



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

DATE: May 4, 2011

TO: Pat Modugno, Chair  
Esther L. Valadez, Vice Chair  
David W. Louie, Commissioner  
Harold Helsley, Commissioner  
Curt Pedersen, Commissioner

FROM: Samuel Z. Dea, Supervising Regional Planner  
Special Projects Section

SUBJECT: **PROJECT NO. R2007-03064-(3)**   
**PEPPERDINE UNIVERSITY**  
**CONDITIONAL USE PERMIT NO. 200700203**  
**PARKING PERMIT NO. 200700014**  
**AGENDA ITEM NO. 7**

The following additional items and corresponding attachments pertain to the above referenced Project:

- 1) An additional correction to the Staff Report and corresponding Finding regarding Pepperdine University exemption from Low Impact Development (LID) standards. The Project application was deemed complete the year prior to the effective date of the LID requirements.
- 2) City of Malibu late comments received May 2, 2011. After the City's regular Council meeting on April 25, 2011, the City indicated support for the Pepperdine Project and requested the County include an additional condition to further mitigate specially defined Major Event traffic impacts and safety concerns generated by the Project. Required mitigation measures in the EIR reduce the specialized traffic impacts, but not to a level of no significant impact. The County supports a Statement of Overriding Considerations regarding those remaining specialized traffic impacts. The specific additional mitigation requested by the City was not included in previous City comments received during the Draft EIR comment period. In its letter dated December 9, 2010, County Sheriff review of the Project Draft EIR concurred that no significant impacts were present for the County Sheriff Department regarding law enforcement services to the Project site. The City of Malibu contracts with the County Sheriff for City police services outside the Pepperdine property boundaries, including City beaches.
- 3) Additional comments from members of the public since April 28, 2011 submittal.
- 4) The applicant has revised the aerial depiction of Exhibit 3 from Attachment C of the Project Draft Conditions. This aerial shows revised boundaries for a potential voluntary mitigation site in Lower Marie Canyon, as referenced in CUP Condition No. 24.d.
- 5) The Statement of Overriding Considerations is revised to make reference to an additional voluntary condition the applicant has offered to further reduce large event traffic impacts.

Revisions to one (1) Mitigation Measure and three (3) CUP Conditions are as follows:

- 6) Pepperdine University has voluntarily agreed to comply with a further revision to Mitigation Measure 5.5-9 of the Mitigation Monitoring and Reporting Program as follows:

Truck hauling activities shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, except no truck queing or hauling may take place on John Tyler Drive between PCH and south of the northern edge of the soccer field before 8:00 a.m. or after 5:00 p.m. Monday through Friday. All truck hauling activities shall be restricted to 8:00 a.m. to 5:00 p.m. on Saturday, with no truck hauling on Sundays and holidays, in order to minimize noise disturbance on surrounding offsite residential uses. Hauling on John Tyler Drive outside these hours ~~and all day Saturday shall beis only permitted only~~ in extremely time-sensitive and/or emergency circumstances such as completion of concrete pouring. The construction Management Plan shall ~~give strong preference~~ require the use of the Seaver Gate instead of John Tyler Drive as the designated construction vehicle and haul and delivery route. John Tyler Drive would be used as a matter of logistical necessity only for hauling of large and unique deliveries such as major concrete, wood, and steel materials, structural components, major grading and similar-sized equipment, and available at all times for emergency and safety-related uses.

- 7) Pepperdine University has voluntarily agreed to comply with a further revision to Condition 23.t as follows:

- t. As agreed by the permittee, following installation of Baseball Field lighting and Soccer Field lighting, use of sound amplification during NCAA athletics practices at the baseball and soccer fields, respectively, shall be prohibited between 7:00 p.m. and 8:00 a.m.

- 8) Pepperdine University has further agreed to comply with a further revision to Condition 23.y of the Draft CUP Conditions as follows:

John Tyler Drive

- y. As agreed by the permittee, upon final approval of this grant, 1) the John Tyler Drive access gate, and 2) the segment of John Tyler Drive located north from Banowsky Boulevard to just below the Stotsenberg Track along the border of Malibu Country Estates, ("Restricted Area of John Tyler Drive") shall be closed nightly from 10:30 p.m. to 6:30 a.m. except following special campus events or overtime athletic events for which gate shall remain open until event traffic has cleared the site, or, in no event later than 12:00 a.m. In the event the Project AEC component obtains final approval, in substantially the same form as described in the CUP project description, at the same time or at a later time than final approval of the Project, opening time for the Restricted Area of John Tyler Drive shall be changed to 6:00 a.m. following AEC final approval. These shall be the minimum closure requirements and shall not restrict the permittee from voluntarily extending the hours of closure, nor restrict the permittee from acting in the best interest of public health, safety, and welfare. Additional provisions of this condition are as follows.

- 1) This condition shall supersede Condition No. 12 of the Graduate Campus Conditional Use Permit No. 97191 pertaining to John Tyler Drive closure.
- 2) Emergency access shall be made available at all times according to County Fire Department and campus Public Safety protocols. It is recognized that in the event campus Public Safety officers are unable to meet gate closure or opening duties at precisely 10:30 p.m. or 6:30 a.m. in fulfilling such protocols, occasional delays may occur in completing gate closure or require earlier opening to meet Public Safety demands.
- 3) Nothing in this Condition shall be construed to prevent vehicles operated by the permittee, its agents or employees, any emergency vehicles, handicapped access, and vehicles traveling to or from any parking facilities with entrances and exits located along John Tyler Drive, from using

John Tyler Drive. Outside of these purposes, these exceptions are not intended to permit the regular use of the Restricted Area of John Tyler Drive by Pepperdine University faculty, staff, students, or employees.

- 4) The University shall place signs at each end of the Restricted Area of John Tyler Drive to alert drivers of the restricted access/use hours. The University's Public Safety staff shall be responsible for enforcing this restriction through the University's existing enforcement mechanisms, which include the instructing of the University's Public Safety staff of the measures and requesting that the staff patrol the area on a reasonable basis.
- 5) ~~Following the date of final approval of the Project and~~ in the event the Project AEC component does not obtain final approval, or, obtains approval at a later date than the Project, prior to the time the Project AEC component obtains final approval, in substantially the same form as described in the CUP project description, the following condition identical to the Graduate Campus Conditional Use Permit No. 97191 Condition No. 12g shall apply:

Not later than thirty (30) days prior to the expiration of a trial access restriction period of one (1) year, the permittee shall submit a report to the Director of Planning concerning the trial access restriction of John Tyler Drive and the John Tyler Drive Gate. The Director of Planning shall give notice of the preparation of the report to Malibu Country Estates Homeowners' Association, and solicit their comments on the effectiveness of the trial access restriction. If the Director finds that the trial access restriction of the road, the gate, or both, is no longer necessary or has resulted in security and/or safety problems for the permittee, or has otherwise unreasonably disrupted traffic circulation patterns upon the property, the Director of Planning may elect to modify or discontinue the trial access restriction of John Tyler Drive and/or the John Tyler Drive gate. If the Director finds that the trial access restriction of the road and/or the gate has not resulted in any adverse impacts upon the permittee and is providing a benefit to adjacent property owners that outweighs any inconvenience to the permittee and any other affected individuals, the access restriction may be extended for additional periods not to exceed one year each following occupancy, subject to the same annual reporting and review provision set forth in this Condition.

A copy of the Director of Planning's determination concerning the trial access restriction shall be mailed to the Malibu Country Estates Homeowners' Association, the Regional Planning Commission, and the Office of Supervisorial District No. 3.

- 6) Upon final approval of the ~~Project and the~~ Project AEC component, in substantially the same form as described in the CUP project description, the following condition shall apply. In the event the AEC component does not obtain final approval, the following condition shall not apply and Condition No. 23y(5) above shall apply:

If the University or the MCE finds that the restrictions on the John Tyler Drive access gate and Restricted Area of John Tyler Drive have resulted in security and/or safety problems that cannot be resolved between the permittee and/or neighboring property owners, either may petition the Director and the Director may elect to modify or discontinue the John Tyler Drive internal use restriction. As of the April 25, 2011 date of the MCE HOA and Pepperdine University agreement, both parties agreed that there is no known security or safety problems.

