our suggestions in our letter dated December 20, 1989. As we discussed, however, we still believe the findings should be revised to reflect the Commission's decision on September 12, 1989, approving the LRDP with modifications. Although I will not list all the changes we would make to the findings, I will summarize below several of our most important concerns, which we discussed last Friday.

Page 10 - The discussion of CEQA requirements should reflect the full CEQA review that has occurred previously. We believe the following paragraph should be added after the second full paragraph on page 10 to indicate that the Development Program Zone Change Ordinance for the development proposed under the LRDP was the subject of a final EIR and was found to be consistent with the general plan:

In accordance with CEQA, the County approved the final Environmental Impact Report for the Conditional Use Permit and the Development Program Zone Change in 1987. The County's environmental findings for the Development Program Zone and the Conditional Use Permit, headed

Ms. Teresa Henry
January 8, 1990
Page 2

Attachment "A," state that "the potential environmental effects of this project relative to geotechnical hazard, flood hazard, biological resources and visual qualities have been reduced to insignificant levels." Attachment "A" also states that the project will not have a significant impact on sewer service because either the County will construct a regional sewer system in Malibu or the University will expand the Malibu Mesa Wastewater Reclamation Plant or secure other permanent means of wastewater disposal acceptable to the Department of Public Works of Los Angeles County. The Department of Regional Planning also concluded that the project will not have a significant impact on traffic because, "as subsequent requests for conditional use permits are submitted, the applicant will evaluate and assess the traffic impacts associated with the specific developments, to the satisfaction of the Department of Public Works." In approving the Development Program Zone Change, the county also found that "[t]his development program zone is consistent with the general plan."

Page 21 - We believe that the findings should reflect major landform alterations that have been approved by the Commission with mitigations, such as the developments of Portero Canyon and at the Hedlunds, not only grading plans that have been denied because mitigations were inadequate. The Commission should be presumed to consider all previous Commission actions when deciding the matter before it. The findings should discuss relevant grading plans that have previously been approved by the Commission, therefore, even if the initial draft of the findings did not discuss these projects. In addition, the findings should not discuss grading plans that have not been presented to the Commission, since they are not relevant for determining whether the mitigations for Pepperdine's grading are adequate.

Page 23 - You agreed to correct the typographical error in the fourth full paragraph on page 23 that states that the LRDP must be mitigated in order to bring it into conformity with the visual resources policies of the Coastal Act and the policies of the certified LUP for the area.

Page 31 - You agreed to change the statement in the first full paragraph on page 31 to read that the revised LRDP

Ms. Teresa Henry
January 8, 1990
Page 3

may add additional student commuters, not that it will add them.

Page 32 - We believe that the discussion of the coastal trails on page 32 should indicate that the Commission specifically found that Pepperdine University is a visitor-serving institution, as well as one of higher learning. The second paragraph on the page should be deleted, therefore, since the Commission did not find that the development proposed in the LRDP will have a cumulative significant adverse impact on access to beaches, trails and other recreational facilities. Rather, the Commission found that the development proposed under the LRDP will increase visitor access to the Coastal Zone.

Page 38 - The last sentence on page 38, which states that "[t]he University will presumably want to construct additional facilities prior to the construction of a regional sewer system or the expansion of the Malibu Mesa Plant," should be deleted. Since Pepperdine currently has some additional sewer capacity, it is possible that construction of a regional sewer system or an expansion of Malibu Mesa may occur before the University constructs facilities that required sewage capacity from a regional system or from an expansion of Malibu Mesa.

Page 41 - You agreed to change the second full paragraph on page 41 to indicate that the mitigation measures required to minimize the visual impact of the buildings proposed in the LRDP that will be higher than those in the surrounding area will also mitigate the heights of buildings above the levels allowed by the Land Use Plan.

Page 42 - Since there has been no finding that the land underlying the University is unstable, you agreed to change the word "instability" at the bottom of page 42 to the word "stability."

Page 45 - The Commission allowed development of the 72-acre parcel outside the existing graded portion of the campus. The Land Use Plan does not define this area as an ESHA or as a Significant Watershed area. Therefore, it is inappropriate to state in the third paragraph that the undeveloped area of Pepperdine's campus "under the strictest definition of ESHA of the Coastal Act qualifies as an ESHA" and to state in the first paragraph on page 45 that ESHAs

Ms. Teresa Henry
January 8, 1990
Page 4

must "be protected against significant disruption of habitat values and that only uses dependent on such area [will] be allowed." The first and third paragraphs on page 45 should be deleted.

Please feel free to call Gary Hanson or me if you have any questions or comments about these suggestions. Thank you for your consideration.

Sincerely yours,



Jeffrey S. Haber
OF LATHAM & WATKINS

cc: Mr. Charles Damm
Ralph Faust, Esq.
John Bowers, Esq.
Dr. Andrew K. Benton
Gary A. Hanson, Esq.
George J. Mhlsten, Esq.
Lucinda Starrett, Esq.