

CALIFORNIA COASTAL COMMISSION

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NOTICE OF IMPENDING DEVELOPMENT DE MINIMIS: CONSENT CALENDAR

DATE: July 23, 2020

TO: All Interested Parties

SUBJECT: Notice of Impending Development PEP-NOID-0003-20 (Student Housing Wellness Center) at the Pepperdine University Campus

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission believes the proposed development is de minimis with respect to the purposes and provisions of the certified Long Range Development Plan (LRDP) and has, therefore, scheduled it for review by the Commission on its Consent Calendar, pursuant to Section 13550(c) of the Commission's Regulations (California Code of Regulations, Title 14, Division 5.5).

Applicant: Pepperdine University

Location: Pepperdine University, central campus located east of Huntsinger Circle between the Seaside Residence Hall and Standard Precinct Dorms within LRDP Facility 100 (Student Housing)

Description: Construction of a 5,015 sq. ft., 19 ft.-high semi-permanent membrane structure with 900 sq. ft., 19 ft.-high restroom/shower structure on concrete foundations that would serve as a physical wellness center amenity for student use. The proposed development would be situated within an existing landscaped area between two student housing buildings and would involve 1,090 cu. yds. grading (540 cu. yds. cut, 550 cy. yds. fill), retaining walls, pathways, and landscaping. Exterior lighting for the project will utilize shielded, dark sky-compatible fixtures. The proposed project also incorporates Best Management Practices (BMPs) for erosion control purposes during construction, drainage and stormwater runoff control plans to protect water quality, construction timing and sensitive bird species surveys and protocols prior to and during construction to avoid impacts to potential nesting birds in the area, and archaeological monitoring during grading.

Rationale: The proposed development is minor in nature, is located within an existing developed area of campus, and the structure is of a type, scale, and use that is allowed in the student housing area of LRDP Facility 100. The project would not adversely impact any environmentally sensitive habitat areas (ESHA), nor any scenic views from any public viewing areas. The project would also not require any additional parking or increase traffic trips. The University will implement BMPs during construction as well as control drainage and stormwater runoff for the protection of water quality. Proposed exterior lighting for the project will utilize shielded, dark sky-compatible fixtures to minimize impacts from night lighting. Additionally, bird nesting surveys will be conducted prior to and during construction. If nests are identified within 500 feet of the project area, work will be halted until the birds have fledged. In the event any unknown archaeological or paleontological resources are uncovered during construction, work in the immediate vicinity shall be suspended until the appropriate inspection, consultation, and treatment are conducted. As proposed, the impending development will not result in adverse impacts to any coastal resources and the project is consistent with Pepperdine University's certified LRDP.

IMPORTANT: This NOID is not valid unless the project site has been posted and until the NOID has been reported to the Coastal Commission. This NOID is proposed to be reported to the Commission at the virtual meeting on August 12, 2020. If three Commissioners request that this NOID be scheduled for a public hearing on the LRDP calendar, this NOID shall be removed from the Consent Calendar, pursuant to Section 13103 of the Commission's Regulations.

Persons wishing to object to or having questions regarding this NOID should contact the Commission office at the above address or phone number, or by email at SouthCentralCoast@coastal.ca.gov prior to the Commission meeting date.

Sincerely,

JOHN AINSWORTH
Executive Director

By: Deanna Christensen
Title: District Supervisor