Director of Planning Review. The Parties may, after providing 30-day written notice to the other party, petition the Director of Planning to review this Condition's restrictions. If the Director finds that the access restrictions have resulted in significant security and/or safety problems, then the Director of Planning may elect to modify or discontinue the access restriction of John Tyler Drive and/or the John Tyler Drive gate after weighing the benefits to the adjacent property owners against the security and/or safety problems to the permittee and any other affected individuals.

Regional Planning Commission Review. In order to ensure that the University and the MCE HOA have the right to appeal the Director's determination, the University and the MCE HOA agree jointly to file a written request that the Director's determination be submitted to the Commission, and that the Commission take action on the determination. Public noticing and a public hearing are not required. The Commission's action shall be final (County Code Administration Section 22.60 Part 5 Appeal Procedures and Director's Review Section 22.56.1750 Appeal Procedures).

9) Pepperdine University has further agreed to comply with an additional Condition under General Construction No. 23.ii of the Draft CUP Conditions as follows:

- ii. The University shall keep the "northern fire gate" across from the Eddy D. Field Baseball Stadium closed at all times. This condition shall not be construed to prevent vehicles operated by the University, its agents or employees from opening the northern fire gate at any time for emergency, and/or public safety purposes.

Attachments

Additional Corrections to Staff Report and Corresponding Findings  
City of Malibu and County Sheriff Letters  
Additional Public Comments  
Revised Exhibit 3  
Revised Statement of Overriding Considerations

SZD:KKS

# **CORRECTION TO STAFF ANALYSIS**

2. Policies P68 and P69. Protect Environmentally Sensitive Habitat Areas (ESHA's).

None of the proposed Project disturbance is within or adjacent to an ESHA as defined by the County's Local Plan. Nevertheless, stormwater runoff that could potentially impact the Malibu Coastline Significant Ecological Area No. 1 located to the south of the Pepperdine property, is mitigated to a level of no significant impact in compliance with ~~the County's Low Impact Development~~ applicable ordinances and other required mitigation plans and best management practices. ESHA's located to the north of the Project (not adjacent) remain protected from Project impacts.

13. Facilitate Ongoing Community Participation.

Existing citizen advisory groups are maintained by the university. Major university development projects, including discretionary and ministerial projects, require noticing to named community groups, agencies and other entities named in the LRDP/SPD.

**Zoning Ordinance Development Standards Compliance**

The Project complies with the development standards of the A-1-1-DP Zone and LRDP/SPD requirements. The proposed Project is comprised of uses permitted in the A-1-1-DP zone, provided a conditional use permit has been obtained. The Project includes six uses located within the DPZ as follows: 1) Student Housing; 2) Athletics/Events Center and underground/above ground parking; 3) Soccer Field; 4) Town Square and underground parking; 5) Recreation Area; and 6) above ground Parking Structure. The DPZ and associated LRDP/SPD conceptually approved by the Planning Commission and Board of Supervisors, and adopted and certified by the Coastal Commission, includes the campus Master Plan of Facilities which delineates existing and proposed permanent structures and facilities. The Master Plan of Facilities lists by facility and use the following information: allowable maximum square feet, maximum height, maximum assembly and spectator seating, number of beds, units, rooms, sports courts, internal road widths and other applicable measurement parameters. The DPZ and LRDP/SPD require that additional appropriate environmental review be performed and a conditional use permit be obtained for each major development project application made by Pepperdine University as conceptually authorized by the DPZ and LRDP/SPD as amended. Where standards of the Zoning Ordinance, Title 22 differ from the LRDP/SPD Development Program, the adopted LRDP/SPD Development Program applies.

### **County Low Impact Development Ordinance Compliance**

The Project is not subject to the Los Angeles County Low Impact Development Ordinance's ("LID Ordinance"). Pursuant to Section 12.84.430.A.1 of the County Code, projects "where a complete discretionary or non-discretionary permit application was filed with the Los Angeles County Department of Regional Planning, Public Works, or any County-controlled design control board, prior to January 1, 2009" are exempt from the requirements of the LID Ordinance. The Department of Regional Planning previously determined that Project met the filing requirements of the County Code, for a Conditional Use Permit – Section 22.56.030 and a Parking Permit - Section 22.56.1010, according to the Department of Regional Planning application requirements, and the additional filing requirements required by the Director of Planning. The Department of Regional Planning further determined that the applications for the subject entitlements requested were complete as of April 9, 2008.

3. Policy P76. Comply with Coastal Act regarding substantial stream source alterations. The Project, including redevelopment of the Enhanced Recreation Area, debris basin, and stockpile located in the northerly portion of the 365-acre development area, includes use of the existing development footprint of existing facilities. Additionally, a minor alteration of the streambed slightly above the northerly tip of the existing debris basin is necessary for the purpose of flood control and insuring public and campus protection.

**CITY OF MALIBU  
AND  
COUNTY SHERIFF  
LETTERS**



# City of Malibu

23815 Stuart Ranch Road • Malibu, California • 90265-4861  
Phone (310) 456-2489 • Fax (310) 456-3356 • www.ci.malibu.ca.us

April 26, 2011

MAY 2 - 2011

Kim Szalay  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

RE: County Project No. R2007-03064-(3)  
Pepperdine University Campus Life Project

Dear Mr. Szalay:

At its Regular meeting on April 25, 2011, the Malibu City Council discussed the Pepperdine University Campus Life Project and Final EIR for the project referenced above. The City Council voiced its support of the Campus Life Project on the condition that the project mitigate the traffic and safety impacts caused by the overall build-out of the campus. The Condition that is requested to be added to the project is as follows:

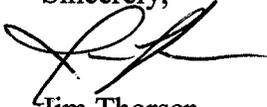
*Condition No. XX: The applicant shall pay an annual mitigation fee to the City of Malibu in the amount of \$7 per month for each full time equivalent student. The first annual fee shall be paid on or prior to the date of issuance of the first building or grading permit for the Campus Life Project and shall be paid annually thereafter. The City of Malibu may waive the fee in the event that it determines alternative mitigation methods including, but not limited to, intersection improvements, median improvements, signal enhancements or funding for Sheriff's Department assistance associated with Traffic and/or the Beach Team.*

This condition is necessary to address the overall traffic and public safety impacts of the project on the City. The EIR has listed several intersections within the City of Malibu that will be severely impacted during events at the 5400-person capacity new Athletics and Events Center (AEC) and will require the Regional Planning Commission to approve overriding considerations as part of the project approval. The traffic Levels of Service at several intersections in the City drop to an "F" level during the PM peak hour events. In addition to the need for additional Sheriff's Department services for traffic events, the City believes it will also need to provide additional Beach Team Sheriff services. The City Council fully anticipates the annual mitigation fee will significantly improve the City's ability to mitigate the impacts caused by the project.

LA County Regional Planning  
Pepperdine Campus Life Project  
April 28, 2011  
Page 2 of 2

If you have further questions, please do not hesitate to contact Stephanie Danner, Senior Planner, at (310) 456-2489, extension 276 or [sdanner@malibucity.org](mailto:sdanner@malibucity.org).

Sincerely,



Jim Thorsen  
City Manager

cc: Mayor Sibert and Honorable Members of the Malibu City Council  
Joyce Parker-Bozylinsky, Planning Manager  
Stephanie Danner, Senior Planner





*County of Los Angeles*  
**Sheriff's Department Headquarters**

4700 Ramona Boulevard  
Monterey Park, California 91754-2169



Leroy D. Baca, Sheriff

December 9, 2010

Mr. Kim Szalay, AICP  
Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

DEC 15 2010

Dear Mr. Szalay:

**REQUEST FOR COMMENTS ON A NOTICE OF COMPLETION AND AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PEPPERDINE CAMPUS LIFE PROJECT COUNTY PROJECT NO. R2007-03064-(3); (LASD-FPB TRACKING NO. 10-090)**

This letter is transmitted in response to your Notice of Completion and Availability Draft Environmental Report (DEIR) for the Pepperdine Campus Life Project (Project) received by the Los Angeles County Sheriff's Department (LASD) on November 10, 2010.

The review comments from LASD on the DEIR are provided by Captain Joseph H. Stephen Jr. of the Malibu/Lost Hill Station (see attached correspondence, dated November 23, 2010).

In summary, the Malibu/Lost Hill Station has reviewed and concurred with the EIR modifications. The Station does not expect the proposed Project to significantly impact their ability to provide on-going law enforcement services to the project site.

The Station has no further comments at this time, but reserves the right to address in subsequent reviews of the proposed project.

Thank you for including LASD in the environmental review process for the proposed project.

Should you have any questions of LASD on this matter, please contact Mr. Lester Miyoshi, of my staff, at (626) 300-3012, and refer to Facilities Planning Tracking No. 10-090. Mr. Miyoshi may also be contacted via e-mail, at [lhmiyosh@lasd.org](mailto:lhmiyosh@lasd.org).

Sincerely,

LEROY D. BACA, SHERIFF

Gary T. K. Tse, Director  
Facilities Planning Bureau

*A Tradition of Service Since 1850*

COUNTY OF LOS ANGELES  
**SHERIFF'S DEPARTMENT**  
*"A Tradition of Service"*

DATE: November 23, 2010

OFFICE CORRESPONDENCE

FROM:  JOSEPH H. STEPHEN JR., CAPTAIN TO: GARY T. K. TSE, DIRECTOR  
MALIBU/LOST HILLS STATION FACILITIES PLANNING BUREAU

SUBJECT: **DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PEPPERDINE CAMPUS  
LIFE PROJECT (R2007-03064-3)**

In response to your e-mail dated November 16, 2010, regarding the subject mentioned above. Our Traffic Sergeant has reviewed the most recent revision of the Draft Environmental Impact Report and concurs with the modifications. The proposed project would thus not result in significant unavoidable impacts.

Should you have any additional questions regarding this matter, please contact Sergeant Philip D. Brooks at (818) 878-5555.

JHS:pb

## **ADDITIONAL PUBLIC COMMENTS**

## Szalay, Kim

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**From:** Ruiz, Rosie  
**Sent:** Monday, May 02, 2011 6:48 AM  
**To:** Szalay, Kim  
**Subject:** FW: Pepperdine University's Campus Life Plan

Rosie O. Ruiz  
Commission Services  
213-974-6409

-----Original Message-----

**From:** Stephen McNelis [mailto:StephenMcNelis@KossFinancial.com]  
**Sent:** Thursday, April 28, 2011 5:42 PM  
**To:** zev@bos.lacounty.gov; Ruiz, Rosie  
**Cc:** Bernard, Heidi  
**Subject:** Pepperdine University's Campus Life Plan

Supervisor Yaroslavsky,

I've managed the Malibu Country Mart for the last 10 years. In that time, Pepperdine has played an important role in supporting our retailers and our food establishments. They have utilized our center for artistic endeavors and openings and for fundraising functions and they have always been professionally run and managed. In return, Pepperdine has always been gracious to open their campus to the community.

Pepperdine stands ready to move forward with a plan that will enrich the college experience, allows the University to invest in the students of today and tomorrow, and revitalize their campus. As a business owner in the area, I support the reinvestment in Pepperdine with the Campus Life Project.

By investing in their campus, they will continue to attract an impressive student body and continue to have a positive impact on the community. They patronize area businesses throughout the year and without Pepperdine's faculty, staff and students, the local economy would suffer.

I believe Pepperdine represents a valuable market for businesses such as ours and I wholeheartedly support their reinvestment with the Campus Life Project. I have no doubt that these improvements will be accomplished in a way that is respectful for area residents and the coastal community.

Please allow Pepperdine to move forward with the Campus Life Project.

Sincerely,

Stu McNelis - Property Manager, Malibu Country Mart

## Szalay, Kim

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**From:** Ruiz, Rosie  
**Sent:** Monday, May 02, 2011 6:26 AM  
**To:** Szalay, Kim  
**Subject:** FW: Planning Commission hearing for Pepperdine University's Campus Life Project - County Project No. R2007-03064-(3)

**Importance:** High

Rosie O. Ruiz  
Commission Services  
213-974-6409

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**From:** Kasey Earnest [mailto:kaseyearnest@bgcmalibu.org]  
**Sent:** Friday, April 29, 2011 1:33 PM  
**To:** Ruiz, Rosie  
**Subject:** Planning Commission hearing for Pepperdine University's Campus Life Project - County Project No. R2007-03064-(3)  
**Importance:** High

April 25, 2011

Dear Regional Planning Commission,

Regretfully I am unable to attend the upcoming Regional Planning Commission hearing for Pepperdine University's Campus Life Project. However, I wanted to be sure to convey the significance of Pepperdine's contributions to our community and specifically, the positive impacts the University and its students have had on the Boys & Girls Club of Malibu.

As the Chief Professional Officer for the Boys & Girls Club of Malibu for over 5 years, I have seen firsthand the positive impact our partnership with Pepperdine has had on the youth of Malibu. We work very closely with Pepperdine's Volunteer Center, Department of Student Employment and the Career Center to bring undergraduate and graduate students into our organization to provide kids with one-to-one tutoring, mentorship, arts programs and to simply spend time with them.

The relationships and friendships that form between the kids and volunteers undoubtedly create lasting and positive impacts both on their individual lives and on others, particularly as these same individuals go out into the "real" world and continue to serve and encourage others to serve in their community.

We value our relationship with Pepperdine and its students and appreciate their contributions in helping us fulfill our mission to significantly enhance the lives of youth to fulfill their potential as caring, productive and contributing citizens. Just as they help us reach our goals, I hope that you will approve the Campus Life Project as it will allow Pepperdine to reach those same goals of continuing to cultivate responsible, thoughtful and caring citizens.

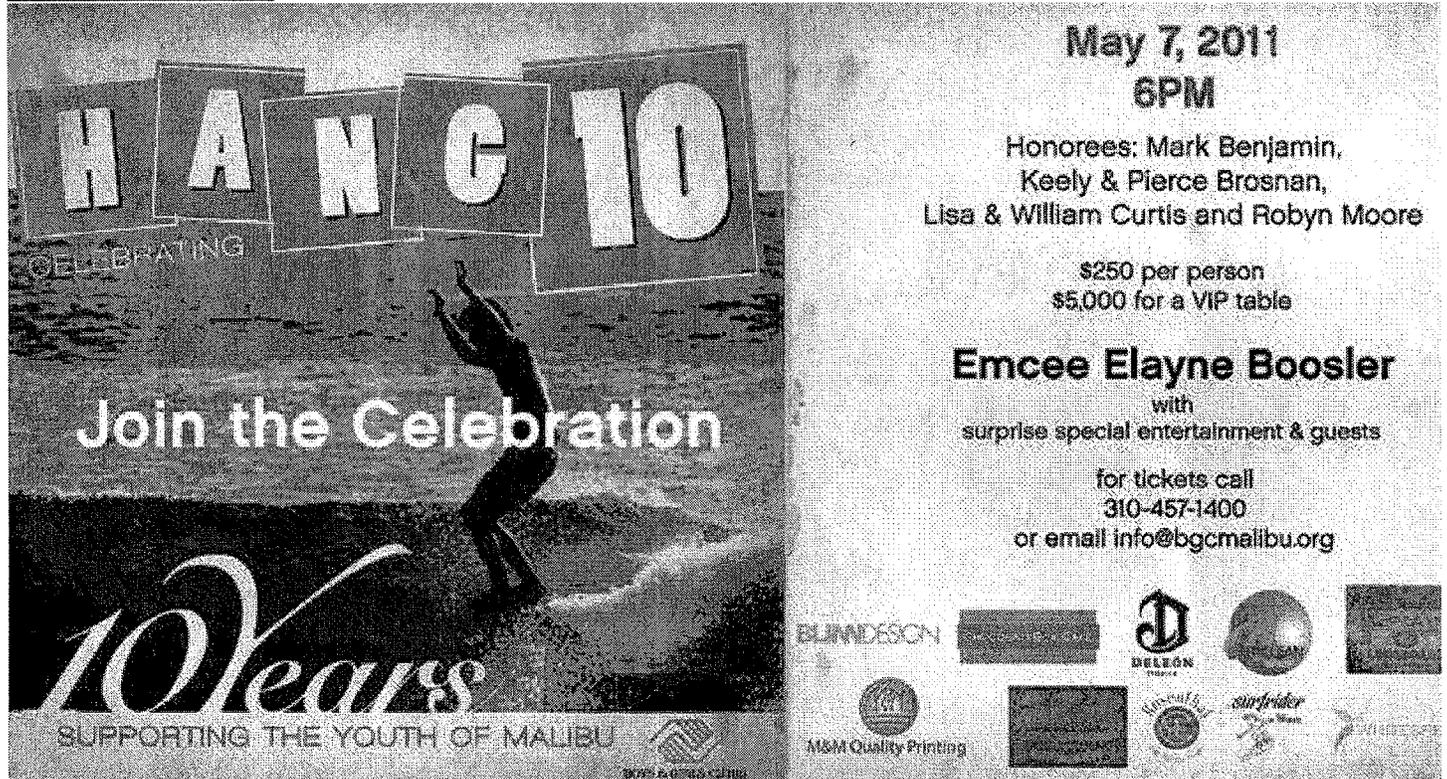
Thank you very much for taking the time to read this email.

Regards,



Kasey Earnest  
Chief Professional Officer  
Boys and Girls Club of Malibu

Kasey Earnest  
Chief Professional Officer  
Boys & Girls Club of Malibu Teen Center  
310.457.1400  
[www.malibuyouth.org](http://www.malibuyouth.org)



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April 28, 2011

1158 26<sup>th</sup> Street, #189  
Santa Monica, CA 90403

Regional Planning Commission

**RE: Pepperdine University Campus Life Project – Project No. R2007-03064-(3)**

Dear Planning Commission,

I have been an Adjunct Professor of Psychology at Pepperdine for over ten years. While I teach during the academic year at the Westchester (Howard Hughes Parkway) campus, I teach summer courses at the Malibu Campus. Pepperdine's campus in Malibu is beautiful. I have always enjoyed teaching there, but my students and colleagues complain regularly about a lack of social gathering areas.

The Town Square, an important element of the Campus Life Project, will create a centralized gathering place for students, staff, and visitors alike to share ideas and interact with one another. Social interaction is a vital part of the college experience as it exposes students to different ideas and points of view, forcing them to challenge preconceived assumptions about the world in which they live. While this exposure does occur to a large degree in the classroom, it is the University's responsibility to ensure that students have a comfortable location to share ideas and interact with each other outside of class.

I strongly support the Campus Life Project, specifically the Town Square element. I feel that the creation of such a central gathering area is absolutely vital for the development of Pepperdine's students and for the future of the University.

Sincerely,

Carol Falender Ph.D.

CC: Supervisor Zev Zaroslavsky  
Kim Szalay, Department of Regional Planning

## Szalay, Kim

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**From:** Ruiz, Rosie  
**Sent:** Monday, May 02, 2011 6:26 AM  
**To:** Szalay, Kim  
**Subject:** FW: Pepperdine Campus Life Project

Rosie O. Ruiz  
Commission Services  
213-974-6409

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**From:** Jarbo, Keith (student) [mailto:Keith.Jarbo@pepperdine.edu]  
**Sent:** Friday, April 29, 2011 11:46 AM  
**To:** Ruiz, Rosie  
**Subject:** Pepperdine Campus Life Project

The following is a letter I have drafted supporting the Pepperdine Campus Life project. Please take a minute to read it. Thank you

Keith Jarbo

Pepperdine University, Seaver College, Class of 2006

Dear Regional Planning Commission:

The four years I spent at Pepperdine University proved to be the best of my life, and as an alumnus I am committed to ensuring that future generations of students share the same wonderful experiences that I had. To that end, **I hope you will join my support for the University's Campus Life Project**, which aims to enrich the campus community through a collection of new enhancements to existing facilities, and a new events center.

I came to Pepperdine with high expectations for my undergraduate experience, and was not disappointed. I chose Pepperdine because of its quality basketball team, highly rated Sports Medicine program and unbeatable location. After joining the basketball team, I became involved with student government and Phi Delta Epsilon, a nationally-recognized fraternity for pre-Medicine students. I also had the amazing opportunity to assist with faculty research in Sports Medicine which led to multiple presentations.

Pepperdine also encouraged its students to give back to the greater community and every year, I joined fellow students and participated in Step-Forward Day – one year we cleaned up the beach; another year we cleaned up the area around the projects in Watts. I also found time to coach a local AYSO girls' soccer team on the bluffs just outside of campus and taught first grade math at a local elementary school. Being able to share my passion of sports, life values including the meaning of hard work, and importance of teamwork with children was a rewarding experience. This experience demonstrates how the University fulfills its mission to strengthen lives for purpose, service, and leadership.

I lived on campus for three out of my four years at Pepperdine. Living on campus allowed me to immerse myself in the community, meet tons of people, and participate in various activities with my classmates all the

time. My fellow pepperdine students during those years became my extended family. Living with other students expanded my horizons by providing the opportunity to learn how to live with people who are very different. Living on campus is a crucial experience for students because it allows them to take in all Pepperdine has to offer. The Campus Life Project is going to provide housing for 468 additional students. Every student will benefit from this growth; it creates a larger number of students to share life experiences with and help shape the lives of others around them. The amenities that come with the housing will surely encourage more student congregation, interaction, and create an even better sense of community within the campus.

One of my best memories from Pepperdine was participating in intramural sports with all of my close friends on-campus. You can understand how pleased I was to learn the plans for improvements to the intramural sports fields. I know that future students will truly benefit from the experiences they will have participating in intramural sports. Playing competitive Division 1 basketball allowed me to truly have a family away from home, fulfilled my competitive need, gave me the opportunity to travel to new places, and provided opportunities that I would not have had the chance to experience, including the NCAA Leadership Conference and Student-Athlete Advisory Committee. As a former Pepperdine athlete, I must say that the improvements to the campus's sports facilities are the aspects of this project that thrill me most. Pepperdine's athletic facilities have fallen behind others in the West Coast Conference, and this project will give players the resources they need to play their best and compete with other WCC and NCAA Division 1 programs.

The Campus Life Project will continue to help Pepperdine maintain its status as one of southern California's premier institutions for higher education by encouraging enrollment from the highest caliber of prospective students. The improved campus will show new students and families that Pepperdine is the best choice to provide an exceptional educational experience. My Pepperdine experience was so great that it is hard to imagine how it could have been improved. That said, each of the components of the Campus Life Project can only make Pepperdine an even better place to learn, play, and live.

Thank you for your consideration and I urge your approval of this important and amazing project.

Sincerely,

Keith Jarbo

## Szalay, Kim

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**From:** Matt Knabe [matt@englanderpr.com]  
**Sent:** Monday, May 02, 2011 7:29 AM  
**To:** 'bsaltsman@lacos.org'  
**Cc:** Ruiz, Rosie; Szalay, Kim  
**Subject:** Pepperdine University Campus Life Project

Ben,

I hope you are well. I am emailing you today as a proud pepperdine alum.

I would respectfully ask that you guys support the pepperdine campus life project. It will give the university a much needed facelift to keep up with universities around the country.

Pepperdine is in need of some new facilities that can be balanced with smart, reasonable growth.

As someone who played college athletics at pepperdine, I am very excited about the replacement of the firestone fieldhouse with a new athletic facility. I am hoping it will finally turn our basketball program around :). It is an outdated facility and the relocation to the interior will be a win win for everyone involved. It will also help us be more competitive in our recruiting as you know.

Many people don't realize that USC had first dibs on our campus in malibu and turned it down to stay in downtown LA "where all the action" happens. I am really glad that they did. I enjoyed the smaller university life, I rely daily on the character based education and have tried from the day I left to live the school motto: "freely ye received, freely ye give"

I have no client in this matter but felt strongly enough to take the time and email you as a private resident of los angeles county.

I would really appreciate the supervisors support of this great project coming before the planning commission on may 4th.

All the best.

## Szalay, Kim

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**From:** Begin, Paul [Paul.Begin@pepperdine.edu]  
**Sent:** Sunday, May 01, 2011 2:37 PM  
**To:** Szalay, Kim  
**Subject:** Project No. R2007-03064-(3)

Dear Mr. Kim Szalay,

I am a resident member of the Pepperdine community. I own a faculty condo near the Drescher Campus. The University is making a large push to secure public support for the expansion of the campus. Clearly, it would have been a bad move to openly oppose the project at the meeting on campus and I cannot make the next public forum.

My concern is specific to the proposed events arena, mainly that the location of the new arena will create a great deal of noise pollution as well as congestion on campus that will affect the quality of life for those of us residing here permanently. The Pepperdine campus is small and noise travels up. The single road also can become congested easily.

Many thanks.

Paul

## Szalay, Kim

---

**From:** Bernard, Heidi [Heidi.Bernard@pepperdine.edu]  
**Sent:** Friday, April 29, 2011 2:50 PM  
**To:** zev@bos.lacounty.gov  
**Cc:** Drobnick, Lou; mball@farmersagent.com; Szalay, Kim; Ruiz, Rosie  
**Subject:** Letter in Support of Campus Life project  
**Attachments:** Pepperdine Campus Life ltr.pdf; ATT00001..htm

Dear Supervisor Yaroslavsky- My name is Heidi Bernard and I work at Pepperdine University and also sit on the Malibu Chamber of Commerce board (past president 2009). Thank you for your great remarks to the city, chamber and about Pepperdine University at the Malibu State of the City Address on Wednesday. Please see attached letter that was sent to Lou Drobnick from Mark Ball, a Malibu businessman, resident and chamber member that he asked for us to forward to you in favor of the Campus Life project.

I appreciate all you do for Los Angeles County-3<sup>rd</sup> district and for Malibu.

Best regards,

Heidi Bernard

Heidi Bernard- Seaver '85  
Executive Director, Crest Associates  
Pepperdine University  
24255 Pacific Coast Hwy.  
Malibu, CA 90263-4745  
310-506-4745  
[heidi.bernard@pepperdine.edu](mailto:heidi.bernard@pepperdine.edu)  
[www.pepperdine.edu/crest](http://www.pepperdine.edu/crest)

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*Heidi A. Bernard*  
*Past President*  
*Co-Chair Ambassador Committee*  
*Chair- Malibu Arts Festival*  
*Board Member*  
*Malibu Chamber of Commerce*  
[www.malibu.org](http://www.malibu.org)



---

**From:** Drobnick, Lou  
**Sent:** Friday, April 29, 2011 1:25 PM  
**To:** Bernard, Heidi; Thompson, Lauren  
**Subject:** Fwd: Letter in Support of Campus Life project

Heidi,

Here it is.

Lou

Sent from my iPhone

Begin forwarded message:

**From:** Mark Ball <[mball@farmersagent.com](mailto:mball@farmersagent.com)>  
**Date:** April 28, 2011 1:24:07 PM EDT  
**To:** "Drobnick, Lou" <[Lou.Drobnick@pepperdine.edu](mailto:Lou.Drobnick@pepperdine.edu)>  
**Subject:** Letter in Support of Campus Life project

Lou,  
I have attached my letter of support. Please forward to those you deem necessary.  
Good luck,

Mark Ball  
Farmers Insurance  
22837 Pacific Coast Hwy Ste D  
Malibu, CA 90265-5841  
License Number: 0A96803  
310-317-4433 (Office)  
310-317-4436 (Fax)  
[mball@farmersagent.com](mailto:mball@farmersagent.com)  
<http://www.farmersagent.com/mball>

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## MARK BALL INSURANCE

April 26, 2011

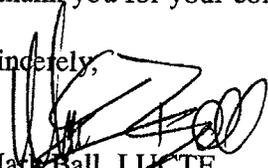
Dear Supervisor Yaroslavsky:

I have been a Malibu resident for over 55 years, a Malibu businessman for over 40 years (Past President of the Malibu Chamber of Commerce and the City of Malibu Business Roundtable) and I would like to voice my full support of the Campus Life Project. Having Pepperdine in Malibu has been a great asset to our community. It is a place where my family and I can go for cultural and recreational activities. Pepperdine is more than just an educational institution; it is an important resource that benefits the entire Malibu Community. The athletic and recreational aspects of the Campus Life Project will create great pride, not just for the University and its students, but also for the surrounding communities; these components will bring students, athletes, alumni, and neighbors even closer together.

The Campus Life Project will also address the changing educational, housing, athletic, recreational, and social needs of today's student. It will provide many exciting and much needed enhancements to the campus and allow the University to continue building its reputation as a premier higher learning institution. I am in full support of this effort to provide a positive and enriching college experience for Pepperdine's students so that they can become the great leaders of tomorrow and transform the global community through meaningful service.

I thank you for your consideration and encourage your approval of this valuable project.

Sincerely,



Mark Ball, LUCTF

CC:Regional Planning Commission Members

22837 PACIFIC COAST HWY, #D, MALIBU, CA 90265-5837  
PH: 310-317-4433 • FAX: 310-317-4436  
E-MAIL: MBALL@FARMERSAGENT.COM  
CA LICENSE #OA96803

## Szalay, Kim

---

**From:** Kasey Earnest [kaseyearnest@bgcmalibu.org]  
**Sent:** Friday, April 29, 2011 1:36 PM  
**To:** Szalay, Kim  
**Subject:** Planning Commission hearing for Pepperdine University's Campus Life Project - County Project No. R2007-03064-(3)

**Importance:** High

April 25, 2011

Dear Ms. Szalay,

Regretfully I am unable to attend the upcoming Regional Planning Commission hearing for Pepperdine University's Campus Life Project. However, I wanted to be sure to convey the significance of Pepperdine's contributions to our community and specifically, the positive impacts the University and its students have had on the Boys & Girls Club of Malibu.

As the Chief Professional Officer for the Boys & Girls Club of Malibu for over 5 years, I have seen firsthand the positive impact our partnership with Pepperdine has had on the youth of Malibu. We work very closely with Pepperdine's Volunteer Center, Department of Student Employment and the Career Center to bring undergraduate and graduate students into our organization to provide kids with one-to-one tutoring, mentorship, arts programs and to simply spend time with them.

The relationships and friendships that form between the kids and volunteers undoubtedly create lasting and positive impacts both on their individual lives and on others, particularly as these same individuals go out into the "real" world and continue to serve and encourage others to serve in their community.

We value our relationship with Pepperdine and its students and appreciate their contributions in helping us fulfill our mission to significantly enhance the lives of youth to fulfill their potential as caring, productive and contributing citizens. Just as they help us reach our goals, I hope that you will approve the Campus Life Project as it will allow Pepperdine to reach those same goals of continuing to cultivate responsible, thoughtful and caring citizens.

Thank you very much for taking the time to read this email.

Regards,



Kasey Earnest  
Chief Professional Officer  
Boys and Girls Club of Malibu

Kasey Earnest  
Chief Professional Officer  
Boys & Girls Club of Malibu Teen Center  
310.457.1400  
[www.malibuyouth.org](http://www.malibuyouth.org)

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April 28, 2011

1158 26<sup>th</sup> Street, #189  
Santa Monica, CA 90403

Kim Szalay, Regional Planning  
[Kszalay@planning.lacounty.gov](mailto:Kszalay@planning.lacounty.gov)

**RE: Pepperdine University Campus Life Project – Project No. R2007-03064-(3)**

Dear Kim Szalay,

I have been an Adjunct Professor of Psychology at Pepperdine for over ten years. While I teach during the academic year at the Westchester (Howard Hughes Parkway) campus, I teach summer courses at the Malibu Campus. Pepperdine's campus in Malibu is beautiful. I have always enjoyed teaching there, but my students and colleagues complain regularly about a lack of social gathering areas.

The Town Square, an important element of the Campus Life Project, will create a centralized gathering place for students, staff, and visitors alike to share ideas and interact with one another. Social interaction is a vital part of the college experience as it exposes students to different ideas and points of view, forcing them to challenge preconceived assumptions about the world in which they live. While this exposure does occur to a large degree in the classroom, it is the University's responsibility to ensure that students have a comfortable location to share ideas and interact with each other outside of class.

I strongly support the Campus Life Project, specifically the Town Square element. I feel that the creation of such a central gathering area is absolutely vital for the development of Pepperdine's students and for the future of the University.

Sincerely,

Carol Falender Ph.D.

CC: Supervisor Zev Zaroslavsky  
Regional Planning Commission

April 28, 2011  
Hon. Zev Yaroslavsky  
Los Angeles County Supervisor, 3<sup>rd</sup> District  
821 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

**RE: Pepperdine University Campus Life Project – Project No. R2007-03064-(3)**

Dear Supervisor Yaroslavsky,

I am writing to voice my strong support for Pepperdine University, its students, and the Campus Life Project.

I have been coaching basketball at Malibu High School for just over a year, and during this time I have been continually impressed with the Pepperdine students I have had contact with. I write this letter not as a representative of Malibu High School, but as an individual who has had nothing but positive experiences dealing with Pepperdine and its students. Pepperdine's student body is extremely active in our community, volunteering at our schools and non-profits, and spending money at local businesses. A number of Pepperdine students serve as mentors at Malibu High, providing advice and guidance to many of our students.

The students on my basketball team look up to "the college kids," as they call them. Many hope to one day attend Pepperdine and play on the University's basketball team, but I fear, without the necessary improvements brought about by the Campus Life Project, they will likely choose to play at schools with more up-to-date athletic facilities.

I urge you to approve the Campus Life Project. Malibu High School and the students on my basketball team will benefit both directly and indirectly from the improvements the project will bring. Pepperdine's contributions to the community cannot be overstated, and supporting the project is the least I can do to thank the University and its students for their contributions to Malibu High School. Thank you very much for your attention on this matter.

Sincerely,

Kemal Antonio Cilengir

CC: Regional Planning Commission  
Kim Szalay, Department of Regional Planning

**Szalay, Kim**

---

**From:** Jarbo, Keith (student) [Keith.Jarbo@pepperdine.edu]  
**Sent:** Friday, April 29, 2011 11:48 AM  
**To:** Szalay, Kim  
**Subject:** Pepperdine Campus Life Project

**RE: Pepperdine University Campus Life Project (County Project No. R2007-03064 – [3])**

Dear Department of Regional Planning:

The four years I spent at Pepperdine University proved to be the best of my life, and as an alumnus I am committed to ensuring that future generations of students share the same wonderful experiences that I had. To that end, **I hope you will join my support for the University's Campus Life Project**, which aims to enrich the campus community through a collection of new enhancements to existing facilities, and a new events center.

I came to Pepperdine with high expectations for my undergraduate experience, and was not disappointed. I chose Pepperdine because of its quality basketball team, highly rated Sports Medicine program and unbeatable location. After joining the basketball team, I became involved with student government and Phi Delta Epsilon, a nationally-recognized fraternity for pre-Medicine students. I also had the amazing opportunity to assist with faculty research in Sports Medicine which led to multiple presentations.

Pepperdine also encouraged its students to give back to the greater community and every year, I joined fellow students and participated in Step-Forward Day – one year we cleaned up the beach; another year we cleaned up the area around the projects in Watts. I also found time to coach a local AYSO girls' soccer team on the bluffs just outside of campus and taught first grade math at a local elementary school. Being able to share my passion of sports, life values including the meaning of hard work, and importance of teamwork with children was a rewarding experience. This experience demonstrates how the University fulfills its mission to strengthen lives for purpose, service, and leadership.

I lived on campus for three out of my four years at Pepperdine. Living on campus allowed me to immerse myself in the community, meet tons of people, and participate in various activities with my classmates all the time. My fellow pepperdine students during those years became my extended family. Living with other students expanded my horizons by providing the opportunity to learn how to live with people who are very different. Living on campus is a crucial experience for students because it allows them to take in all Pepperdine has to offer. The Campus Life Project is going to provide housing for 468 additional students. Every student will benefit from this growth; it creates a larger number of students to share life experiences with and help shape the lives of others around them. The amenities that come with the housing will surely encourage more student congregation, interaction, and create an even better sense of community within the campus.

One of my best memories from Pepperdine was participating in intramural sports with all of my close friends on-campus. You can understand how pleased I was to learn the plans for improvements to the intramural sports fields. I know that future students will truly benefit from the experiences they will have participating in intramural sports. Playing competitive Division 1 basketball allowed me to truly have a family away from home, fulfilled my competitive need, gave me the opportunity to travel to new places, and provided

opportunities that I would not have had the chance to experience, including the NCAA Leadership Conference and Student-Athlete Advisory Committee. As a former Pepperdine athlete, I must say that the improvements to the campus's sports facilities are the aspects of this project that thrill me most. Pepperdine's athletic facilities have fallen behind others in the West Coast Conference, and this project will give players the resources they need to play their best and compete with other WCC and NCAA Division 1 programs.

The Campus Life Project will continue to help Pepperdine maintain its status as one of southern California's premier institutions for higher education by encouraging enrollment from the highest caliber of prospective students. The improved campus will show new students and families that Pepperdine is the best choice to provide an exceptional educational experience. My Pepperdine experience was so great that it is hard to imagine how it could have been improved. That said, each of the components of the Campus Life Project can only make Pepperdine an even better place to learn, play, and live.

Thank you for your consideration and I urge your approval of this important and amazing project.

Sincerely,

Keith Jarbo

# Richard A. Bayer

Attorney at Law  
24656 Blue Dane Lane • Malibu, California 90265 • Telephone (310) 456-2468

April 25, 2011

RE: Pepperdine University Campus Life Project Project No. R2007-03064-(3)

Dear Supervisor Yaroslavsky:

I am a resident of Malibu Country Estates and have lived here for 5 years. My wife Shelley and I recently attended a reception and campus tour hosted by Pepperdine University to learn more about the Campus Life Project.

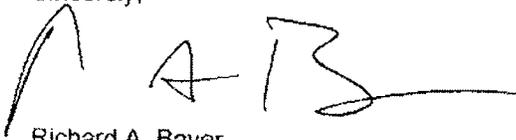
We were pleased to learn about the exciting opportunities the Campus Life Project will provide for the students. We understand the importance of, and support the need for a world-class university such as Pepperdine, to undertake practical and needed enhancements in order to address the changing educational, housing, athletic, recreational and social needs of today's student.

We also understand the concerns of our neighbors in Malibu Country Estates who live closer to the University than we do, and that impacts to them from the project might be greater than they are to us. It is our hope that the University and our neighbors can continue to work together to address the concerns that have been raised, and ensure that the construction process and special event days are as least disruptive as possible.

We have greatly enjoyed living next to Pepperdine and the many cultural and community resources that it provides, such as the wonderful programs put on by the University's Center for the Arts and Crest memberships that open up the University's athletic facilities and libraries to the public.

We strongly support Pepperdine University and its efforts to provide a positive and enriching college experience for their students. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'R A B', with a long horizontal flourish extending to the right.

Richard A. Bayer

CC: Regional Planning Commission  
Kim Szalay, Regional Planning

May2, 2011

Hon. Zev Yaroslavsky  
Los Angeles County Supervisor, 3<sup>rd</sup> District  
821 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

**RE: Pepperdine University Campus Life Project – Project No. R2007-03064-(3)**

Dear Supervisor Yaroslavsky,

Unfortunately, I am unable to attend the LA County Regional Planning Commission hearing, but I am writing to voice my support for the Pepperdine Campus Life Project. Though I am not currently a resident of Malibu, my grandfather has been a resident of Malibu since 1955, on Latigo Shore drive. I grew up in the area, and can remember driving by the Malibu campus's current location before it was even built.

I myself graduated from Pepperdine in 1986, and was a member of the National Champion Volleyball team. I understand deeply that sports and education go hand-in-hand and I support the athletic facility upgrades that will be brought about by the project.

Additionally, my education at Pepperdine prepared me to enter the world of education. For 16 years I have proudly worked with the Los Angeles County Office of Education and have spent the last seven of those at Camp David Gonzales, a juvenile probation and rehabilitation camp in Calabasas

In my work with Camp David Gonzales, I've had the privilege of working directly with Pepperdine's education program and the students who volunteer at Camp David Gonzales, Malibu High, Camp Miller, and Camp Kilpatrick. Watching their involvement and dedication for our students is rewarding and seeing how many of them go on to work with programs like Teach for America makes me proud of the University and the exemplary students they produce.

In my experience as a student at Pepperdine and now, as a proud alumnus, I can attest to the fact that Pepperdine students are taught to care about their community. In Malibu, during the fires, floods, and mudslides, Pepperdine and its students have always been there to help. During El Nino, Pepperdine students helped sandbag my Grandfather's house in an effort to help protect it. Approving the Campus Life Project would be an appropriate way to thank them for their time, energy, and tireless commitment.

I strongly support Pepperdine, its students, and the Campus Life Project; and I urge you to approve the project. Pepperdine has a number of positive impacts in the community, and has always been a good friend to Camp David Gonzales.

Sincerely,

Ty Kastendiek

CC: Regional Planning Commission Members  
Kim Szalay, Department of Regional Planning

5-2-11

Dear R. Ruiz:

Please join me in support of the Pepperdine Campus Life Project. Many facilities, such as the student residences, are outdated and in need of modernization to meet the needs of today's college student. I was pleased to learn that in addition to updating the housing, that Pepperdine is also increasing its capacity of student beds as there is currently a shortage of on-campus housing. This causes students to commute from areas like Calabasas and Santa Monica and by bringing these students on-campus, we will remove these commuters from the road. This is a win-win for the community, and thusly should make your constituents pleased.

Pepperdine's sporting facilities are also greatly in need of improvement, and the plans to upgrade these areas on campus are fantastic! I was really excited to learn about this project. I hope you will encourage the other members of the Planning Commission to approve this project.

These renovations are essential to the future of this wonderful University, which is such an important contributor to the enrichment of the Los Angeles area. Future generations of students and faculty will enjoy all that the Campus Life Project will bring. I support this project and urge the County's approval.

Thank you for your consideration.

Sincerely,  
Sandra Lambert, MBA  
Class of 1979

**Szalay, Kim**

---

**From:** Cott, Phil [pcott@smmusd.org]  
**Sent:** Tuesday, May 03, 2011 11:59 AM  
**To:** zev@bos.lacounty.gov  
**Cc:** Ruiz, Rosie; Szalay, Kim  
**Subject:** Support Letter For Pepperdine Project

April 25, 2011

Dear Supervisor Yaroslavsky:

On May 4, 2011, the Los Angeles County Regional Planning Commission will hold a hearing to consider Pepperdine University's proposed Campus Life Project. As principal of Webster Elementary School – a neighbor to the University – I wanted to be sure that you and the Commission considered Pepperdine's contributions to our community and specifically, the positive impacts the University and its students have had on Webster Elementary School as you make your decision.

For more than two decades, Webster Elementary and Pepperdine have enjoyed a lasting partnership that started when two students from Pepperdine recognized the need for volunteers in the local community and wanted to share their passion for service with their peers. Planting gardens at Webster Elementary more than 20 years ago evolved into what is known today as Step Forward Day, a day of service that brings over 1,400 students, faculty, staff and alumni together to help over 50 non-profit organizations, schools, churches and parks. We greatly enjoy and appreciate the service that Pepperdine brings to our school on Step Forward Day each year.

Pepperdine's service to our community extends beyond one day of service. We work closely with faculty members who host education programs such as Family Math and Science nights, and physical education activities for our students.

I have seen firsthand the positive impact our partnership with Pepperdine has had on our students as they prepare move up the educational ladder. We value our relationship with Pepperdine and its students, and appreciate their contributions in helping us to provide the best educational experience for our young students.

Thank you very much for your consideration.

Phil Cott  
Principal, Webster Elementary School

May 3, 2011

Hon. Zev Yaroslavsky  
Los Angeles County Supervisor, 3<sup>rd</sup> District  
821 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

**RE: Pepperdine University Campus Life Project; County Project No. R2007-03064-(3)**

Dear Supervisor Yaroslavsky:

Thank you for allowing me to submit a letter in support of Pepperdine's Campus Life Project. I am the current president of the Campus View I Homeowners Association, an on-campus housing tract. I represent over 120 different homeowners who call Pepperdine University home. Each of us own our individual residences, and while many of us are employed by Pepperdine University, this is first and foremost our home. This is where we raise our family, and we are just as interested in enjoying and maintaining a positive quality of life as other neighbors near the campus.

We in the campus View I Homeowners Association have engaged in multiple conversations with Pepperdine University as they better defined the Campus Life Project. We believe this project is an important one for the University, and that it will be handled in a sensitive manner that seeks to enrich the entire community.

One of the aspects of the project that we are particularly pleased to see is the new lighting being installed as part of the Campus Life Project. Currently the campus' "globe" lighting is not only dated but inefficient from an energy-saving standpoint. We are told that the new lighting that Pepperdine will install as part of the Campus Life Project incorporates the newest technology around and will be the first of its kind in Southern California. It should meet the most stringent regulations, allowing residents to enjoy the stars at night while keeping everyone safe. From my understanding, this is an expensive undertaking, and there are many far cheaper lighting options; but Pepperdine seems committed to doing the right thing, not just for the University, but also for the community.

It's examples like these that leave me confident of Pepperdine's commitment to handling the Campus Life Project with respect for all who will likely be impacted by it. They have demonstrated over and over again their sensitivities to neighbors' concerns and have modified their plans accordingly with the end result of a very thoughtful Campus Life Project.

I hope that you will allow this plan to move forward by voting yes on The Campus Life Project.

Sincerely,

Tim Willis  
Board President (2010-2011), Campus View I Homeowners Association

**Szalay, Kim**

---

**From:** vitalzuman@earthlink.net  
**Sent:** Tuesday, May 03, 2011 7:27 PM  
**To:** Szalay, Kim  
**Subject:** Fw: County Project No. R2007-03064-(3)

-----Forwarded Message-----

**From:** [vitalzuman@earthlink.net](mailto:vitalzuman@earthlink.net)  
**Sent:** May 3, 2011 6:08 PM  
**To:** Supervisor Zev Yaroslavsky  
**Subject:** County Project No. R2007-03064-(3)

**Dear Supervisor Yaroslavsky :**

**As Farmer, founder, and Director of Operations of *Vital Zuman Organic Farm* in Malibu I have extensive and very positive co-operative experience with Pepperdine University and its students. Fully interested and handy Pepperdine students regularly volunteer at my farm, planting, cultivating, and harvesting a wide range of crops as well as contributing to the farm in any way they can.**

**Pepperdine has always fostered a strong, hands-on relationship with Vital Zuman Organic Farm and with the Malibu Community as a whole. Overall, Pepperdine students have a very positive presence in our neighborhood and bring many spontaneous benefits, both tangible and intangible, to Malibu.**

**I strongly support the Campus Life Project . Pepperdine has given so much to Malibu and L.A. County as a whole and I feel we should take this opportunity to support their efforts to provide the very best for their students. The Campus life project will modernize the University's housing and athletic facilities and build a central Quad to foster interactions among the student body.**

**As well, as a life-long, Malibu, organic Farmer I am fully impressed with Pepperdine's deep, hands-on commitment to environmental stewardship. The Malibu campus' water reclamation efforts conserve millions of gallons of drinking water annually, amounting to approximately four billion gallons of water saved since the campus' inception. Almost all landscaping at Pepperdine is irrigated using recycled water, fundamentally decreasing the University's impact on the surrounding environment. Finally, Pepperdine continues to preserve over five hundred acres of property on the Malibu campus in its untouched, native state.**

**Please approve the Campus Life Project. Pepperdine is a wonderful and vital member of our community and its students contribute to Malibu in more ways than I can count. I appreciate your time and attention on this matter and hope you will find the project's benefits as compelling as I do and support the project.**

**Yours Truly,**

**Alan G. Cunningham**

**Vital Zuman Organic Farm, Malibu**

**29127 P.C.H. Malibu, Ca. 90265**

**310 924-2210**

# REVISED EXHIBIT 3

# EXHIBIT 3



Revised: April 21, 2011

## Potential Mitigation Site in Lower Marie Canyon



**REVISED STATEMENT OF  
OVERRIDING CONSIDERATIONS**

## I. STATEMENT OF OVERRIDING CONSIDERATIONS

The ~~Final~~ EIR has identified an unavoidable significant impact that would result from implementation of the Project. Section 21081 of the California Public Resources Code and Section 15093(b) of the CEQA Guidelines provide that when the decision of the public agency allows the occurrence of significant impacts that are identified in the EIR but are not at least substantially mitigated, the agency must state in writing the reasons to support its action based on the completed EIR and/or other information in the record. State CEQA Guidelines require, pursuant to ~~CEQA Guidelines~~ section 15093(b), that the decision maker adopt a Statement of Overriding Considerations at the time of approval of a Project if it finds that significant adverse environmental effects have been identified in the EIR which cannot be substantially mitigated to an insignificant level or be eliminated. These findings and the Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the EIR, the reference library to the EIR, and documents and materials that constitute the record of proceedings.

The following impact is not mitigated to a less than significant level for the Project, as identified in the EIR: Traffic and Access (Large Events at the proposed Athletics Events Center (AEC) -in excess of 3,750 attendees starting or ending at weekday morning (7:00-9:00 a.m.) or evening (4:00-6:00 p.m.) peak hours that draws 60% of attendees from off-campus). The required Transportation Demand Management Plan will mitigate these impacts to the extent feasible, but it is conservatively assumed that it is not feasible to mitigate the impact to a less than significant level for all events. To further reduce impacts, the AEC will only be permitted to host 26 "Limited Events" each year, defined as events (regardless of start or end time) with over 3,750 attendees that draw 60% of attendees from off-campus. "Limited Events" do not include (1) events where Pepperdine Athletics are competing or are sanctioned by the NCAA; (2) events where at least two-thirds of the attendees are Pepperdine students, faculty, and/or staff as documented by the permittee; and (3) Pepperdine University graduations.

Scheduling all large events at the AEC to start or end outside of the weekday peak hours is infeasible for a number of reasons, including the inherent variability in the length of athletic contests, the need to schedule and balance NCAA and competing University academic, athletic, social, and religious events, and the need to efficiently allocate the non-profit University's limited resources to staff such events.

Moreover, daily traffic will be improved by the elimination of 744 daily trips when community students are converted to resident students by the addition of new housing units.

Accordingly, the Commission adopts the following Statement of Overriding Considerations. The Commission recognizes that a significant and unavoidable impact would result from implementation of the Project. Having (i) adopted all feasible mitigation measures, (ii) rejected alternatives to the Project discussed above, (iii) recognized all significant, unavoidable impacts, and (iv) balanced the benefits of the Project against the Project's significant and unavoidable impacts, the Commission hereby finds that the benefits outweigh and override the significant unavoidable impacts for the reasons stated below.

The below stated reasons summarize the benefits, goals and objectives of the Project, and provide, in addition to the above findings, the detailed rationale for the benefits of the Project. These overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project and certification of the completed Final EIR. Many of these overriding considerations individually would be sufficient to outweigh the adverse environmental impacts of the Project and justify adoption of the Project and certification of the completed EIR. In particular, achieving the underlying purpose for the Project would be sufficient to override the significant environmental impacts of the Project.

1. Implementation of the Project will maintain and enhance the social and economic vitality of the community by providing improved university services and job opportunities associated with the Project.
2. ~~Preliminary~~ The preliminary General Economic Impact and Tax Revenue Estimates prepared by HR&A Advisors determined that “total economic output impacts from construction of the CLP within the County economy total approximately \$431.2 million, including approximately \$243.7 million in hard construction costs.” – “Total employment impacts from the Construction of the CLP within the County economy total 2,217 jobs, of which 1,734 are construction jobs which will be located directly on site.” (emphasis omitted). The CLP is expected to generate approximately \$467,231 in construction sales tax revenue to Los Angeles County over the life of construction.
3. The Project will ensure the future vitality of Pepperdine by enhancing its residential facilities, athletic facilities and open space areas, in order to accommodate the evolving needs of current and prospective students, faculty and staff, all within the existing enrollment limits currently in place for Pepperdine.
4. The Project will implement much-needed improvements within ~~the limits of the~~ the existing developed campus core, while maintaining the majority of the surrounding University-owned land as ~~without any modification of the surrounding areas of~~ protected open space.
5. ~~The Project will decrease daily traffic trips to and from campus by 744 trips by increasing the number of undergraduate FTE students living on-campus.~~ The Project results in improved facilities, significant economic investment, and increased on-campus housing without increasing existing enrollment caps.
6. The Project will allow the University to achieve its strategic goal of housing 75% of all undergraduate FTE students on-campus.
7. Implementation of the Project will provide new housing units to help meet the market demand for on-campus housing and ensure the maximum number of students have opportunities to experience and contribute to

Pepperdine's social living and learning environment, student and faculty interaction, and full participation in campus life and community outreach activities, in order to create a updated cohesive campus community.

8. Development of the Project ~~in within the~~ established developed core campus area served by existing infrastructure would minimize the need for the development of new infrastructure and make more efficient use of Pepperdine's existing facilities.
9. Implementation of the Project will promote energy and water conservation, by replacing older buildings with more energy and water efficient buildings, all of which will be designed to meet either LEED Silver (or equivalent) or LEED Certified (or equivalent) standards.
10. The Project will continue the University's many sustainable practices, including using reclaimed water for 99% of campus landscape irrigation, operating an irrigation monitoring program to conserve water and reduce runoff, implementing recycling programs to divert solid waste, installing water saving fixtures such as dual flush toilets, and landscaping with drought tolerant species.
11. The Project will incorporate many sustainable building practices including high-efficiency fluorescent lighting, recycled carpet tiles, minimized grading techniques, energy management systems, chiller water cooling, hydronic gas heating systems, solar reflective film, optimal solar orientation, natural ventilation, low-VOC building materials, LED lights, and a project construction diversion rate of at least 70%.
12. The Project will provide the University with a state-of-the-art athletics and events venue that is on par with other schools in the West Coast Conference, thereby increasing the potential for future success in student athlete recruiting and retention efforts, along with improved spectator experience.